

City Copy

170/96

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

OWNERS CERTIFICATE

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; that we consent to the making and recording of this subdivision map as shown within the distinctive border line. We hereby dedicate to public use, for street and public utility purposes, Lots "A" through "B" 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 and 5 as shown on the annexed map on, over and across Lincoln Avenue. We further dedicate for construction and maintenance of electrical energy distribution facilities, the easement designated as "5' x 30' P.U.E.".

Dennis A. Griffith
Dennis A. Griffith
An Authorized Agent of Griffith Homes, A General Partnership

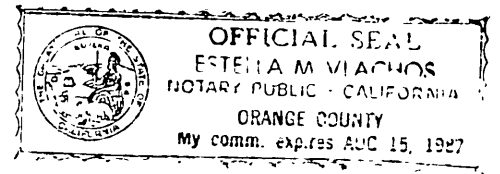
COMMONWEALTH MORTGAGE CORPORATION OF AMERICAN, A FLORIDA CORPORATION.

Calvin W. Schoenberger PRESIDENT
Kent J. MacDiarmid SECRETARY
CALVIN W. SCHOENBERGER S.P. VICE PRESIDENT
KENT J. MACDIARMID Vice President

State of California)
County of Orange) ss.

On JAN. 21, 1987 before me, ESTELLA M. VLACHOS, a notary public in and for said state personally appeared Dennis A. Griffith, Proved to me on the basis of satisfactory evidence to be and authorized agent of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

Witness my hand and official seal. My commission expires
Estella M. Vlachos AUGUST 15, 1987...



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF SANDIEGO } ss.
ON THIS 13 DAY OF July 1987, BEFORE ME, B. J. Bauer
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED
Calvin W. Schoenberger AND Kent J. MacDiarmid PROVED TO ME
ON SATISFACTORY EVIDENCE TO BE THE PRESIDENT AND
SECRETARY OF COMMONWEALTH MORTGAGE CORPORATION OF A
FLORIDA CORPORATION, THE CORPORATION THAT EXECUTED THE
WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND
ACKNOWLEDGED THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: March 24, 1989
WITNESS MY HAND AND OFFICIAL SEAL

B. J. Bauer
NOTARY PUBLIC IN AND FOR SAID STATE

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 property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes, which are estimated to be \$ 2,600.00 a lien but not yet payable, which are estimated to be \$ 2,600.00.

Dated May 27, 1987.

R. Wayne Watts
County Tax Collector

By Amelia Bruckner Deputy

TRACT MAP NO. 21648

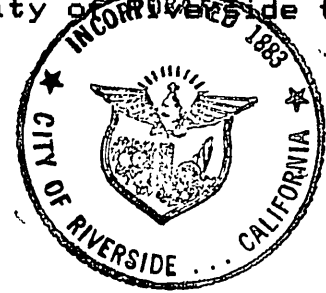
BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 27 ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 20 & 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. (LOCATED IN SECTION 17, T.3 S., R.5 W., S.B.M.)

ADKAN ENGINEERS
RIVERSIDE, CALIFORNIA

JUNE. 1986

CITY CLERK'S CERTIFICATE

Resolved: That this map consisting of two sheets be, and the same is hereby accepted as the final map of Tract No. 21648 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 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 7th Day of July, 1986.



Alice A. Hare
City Clerk of the City of Riverside

By: Alice A. Hare

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. 21648, which was approved by Riverside City Planning Commission on May 8, 1986, 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, 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.

..... 6/18/87
Dated

BARRY BECK RCE 20900
Director of Public Works

By: Barry Beck

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 Lots 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 6/18/87

Bill D. Carnahan
Director of Public Utilities

By: Bill D. Carnahan

RECORDER'S CERTIFICATE

Filed this 13th day of July, 1987, at 4:00 P. M. in Book 170 of Maps, at Pages 96 & 97, at the request of the City Clerk No. 199646 Fee \$800 William E. Conerly, County Recorder

By: Santa Regan, Deputy
Subdivision Guarantee STEWART Title Company of Riverside County.

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 2,600.00 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 July 13, 1987

Gerald A. Maloney
Clerk to the Board of Supervisors

Maria Brown
Deputy

CITY TREASURER

I hereby certify that according to the records of this office as of this date, the real property shown on this map in 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.

..... May 28, 1987
Dated

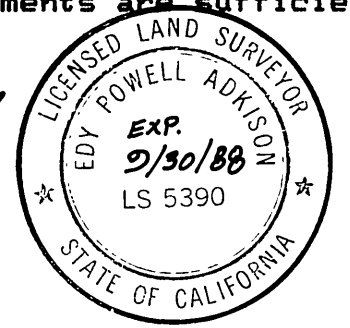
H.E. Brewer
City Treasurer

By: H.E. Brewer

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 March 1986, that all monuments of the character and location shown hereon are in place or will be in place within one year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

1/23/1987
DATED



Edy P. Adkison
Edy P. Adkison L.S. 5390

SOILS REPORT

A Preliminary Soils Report was prepared by H&T Soils Engineering on January 24, 1986 as required by the Health and Safety Code of California, Section 17953.

UTILITIES EASEMENT CERTIFICATE

The City of Riverside being the owner of the below described easements, hereby consents to the making and filing of the annexed map.
(1) Rights of way of the Riverside Water Company, its successors or assigns, for the construction and maintenance of all necessary water flumes, ditches or pipes, for irrigation and domestic use. Said rights of way cannot be plotted.

SIGNATURE OMISSIONS

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 a fee.

Bill D. Carnahan
DIRECTOR OF PUBLIC UTILITIES

(1) Rights of way of the Riverside Orange Company, LTD.; for the construction and maintenance of a pipeline. The exact location of said easement is not disclosed of record.

M.B.170/96

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT MAP NO. 21648

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN
BLOCK 27 ARLINGTON HEIGHTS, AS SHOWN BY MAP
ON FILE IN BOOK 11, PAGES 20 & 21 OF MAPS,
RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
(LOCATED IN SECTION 17, T.3 S.,R.5 W.,S.B.M.)

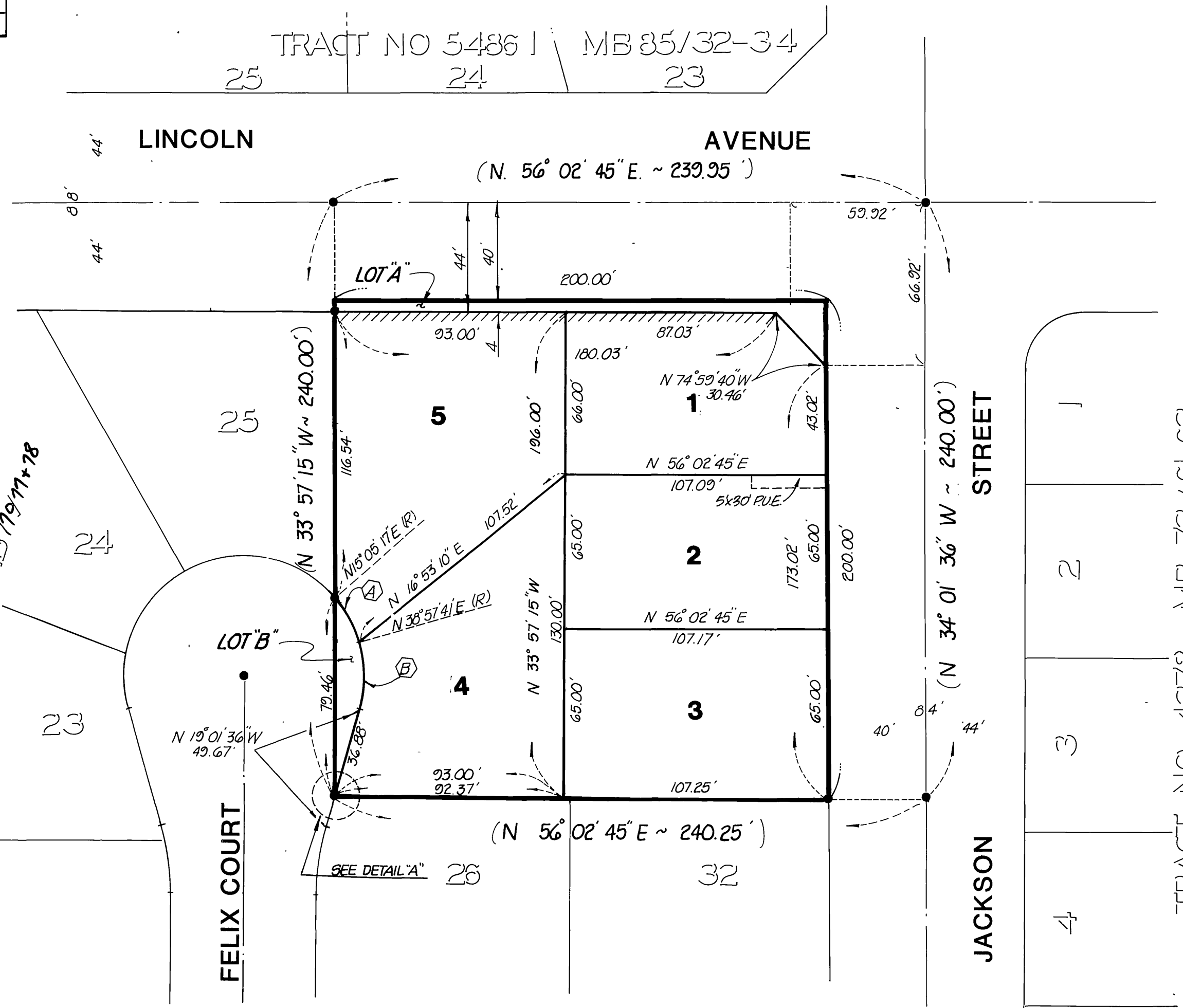
ADKAN ENGINEERS
RIVERSIDE, CALIFORNIA

JUNE, 1986

CURVE DATA			
Curve	Radius	Delta	Tangent
A	46.00'	23°52'24"	20.00'
B	46.00'	32°00'43"	26.82'

TRACT NO 21421 MB 179/77+78

TRACT NO 4278 MB 72/61-62

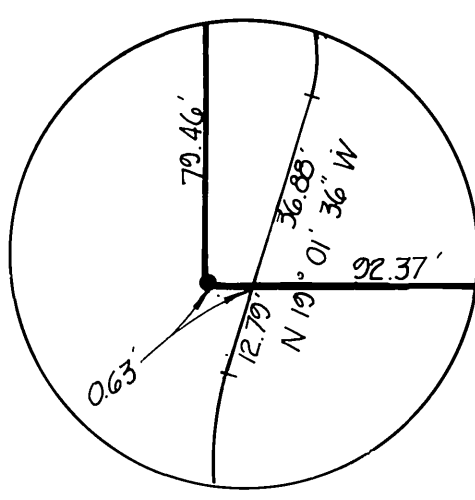
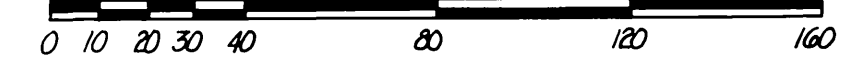


BASIS of BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE CENTERLINE OF LINCOLN AVE. AS SHOWN PER TRACT MAP No. 21421, M.B. 179/77+78 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA THIS BEARING BEING TAKEN AS N. 56° 02' 45" E.

SURVEYORS NOTES

- INDICATES FOUND 1" I.P. FLUSH W/L.S. 5390 TAG PER TRACT No. 21421, M.B. 179/77+78
- SET 1" IRON PIPE W/L.S. 5390 TAG FLUSH AT ALL REAR LOT CORNERS AND ALL ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- SET "GLURE FIRE" STUDS TAGGED L.S. 5390 IN TOP OF CURB AT PROJECTION OF SIDE LOT LINES
- INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED WHERE SHOWN ALONG LINCOLN AVE.
- THIS TRACT CONTAINS A NET OF 0.88 ACRES
- () INDICATES RECORDED & MEASURED DATA PER TRACT No. 21421, M.B. 179/77+78



DETAIL A
n.t.s.

M.B. 170/97

M.B. 170/97