

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the colored border line. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "E" inclusive, 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 and pedestrian access rights appurtenant to Lots 1, 2 and 19 inclusive, as shown on the annexed map, on, over, and across Victoria Avenue, and Lots 2, 3, 4, 7, 8, 9, 11 and 12 inclusive, as shown on the annexed map, on, over, and across Arlington Avenue; and we hereby dedicate for construction and maintenance of electrical public utility facilities the areas designated as 5' P.U.E. and for the construction and maintenance of drainage facilities the area designated as 12' Drainage Easement.

JAMES HUNTER CONSTRUCTION CORPORATION,

a California corporation

James M. Hunter

SAFECO TITLE INSURANCE COMPANY, Trustee under Deed of Trust recorded January 17, 1979 as Instrument No. 11709 of Official Records of Riv.Co.Cal.

William E. Foster Vice President

Sharon A. Quezada Asst. Sec.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )
COUNTY OF RIVERSIDE ) SS

On this 15th day of August, 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared James M. Hunter (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary of JAMES HUNTER CONSTRUCTION CORP. a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires 12-21-84 Witness my hand and official seal.

Sumner G. Pelis Notary Public in and for said State

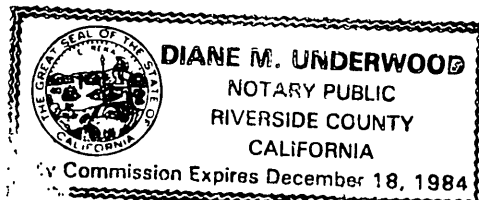
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )
COUNTY OF RIVERSIDE ) SS

On this 12th day of August, 1983, before me, Diane H. Underwood, a Notary Public in and for said State, personally appeared William E. Foster (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President, and Sharon A. Quezada (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of Safeco Title Insurance Co. a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires 12/18/84 Witness my hand and official seal.

Diane H. Underwood Notary Public in and for said State



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT 19338

BEING A SUBDIVISION OF LOTS 1 THRU 13 INCLUSIVE, AND PORTIONS OF LOTS "A" AND "B," AND LOT "C," OF TRACT 9514 AS SHOWN BY MAP ON FILE IN BOOK 120 OF MAPS, AT PAGES 84 & 85, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 2, T.35, R.5W, S.B.M.

JULY 1983
U.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

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 19338 which was approved by the Riverside City Planning Commission on May 19, 1983 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 sewers and drainage facilities as shown on the map have been approved; 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 Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance 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 1/19/84

ROBERT C. WALES, R.C.E. 18793
City Engineer

By Robert Wales

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 utilities 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 Jan 19 1984

FRED KRAY
Director of Public Utilities

By Fred Kray

CITY TREASURER'S CERTIFICATE

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 January 9, 1984

H. E. BREWER
City Treasurer

By H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 10th day of March, 1977, as required by the Health and Safety Code of California, Section 17953 by C H J MATERIAL LABORATORY, INC.

RECORDER'S CERTIFICATE

SHEET 1 OF 3 SHEETS

Filed this 26 day of JAN 1984, at 1:00 PM in Book 137 of Maps at Pages 39-41 at the request of the

CITY CLERK

Fee: \$ 10.00

No. 17345

WILLIAM E. CONERLY, County Recorder

By Dalie Ann Stager, Deputy

FIRST AMERICAN TITLE INSURANCE COMPANY
Subdivision Guarantee

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Three (3) sheets be, and the same is hereby accepted as the final map of Tract 19338 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 20th day of January, 1984.



ALICE A. HARE
City Clerk of the City of Riverside, California

By Alice A. Hare

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 GERALD A. MALONEY
Clerk of the Board of Supervisors

By Deputy

TAX COLLECTOR CERTIFICATE

I hereby certify that according to the records of this office, as of this date, there are no liens against the property shown on the within map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes.

Dated 1-19-84

R. WAYNE WATTS
County Tax Collector

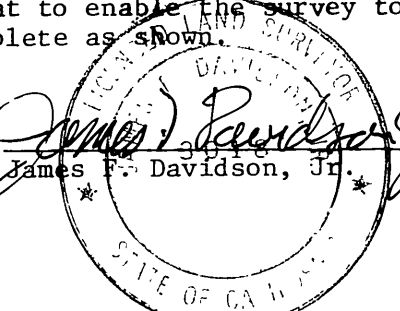
By Larry Howells

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of Three (3) sheets correctly represents a survey made under my supervision during FEBRUARY, 1979 and that all monuments shown thereon actually exist and their positions are correctly shown or will be in place within one year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated 8-11-83

James P. Davidson, Jr. L.S. 3018



M.B. 137/39

M.B. 137/39

137/39

CITY'S COPY

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

# TRACT 19338

BEING A SUBDIVISION OF LOTS 1 THRU 13  
INCLUSIVE, AND PORTIONS OF LOTS "A" AND "B,"  
AND LOT "C," OF TRACT 9514 AS SHOWN BY MAP ON  
FILE IN BOOK 120 OF MAPS, AT PAGES 84 & 85,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
IN SECTION 2, T.35., R.5W., S. B. M.

JULY 1983

J. F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA

SIGNATURE OMISSIONS

In accordance with Section 66436 (c) (1) of the Subdivision Map Act of the State of California, the signature of the following easement holders has been omitted since their interest cannot ripen into fee.

Easements and rights of way over and across that land herein described, for the purpose of constructing, maintaining, renewing, and erecting all necessary distributing flumes, pipes, water ways or conduits and connections, and such appliances as may be proper to be constructed, maintained or used in connection therewith; and also such rights and reservation as are specified upon the Map of Arlington Heights on file in Book 11 pages 20 and 21 of Maps, San Bernardino County Records, to The Riverside Trust Company, Limited, a corporation.

Easements and rights of way over and across that land herein described for the purpose of constructing, maintaining, renewing, and operating all necessary distributing flumes, pipes, water ways, conduits and connections, and such applications as may be proper to be constructed, maintained, or used in connection therewith and also such rights and reservations as are specified upon the Map referred to herein, as reserved in Deed from The Riverside Trust Company, Limited, a corporation, recorded December 17, 1890 in Book 123 page 277 of Deeds, San Bernardino County Records.

Reservation of any and all pipelines and tanks used for conveying and storing oil as the same were located on the herein described property on May 9, 1924, together with the right of ingress and egress for the maintenance, repair and use thereof as provided in Deed from the Riverside Orange Company, Limited, a corporation, to Myrtle B. Lamoureux recorded August 2, 1924 in Book 614 page 67 of Deeds, Riverside County Records.

A right of way reserved to the Gage Canal Company, its successors or assigns, for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for the purpose of irrigation and domestic use; the exact location thereof not being disclosed by the records.

An easement for either or both pole lines, conduits or underground facilities and incidental purposes, in favor of The Pacific Telephone and Telegraph Company, in Instrument recorded April 10, 1978 as Instrument No. 68346 of Official Records of Riverside County, California.

A 2' wall easement dedicated for construction and maintenance of a wall as shown on Tract 9514, Map Book 120, Pages 84 and 85, Records of Riverside County, California. *In favor of the City of Riverside.*

PUBLIC UTILITIES EASEMENT

The City of Riverside being the owner of the below described easements, hereby consents to the making and filing of the annexed map.

*A 5' easement for Public Utility purposes in favor of the City of Riverside as shown on map of Tract 9514 in Book 120 of Maps, at Pages 84 & 85, Records of Riverside County, Cal.*

FRED KRAY  
Director of Public Utilities

Dated Jan 17, 1984 1983

By Fred Kray

25  
1983

M.B. 137/40

M.B. 137/40

# TRACT 19338

BEING A SUBDIVISION OF LOTS 1 THRU 13 INCLUSIVE, AND PORTIONS OF LOTS "A" AND "B", AND LOT "C", OF TRACT 9514 AS SHOWN BY MAP ON FILE IN BOOK 120 OF MAPS, AT PAGES 84 & 85, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 2, T.35, R.5W, S.B.M.

JULY 1983 SCALE 1"=60'  
**U.F. DAVIDSON ASSOCIATES**  
RIVERSIDE, CALIFORNIA

### SURVEYOR'S NOTES

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CENTERLINE OF VICTORIA AVENUE, AS BEING N00°26'40"E AS SHOWN ON MAP OF TRACT 9514 ON FILE IN BOOK 120 OF MAPS, AT PAGES 84 & 85 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

• INDICATES FOUND MON. AS NOTED.

○ INDICATES SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018 FLUSH, UNLESS OTHERWISE NOTED.

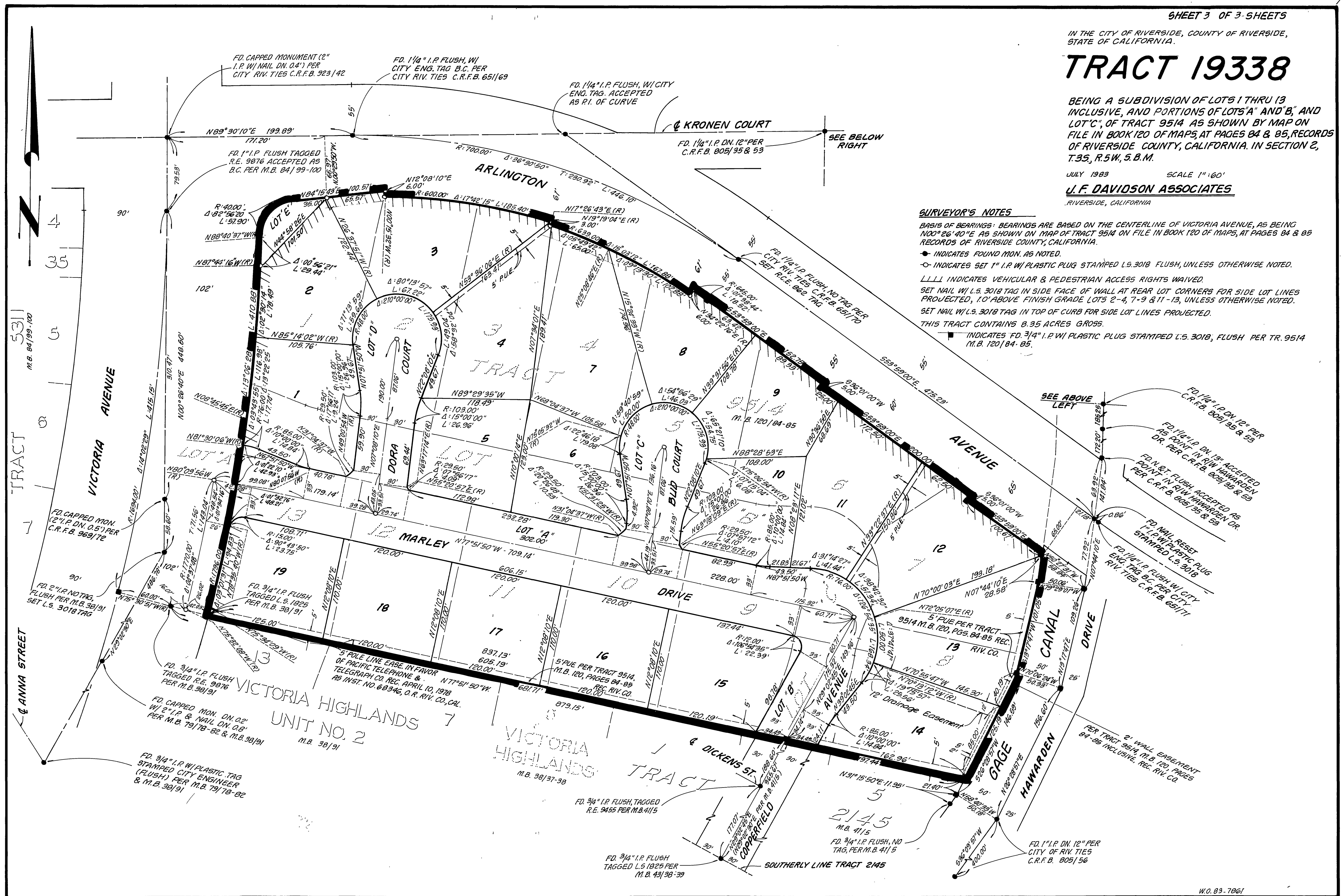
LLL INDICATES VEHICULAR & PEDESTRIAN ACCESS RIGHTS WAIVED.

SET NAIL W/ L.S. 3018 TAG IN SIDE FACE OF WALL AT REAR LOT CORNERS FOR SIDE LOT LINES PROJECTED, 1.0' ABOVE FINISH GRADE LOTS 2-4, 7-9 & 11-13, UNLESS OTHERWISE NOTED.

SET NAIL W/ L.S. 3018 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.

THIS TRACT CONTAINS 8.35 ACRES GROSS.

□ INDICATES FD. 3/4" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH PER TR. 9514 M.B. 120/84-85.



M.B. 137/41

M.B. 137/41

137/41