

CITY COPY

166  
75

M.B. 166/75

# IN THE CITY OF RIVERSIDE TRACT NO. 19787

Being a subdivision of a portion of Block 65 of Arlington Heights, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 11, Pages 20 and 21 of Maps, in the office of the County Recorder of San Bernardino County, California.

FOR CONDOMINIUM PURPOSES

Prepared by

**DAVID A. Boyle**  
ENGINEERING  
SANTA ANA, 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 No. 19787 which was approved by the Riverside City Planning Commission on January 19, 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 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.

Dated this 24<sup>th</sup> day of FEB., 1987.

ROBERT C. WALES, RCE 18793  
Director of Public Works

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 this 24<sup>th</sup> day of FEBRUARY, 1987

BILL D. CARNAHAN  
Director of Public Utilities

By Dieter P. Witzfeld  
RCE 228

### CITY TREASURER

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.

Date this 9<sup>th</sup> day of Feb, 1987.

H. E. BREWER  
City Treasurer

By H.E. Brewer

### SOIL REPORT

A Grading Plan Review and site Inspection Report was prepared on the 29 day of September, 1986, as required by the Health and Safety Code of California, Section 17953: by Geo Soils, Inc.

### RECORDER'S CERTIFICATE

Filed this 27<sup>th</sup> day of FEBRUARY, 1987, at 4:00 p.m. in Book 166 of MAPS, at Page 75-79 at the request of the

City Clerk.

Fee: \$ 14.00

No. 56196

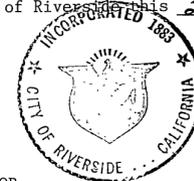
WILLIAM E. CONERLY  
County Recorder

By Sarita Ragan  
Deputy  
Subdivision Guarantee by Chicago Title Insurance Co.

### CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of five (5) sheets be, and the same is hereby accepted as the final map of TRACT NO. 19787 and the streets and easements are hereby accepted as public streets and easements, except the blanket pedestrian, bicycle and equestrian easements which is not accepted at this time, but the City of Riverside reserves the right to accept said easements at any future date, 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 on this 24<sup>th</sup> day of February, 1987.



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

By Alice A. Hare

### TAX COLLECTOR

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal or local taxes and 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 \$~~

Dated this with day of February, 1987.

R. WAYNE WATTS,  
Riverside County Tax Collector

By Amrita Brooks  
Deputy

### TAX BOND

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, 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 this \_\_\_\_\_ day of \_\_\_\_\_, 198

GERALD A. MALONEY  
Clerk of the Board of Supervisors

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

### SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of five (5) sheets correctly represents a true and complete survey made under my supervision during May, 1986, that all monuments of the character and locations 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 traced.

Dated this 16<sup>th</sup> day of FEBRUARY, 1987

By Leonard C. Stiles  
Leonard C. Stiles, L.S. 5023



### OWNERSHIP 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 on the annexed map; that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the distinctive border lines. We hereby dedicate to the Public for street and Public Utility Purposes: Lot "D";

We also hereby dedicate to the City of Riverside:

- Easement for construction and maintenance of sanitary sewer facilities over Lot A and those areas designated as "Sewer Easements".
- We further hereby dedicate for construction and maintenance of electrical energy facilities the easements designated as "Blanket P.U.E."
- Easement for pedestrian, bicycle and equestrian purposes over lot B.

We also hereby release and relinquish to the City of Riverside all vehicular access rights to Lots 1, 2, 3, 4 and Lot B, as said Lots adjoin Victoria Avenue.

An easement for ingress and egress over Lots A and B has been granted to the Riverside County Flood Control District by a separate document.

All Valley Financial Corporation, a California Corporation

By James M. Speer President - VICE  
By Shirley Diamond Secretary - ASSISTANT

First American Title Insurance Company, a California Corporation, trustee under Deed of Trust recorded May 30, 1986 in Book 1986, Page 125886 of Official Records.

By Robert C. Wales President - VICE  
By Hal Thomas Asst. Secretary

STATE OF CALIFORNIA) SS.  
COUNTY OF ORANGE)

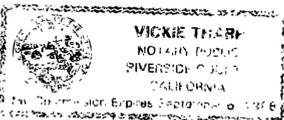
On this 12<sup>th</sup> day of December in the year 1986, before me, Jean A. Fisher, a Notary Public in and for said State, personally appeared Edward W. Speer and Shirley Diamond, personally known to me (or proved to me on the basis of satisfactory evidence) to be the (Vice) President and (Assistant) Secretary, respectively of All Valley Financial Corporation, a California Corporation, the corporation that executed the within instrument and known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument on behalf of said corporation and acknowledged to me that such corporation executed the same.

My commission expires Oct. 16, 1990. WITNESS my hand and official seal:

STATE OF CALIFORNIA) SS.  
COUNTY OF Riverside)

On this 10<sup>th</sup> day of February in the year 1987, before me, Vickie Sharp, a Notary Public in and for said State, personally appeared Roderick W. Johnston and Hal Thomas, personally known to me (or proved to me on the basis of satisfactory evidence) to be the (Vice) President and (Assistant) Secretary, respectively of the First American Title Insurance Company, a California Corporation, the corporation that executed the within instrument and known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument on behalf of said corporation and acknowledged to me that such corporation executed the same, as trustee.

My commission expires 9-6-88. WITNESS my hand and official seal:



By Vickie Sharp  
Notary Public in and for said State

### 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:

- Indicates an easement for slope maintenance in favor of Trend Development Corporation by deed recorded March 16, 1973 in Book 1973, Page 33720, Official Records of Riverside County, California.
- Indicates an easement for storm drain facilities in favor of the City of Riverside by deed recorded October 28, 1977 in Book 1977, Page 215659, Official Records of Riverside County, California.
- Rights of Way and Reservations of the Riverside Trust Company as granted to the Gage Canal Company in deed recorded May 15, 1928 in Book 76, Page 594 of Deeds (Blanket easement over all of site).

M.B. 166/75

CITY COPY

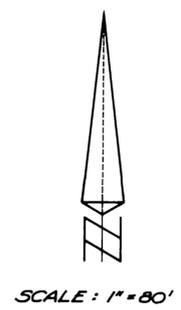
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# IN THE CITY OF RIVERSIDE TRACT NO. 19787 FOR CONDOMINIUM PURPOSES

Prepared by  
**DAVID A Boyle**  
ENGINEERING  
3095 S. GRAND AVE. SANTA ANA CA 92705  
SUITES A AND B 714-997-8144

### BASIS OF BEARINGS

THE CENTERLINE OF VICTORIA AVENUE, N 55°59'40" E AS SHOWN ON TRACT NO. 7234, M.B. 93/98, 99.



Being a subdivision of a portion of Block 65 of Arlington Heights, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 11, Pages 20 and 21 of Maps, in the office of the County Recorder of San Bernardino County, California.

### SURVEYOR'S NOTES:

- (1) EXISTING EASEMENT, SEE DESCRIPTION ON SHEET NO. 1
- ( ) RECORD DATA REFERENCES, RECORD OF SURVEY, TRACT NUMBER, PARCEL MAPS, DEEDS, ETC.

SET 8" SPIKE AND WASHER STAMPED "L.S. 5023" IN FINISH SURFACE AT ALL CENTERLINE INTERSECTIONS, BEGINNING AND ENDING OF ALL CURVES.

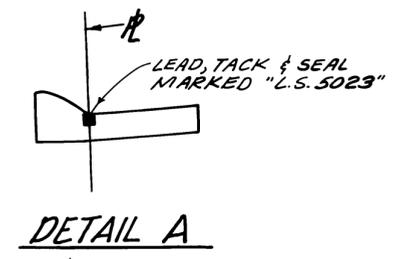
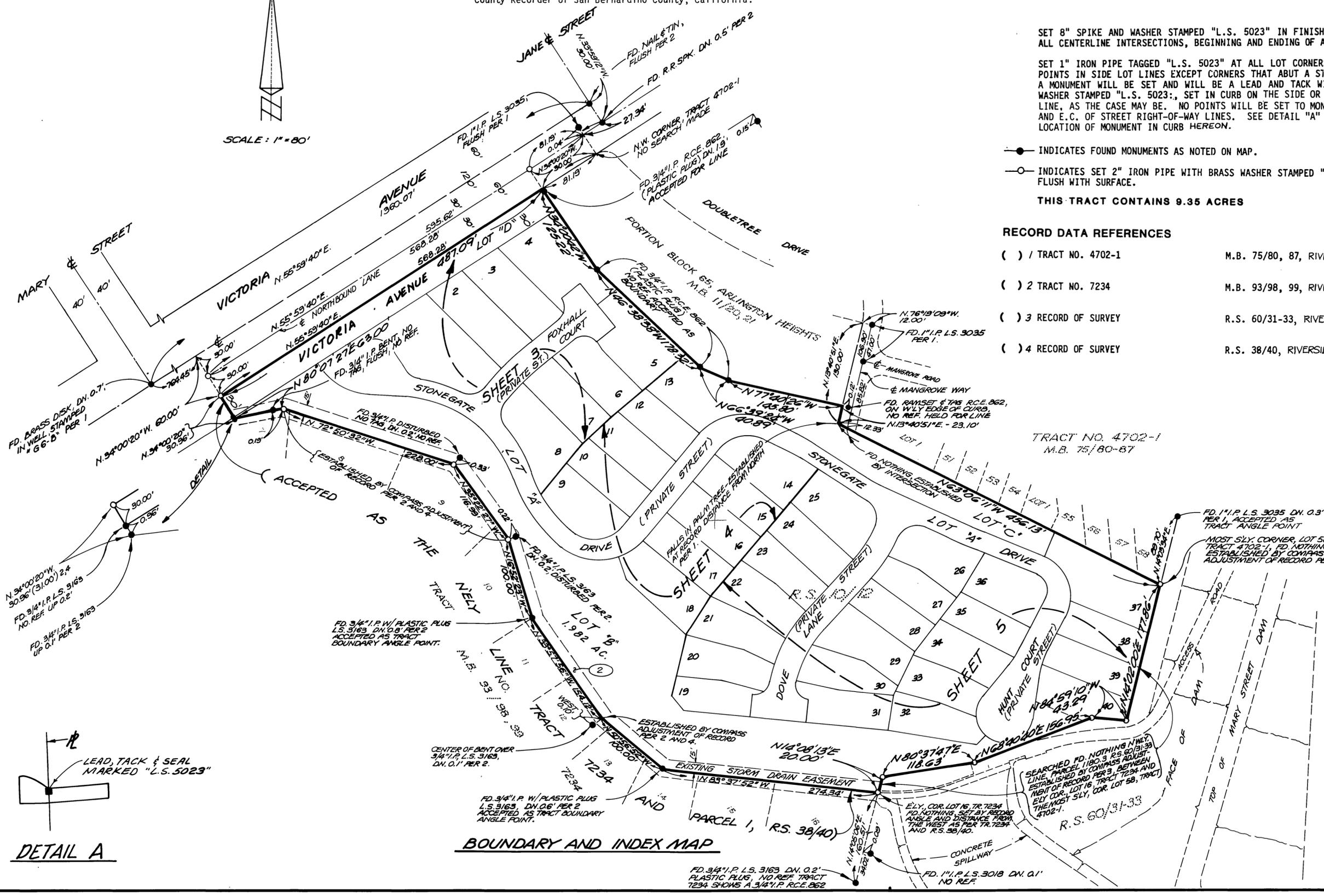
SET 1" IRON PIPE TAGGED "L.S. 5023" AT ALL LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES EXCEPT CORNERS THAT ABUT A STREET, WHERE A MONUMENT WILL BE SET AND WILL BE A LEAD AND TACK WITH A BRASS WASHER STAMPED "L.S. 5023"; SET IN CURB ON THE SIDE OR REAR LOT LINE, AS THE CASE MAY BE. NO POINTS WILL BE SET TO MONUMENT B.C. AND E.C. OF STREET RIGHT-OF-WAY LINES. SEE DETAIL "A" FOR LOCATION OF MONUMENT IN CURB HEREON.

- INDICATES FOUND MONUMENTS AS NOTED ON MAP.
- INDICATES SET 2" IRON PIPE WITH BRASS WASHER STAMPED "L.S. 5023", FLUSH WITH SURFACE.

THIS TRACT CONTAINS 9.35 ACRES

### RECORD DATA REFERENCES

- ( ) / TRACT NO. 4702-1 M.B. 75/80, 87, RIVERSIDE CO.
- ( ) 2 TRACT NO. 7234 M.B. 93/98, 99, RIVERSIDE CO.
- ( ) 3 RECORD OF SURVEY R.S. 60/31-33, RIVERSIDE CO.
- ( ) 4 RECORD OF SURVEY R.S. 38/40, RIVERSIDE CO.



### BOUNDARY AND INDEX MAP

TRACT NO. 4702-1  
M.B. 75/80-87

SEARCHED FD. NOTHING NEWLY ESTABLISHED BY COMPASS ADJUSTMENT OF RECORD PER 3. BETWEEN ELY COR. LOT 16, TRACT 7234 AND THE MOST SLY. COR. LOT 58, TRACT 4702-1.

FD. 1" I.P. L.S. 3035 DN. 0.3' PER 1, ACCEPTED AS TRACT ANGLE POINT  
MOST SLY. CORNER, LOT 58 TRACT 4702-1, FD. NOTHING, ESTABLISHED BY COMPASS ADJUSTMENT OF RECORD PER 1.

M.B. 166/76



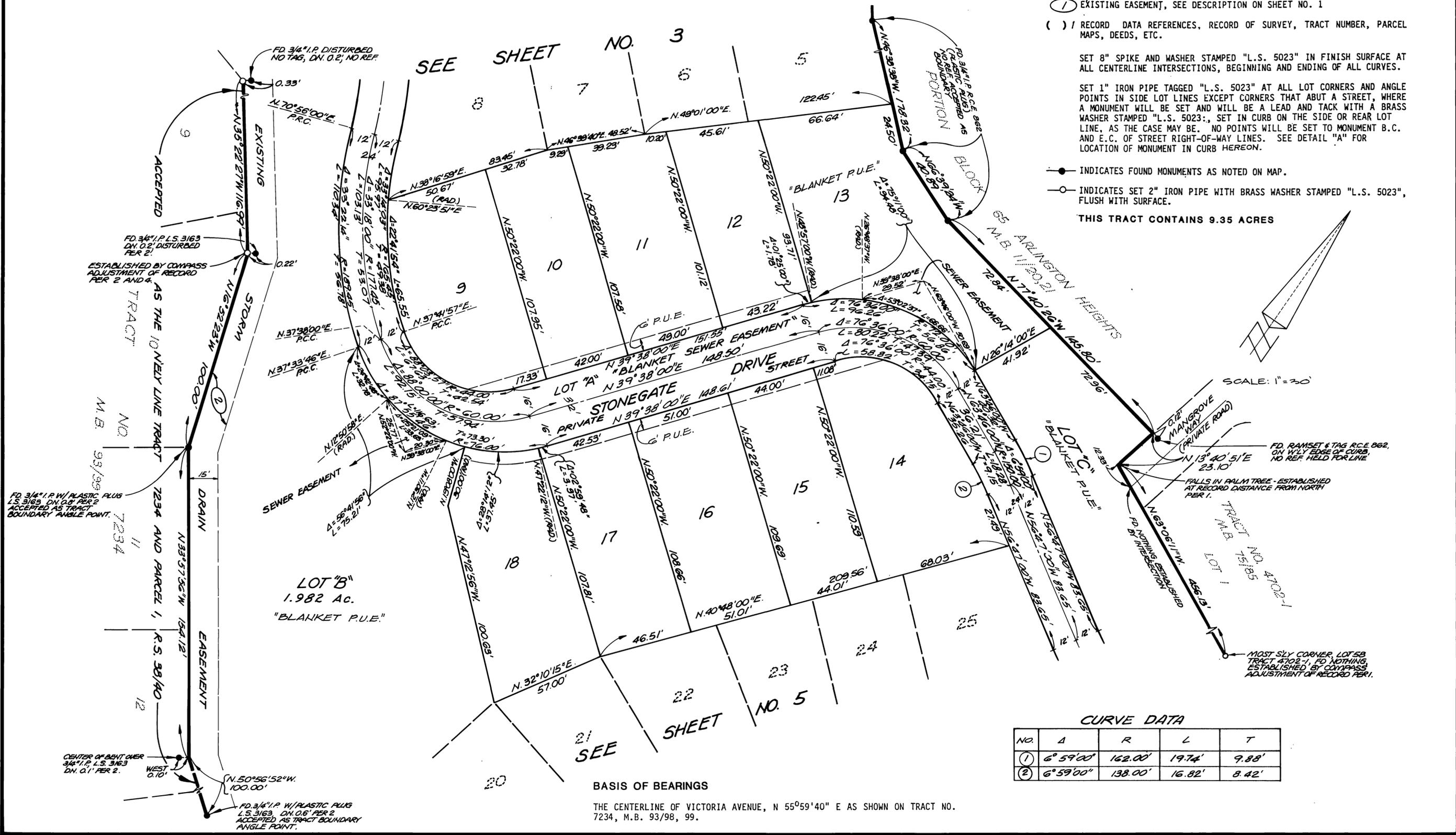
IN THE CITY OF RIVERSIDE  
**TRACT NO. 19787**  
 FOR CONDOMINIUM PURPOSES

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Prepared by  
**DAVID A. Boyle**  
 ENGINEERING  
 2009 S. GRAND AVE. SANTA ANA, CA 92705  
 SUITES A AND B 714-997-8144

**SURVEYOR'S NOTES:**

- (1) EXISTING EASEMENT, SEE DESCRIPTION ON SHEET NO. 1
  - ( ) RECORD DATA REFERENCES, RECORD OF SURVEY, TRACT NUMBER, PARCEL MAPS, DEEDS, ETC.
- SET 8" SPIKE AND WASHER STAMPED "L.S. 5023" IN FINISH SURFACE AT ALL CENTERLINE INTERSECTIONS, BEGINNING AND ENDING OF ALL CURVES.
- SET 1" IRON PIPE TAGGED "L.S. 5023" AT ALL LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES EXCEPT CORNERS THAT ABUT A STREET, WHERE A MONUMENT WILL BE SET AND WILL BE A LEAD AND TACK WITH A BRASS WASHER STAMPED "L.S. 5023"; SET IN CURB ON THE SIDE OR REAR LOT LINE, AS THE CASE MAY BE. NO POINTS WILL BE SET TO MONUMENT B.C. AND E.C. OF STREET RIGHT-OF-WAY LINES. SEE DETAIL "A" FOR LOCATION OF MONUMENT IN CURB HEREON.
- INDICATES FOUND MONUMENTS AS NOTED ON MAP.
  - INDICATES SET 2" IRON PIPE WITH BRASS WASHER STAMPED "L.S. 5023", FLUSH WITH SURFACE.
- THIS TRACT CONTAINS 9.35 ACRES**



**CURVE DATA**

NO.	Δ	R	L	T
(1)	6° 59' 00"	162.00'	19.74'	9.88'
(2)	6° 59' 00"	138.00'	16.82'	8.42'

**BASIS OF BEARINGS**  
 THE CENTERLINE OF VICTORIA AVENUE, N 55° 59' 40" E AS SHOWN ON TRACT NO. 7234, M.B. 93/98, 99.

M.B. 166/78

City Copy  
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**SURVEYOR'S NOTES:**

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Prepared by



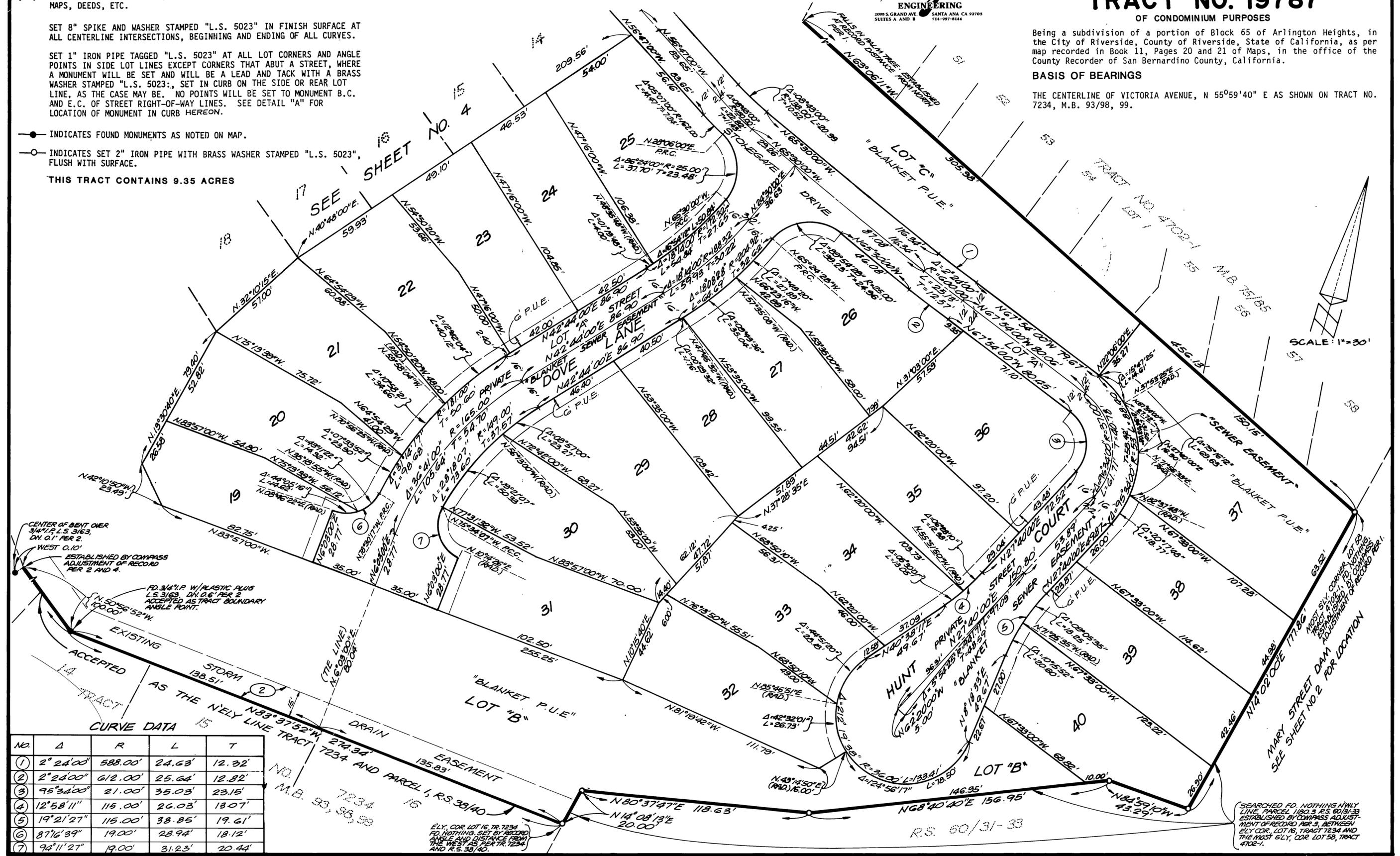
SHEET 5 OF 5

IN THE CITY OF RIVERSIDE  
**TRACT NO. 19787**  
OF CONDOMINIUM PURPOSES

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**BASIS OF BEARINGS**

THE CENTERLINE OF VICTORIA AVENUE, N 55°59'40" E AS SHOWN ON TRACT NO. 7234, M.B. 93/98, 99.



SCALE: 1"=30'

**CURVE DATA**

NO.	Δ	R	L	T
1	2° 24' 00"	588.00'	24.63'	12.92'
2	2° 24' 00"	612.00'	25.64'	12.82'
3	95° 34' 00"	21.00'	35.03'	23.15'
4	12° 58' 11"	115.00'	26.03'	13.07'
5	19° 21' 27"	115.00'	38.85'	19.61'
6	87° 16' 39"	19.00'	28.94'	18.12'
7	94° 11' 27"	19.00'	31.23'	20.44'

SEARCHED FD. NOTHING N.W. LINE, PARCEL 1180.3 R.S. 80/31-33 ESTABLISHED BY COMPASS ADJUSTMENT OF RECORD PER 3, BETWEEN ELY COR., LOT 16, TRACT 7234 AND THE MOST S.W. COR. LOT 58, TRACT 4702-1.

M.B.166/79

M.B.166/79