

TRACT NO. 13550

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE

BEING A SUBDIVISION OF A PORTION OF LOT 2, BLOCK 42 OF MAP OF A SUBDIVISION OF A PORTION OF BLOCKS 41 AND 42 OF ARLINGTON HEIGHTS AS PER MAP ON FILE IN BOOK 5 OF MAPS, PAGE 171, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

C M ENGINEERING ASSOCIATES - San Bernardino, California

February 1979

RECORDER'S CERTIFICATE

Filed this 9 day of DEC, 1980, at 9:00 A.M. in Book 116 of Maps, at Pages 71 & 72, at the request of the City Clerk.

No. 229696
Fee \$700

Donald D. Sullivan, County Recorder
By: Debbie Ann Stogers, Deputy
Subdivision Guarantee TITLE INSURANCE and TRUST Co.

OWNER'S CERTIFICATE:

We hereby certify that we are the owners of or have right title or interest in the land included within the subdivision shown on the annexed map; that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making and filing of said subdivision and map as shown within the colored borderline, and we hereby offer for dedication for street purposes Lots "A" and "B". We also hereby offer for dedication for construction and maintenance of Storm Drain facilities easements designated as 50' Drainage Easement, and 12' Drainage Easement, and further, the undersigned owners, their successors and assigns in interest, hereby release and relinquish to the City of Riverside, a Municipal Corporation, all vehicular access rights appurtenant to lots 1, 2, and 3, as shown on the annexed map, on, over and across Lincoln Avenue, adjoining said Lots, except for access opening between "Point A" and "Point B", as shown on the annexed map, and we further hereby offer for dedication for construction and maintenance of electrical distribution facilities, the easements designated as 12' P.U.E.

Riverside 78No2, a limited partnership

By Gordon V. Boden
Boden Management Co., General Partner
Gordon V. Boden, President

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California, and that this map, consisting of two (2) sheets, correctly represents a true and complete survey made under my supervision during December 1978, and that all monuments of the character and locations shown hereon are in place or will be in place within one (1) year from the recording date of this map, and that said monuments are sufficient to enable the survey to be retraced.

Dated Nov. 28, 1979

Harold E. Robinson
HAROLD E. ROBINSON, L.S. 3069

UTILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities Department sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this map and that all public utility easements shown are sufficient for all requirements of the electric and water divisions of the Department of Public Utilities of the City of Riverside.

Dated Nov 21 1980

Everett C. Ross
Director of Public Utilities

By Everett C. Ross

ACKNOWLEDGEMENTS

STATE OF CALIFORNIA) SS
COUNTY OF SAN BERNARDINO

On November 30 1980, before me the undersigned, a Notary Public in and for said County and State personally appeared Gordon V. Boden, President, Boden Management Co., known to me to be the General Partner of Riverside 78 No. 2, a California Limited Partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

WITNESS my hand and Official Seal

Susan E. Nagel
Notary Public in and for
said County and State
My Commission expires 4/27/84

CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, the real property as shown on this map is not subject to any special assessments, bonds, and/or liens which have not been paid in full. This certificate does not include any special assessments, the bonds of which have not yet become a lien against said property.

Dated 11/20, 1980

H. E. Brewer
City Treasurer

By W. R. Hansen

CITY CLERK'S CERTIFICATE

Resolved: That this map consisting of two (2) sheets be, and the same is hereby accepted as the final map of Tract No. 13550 and the streets and easements are hereby accepted as public streets and easements, and the City Clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk of the City of Riverside, State of California, and affix the official seal of said City thereto.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 2nd day of Dec, 1980.

Alice A. Hare
City Clerk of the City of Riverside

By Alice A. Hare

SOIL REPORT

A preliminary soil report was prepared by David W. Turner R.C.E. 18456 on March 23, 1979, as required by the Health and Safety Code of California, Section 17953.

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map, that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract No. 13550 which was approved by the Riverside City Planning Commission on October 5, 1978, and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and of Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map have been complied with, that I am satisfied that the map is technically correct, that the easements for drainage facilities as shown on the map have been approved, that plans for drains, drainage works, sufficient to protect all lots in the subdivision from flood have been approved, that a complete set of plans covering all improvements has been filed with the public works department and that the same have been checked and approved and that all improvements have been completed in accord with the approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

Dated Nov. 21, 1980

Robert C. Wales, R.C.E. 18793
Director of Public Works

By Robert C. Wales

TAX COLLECTOR'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown on the annexed map for unpaid state, county, municipal or local taxes, or special assessments collected as taxes, ~~except taxes and special assessments collected as taxes that are now a lien but are not yet payable, which are estimated to be \$~~.

Dated 11-20, 1980

Donna Bouer Babcock
County Tax Collector

By Larry Knowles

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, state, county, municipal or local and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Dated , 19

Donald D. Sullivan
County Clerk and Ex-Officio
Clerk of the Board of Supervisors

By
Deputy

TRACT NO. 13550

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE

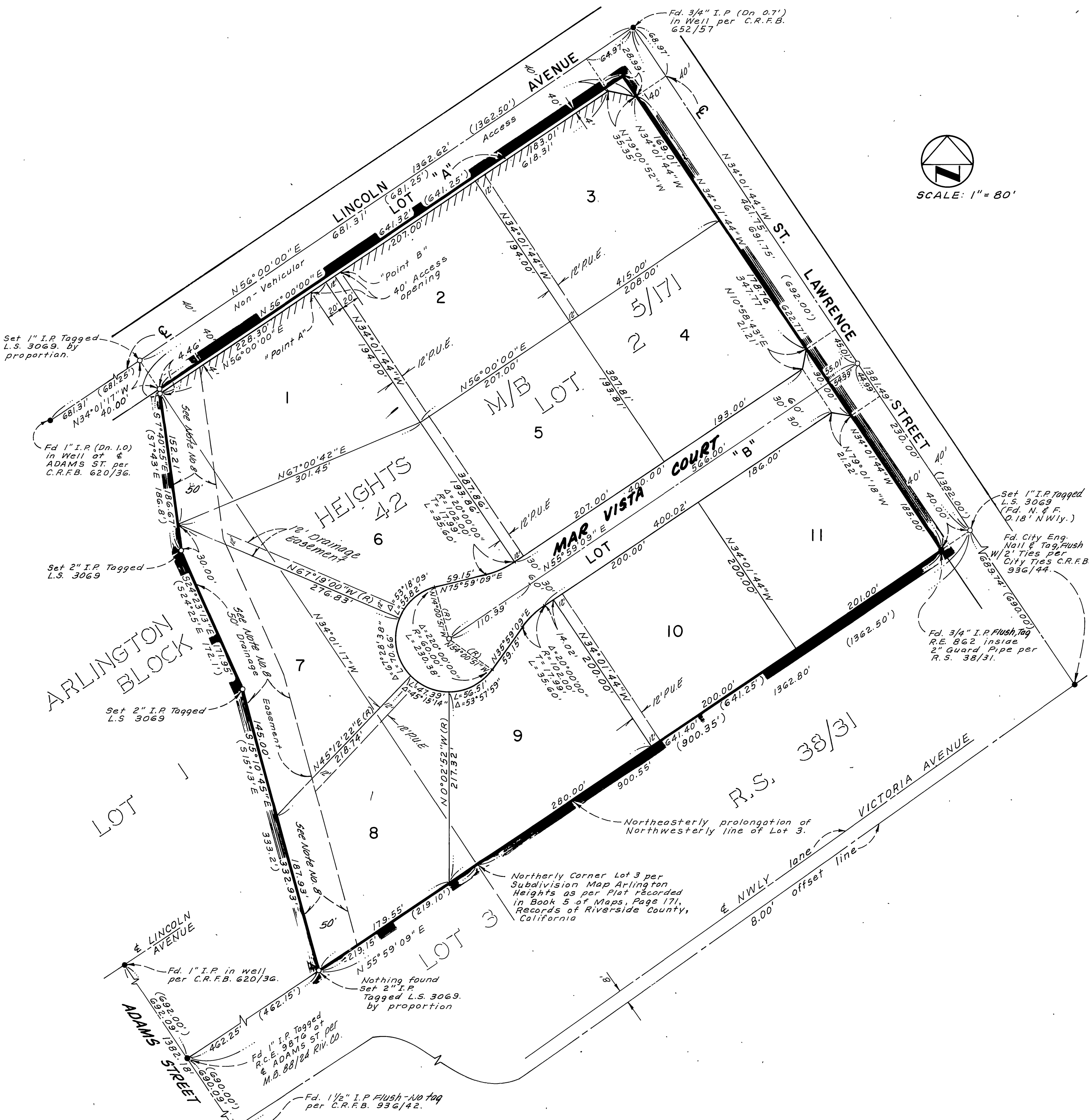
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C M ENGINEERING ASSOCIATES - San Bernardino, California

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NOTES:

1. BASIS OF BEARINGS: Being the centerline of LINCOLN AVENUE per Subdivision Map of Arlington Heights as per Map on file in Book 6 of maps, Page 86, Records of Riverside County California bearing being NORTH 56°00'00" EAST.
2. —●— Indicates monument found as noted.
3. —○— Indicates set 1" I.P. flush, tagged L.S. 3069 unless otherwise noted.
4. () Indicates record per Subdivision Map of Arlington Heights as per Map on file in Book 5 of maps, page 171, Records of Riverside County, California.
5. Set 1" I.P. tagged L.S. 3069 at all rear lot corners and set nail and tag (L.S. 3069) in top of curb at all side lot line prolongations.
6. This subdivision contains 11.33 acres.
7. / / / / Indicates non-vehicular access.
8. Irrevocable offer of Dedication conveyed to the City of Riverside for Public open space, Riding and Hiking purposes per Inst. No. 2943 Rec. Jan. 4, 1980, O.R., Riverside Co., Ca., Inst. No. 21922A Rec. Nov. 21, 1980 O.R. Riverside Co., Ca.



CITY'S COPY