

CITY COPY

173/46

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT 21025

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 5 IN BLOCK 64 OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 11, OF MAPS, PAGES 20 & 21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA AND A PORTION OF PARCEL 2 OF PARCEL MAP ON FILE IN BOOK 22, OF PARCEL MAPS, PAGE 72, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 11, T.35, R.5W, S.B.M. JULY 1987

J.F. DAVIDSON ASSOCIATES, INC.
RIVERSIDE, CALIFORNIA

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 land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line. We hereby dedicate to public use for street and public utility purposes, Lot "A". We also hereby dedicate for the construction and maintenance of a retaining wall, the easement designated as "RETAINING WALL EASEMENT".

FRANK M. SCHIAVONE CONSTRUCTION INC., a California corporation

Frank M. Schiavone
FRANK M. SCHIAVONE, President

RECORDER'S CERTIFICATE

Filed this 11th day of Sept 1987, at 8:30 A.M. in Book 173 of Maps at Pages 46 + 47 at the request of the City Clerk

No. 264169
Fee: \$806
WILLIAM E. CONERLY, County Recorder

By: *Sarita Ragon*, Deputy

Subdivision Guarantee: FIDELITY NATIONAL TITLE INSURANCE CO.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 8th day of JULY, 1987, before me, BARBARA E. SMELTZER, a Notary Public in and for said State, personally appeared FRANK M. SCHIAVONE (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Barbara E. Smeltzer (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary of FRANK M. SCHIAVONE CONSTRUCTION INC., CALIFORNIA Corporation, the corporation that executed the within instrument, and 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.

My commission expires April 8, 1989

Witness my hand and official seal.



Barbara E. Smeltzer
Notary Public in and for said State

UTILITIES EASEMENTS

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

- (A) Indicates an easement for waterline facilities in favor of the City of Riverside by Deed Rec. Sept. 23, 1983 as Inst. No. 195865, O R Riv. Co, Ca. (See Sheet 2)

Dated JULY 10, 1987

BILL D. CARNAHAN
Director of Public Utilities

By: *Dieter P. Witzfeld*

SIGNATURE OMISSIONS

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

Gage Canal Company, easements and rights-of-way for the purpose of maintaining, renewing, and operating all necessary distributing flumes, pipes, waterways or conduits and connections and such appliances as may be proper to be constructed, maintained or used in connection therewith and also such rights and reservations as are specified upon the map of Arlington Heights as recorded in Book 11, Pages 20 and 21 of Maps, Records of San Bernardino County, California.

An Easement in favor of Gage Canal Company successor in interest to Riverside Trust Company for installing, maintaining, renewing and operating pipe lines, flumes and appurtenant structures for the purpose of irrigation and domestic use in Instrument recorded August 26, 1893 in Book 3, Page 320 of Deeds, Official Records of Riverside County, California. The exact location of this easement cannot be located from the records.

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 21025 which was approved by the Riverside City Planning Commission on July 10, 1985 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 7/14/87

BARRY BECK R.C.E. 20900
City Engineer

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 JULY 10, 1987

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 7/8/87

H. E. BREWER
City Treasurer

By: *W.A. Hansen*

SOIL REPORT

A preliminary soil report was prepared on March 16, 1977, as required by the Health and Safety Code of California, Section 17953 by ASSOCIATED SOILS ENGINEERING, INC.

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 21025 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 21st day of July, 1987.



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

By: *Alice A. Hare*

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 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 \$12,400.00.

Date July 8, 1987

R. WAYNE WATTS
County Tax Collector

By: *Patti A. Crislip*
Deputy

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$12,400.00 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.

Date Sept. 9, 1987

GERALD A. MALONEY
Clerk of the Board of Supervisors

By: *Maria Brown*
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 TWO (2) sheets correctly represents a survey made under my supervision during June, 1977 and that all monuments shown hereon 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 complete as shown.

Date 7-8-87



JAMES F. DAVIDSON, JR.
L.S. 3018

MB 173/46

