

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

TRACT NO. 8716

SHEET 1 OF 5 SHEETS

RECORDERS CERTIFICATE

FILED THIS 20 DAY OF APRIL
1983 AT 11:20 IN BOOK 130
OF MAPS AT PAGE 67-71
AT THE REQUEST OF THE
CITY CLERK

WILLIAM E. CONERLY
COUNTY RECORDER
BY: William E. Conerly
DEPUTY

NO. 74843
FEE 5/4

SUBD'N GTEE. SAFECO

BEING A SUBDIVISION OF PORTIONS OF LOTS 3,4,5 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
JANUARY 1983

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 "C", INCLUSIVE; WE FURTHER DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES THE EASEMENTS DESIGNATED AS 5' X 30' P.U.E., 5' X 35' P.U.E., AND 6' P.U.E. AND FURTHER WE HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES WITHIN THE EASEMENT DESIGNATED AS 12 FOOT STORM DRAIN EASEMENT WITHIN LOT 20.

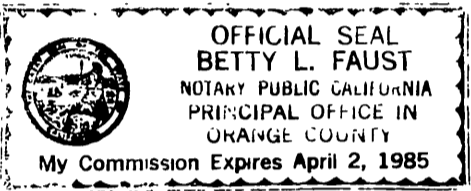
AYRES RIVERSIDE, A LIMITED PARTNERSHIP

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

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON THIS 22ND DAY OF FEBRUARY, 1983 BEFORE ME, Betty L. Faust, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD B. AYRES, JR., PERSONALLY 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.



Betty L. Faust
NOTARY PUBLIC IN AND FOR SAID STATE.
MY COMMISSION EXPIRES APR 2 1985

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 April 5, 1983 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 April 6, 1983 FRED KRAY
DIRECTOR OF PUBLIC UTILITIES
BY: Fred Kray

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 April 6th, 1983 ROBERT C. WALES, R.C.E. 18793
DIRECTOR OF PUBLIC WORKS

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 \$ 8700.00.

DATED 4-4-83, 1983 R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Larry Kinnear

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM \$ 8,700.00 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 4-19, 1983 GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: Nancy Adams

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 2-21, 1983 CLIFFORD A. FORKERT, R.C.E.

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 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, 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 12th DAY OF April, 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 April 6, 1983 FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

BY: Fred Kray

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

TRACT NO. 8716

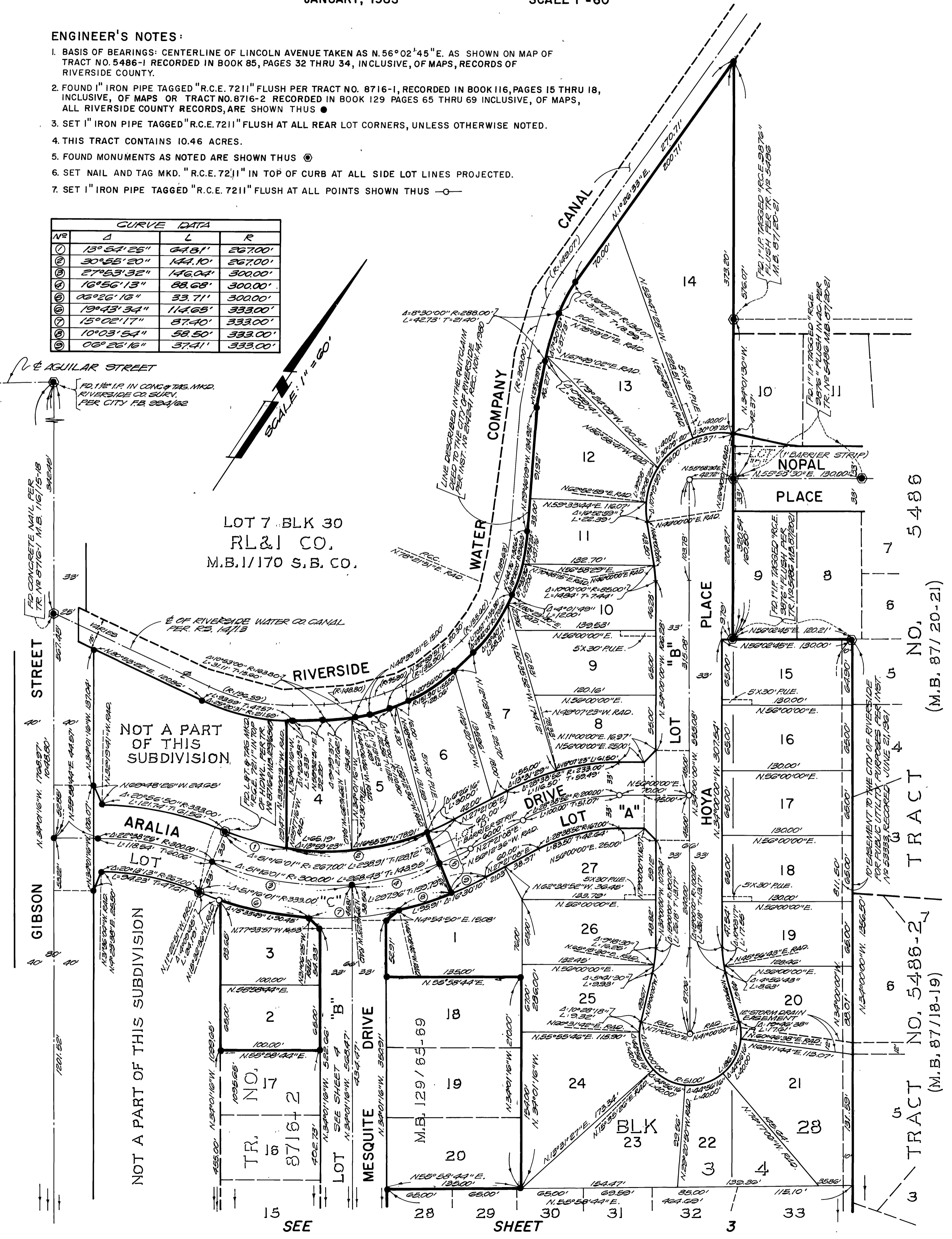
BEING A SUBDIVISION OF PORTIONS OF LOTS 3,4,5 AND 6, ALL IN BLOCK 28 OF ARLINGTON HEIGHTS, AS SHOWN ON MAP RECORDED IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

CLIFFORD A. FORKERT-CIVIL ENGINEER
HUNTINGTON BEACH, CALIFORNIA
JANUARY, 1983 SCALE 1"=60'

ENGINEER'S NOTES:

1. BASIS OF BEARINGS: CENTERLINE OF LINCOLN AVENUE TAKEN AS N.56°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, INCLUSIVE, OF MAPS OR TRACT NO. 8716-2 RECORDED IN BOOK 129 PAGES 65 THRU 69 INCLUSIVE, OF MAPS, ALL RIVERSIDE COUNTY RECORDS, ARE SHOWN THUS ●
3. SET 1" IRON PIPE TAGGED "R.C.E. 7211" FLUSH AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
4. THIS TRACT CONTAINS 10.46 ACRES.
5. FOUND MONUMENTS AS NOTED ARE SHOWN THUS ⊙
6. SET NAIL AND TAG MKD. "R.C.E. 7211" IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. SET 1" IRON PIPE TAGGED "R.C.E. 7211" FLUSH AT ALL POINTS SHOWN THUS ○

CURVE DATA			
№	Δ	L	R
①	13°54'25"	64.81'	267.00'
②	30°55'20"	144.10'	267.00'
③	27°53'32"	146.04'	300.00'
④	16°56'13"	88.68'	300.00'
⑤	06°26'16"	33.71'	300.00'
⑥	19°43'34"	114.65'	333.00'
⑦	15°02'17"	87.40'	333.00'
⑧	10°03'54"	58.50'	333.00'
⑨	06°26'16"	37.41'	333.00'



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

TRACT NO. 8718-19 (M.B. 87/18-19)

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

TRACT NO. 8716

BEING A SUBDIVISION OF PORTIONS OF LOTS 3, 4, 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

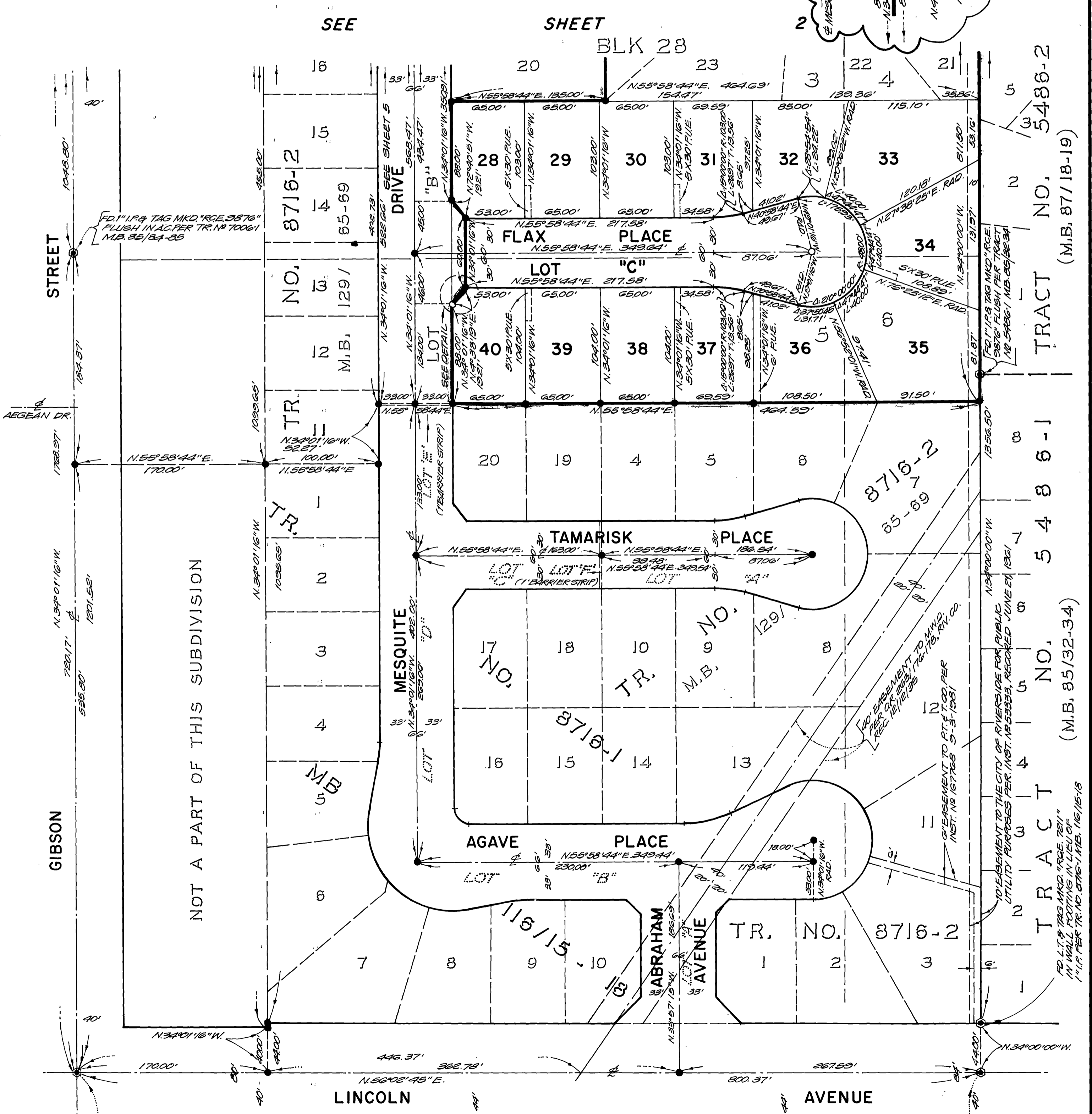
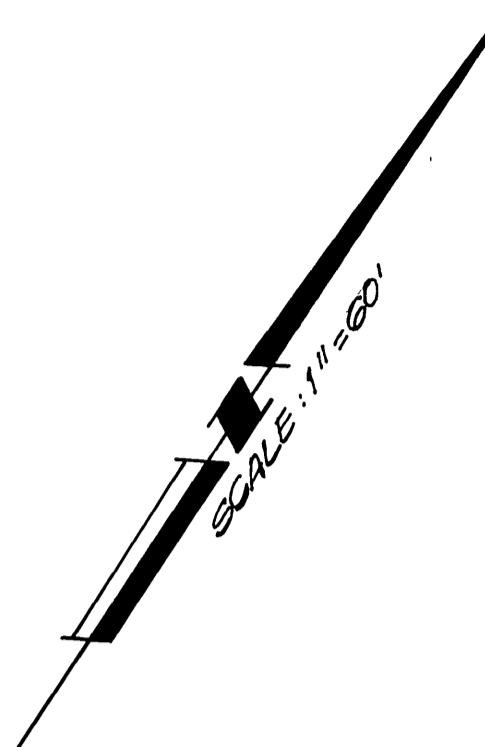
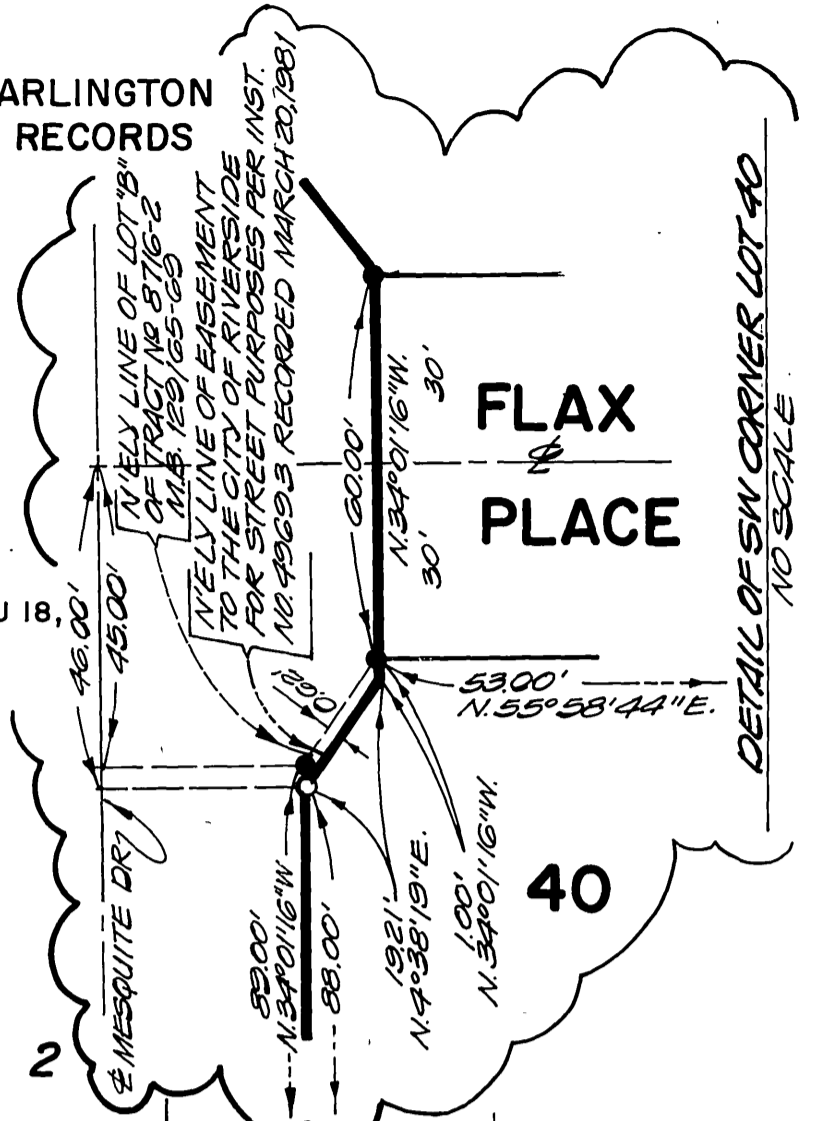
CLIFFORD A. FORKERT - CIVIL ENGINEER
HUNTINGTON BEACH, CALIFORNIA

JANUARY, 1983

SCALE 1" = 60'

ENGINEER'S NOTES:

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FD 1" I.P. & TAG MKD. "R.C.E. 7211" FLUSH IN AC. PER TRACT NO. 5486-1 M.B. 85/32-34

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

FD 1" I.P. & TAG MKD. "R.C.E. 7211" FLUSH IN AC. PER TRACT NO. 5486-1 M.B. 85/32-34

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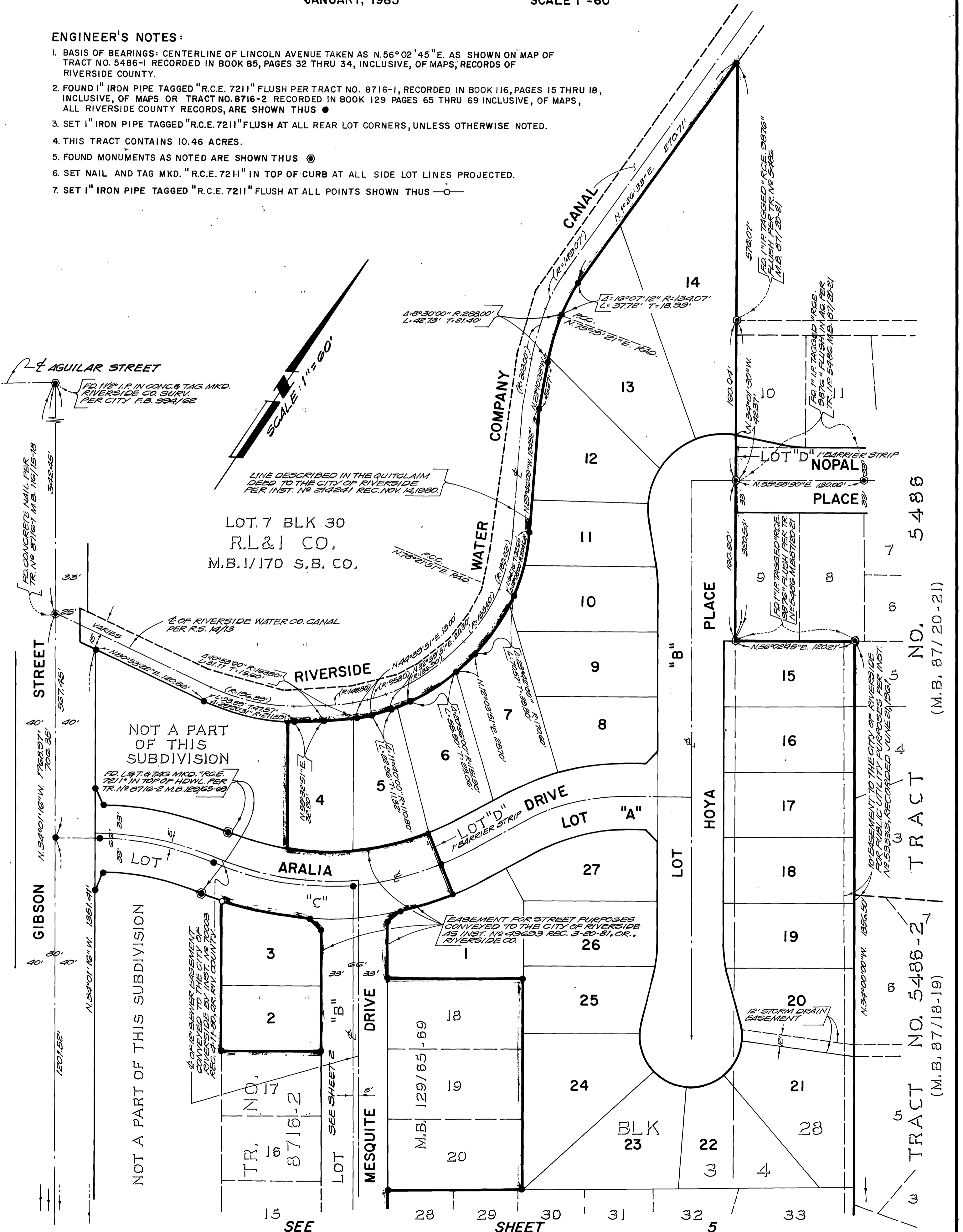
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TRACT NO. 5486-2
TRACT NO. 8716-19
TRACT NO. 8716-20-21
TRACT NO. 5486
(M.B. 87/18-19)
(M.B. 87/20-21)

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

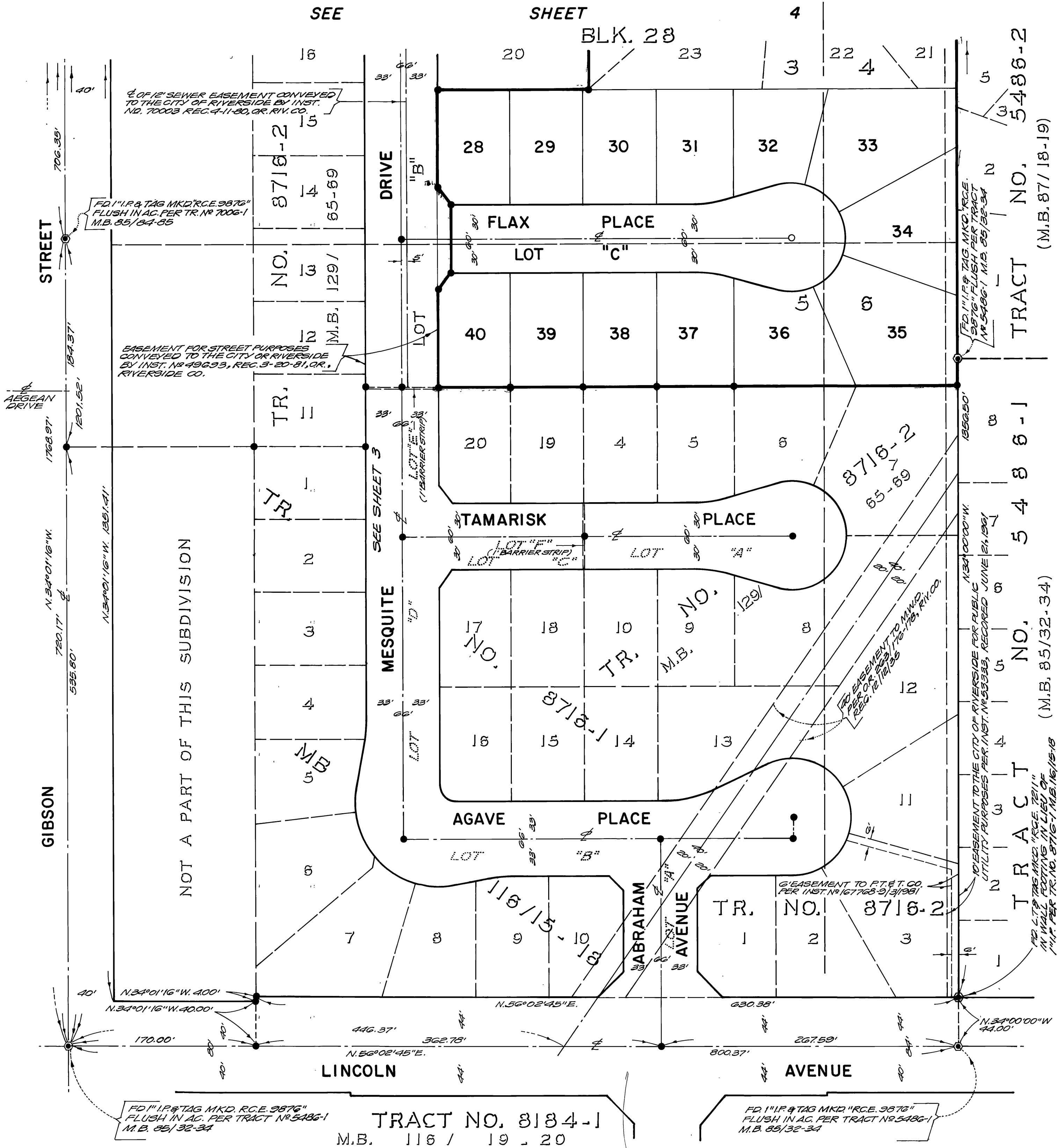
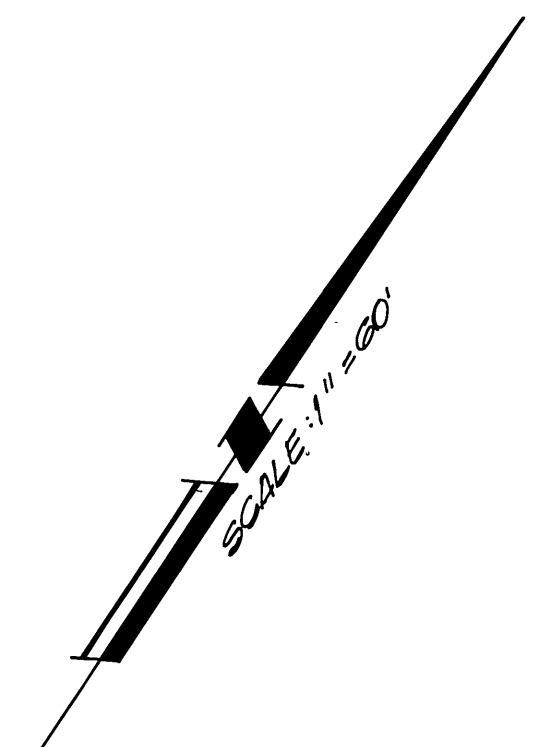
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130
71

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