

TRACT NO. 18505

BEING A SUBDIVISION OF LOT 1 AND A PORTION OF LOT 2 IN BLOCK 74 OF ARLINGTON HEIGHTS, M.B. II, PAGES 20 & 21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

JOSEPH E. BONADIMAN & ASSOCIATES, INC. SAN BERNARDINO, CALIFORNIA MAY, 1984

RECORDER CERTIFICATE Filed this 25th day of MAY, 1984 at 3:45 P.M. in Book 140 of Maps at Pages 92+93 at the request of the City Clerk. Fee: \$800 William E. Conerly No. 112725 County Recorder By: Santa Pagan FIRST AMERICAN TITLE INSURANCE COMPANY Subdivision Guarantee

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 subdivision shown hereon; 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 colored borderline. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "E", inclusive. Further, we, the undersigned owners, our successors and assigns, hereby release and relinquish to the City of Riverside all vehicular and pedestrian rights appurtenant to Lots 1, 8 and 9, on, over and across Victoria Avenue adjoining said lots. We further hereby dedicate for construction and maintenance of electrical distribution facilities, the easements designated as "6' P.U.E."

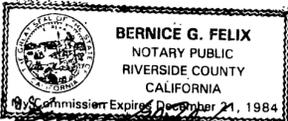
BARNUM - BRADLEY INC. A CALIFORNIA CORPORATION

ARTHUR B. HICKS JR. AS PRESIDENT

VICTOR MIGELI, AS SECRETARY

FIRST SERVICE MORTGAGE CORPORATION, A ARIZONA CORPORATION, AS BENEFICIARY.

MICHAEL A. DALEY, ASSISTANT VICE PRESIDENT



NOTARY ACKNOWLEDGEMENT

ON THIS 20th DAY OF APRIL 1984, BEFORE ME, Bernice G. Felix, the undersigned, a Notary Public in and for said County and State, personally appeared Arthur B. Hicks Jr. personally known to me / proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as President of Barnum-Bradley Inc. a California Corporation, the corporation that executed the within instrument on behalf of said corporation, and acknowledged to me that said corporation executed the same. WITNESS MY HAND AND OFFICIAL SEAL SIGNATURE Bernice G. Felix (NAME TYPED OR PRINTED) NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE MY COMMISSION EXPIRES 12-21-84

NOTARY ACKNOWLEDGEMENT

State of California) County of RIVERSIDE) ss:

On this 30 day of APR 1984, before me, Virginia J. Campbell, the undersigned, a Notary Public in and for said County and State, personally appeared Victor Migeli (personally known to me/proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Secretary of BARNUM - BRADLEY INC. a California corporation, the corporation that executed the within instrument on behalf of said corporation, and acknowledged to me that said corporation executed the same.

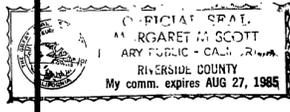
Witness my hand and official seal. Signature Virginia J. Campbell VIRGINIA J. CAMPBELL (Name - typed or printed) Notary Public in and for said County and State My commission expires 4-27-88

NOTARY ACKNOWLEDGEMENT

State of California) County of Riverside) ss:

On this 30 day of APR 1984, before me, Margaret M. Scott, the undersigned, a Notary Public in and for said County and State, personally appeared Michael A. Daley (personally known to me/proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as ASST. VICE PRESIDENT of FIRST SERVICE MORTGAGE CORPORATION, A ARIZONA CORPORATION, the corporation that executed the within instrument on behalf of said corporation, and acknowledged to me that said corporation executed the same as Beneficiary.

Witness my hand and official seal. Signature Margaret M. Scott MARGARET M. SCOTT (Name - typed or printed) Notary Public in and for said County and State My commission expires 8-27-85



PUBLIC UTILITIES EASEMENT

The City of Riverside, being the owner of the below described easement, hereby consents to the making and filing of the annexed map. An easement for pipelines and incidental purposes as provided in instrument recorded June 18, 1895 in Book 30, Page 201 of Deeds, as granted to Riverside Trust Company, Ltd.; and an easement for waterways, conduits, connections for irrigation purposes and for poles and wires for telephone and electric power and incidental purposes, as provided in instrument recorded June 26, 1902 in Book 147, Page 113 of Deeds as granted to the City of Riverside, a municipal corporation.

Dated: May 9, 1984 Fred Kray Director of Public Utilities By: Fred Kray

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. 18505 which was approved by the Riverside City Planning Commission on MARCH 8, 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 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: 5/23/84 Robert C. Wales, R.C.E. 18793 City Engineer By: Robert C. Wales

SOIL REPORT

A preliminary soil report was prepared on the 2nd day of DECEMBER, 1981, as required by the Health & Safety Code of California, Section 17953, by CHJ Materials Laboratory, Inc.

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 panels 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: May 9, 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 assessment, 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: Feb. 21, 1984 H.E. Brewer City Treasurer By: H.E. Brewer

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, except taxes and special assessments collected as taxes, now a lien but not yet payable, which are estimated to be \$3900.00

Dated: 4-25-84 R. Wayne Watts County Tax Collector By: Larry Howie

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$3900.00 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: 5-24-84 Gerald A. Maloney Clerk of the Board of Supervisors By: R. D. Owen Deputy

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 No. 18505, 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 22nd day of May, 1984.

Alice A. Hare City Clerk of the City of Riverside By: Mary Maxwell DEPUTY CITY CLERK



ENGINEER'S CERTIFICATE

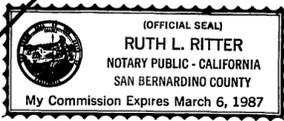
I hereby certify that I am a Registered Civil Engineer of the State of California and that this map, consisting of two (2) sheets, correctly represents a survey made under my supervision during JANUARY, 1983 and that all monuments shown thereon actually exist and their positions are correctly shown or 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.

Joseph E. Bonadiman DATED: NOV. 10 - 1983 Joseph E. Bonadiman, RCE 5344

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF SAN BERNARDINO) ss: ON THIS 20th DAY OF NOV. 1983, BEFORE ME, Ruth L. Ritter, the undersigned, a Notary Public in and for said County and State personally appeared MAURICE M. BARLINGTON (PERSONALLY KNOWN TO ME / PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE ATTORNEY IN FACT OF DANIEL J. FORTMANN, TRUSTEE AND ACKNOWLEDGED TO ME THAT HE SUBSCRIBED THE NAME OF DANIEL J. FORTMANN AS TRUSTEE, THEREIN AS PRINCIPAL AND HIS OWN NAME AS ATTORNEY IN FACT.

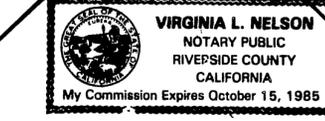
SIGNATURE Ruth L. Ritter Ruth L. Ritter (NAME - TYPED OR PRINTED) NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE MY COMMISSION EXPIRES March 6, 1987



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF RIVERSIDE) ss: ON THIS 22nd DAY OF SEP. 1984, BEFORE ME, Virginia L. Nelson, the undersigned, a Notary Public in and for said County and State personally appeared DANIEL J. FORTMANN AND MARY V. FORTMANN PERSONALLY KNOWN TO ME / PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AS CO TRUSTEES, UNDER THE FORTMANN FAMILY TRUST, DATED SEPT. 17, 1983 AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

SIGNATURE Virginia L. Nelson VIRGINIA L. NELSON (NAME - TYPED OR PRINTED) NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE MY COMMISSION EXPIRES OCTOBER 15, 1985



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE
TRACT NO. 18505
 BEING A SUBDIVISION OF LOT 1 AND A PORTION OF LOT 2 IN
 BLOCK 74 OF ARLINGTON HEIGHTS, M.B. 11, PAGES 20 & 21,
 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

MAY 1984

JOSEPH E. BONADIMAN & ASSOCIATES
 SAN BERNARDINO, CALIFORNIA.

FD. NAT NO REF.
 ACCEPTED AS E
 VICTORIA AVENUE

FD. 1" I.P. TAG L.S. 3035
 FLUSH PER TR. 8327
 M.B. 89/30

FD. 3/4" I.P. TAGGED
 L.S. 3163 PER TR. 8327
 M.B. 89/30, FLUSH

FD. 3/4" I.P. DN. 0.3'
 TAGGED R.C.E. 9876
 PER M.B. 48/98

FD. 3/4" I.P. DN. 0.2'
 TAG. R.E. 9876
 TR. 2553 M.B. 48/98

FD. 3/4" I.P. DN. 0.2'
 PER TR. 2553
 M.B. 48/98, TAG. R.E. 9876

FD. 3/4" I.P. FLUSH
 PER TR. 2553
 M.B. 48/98, TAG. R.E. 9876

FD. 3/4" I.P. FLUSH
 TAG. R.E. 9876 PER
 M.B. 48/98

VICTORIA AVENUE

NORTH-BOUND LANE

LOT --- NON VEHICULAR ACCESS --- "A"

LOT "D"

PERCIVAL DRIVE

LOT "C"

LOT "B"
BEVIN STREET

SOVEREIGN WAY

LOT "E"

MERLIN DRIVE

GAGE CANAL

STREET

LORRAINE DRIVE

MAUDE STREET

MARLOW WAY



SCALE: 1" = 60'

ENGINEERS NOTES:

BASIS OF BEARING:
 THE CENTERLINE OF MAUDE STREET BEING
 N 33° 57' 50" W PER TRACT 2553 M.B. 48/98
 RIVERSIDE COUNTY RECORDS.

- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES SET 1" IRON PIPE FLUSH TAGGED R.C.E. 5344.

NOTE: SET 1" I.P. TAGGED R.C.E. 5344 AT ALL REAR LOT CORNERS AND SET NAIL & TAG (R.C.E. 5344) IN TOP OF CURB AT ALL SIDE LOT LINE PROLONGATIONS UNLESS OTHERWISE NOTED

[] INDICATES RECORD DATA PER M.B. 89/30.

THIS TRACT CONTAINS 9.77 ACRES.

VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.

CURVE DATA TABLE

CURVE NUMBER	DELTA	ARC LENGTH	TANGENT LENGTH	RADIUS LENGTH
1	010° 00' 00"	14.84'	7.44'	85.00'
2	052° 26' 28"	69.56'	37.43'	76.00'
3	045° 40' 26"	60.58'	32.01'	76.00'
4	011° 53' 06"	15.76'	7.91'	76.00'
5	038° 49' 16"	51.49'	26.78'	76.00'
6	044° 41' 47"	59.29'	31.24'	76.00'
7	026° 28' 57"	35.13'	17.88'	76.00'
8	005° 41' 06"	34.36'	17.19'	346.30'
9	110° 00' 00"	145.91'	108.54'	76.00'
10	90° 00' 00"	18.85'	12.00'	12.00'

TRACT NO. 8327 M.B. 89/30
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TRACT NO. 2553 M.B. 48/98
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