

OWNER'S STATEMENT

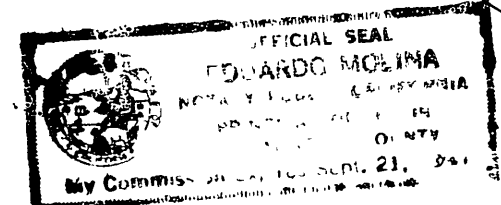
I hereby state that I am the owner of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that I am the only person whose consent is necessary to pass clear title to said land, and I consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line. I hereby dedicate to public use for street and public utility purposes, Lot "A" through "B" inclusive. Further, I the undersigned owners and my successors and assigns in interest hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular access rights appurtenant to Lot 7 on, over, and across Lincoln Avenue adjoining said lot as shown on the annexed map. And I hereby dedicate for construction and maintenance of electrical energy facilities, the easement designated as 5' P.U.E.

*[Signature]*  
LUIS ARMENDARIZ

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS  
On this 13<sup>th</sup> day of December, 1989, before me, EDUARDO MOLINA, a Notary Public in and for said State, personally appeared Luis Armendariz (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person described in, and whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

My commission expires Sep 21, 1990 Witness my hand and official seal.  
*[Signature]*  
Notary Public in and for said State



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT 1997

BEING A SUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 27 OF ARLINGTON HEIGHTS, AS SHOWN ON MAP RECORDED IN BOOK 1, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTION 17, T.35., R.5W., S.B.M. APRIL 1984

J.F. DAVIDSON ASSOCIATES, INC.  
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 1997 which was approved by the Riverside City Planning Commission on Mar. 22, 1984 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 Dec. 22, 1989

BARRY BECK P.C.E. 20900  
City Engineer LIC EKR 9-30-93

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 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 DEC 22, 1989

BILL D. CARNAHAN  
Director of Public Utilities

By Dieter P. Witzfeld

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 12/18/89

BARBARA J. STECKEL  
City Treasurer

By David H. Wright, Jr.

SIGNATURE OMISSIONS

Under the provisions of Section 66436(C) (1) of the Subdivision Map Act the following signatures have been omitted:

1. An easement in favor of the Metropolitan Water District of Southern California, recorded December 19, 1935 in Book 261, Page 372, Official Records of Riverside County, California.
2. The Gage Canal Co., a California corporation, present holder of an easement created by reservation on the map of Arlington Heights, recorded in Book 11, Pages 20 and 21 of Maps, Records of San Bernardino County, California.

RECORDER'S STATEMENT

Filed this 8<sup>th</sup> day of JANUARY 1990, at 8:30 AM in Book 211 of Maps at Pages 65+66 at the request of the CITY

CLERK

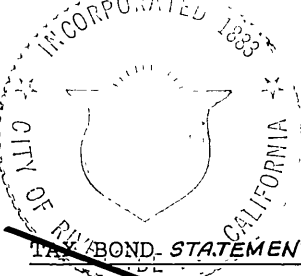
Fee: \$800  
No. 3169  
WILLIAM E. CONERLY, County Recorder  
By: Santa Kagan, Deputy

FIRST AMERICAN TITLE CO.  
Subdivision Guarantee

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 1997 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 2<sup>nd</sup> day of January, 1990.



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

By Karen E. Lindquist  
Asst. City Clerk

I hereby state 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  
CASH TAX BOND  
R. WAYNE WATTS  
County Tax Collector

By \_\_\_\_\_  
Deputy

TAX COLLECTOR STATEMENT

I hereby state 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, except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ \_\_\_\_\_. This certification excludes any supplemental tax assessment not yet extended.

Dated December 15, 1989 R. WAYNE WATTS  
County Tax Collector

By Robert Ammerman

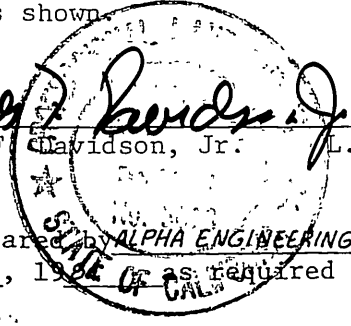
SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this map consisting of Two (2) sheets correctly represents a survey made under my supervision during APRIL, 1984 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 11-2-89 James F. Davidson, Jr. L.S. 3018

SOIL REPORT

A preliminary soil report was prepared by ALPHA ENGINEERING CONSULTANTS, INC. on the 6<sup>th</sup> day of JUNE, 1984 as required by the Health and Safety Code of California, Section 17959.



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# TRACT 1997

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L. F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA

### SURVEYOR'S NOTES:

Basis of Bearing: Bearings are based on the centerline of GIBSON STREET, as shown on map of Tract No. 19221, recorded in Book 136, Pages 24 and 25, of Maps, Records of Riverside County, California, taken as N.34°00'11"W.

• Indicates fd. 1" I.P. Tagged RCE 7211 Flush, per Tract 19221, M.B. 136, Pages 24 and 25, unless otherwise noted.

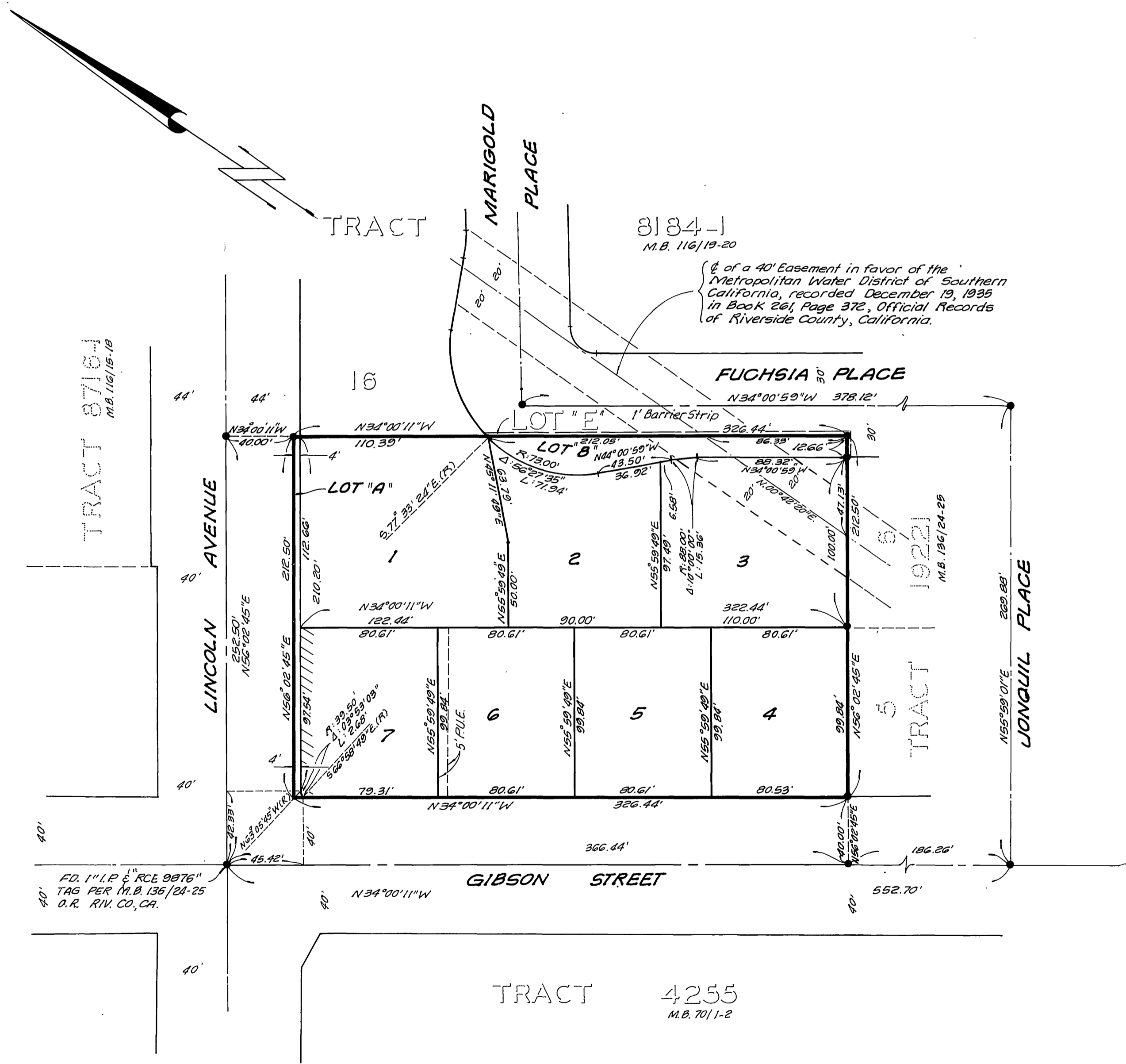
⊙ Indicates set 1" I.P. w/ Plastic Plug stamped L.S. 3018, Flush

Set 1" I.P. w/ Plastic Plug stamped L.S. 3018, Flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.

Set Nail and L.S. 3018 tag in curb at prolongation of side lot lines in lieu of front lot corners.

This Tract contains 1.59 Acres.

LLLLL Indicates vehicular access rights waived.



TRACT 87164  
M.B. 116/15-18

LINCOLN AVENUE

MARIGOLD PLACE

FUCHSIA PLACE

GIBSON STREET

JONQUIL PLACE

M.B. 211/66

M.B. 211/66