

TRACT NO. 8716-2

BEING A SUBDIVISION OF PORTIONS OF LOTS 3, 5 AND 6, ALL IN BLOCK 28 OF ARLINGTON HEIGHTS, AS SHOWN ON MAP RECORDED IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

CLIFFORD A. FORKERT - CIVIL ENGINEER
HUNTINGTON BEACH, CALIFORNIA
FEBRUARY, 1981

RECORDERS CERTIFICATE
FILED THIS 17 DAY OF FEB
1983 AT 8:30 IN BOOK 129
OF MAPS AT PAGE 65-69
AT THE REQUEST OF THE
CITY CLERK

WILLIAM E. CONERLY
COUNTY RECORDER
DEPUTY
NO. 30239
FEE 8/4"
SUBDN. GTEE. SAFECO

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE THE 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 MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE, AND WE HEREBY DEDICATE TO PUBLIC USE, FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THRU "D", INCLUSIVE, AND FURTHER, THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 1 THRU 3 INCLUSIVE, AS SHOWN ON THE ANNEXED MAP ON, OVER AND ACROSS LINCOLN AVENUE, ADJOINING SAID LOTS 1 THRU 3, INCLUSIVE; WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES THE EASEMENTS DESIGNATED AS 5' X 25' P.U.E., 5' X 45' P.U.E., AND 6' P.U.E.

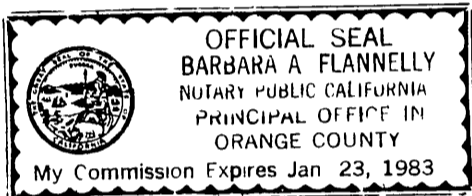
AYRES RIVERSIDE, A LIMITED PARTNERSHIP

Donald B. Ayres, Jr.
DONALD B. AYRES, JR.
AUTHORIZED AGENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF ORANGE

ON THIS 17th DAY OF APRIL, 1981 BEFORE ME Barbara A. Flannelly
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD B. AYRES, JR., KNOWN TO ME TO BE THE AUTHORIZED AGENT OF AYRES RIVERSIDE, A LIMITED PARTNERSHIP THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH LIMITED PARTNERSHIP EXECUTED THE SAME.



Barbara A. Flannelly
NOTARY PUBLIC IN AND FOR SAID STATE.
MY COMMISSION EXPIRES January 23, 1983

CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY 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 BECOME A LIEN UPON SAID PROPERTY.

DATED Dec 29, 1982 H. E. BREWER, CITY TREASURER
BY: H.E. Brewer

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 THE 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 February 7, 1983 EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY: Everett C. Ross

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS ARE OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

- (1) AN EASEMENT 40 FEET IN WIDTH IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED RECORDED DECEMBER 12, 1935 IN BOOK 263, PAGE 176 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
(2) AN EASEMENT 12 FEET IN WIDTH FOR SANITARY SEWER PURPOSES RECORDED APRIL 11, 1980 AS INSTRUMENT NO. 70003 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
(3) AN EASEMENT FOR STREET PURPOSES CONVEYED TO THE CITY OF RIVERSIDE MARCH 20, 1981 AS INSTRUMENT NO. 49693 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
(4) AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED SEPTEMBER 3, 1981 AS INSTRUMENT NO. 167768 OF OFFICIAL RECORDS, RIVERSIDE COUNTY CALIFORNIA.

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 31ST DAY OF MARCH, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953; BY C.H.J. MATERIALS LABORATORY, INC.

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. 8716, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON NOVEMBER 4, 1976, 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 PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS 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 February 7, 1983 ROBERT C. WALES, R.C.E. 18793
DIRECTOR OF PUBLIC WORKS
BY: Robert C. Wales

TAX COLLECTOR

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 NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$

DATED 1-17, 1982 R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: Larry K... ..

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM \$ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, 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 1982 GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY:

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF FIVE (5) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JULY, 1977, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION 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 April 18th, 1981 CLIFFORD A. FORKERT
BY: Clifford A. Forkert



CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FIVE (5) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP ON TRACT NO. 8716-2 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS EXCEPT LOT "D" WHICH IS HEREBY ACCEPTED AS A 1' BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "C", 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 15th DAY OF February, 1983.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE
BY: Alice A. Hare

UTILITY EASEMENT

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP:

- (1) AN EASEMENT 10 FEET IN WIDTH IN FAVOR OF THE CITY OF RIVERSIDE FOR PUBLIC UTILITY PURPOSES BY DEED RECORDED JUNE 21, 1961 AS INSTRUMENT NO. 53333 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED February 7, 1983 EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES
BY: Everett C. Ross

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 8716-2

BEING A SUBDIVISION OF PORTIONS OF LOTS 3, 5 AND 6, ALL IN BLOCK 28 OF ARLINGTON HEIGHTS, AS SHOWN ON MAP RECORDED IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

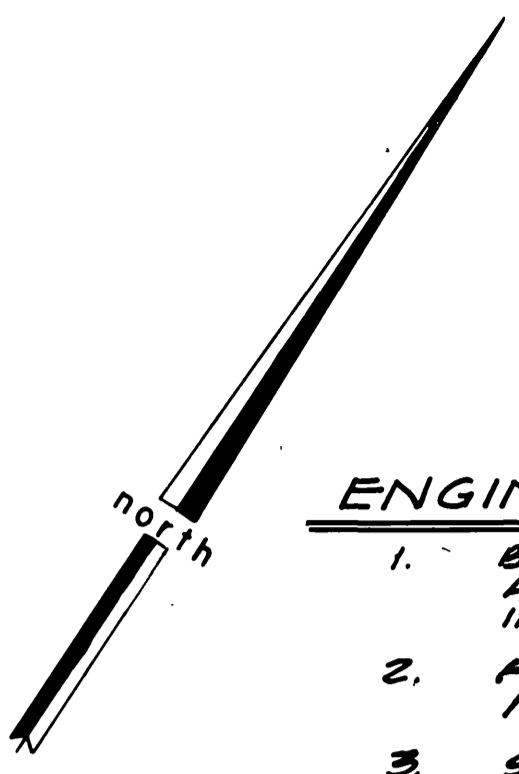
CLIFFORD A. FORKERT - CIVIL ENGINEER  
HUNTINGTON BEACH, CALIFORNIA.

FEBRUARY, 1981

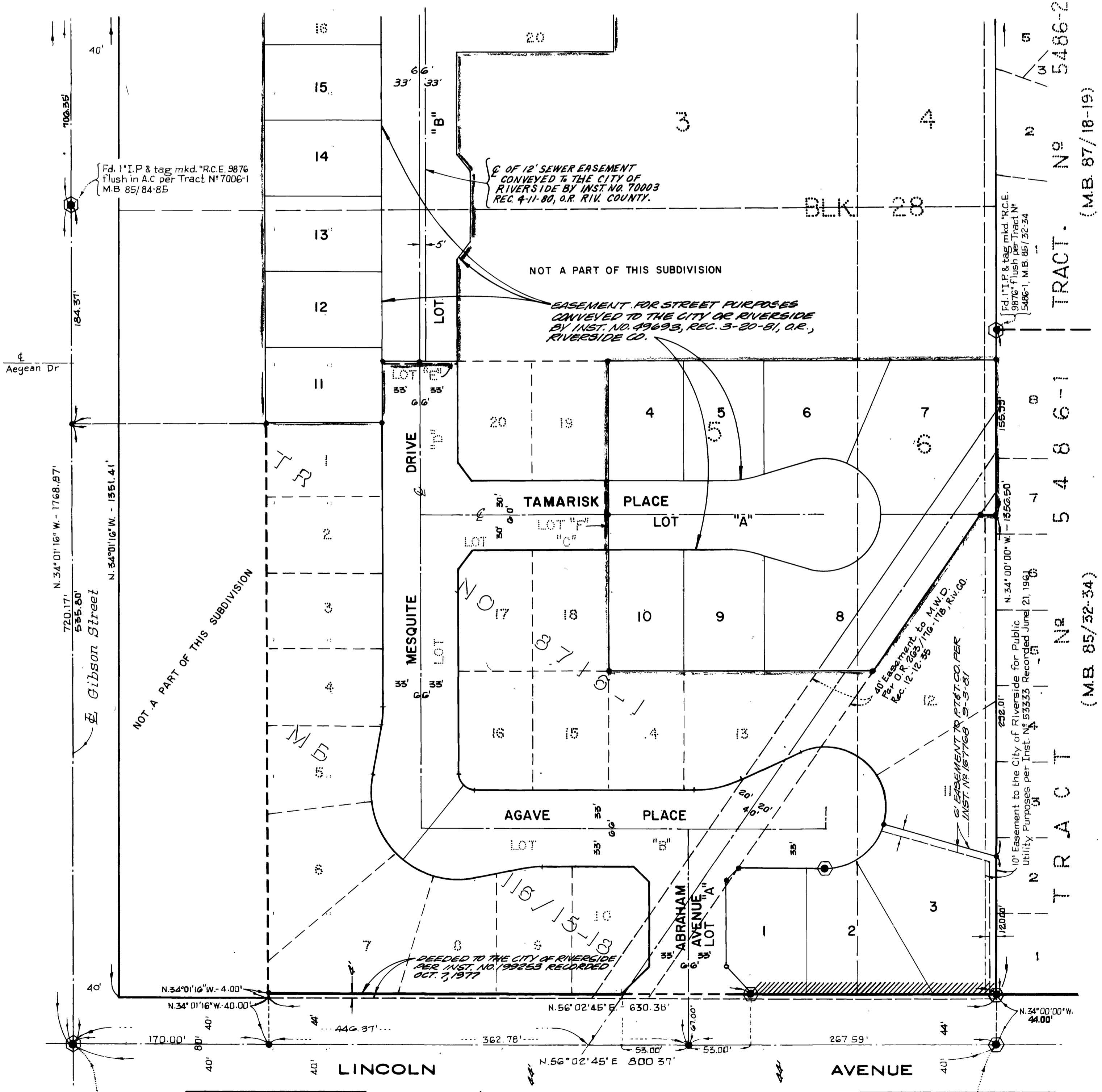
SCALE: 1"=60'

### ENGINEER'S NOTES:

1. BASIS OF BEARINGS: CENTERLINE OF LINCOLN AVENUE TAKEN AS  $N 56^{\circ} 02' 45" E$ , AS SHOWN ON MAP OF TRACT NO. 5486-1, RECORDED IN BOOK 85, PAGES 32 THRU 34, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY.
2. FOUND 1" IRON PIPE TAGGED "R.C.E. 7211" FLUSH PER TRACT NO. 8716-1 RECORDED IN BOOK 116, PAGES 15 THRU 18 OF MAPS, RIVERSIDE CO. RECORDS ARE SHOWN THUS  $\odot$
3. SET 1" IRON PIPE TAGGED "R.C.E. 7211" FLUSH AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
4. THIS TRACT CONTAINS 5.62 ACRES
5. FOUND MONUMENTS AS NOTED ARE SHOWN THUS  $\odot$
6. SET LEAD AND TAG MKD. "R.C.E. 7211" IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. AREAS ALONG LINCOLN AVENUE SHOWN THUS  $//////$  INDICATES VEHICULAR AND PEDESTRIAN ACCESS WAIVED.
8. SET 1" IRON PIPE TAGGED "R.C.E. 7211" FLUSH AT ALL POINTS SHOWN THUS  $\circ$



SEE SHEET 3



Fd. I.I.P. & tag mkd. "R.C.E. 9876"  
Flush in A.C. per Tract N° 5486-1  
M.B. 85/32-34

TRACT NO. 8184-1  
M.B. 116 / 19

Fd. I.I.P. & tag mkd. "R.C.E. 9876"  
Flush in A.C. per Tract N° 5486-1  
M.B. 85/32-34

TRACT. N° 5486-2 (M.B. 87/18-19)  
TRACT. N° 5486-1 (M.B. 85/32-34)

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

# TRACT NO. 8716-2

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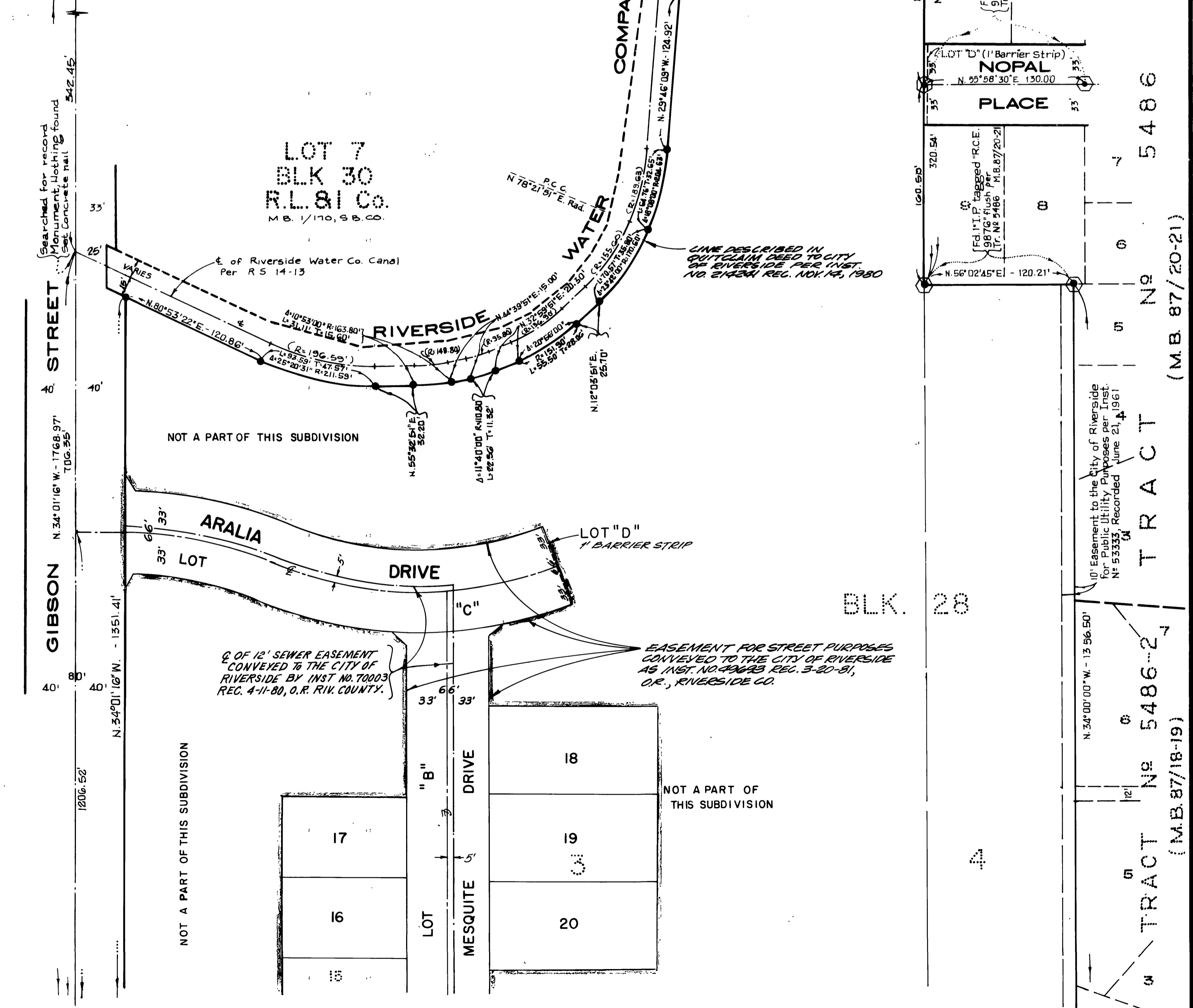
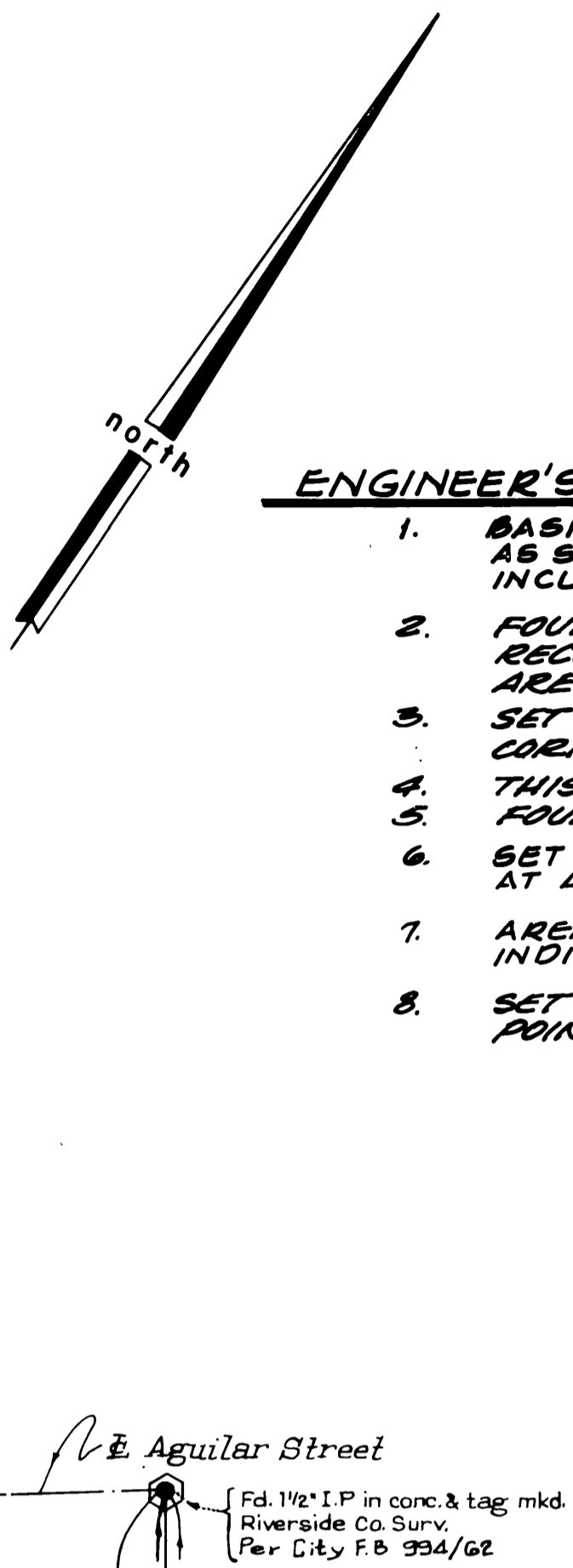
CLIFFORD A. FORKERT - CIVIL ENGINEER  
HUNTINGTON BEACH, CALIFORNIA.

FEBRUARY, 1981

SCALE: 1" = 60'

### ENGINEER'S NOTES:

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CATYNS COPY 6/21/67



TRACT No 5486-2 (M.B. 87/20-21)

TRACT No 5486 (M.B. 87/20-21)

TRACT No 5486-2 (M.B. 87/18-19)

TRACT No 5486-2 (M.B. 87/20-21)

10' Easement to the City of Riverside for Public Utility Purposes per Inst. No. 53333, Recorded June 21, 1961

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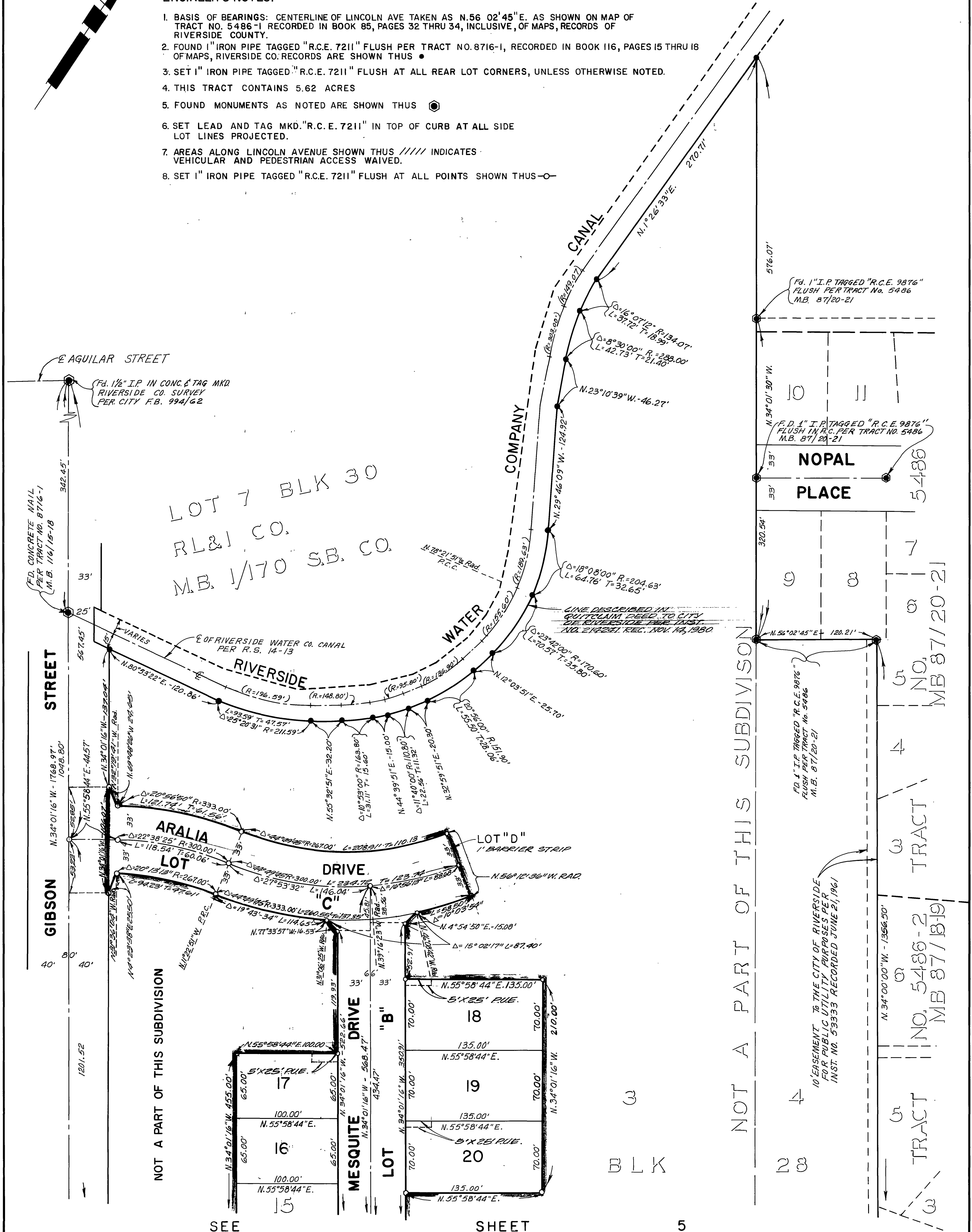
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CLIFFORD A. FORKERT - CIVIL ENGINEER  
HUNTINGTON BEACH, CALIFORNIA

ENGINEER'S NOTES:                      FEBRUARY, 1981                      SCALE: 1"=60'

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SEE

SHEET

5

NOT A PART OF THIS SUBDIVISION

TRACT NO. 5486-2  
MB 87/1819

TRACT NO. 87/20-21  
MB 87/20-21

TRACT NO. 5486  
MB 87/20-21

CITY'S COPY

129/68

# TRACT NO. 8716-2

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CLIFFORD A. FORKERT - CIVIL ENGINEER  
HUNTINGTON BEACH, CALIFORNIA

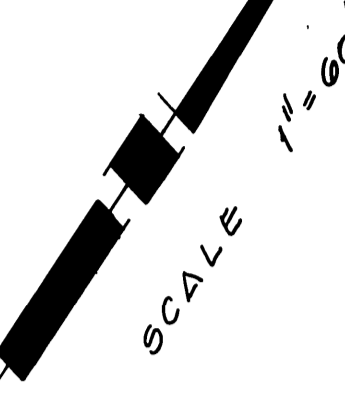
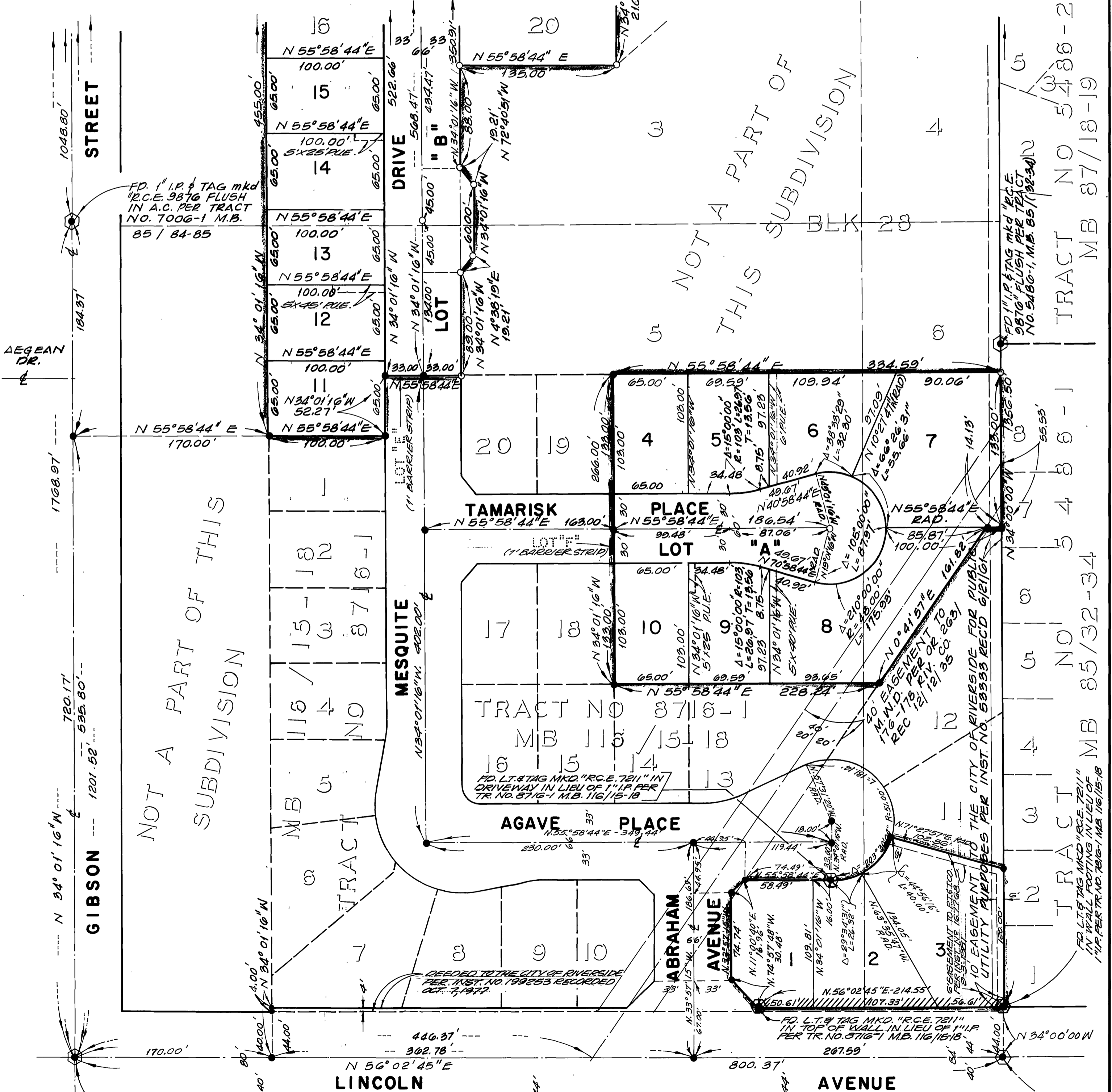
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SEE SHEET NO 4



STREET

DEGEAN DR.

GIBSON

LINCOLN AVENUE

ABRAHAM AVENUE

AVENUE

TRACT NO. 8184-1  
M.B. 116 / 19-20

FD. 1" I.P. & TAG MKD "R.C.E. 9876" FLUSH IN A.C. PER TRACT NO. 5486-1 M.B. 85 / 32-34

FD. 1" I.P. & TAG MKD "R.C.E. 9876" FLUSH IN A.C. PER TRACT NO. 5486-1 M.B. 85 / 32-34