

57/11

IN THE CITY OF RIVERSIDE

TRACT 3439

BEING A SUBDIVISION OF A PORTION OF THE SOUTH ONE-HALF OF SECTION 31, T.25. R.4W. S.B. B&M.

JANUARY 1967

SCALE 1"=100'

J.F. DAVIDSON ASSOCIATES

SHEET 1 OF 3 SHEETS

FILED
On Feb 9, 1967

At 3:00 P.M.

W. D. BALOGH

County Recorder

By Allen Stalden

Deputy

Fee \$ 9.00

No. 11106

Submitted by Title Ins. Tr. Co.

Filed by City Clerk

OWNERSHIP

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 said map and subdivision as shown within the colored border line and that we hereby offer for dedication for public use for street purposes Lots A to I inclusive and for the construction and maintenance of all public utilities the public utility easement shown on the map as "6' P.U.E. 11 1/2' x 6' R.U.E. We also offer for dedication to the City of Riverside the easements shown on the map as "5' DRAINAGE EASEMENT" and "10' DRAINAGE EASEMENT" and "10' SEWER EASEMENT" WHILE ALL OF CANYON CREST DRIVE WITHIN THIS SUBDIVISION REMAINS A PUBLIC HIGHWAY, AND FOR SUCH TIME ONLY WE ABANDON ALL EASEMENTS OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO SAID CANYON CREST DRIVE SO THAT OWNERS OF LOTS ABUTTING THIS HIGHWAY DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS WHATSOEVER IN THE HIGHWAY AS SUCH EXCEPT THE GENERAL EASEMENT OF TRAVEL WHICH BELONGS TO THE WHOLE PUBLIC, IF ANY CHANGE OF ALIGNMENT OR WIDTH OF SUCH HIGHWAY RESULTS IN THE VACATION OF ANY PART THEREOF WITHIN THIS SUBDIVISION, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED. WE ALSO RESERVE THE SLOPE EASEMENTS OVER THE PORTIONS OF LOTS 1 THROUGH 9 AS SHOWN ON SAID MAP FOR CUT AND FILL SLOPE OPERATIONS FOR PRESENT AND FUTURE DEVELOPMENT OF LAND ADJOINING ON THE SOUTHWEST OF SAID LOTS.

CALIFORNIA FEDERAL SAVINGS AND LOAN ASSOCIATION, a California Corporation

By: Harold A. Rood
ASST. VICE PRESIDENT

By: Rosemary Balen
ASSISTANT SECRETARY

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held October 21st, 1965.

Thomas M. Brown
Planning Director, City of Riverside

DIRECTOR OF PUBLIC WORKS

I hereby certify that I have examined the within map; that the subdivision shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of Chapter 12B (Subdivision Map Act) Statutes of California, 1943, and of Ordinance No 1323 of the City of Riverside, California, and all amendments thereto have been complied with; that plans and specifications for drains, drainage, sewer and drainage works sufficient to protect all lots in said subdivision from flood or overflow have been approved by me; that all easements for sewers shown on said map are correct in form and contents and are approved; and I am satisfied that this map is technically correct.

Dated Feb. 2, 1967.

John M. Hartwick
DIRECTOR OF PUBLIC WORKS

CITY CLERK

I, _____, City Clerk of the City of Riverside, California, hereby certify that an undertaking satisfactory to the Council of said City guaranteeing the construction of required street improvements in this subdivision was approved and filed in my office prior to the final acceptance of this subdivision map.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, State of California, this 7th day of February, 1967.

Virginia J. Stalden
City Clerk of the City of Riverside, California

RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of three (3) sheets be, and the same is hereby accepted as the official map of TRACT 3439 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 _____ 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 adopted by the Mayor and Council of the City of Riverside this 7th day of February, 1967.

Virginia J. Stalden
City Clerk of the City of Riverside, California

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE
LOS ANGELES

On Jan. 16, 1967, before me, ERNESTINE RYAN a Notary Public in and for said County and State, personally appeared HAROLD A. ROOD known to me to be the ASST. V. PRES., and ROSEMARY BALEN known to me to be the ASST. SECRETARY of 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 same, 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 Ernestine Ryan
ERNESTINE RYAN
Notary Public in and for said County and State
My Commission expires 11-13-67
ERNESTINE RYAN
Notary Public in and for said County and State
My Commission Expires Nov. 13 1967

FINANCIAL AND TRANSPORT SERVICES Inc., a California Corporation as Trustee under Deed of Trust recorded July 29, 1964 in Book 3760 at page 77 of Official Records of Riverside County, California

By: John Jay Corley
Vice President

By: Catherine Monarch
Assistant Secretary

STREET SUPERINTENDENT

I hereby certify that according to the records of this office, the property shown on this map is not subject to any special assessments which have not been paid in full.

Dated JANUARY 27, 1967.

George H. Hubbard
Street Superintendent

TAX COLLECTOR

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.

Dated January 25, 1967.

DONNA BOUER BABCOCK
County Tax Collector
By: Deputy

SUPERINTENDENT OF LIGHT AND WATER DEPARTMENT

I hereby certify that the subdivider named on this map has deposited with the Water Department of the City of Riverside sufficient funds to cover the cost of installing all necessary fire hydrants together with all water mains and laterals to the curb line on all streets shown on said map; that all P.U.E. shown on this map are sufficient for all requirements of the Electric Light and Water Departments of the City of Riverside and for the Department of Public Utilities of said City.

Dated Feb 2, 1967.

Everett D. Ross
Superintendent of Light and Water Dept.,
City of Riverside, California.

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 _____, 19____.

County Clerk and ex-officio
Clerk of the Board of Supervisors.

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE
LOS ANGELES

On Jan. 16, 1967, before me, Ernestine Ryan a Notary Public in and for said County and State, personally appeared JOHN JAY CORLEY known to me to be the VICE PRESIDENT and CATHERINE MONARCH known to me to be the ASST. SECRETARY of 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 same, 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 Ernestine Ryan
ERNESTINE RYAN
Notary Public in and for said County and State
My Commission expires 11-13-67
ERNESTINE RYAN
Notary Public in and for said County and State
My Commission Expires Nov. 13 1967

CITY TREASURER

I hereby certify that according to the records of this office as of this date, the 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 Jan. 31, 1967.

H. E. Brewer
CITY TREASURER

SOIL REPORT

A preliminary soil report was prepared by Pacific Materials Laboratories, Inc. on March 5, 1965 as required by the Health and Safety Code, Section 17953

CIVIL ENGINEER

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of three (3) sheets correctly represents a survey made under my supervision during January of 1967; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one (1) year of recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

George E. McCarty
Registered Civil Engineer No. 10688

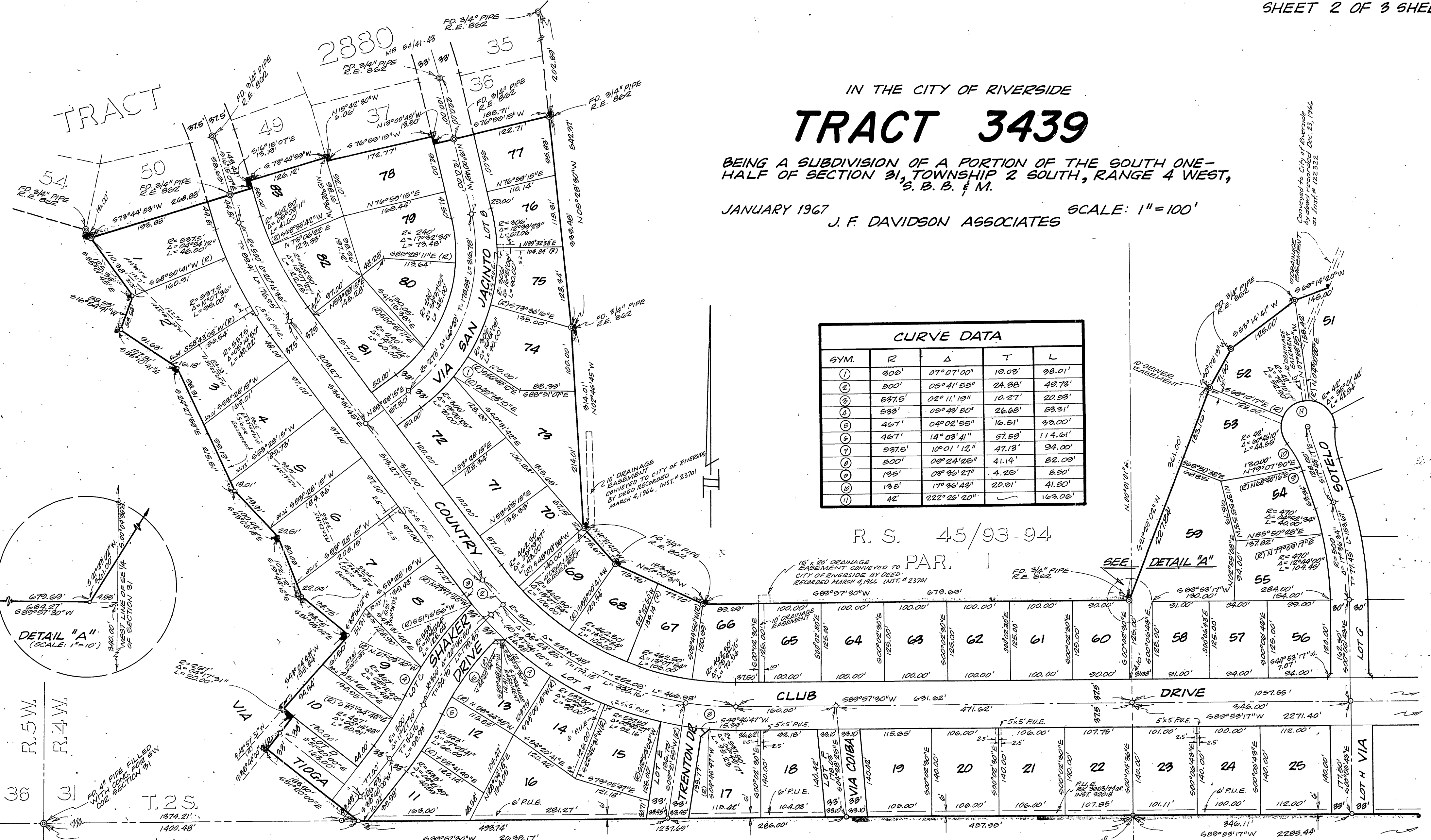
TRACT 3439

BEING A SUBDIVISION OF A PORTION OF THE SOUTH ONE-HALF OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S. B. B. & M.

JANUARY 1967

J. F. DAVIDSON ASSOCIATES

SCALE: 1"=100'

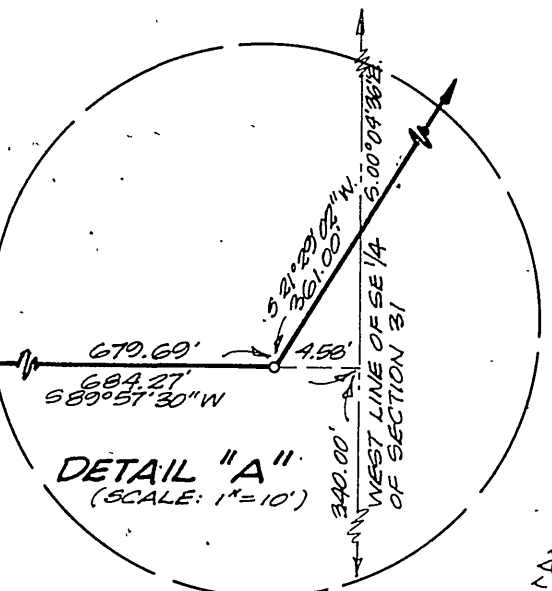


SYM.	R	Δ	T	L
(1)	906'	07°07'00"	10.02'	98.01'
(2)	800'	05°41'55"	24.88'	49.78'
(3)	837.5'	02°11'19"	10.27'	20.89'
(4)	533'	05°49'50"	26.68'	53.31'
(5)	467'	04°02'55"	16.51'	33.00'
(6)	467'	14°03'41"	57.59'	114.61'
(7)	537.5'	10°01'12"	47.13'	94.00'
(8)	500'	00°24'25"	41.14'	82.09'
(9)	135'	08°36'27"	4.25'	8.50'
(10)	135'	17°36'43"	20.91'	41.50'
(11)	42'	222°26'20"	—	163.06'

R. S. 45/93-94

PAR. 1

SEE DETAIL "A"



NOTES:
 BEARINGS ARE BASED ON THE CENTERLINE OF COUNTRY CLUB DRIVE BEING S. 61°15'07"E, AS SHOWN ON MAP OF TRACT 2880, M.B. 54/41-43, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 3/4" PIPE, TAGGED R.E. 862, SET AT ALL POINTS SHOWN THUS UNLESS OTHERWISE NOTED.
 2" x 2" PAINTED YELLOW, TAGGED R.E. 862, SET AT ALL REAR LOT CORNERS.
 NAIL & TAG SET IN CLUB AT EXTENSION OF LOT LINES FOR FRONT LOT CORNERS.

Conveyed to City of Riverside
 by deed recorded Dec. 21, 1966
 as Inst. # 122322

SEE SHEET NO. 3

IN THE CITY OF RIVERSIDE TRACT 3439

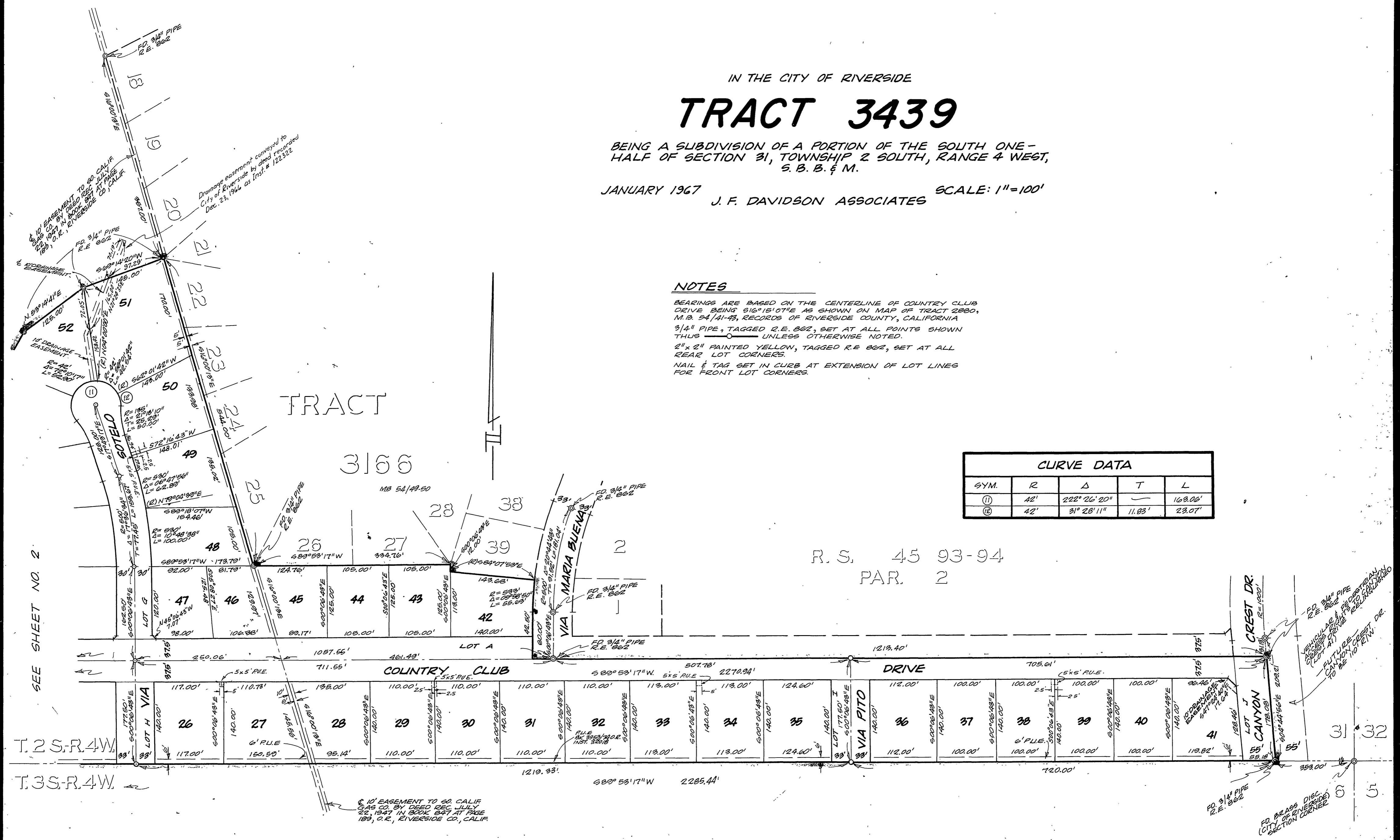
BEING A SUBDIVISION OF A PORTION OF THE SOUTH ONE-HALF OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S. B. B. & M.

JANUARY 1967 J. F. DAVIDSON ASSOCIATES SCALE: 1"=100'

NOTES

BEARINGS ARE BASED ON THE CENTERLINE OF COUNTRY CLUB DRIVE BEING 616°15'07"E AS SHOWN ON MAP OF TRACT 2880, M.B. 54/41-43, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
3/4" PIPE, TAGGED R.E. 862, SET AT ALL POINTS SHOWN THUS UNLESS OTHERWISE NOTED.
2" x 2" PAINTED YELLOW, TAGGED R.E. 862, SET AT ALL REAR LOT CORNERS.
NAIL & TAG SET IN CURB AT EXTENSION OF LOT LINES FOR FRONT LOT CORNERS.

CURVE DATA				
SYM.	R	Δ	T	L
①	42'	222°26'20"	—	169.06'
②	42'	31°28'11"	11.83'	23.07'



SEE SHEET NO. 2

T.2S.R.4W

T.3S.R.4W

10' EASEMENT TO SO CALIF GAS CO. BY DEED REC. JULY 22, 1947 IN BOOK 847 AT PAGE 183, C.E. RIVERSIDE CO., CALIF.

VEHICULAR CROSSING OF CREST DR. OVER CANYON DRIVE AT INTERSECTION TO BE 10' E.W.
CANYON DRIVE TO BE 10' E.W.
CITY OF RIVERSIDE SECTION CORNER
FD. DR. 862 DISC. CITY OF RIVERSIDE SECTION CORNER
FD. 3/4" PIPE R.E. 862
CREST DR. LOT J
CANYON DRIVE
LOT I
VIA PITO
LOT H
VIA
LOT G
LOT F
LOT E
LOT D
LOT C
LOT B
LOT A
LOT 41
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