

FILED  
On AUGUST 6 1969

At 2:30 P.M.  
W.D. BALOGH  
County Recorder  
By Paul W. Naughton  
Deputy  
Fee \$ 9.00  
No. 80533  
Filed by City Clerk  
Sub GTEE: S.T.I.C.

IN THE CITY OF RIVERSIDE

# TRACT NO. 3835

BEING A RE-SUBDIVISION OF LOTS 9-43, 54, 55, AND A PORTION OF LOTS 8 & 56 AND LOTS A, B, C, & E OF TRACT No. 3081 AS SHOWN BY MAP ON FILE IN BOOK 54 OF MAPS, PAGES 56-59, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA., A PORTION OF SECTION 29 AND A PORTION OF SECTION 32, T.2S., R.4W., S.B.B.&M.

MAY, 1969 SCALE 1" = 50'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

### CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held February 6, 1969.

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 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 and drains shown on said map are correct in form and contents and are approved; and I am satisfied that this map is technically correct.

Dated July 17 1969 William D. Henderson  
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 June 12 1969 Georgie Hubbard  
Street Superintendent

### DIRECTOR OF PUBLIC UTILITIES

I hereby certify that the subdivider named on this map has deposited with the Water Division of the City of Riverside Public Utilities Department sufficient funds or made acceptable arrangements to cover the applicable charges for installing all necessary fire hydrants, water mains and service laterals on all streets shown on this 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 July 7 1969 Everett C. Ross  
Director of Public Utilities

### CIVIL ENGINEER

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of 3 sheets correctly represents a survey made under my supervision during MAY, 1969; that all monuments shown hereon actually exist and their positions are correctly shown or will be in place within one (1) year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated MAY 22 1969 Ernest N. Walbr  
Registered Civil Engineer No. 9876

### CITY CLERK

I, V.J. STROHECKER, City Clerk of the City of Riverside, Calif. hereby certify that an undertaking satisfactory to the Council of said City guaranteeing the construction of required street improvements in this subdivision was 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 22nd day of July 1969.

V.J. Strohecker  
City Clerk of the City of Riverside, Calif.

### RESOLUTION OF ACCEPTANCE

RESOLVED: That this map consisting of 3 sheets, be and the same is hereby accepted as the official map of TRACT No. 3835 and the streets and easements are hereby accepted as public streets and easements, except lots and the City Clerk is hereby authorized and directed to attest said map by signing his 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 22nd day of July 1969.

V.J. Strohecker  
City Clerk of the City of Riverside, Calif.

### 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 \$ 9,500.00.

Dated June 12 1969 County Tax Collector  
By John Stode Deputy

### TAX BOND

I hereby certify that a bond in the sum of \$ 9,500.00 has been filed with the Board of Supervisors of the County of Riverside, State of California, conditioned on 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 August 4, 1969 County Clerk and ex-officio Clerk of the Board of Supervisors  
By J. Haworth Deputy

### 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 against said property.

Dated June 3 1969 A. E. Brewer  
City Treasurer

### ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss.

On July 8, 1969, before me, the undersigned, a Notary Public in and for said State, personally appeared Albert A. Webb and Robert D. Brown known to me to be the President and Secretary respectively of the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

Witness my hand and official seal:  
J. Lawson  
Notary Public in and for said State  
My commission expires Jan 10, 1970

### 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 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 the 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 to F inclusive together with lots 40 and 41, and for the exclusive benefit of the residents of that portion of Tract No. 3081 as shown by Map on file in Book of Maps of Page thereof, Records of Riverside County, California; together with lots 8-43 and lots 54-56 of Tract No. 3081 as shown by Map on file in Book of Maps of Pages 56-59 thereof, Records of Riverside County, California, to the City of Riverside, a Municipal Corporation, for special use the following lots for open landscaped spaces to provide circulation of light and air, lots 57, 58, 59, 60, and 61, and further, the undersigned owners, our successors and assigns in interest, hereby relinquish to the City of Riverside, a Municipal Corporation, all abutment rights, including egress rights, appurtenant to lots 22, 25, 35-37, 42, and 43 shown on the annexed map; on, over, and across lots 40 and 41 adjoining said lots. In the event of any change of alignment, or width, of El Cerrito Drive resulting in the widening of lot 40 and 41 then such vacation proceedings shall automatically terminate the rights hereby relinquished and said rights shall again become appurtenant to said lots.

THE VILLAGE AT CANYON CREST Inc., a Corporation  
Herbert Stein  
President Secretary

SECURITY TITLE INSURANCE COMPANY, a Corporation, as Trustee  
Callahan Harzen E. Sumner  
Asst. Vice-President Asst. Secretary

### ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss.

On May 29th 1969, before me, the undersigned, a Notary Public in and for said State, personally appeared Carl A. Swetlow and Helen E. Simmons known to me to be the President and Asst. Secretary respectively of the corporation that executed the within instrument and known to me to be the persons who executed the same on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

Witness my hand and official seal:  
Vernon Calhoun  
Notary Public in and for said State  
My commission expires 10-28-1971

### SOIL REPORT

A preliminary soils report was prepared by Peppita Foundation Engineers on the 18th day of APRIL 1969, as required by the Health and Safety Code Section 17029.

IN THE CITY OF RIVERSIDE  
**TRACT NO. 3835**

BEING A RE-SUBDIVISION OF LOTS 9-43, 54, 55, AND A PORTION OF LOTS 8 & 56 AND LOTS A, B, C, & E OF TRACT No. 3081 AS SHOWN BY MAP ON FILE IN BOOK 54 OF MAPS, PAGES 56-59, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA., A PORTION OF SECTION 29 AND A PORTION OF SECTION 32, T.2S., R.4W., S.B.B. & M.

MAY, 1969 SCALE 1" = 50'

ALBERT A. WEBB ASSOCIATES  
 Civil Engineers  
 Riverside California

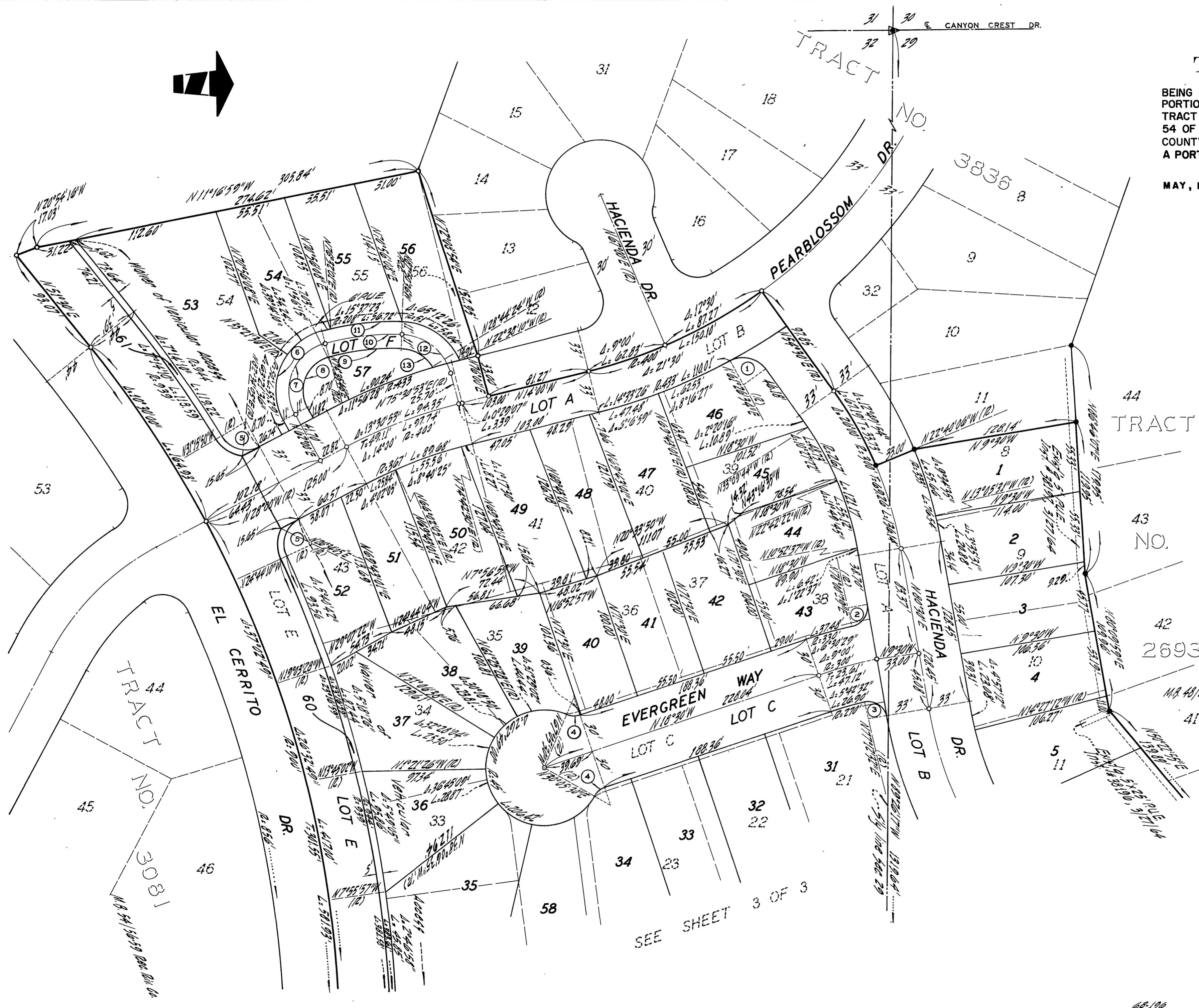
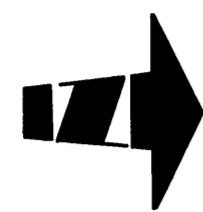
**ENGINEERS NOTES**

1. Part of bearings is the southerly line of Section 29, taken as N89°28'17"W as shown on Tract No. 3081, M.B. 54, page 56-59, Records of Riverside County, California.
2. Found 1 1/4" iron pipe tagged L.C.E. 1964 at all points shown thusly. • unless otherwise noted.
3. Set 1" iron pipe tagged L.C.E. 1976 at all rear lot corners, angle points in side lot lines, and B's and E's in front lot lines.
4. Set 1" iron pipe tagged L.C.E. 1976 at all points shown thusly. ○
5. Set 1/4" iron pipe tags in sidewalk on set 1" iron pipe tagged L.C.E. 1976 at all side lot lines, projections and feet into the street front of Way. Tags in property line sidewalks and 1" iron pipe in locations where curb line sidewalks are constructed. Except lot 55 through 57, which have 1" iron pipe tagged L.C.E. 1976 at all front lot corners.
6. No lot corners set on lots 59, 60 and 61.

**CURVE DATA**

No.	A	B	T	L
1	83°09'26"	22'	19.48'	31.89'
2	87°30'29"	15'	—	22.91'
3	99°17'28"	14.66'	15.53'	23.87'
4	41°24'30"	15'	5.67'	10.84'
5	86°44'10"	22'	20.78'	33.30'
6	102°35'46"	50'	—	89.53'
7	102°35'46"	39'	48.68'	68.84'
8	102°35'46"	28'	—	50.14'
9	17°33'38"	186'	—	57.01'
10	17°33'38"	197'	30.43'	62.88'
11	17°33'38"	208'	—	68.75'
12	73°21'29"	40'	29.79'	51.21'
13	59°06'12"	29'	—	29.92'

SEE SHEET 3 OF 3



62/ 82  
**3835-A**  
**M.B. 62/82**

**3835-A**  
**M.B. 62/82**

IN THE CITY OF RIVERSIDE  
**TRACT NO. 3835**

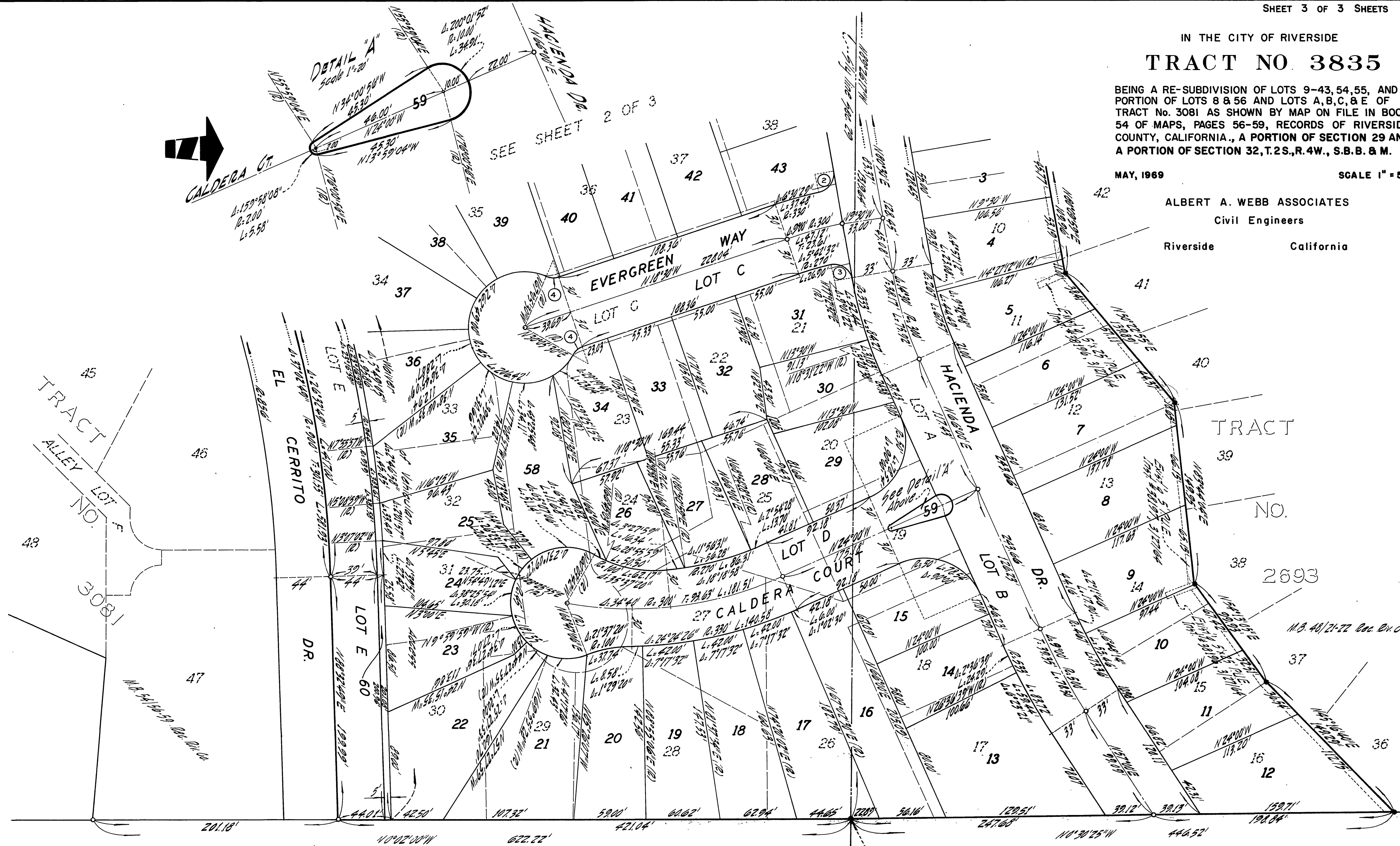
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MAY, 1969

SCALE 1" = 50'

ALBERT A. WEBB ASSOCIATES  
 Civil Engineers  
 Riverside California

3835-B  
 M.B. 62/83



**ENGINEERS NOTES**

1. Basis of bearings is the southerly line of section 29, taken at N 89° 26' 17" W of station on Tract No. 3081, M.B. 54, pages 56-59, records of Riverside County, California.
2. Found 1/4" iron pipe tagged, O.C.E. 9804 at all points shown clearly unless otherwise noted.
3. Set 1" iron pipe tagged, O.C.E. 9874 at all rear lot corners, and at points in side lot lines, and B.C. and E.C. of front lot lines.
4. Set 1" iron pipe tagged, O.C.E. 9876 at all points shown clearly.
5. Set "pure fire" study in sidewalk or set 1" iron pipe tagged, O.C.E. 9876 at all side lot lines, projected one foot into the street right of way. (Study in property line sidewalk and 1" iron pipe in locations where curb line sidewalk are constructed.) Except lots 53 through 57 which have 1" iron pipe tagged, O.C.E. 9874 at all front lot corners.
6. No lot corners set on lots 59, 60 and 61.

No.	Δ	R	T	L
2	87° 30' 29"	15'		22.91'
3	93° 17' 28"	14.66'	15.53'	23.87'
4	41° 24' 30"	15'	5.67'	10.84'

*Lang. Hutchinson*

3835-B  
 M.B. 62/83