

116/15  
CITY'S COPY

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

SHEET 1 OF 4 SHEETS

# TRACT NO. 8716-1

BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND 6, ALL IN BLOCK 28 OF ARLINGTON HEIGHTS, AS SHOWN ON MAP RECORDED IN BOOK II, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

CLIFFORD A. FORKERT - CIVIL ENGINEER  
HUNTINGTON BEACH, CALIFORNIA.  
JULY, 1977

### RECORDER'S CERTIFICATE

Filed this 13 day of NOV 1980, at 12:30 PM Book 116 of Maps at Pages 15-18 at the request of the City Clerk

DONALD D. SULLIVAN  
County Recorder  
By: Debbie Ann Hayes  
DEPUTY

NO 213035  
Fee \$11.00

Sub'n Gtee SAFECO

### OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE THE 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 AND WE HEREBY CONSENT TO MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE, AND WE HEREBY OFFER FOR DEDICATION TO PUBLIC USE, FOR STREET PURPOSES LOTS "A" THRU "F", INCLUSIVE AND FURTHER, THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 7 THRU 10 INCLUSIVE, AS SHOWN ON THE ANNEXED MAP ON, OVER AND ACROSS LINCOLN AVENUE, ADJOINING SAID LOTS 7 THRU 10, INCLUSIVE; WE FURTHER OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES THE EASEMENTS DESIGNATED AS 5' X 30' P.U.E.

FRANK H. AYRES & SON CONSTRUCTION CO., A CORPORATION

Donald B. Ayres, Jr.  
DONALD B. AYRES, JR.  
PRESIDENT  
Jewell L. Kirkpatrick  
JEWELL L. KIRKPATRICK  
SECRETARY

### 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. 8716, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON NOVEMBER 4, 1976, 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 EASEMENT FOR SEWERS HAS 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 Nov. 7, 1980

ROBERT C. WALES, R.C.E. 18793  
DIRECTOR OF PUBLIC WORKS

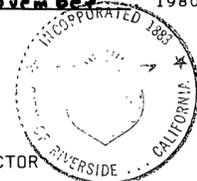
BY: Robert C. Wales

### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FOUR (4) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP ON TRACT NO. 8716-1 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS EXCEPT LOTS "E" AND "F" WHICH ARE HEREBY ACCEPTED AS 1' BARRIER STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "D" AND "C", 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 11<sup>th</sup> DAY OF November, 1980.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Karen E. Oakley  
Asst. City Clerk



### 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 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 \$\_\_\_\_\_.

DATED September 25, 1980

DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

BY: Larry Knowles

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF ORANGE SS

ON THIS 12<sup>th</sup> DAY OF May, 1980 BEFORE ME Barbara A. Flannelly A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD B. AYRES, JR., KNOWN TO ME TO BE THE PRESIDENT AND JEWELL L. KIRKPATRICK, KNOWN TO ME TO BE THE SECRETARY OF FRANK H. AYRES & SON CONSTRUCTION CO., A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME. WITNESS MY HAND AND OFFICIAL SEAL.

Barbara A. Flannelly  
NOTARY PUBLIC IN AND FOR SAID STATE.  
MY COMMISSION EXPIRES Jan. 23, 1983



### 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.

DATED Oct. 28, 1980

H. E. BREWER, CITY TREASURER

BY: H. E. Brewer

### 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 THE MAP, AND THAT ALL PUBLIC UTILITY 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 October 29, 1980

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: Everett C. Ross

### UTILITY EASEMENT

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP:

- (1) AN EASEMENT 10 FEET IN WIDTH IN FAVOR OF THE CITY OF RIVERSIDE FOR PUBLIC UTILITY PURPOSES BY DEED RECORDED JUNE 21, 1961 AS INSTRUMENT NO. 53333 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED October 29, 1980

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: Everett C. Ross

### SIGNATURE OMISSION

PURSUANT TO SECTION 66436 (C) (1) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS ARE OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

- (1) AN EASEMENT 40 FEET IN WIDTH IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED RECORDED DECEMBER 12, 1935 IN BOOK 263, PAGES 176 THRU 178, INCLUSIVE, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

### TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM \$\_\_\_\_\_ 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 \_\_\_\_\_, 1980

DONALD D. SULLIVAN  
COUNTY CLERK AND EX-OFFICIO  
CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_

### ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JULY, 1977, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED MAY 12, 1980

CLIFFORD A. FORKERT, R.C.E. 7211

BY: Clifford A. Forkert



### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 31ST DAY OF MARCH, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953; BY C.H.J. MATERIALS LABORATORY, INC.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

SHEET 2 OF 4 SHEETS

# TRACT NO. 8716-1

BEING A SUBDIVISION OF PORTIONS OF LOTS 5 AND 6, ALL IN BLOCK 28 OF ARLINGTON HEIGHTS, AS SHOWN ON MAP RECORDED IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

CLIFFORD A. FORKERT - CIVIL ENGINEER  
HUNTINGTON BEACH, CALIFORNIA.

JULY, 1977

SCALE: 1"=60'

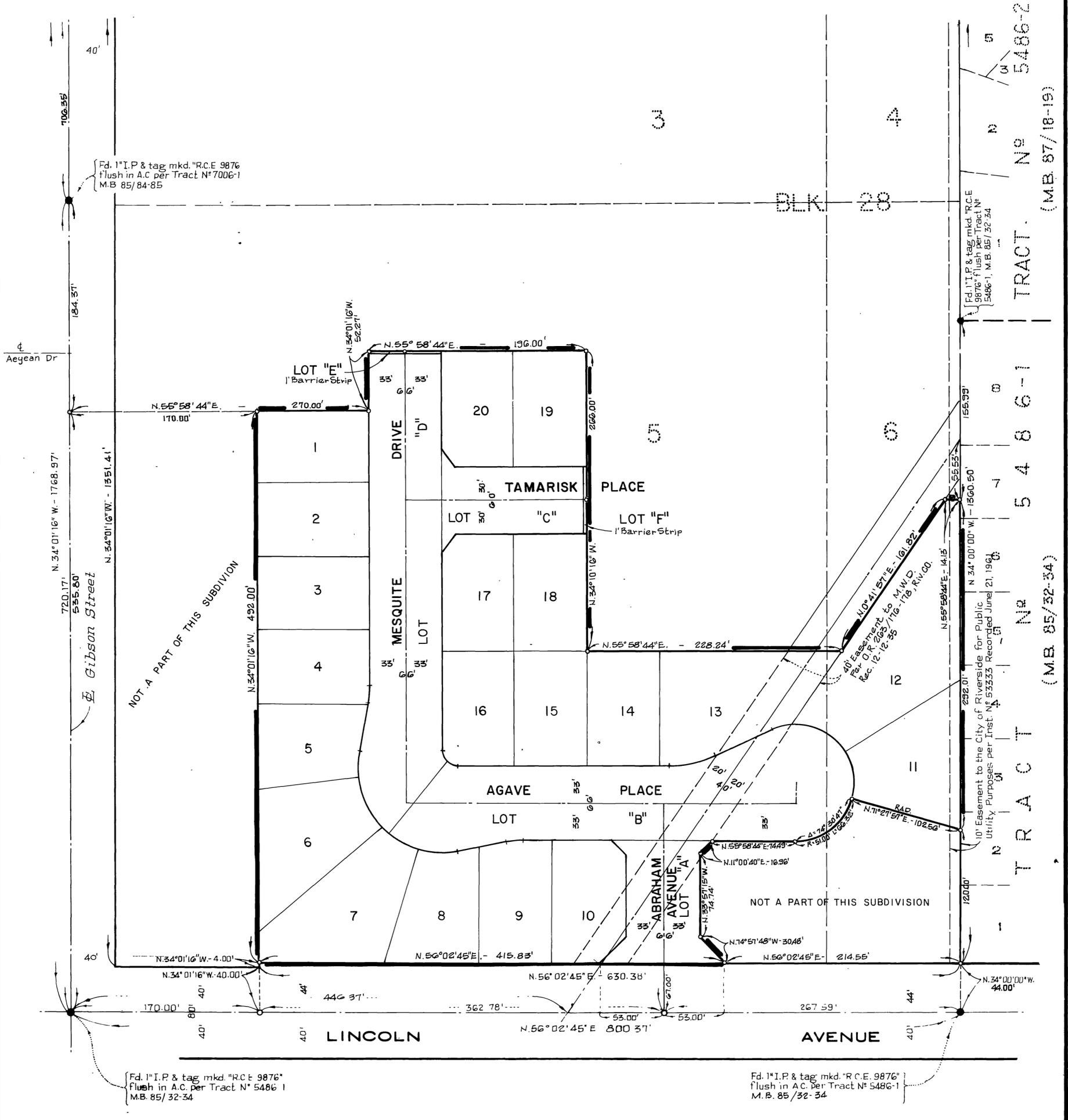
ENGINEER'S NOTES:

- 1 BASIS OF BEARINGS: Centerline of Lincoln Avenue taken as N 56° 02' 45" E, as shown on map of Tract N° 5486-1 recorded in Book 85, Pages 32 thru 34, inclusive, of Maps records of Riverside County.
- 2 Found monuments as noted are shown thus ●
- 3 Set 1" iron pipe tagged "R.C.E. 7211" flush at all points shown thus O, unless otherwise noted.
- 4 This tract contains 5.25 Acres.
- 5 Set lead and tag mkd "R.C.E. 7211" in top of curb at all side lot lines projected
- 6 Areas along Lincoln Avenue shown thus // indicates vehicular and pedestrian access waived.
- 7 Set 1" iron pipe tagged "R.C.E. 7211" flush at all rear lot corners.

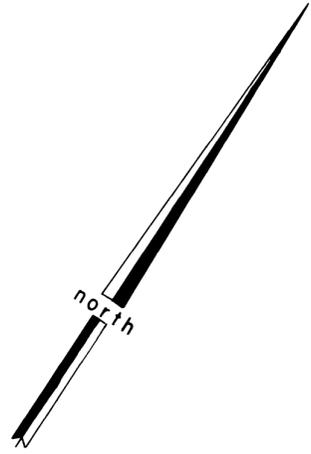
SEE

SHEET

3



CITY'S COPY



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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

SHEET 3 OF 4 SHEETS

# TRACT NO. 8716-1

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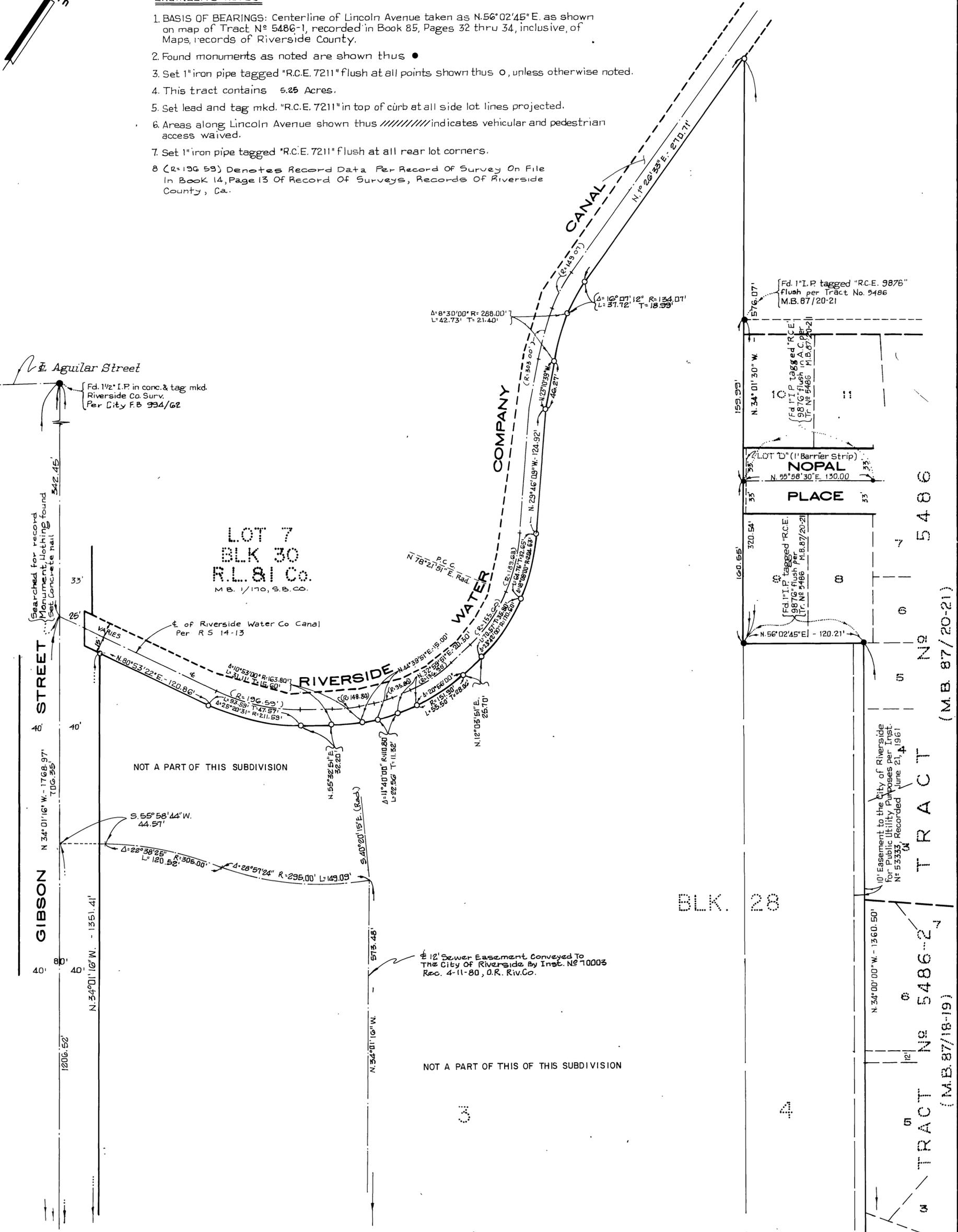
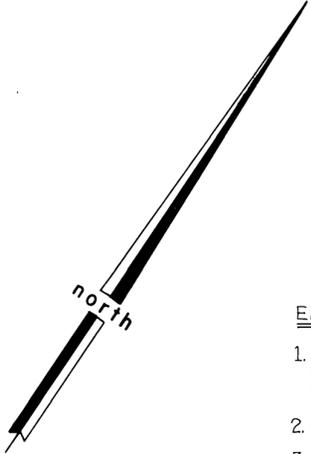
CLIFFORD A. FORKERT - CIVIL ENGINEER  
HUNTINGTON BEACH, CALIFORNIA.

ENGINEER'S NOTES:

JULY, 1977

SCALE: 1"=60'

1. BASIS OF BEARINGS: Centerline of Lincoln Avenue taken as N.56°02'45"E. as shown on map of Tract N<sup>o</sup> 5486-1, recorded in Book 85, Pages 32 thru 34, inclusive, of Maps, records of Riverside County.
2. Found monuments as noted are shown thus ●
3. Set 1" iron pipe tagged "R.C.E. 7211" flush at all points shown thus ○, unless otherwise noted.
4. This tract contains 5.25 Acres.
5. Set lead and tag mkd. "R.C.E. 7211" in top of curb at all side lot lines projected.
6. Areas along Lincoln Avenue shown thus // indicates vehicular and pedestrian access waived.
7. Set 1" iron pipe tagged "R.C.E. 7211" flush at all rear lot corners.
8. (R-196 59) Denotes Record Data Per Record Of Survey On File In Book 14, Page 13 Of Record Of Surveys, Records Of Riverside County, Ca.



Aguilar Street

GIBSON STREET

LOT 7  
BLK 30  
R.L. & Co.  
M.B. 1/170, S.B. Co.

RIVERSIDE WATER COMPANY CANAL

COMPANY

NOPAL PLACE

TRACT No 5486-2

TRACT No 5486-1

BLK. 28

TRACT No 5486-2

TRACT No 5486-1

SEE

SHEET

2

CITY'S COPY

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

SHEET 4 OF 4 SHEETS

# TRACT NO. 8716-1

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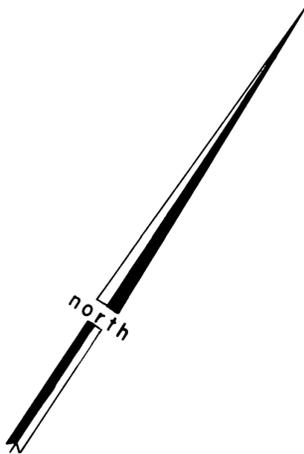
CLIFFORD A. FORKERT - CIVIL ENGINEER  
HUNTINGTON BEACH, CALIFORNIA.

JULY, 1977

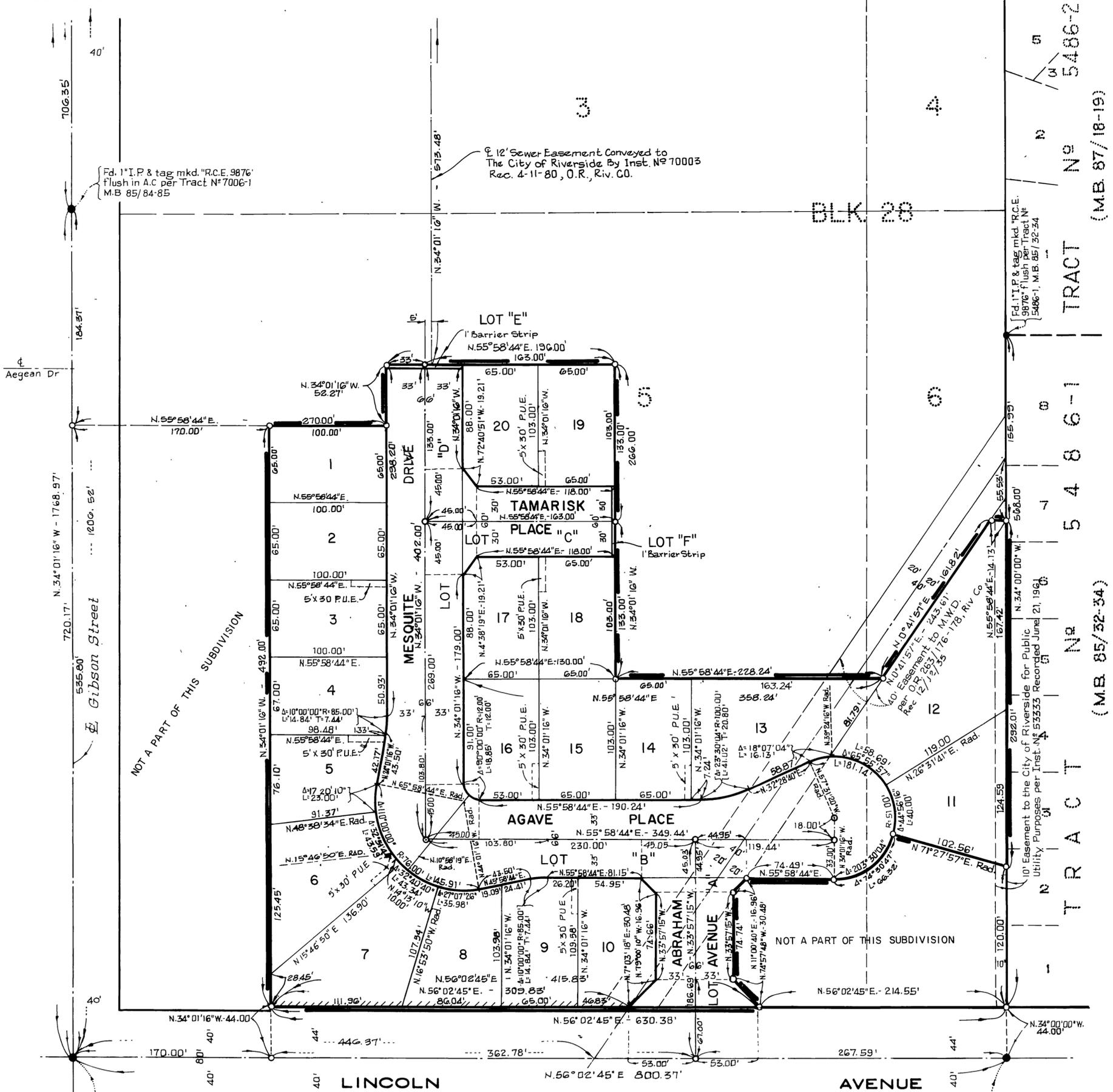
SCALE: 1"=60'

ENGINEER'S NOTES:

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SEE SHEET 3



Fd. 1" I.P. & tag mkd. "R.C.E. 9876" flush in A.C. per Tract No 5486-1 M.B. 85/32-34

Fd. 1" I.P. & tag mkd. "R.C.E. 9876" flush in A.C. per Tract No 5486-1 M.B. 85/32-34

TRACT No 5486-2 (M.B. 87/18-19)

TRACT No 5486-1 (M.B. 85/32-34)

TRACT No 5486-1 (M.B. 85/32-34)