

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

TRACT NO. 8685

BEING A SUBDIVISION OF LOT 2 IN BLOCK 30 AND A PORTION OF IRVING STREET VACATED OF ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK II PAGES 20 AND 21, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

JOHN D. ROSE R.C.E. 12437 APRIL 1985

DATE OF SURVEY APRIL 1985 BREA, CALIF.

SHEET 1 OF 2 SHEETS

RECORDER'S CERTIFICATE

FILED THIS 21st DAY OF JAN 1986 AT 3:00 PM IN BOOK 155 OF MAPS AT PAGES 32+33

AT THE REQUEST OF THE CITY CLERK

FEE: \$800 NO: 14611

WILLIAM E. CONERLY, COUNTY RECORDER BY: Santa Regan DEPUTY SUBDIVISION GUARANTY: STEWART TITLE CO.

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF 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 AND THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITH THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE FOR PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS A THRU E. FURTHER, WE THE UNDERSIGNED OWNERS AND OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOTS 34 THRU 42 ON, OVER AND ACROSS LINCOLN AVENUE ADJOINING SAID LOTS. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "5' P.U.E." AND "5' X 30' P.U.E."

GRIFFITH HOMES, A PARTNERSHIP

Dennis A. Griffith AUTHORIZED AGENT

CONTINENTAL AUXILIARY COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST

BY: Kenneth Rie ASSISTANT SECRETARY BY: H.A. Alexander ASSISTANT VICE PRESIDENT

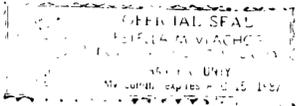
NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA))SS COUNTY OF ORANGE)

ON OCTOBER 4, 1985, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DENNIS A. GRIFFITH, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON THAT EXECUTED THE WITHIN INSTRUMENT AS AUTHORIZED AGENT, ON BEHALF OF GRIFFITH HOMES, THE PARTNERSHIP THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THE PARTNERSHIP EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES AUG. 15, 1987

SIGNATURE Eusebio M. Velasco



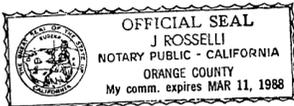
NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA))SS COUNTY OF ORANGE)

ON JANUARY 2, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED KENNETH MIND (KNOWN TO ME) OR (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE ASSISTANT SECRETARY AND H.A. ALEXANDER (KNOWN TO ME) OR (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE ASSISTANT VICE PRES. OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, 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.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES MARCH 11, 1988

SIGNATURE [Signature]



SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

A RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATERWAYS, FLUMES AND PIPES AS RESERVED BY THE RIVERSIDE TRUST COMPANY, LIMITED, IN DEED RECORDED OCTOBER 4, 1911 IN BOOK 339 PAGE 234, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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 APRIL OF 1985; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM 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 APRIL 25, 1985.

John D. Rose JOHN D. ROSE R.C.E. 12437



CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 8685 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON APRIL 7, 1977 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 MAPS 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 HAVE 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 OF COMPLETING THE SAME.

DATED: JANUARY 7, 1986

ROBERT C. WALES, R.C.E. 18793 CITY ENGINEER

BY: William D. Gardner DEPUTY RCE 11405

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 7, 1986

ROBERT C. WALES ACTING DIRECTOR OF PUBLIC UTILITIES

BY: Robert C. Wales

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 Nov. 1, 1985

H.E. BREWER CITY TREASURER

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 8685 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 14th DAY OF January, 1986

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 THE 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, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$

DATED NOVEMBER 1, 1985

R. WAYNE WATTS COUNTY TAX COLLECTOR

BY: Kenneth L. Kerin

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 7 DAY OF MAY 1985, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY HET SOILS ENGINEERING, 215W. FIRST ST. # 105-L, TUSTIN, CA. 92680 REF: JOB NO. F85-35 PH. (714) 634-4801

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BEING A SUBDIVISION OF LOT 2 IN BLOCK 30 AND A PORTION OF IRVING STREET VACATED OF ARLINGTON HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK II PAGES 20 AND 21, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

JOHN D. ROSE R.C.E. 12437 APRIL 1985

DATE OF SURVEY APRIL 1985

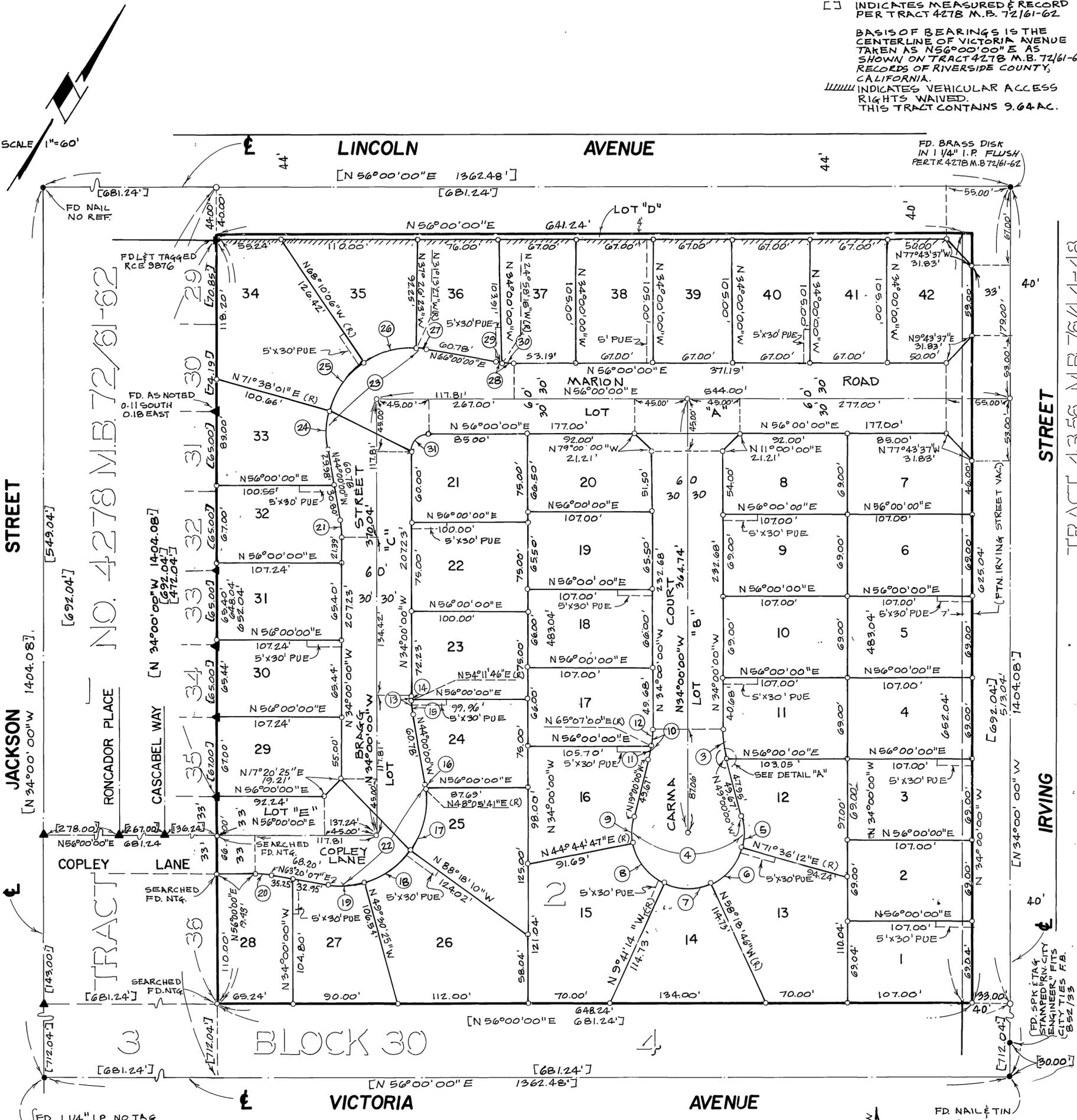
BREA, CALIF.

NOTES: STREET VACATION CASE VAC-1-856.

ENGINEER'S NOTES:

- INDICATES SET 1" I.P. TAGGED R.C.E. 12437 FLUSH.
 - INDICATES FOUND MONUMENT AS NOTED.
 - ▲ INDICATES FOUND 1" I.P. TAGGED R.C.E. 9876 FLUSH UNLESS OTHERWISE NOTED. PER M.B. 72/61-62.
 - INDICATES MEASURED & RECORD PER TRACT 4278 M.B. 72/61-62.
- BASIS OF BEARINGS IS THE CENTERLINE OF VICTORIA AVENUE TAKEN AS N56°00'00"E AS SHOWN ON TRACT 4278 M.B. 72/61-62 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- ||||| INDICATES VEHICULAR ACCESS RIGHTS WAIVED. THIS TRACT CONTAINS 9.64 AC.

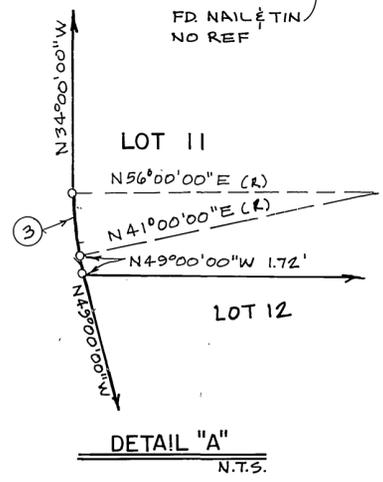
CITY COPY



CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
1	14° 13' 50"	103.00'	25.58'	12.86'
2	0° 46' 10"	103.00'	1.38'	0.69'
3	15° 05' 00"	103.00'	26.97'	13.56'
4	210° 00' 00"	48.00'	175.93'	
5	30° 36' 12"	48.00'	25.64'	
6	50° 05' 02"	48.00'	41.96'	22.43'
7	48° 37' 32"	48.00'	40.74'	21.69'
8	54° 26' 01"	48.00'	45.60'	24.69'
9	26° 15' 13"	48.00'	21.99'	11.19'
10	15° 00' 00"	103.00'	26.97'	13.56'
11	5° 53' 00"	103.00'	10.58'	5.29'
12	9° 07' 00"	103.00'	16.39'	8.21'
13	10° 00' 00"	88.00'	15.36'	7.70'
14	1° 48' 14"	88.00'	2.77'	1.39'
15	8° 11' 46"	88.00'	12.59'	6.30'
16	2° 05' 41"	73.00'	2.67'	1.33'
17	43° 36' 09"	73.00'	55.55'	29.20'
18	38° 47' 45"	73.00'	49.43'	25.70'

NO.	DELTA	RADIUS	LENGTH	TANGENT
19	22° 50' 32"	73.00'	22.10'	14.75'
20	7° 20' 07"	85.00'	10.88'	5.45'
21	10° 00' 00"	88.00'	15.36'	7.70'
22	107° 20' 07"	73.00'	136.75'	99.26'
23	110° 00' 00"	73.00'	140.15'	104.25'
24	25° 38' 01"	73.00'	32.66'	16.61'
25	40° 11' 53"	73.00'	51.22'	26.71'
26	36° 56' 39"	73.00'	47.07'	24.39'
27	7° 13' 27"	73.00'	9.20'	4.61'
28	10° 00' 00"	88.00'	15.36'	7.70'
29	0° 58' 16"	88.00'	1.49'	0.75'
30	9° 01' 44"	88.00'	13.87'	6.95'
31	90° 00' 00"	15.00'	23.56'	15.00'



TRACT 4358 M.B. 76/44-48