

IN THE CITY OF RIVERSIDE
TRACT 3802

A CONDOMINIUM
BEING A SUBDIVISION OF A PORTION
OF THE SOUTHWEST ONE-QUARTER
OF SECTION 32, T.2 S., R.4 W., S.B.B.&M.

JULY 1968 SCALE 1"=100'

J. F. DAVIDSON ASSOCIATES

SHEET 1 OF 2 SHEETS

FILED
on Oct 9, 1968

At 10:30 A.M.

W. D. BALOGH

County Recorder

By Dean B. Vaughn
Deputy

Fee \$7.00

No 97325

Filed by County Clerk

Subdn G Fee: T.I. & Tr. Co.

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, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, inclusive and for the construction and maintenance of all public utilities the public utility easements designated as "Public Utility & sewer easement".

We also offer for dedication Lot C ("1' barrier strip") to the City of Riverside and offer for dedication the "10' Storm Drain Easement", the "10' Storm Drain Easement" and the "20' Landscape Easement" while all of Canyon Crest Dr. 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 whatever in the highway as such except the general easement of travel which belongs to the whole public. If any change of a 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.

CALIFORNIA FEDERAL SAVINGS AND LOAN ASSOCIATION
a Corporation

By D.H. McGowan
D. H. McGowan, VICE PRES.

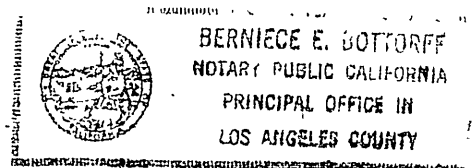
By Rosemary Bolen
Rosemary Bolen, ASST. Secy.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss.
COUNTY OF }

On 9-16-1968, before me Berniece E. Bofforff, a Notary Public in and for said County and state, personally appeared D. H. McGowan known to me to be the VICE PRES., and Rosemary Bolen known to me to be the ASST. SECY. 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
Berniece E. Bofforff
Notary Public in and for said County and state
Berniece E. Bofforff
My commission expires 8-20-1971



Soil Test

Soil tests were performed by Hugh M. Gallaher on the 20th day of August 1968.

CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held August 8, 1968.

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 128 (Subdivision Map Act) Statutes of California, 1943, and of Ordinance No 1328 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 September 27, 1968.
William E. Ewert
DIRECTOR OF PUBLIC WORKS

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 SEPTEMBER 25, 1968.
Benjamin Hubbard
Street Superintendent

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 Sept. 26, 1968.
Dwight Ross
Superintendent of Light and Water Dept.,
City of Riverside, California.

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 Sept. 24, 1968.
H. E. Brewer
CITY TREASURER

CITY CLERK

I, VIRGINIA STROHECKER, 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 1st day of October, 1968.

Virginia Strohecker
City Clerk of the City of Riverside, California

RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of two (2) sheets be, and the same is hereby accepted as the official map of TRACT 3802 and the streets and easements are hereby accepted as public streets and easements except Lot C ("1' barrier strip") which is accepted contingent upon extension and improvement of streets 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 adopted by the Mayor and Council of the City of Riverside this 1st day of October, 1968.
Virginia Strohecker
City Clerk of the City of Riverside, California.

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, except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ 1600.00.

Dated October 3, 1968.
Donna Bauer Babcock County Tax Collector
By John Stead Deputy

TAX BOND

I hereby certify that a bond in the sum of \$ 1600.00 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.

Dated OCTOBER 1st, 1968.
Donald D. Sullivan
County Clerk and ex-officio
Clerk of the Board of Supervisors.

By Gregory Hughes Deputy

CIVIL ENGINEER

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 AUGUST of 1968; that all monuments shown hereon actually exist and their positions are correctly shown.

Robert S. Kipper
Registered Civil Engineer No. 13099

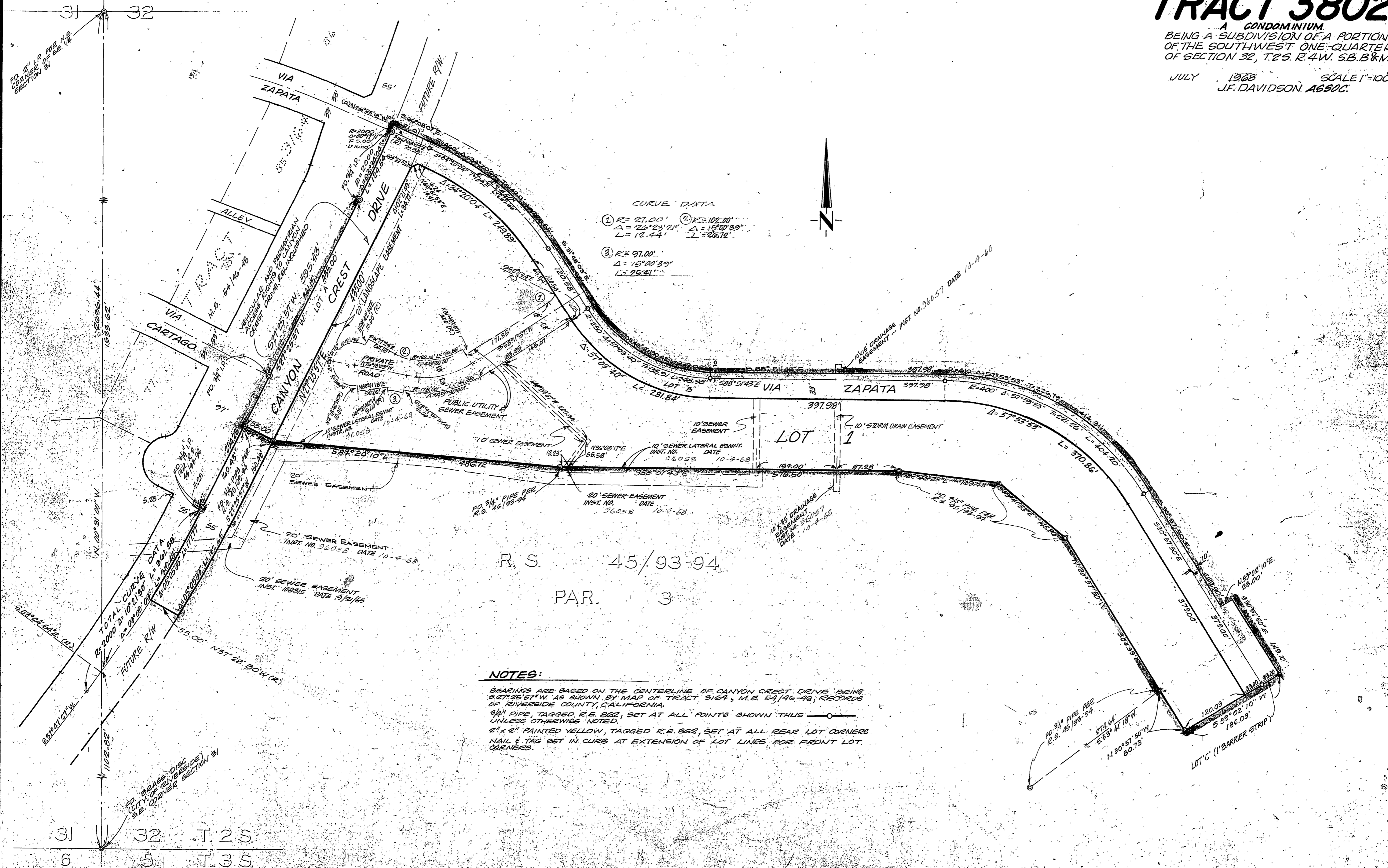
W.P. 00714 3802

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CURVE DATA

① R=27.00' Δ=76°23'21" L=12.44'	② R=102.70' Δ=152°00'30" L=229.72'
③ R=97.00' Δ=15°20'39" L=26.41'	

R. S. 45/93-94
 PAR. 3

NOTES:
 BEARINGS ARE BASED ON THE CENTERLINE OF CANYON CREST DRIVE BEING
 S27°25'57"W AS SHOWN BY MAP OF TRACT 3164, M.B. 54/46-48, RECORDS
 OF RIVERSIDE COUNTY, CALIFORNIA.
 9/4" PIPE, TAGGED R.E. 822, SET AT ALL POINTS SHOWN THIS ———
 UNLESS OTHERWISE NOTED.
 2" x 2" PAINTED YELLOW, TAGGED R.E. 822, SET AT ALL REAR LOT CORNERS
 NAIL & TAG SET IN CURB AT EXTENSION OF LOT LINES FOR FRONT LOT
 CORNERS.

31	32	T.2S
6	5	T.3S