

IN THE CITY OF RIVERSIDE

# TRACT 3820

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 31 AND THE SOUTHWEST ONE-QUARTER OF SECTION 32, T.2S. R.4W. S.B.B. & M.

NOVEMBER 1968

SCALE 1"=100'

J. F. DAVIDSON ASSOC.

**FILED**  
on Sept. 8, 1969

At 10:15 A.M.

W.D. BALOGH  
County Recorder

By Clem Stalder  
Deputy

Fee \$ 7.00

No. 5-3

Filed by County Clerk

Sub. Gte. 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 to J inclusive and for the construction and maintenance of ~~public utilities~~. 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 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 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. Further, we hereby offer for dedication for public use and for the construction and maintenance of all public utilities, the public utilities easements designated as ~~"15' Drainage Easement"~~ and ~~"10' Water Line Easement"~~. We also offer for dedication, Lots "K" and "L" (1' barrier strips) and offer for dedication those easements designated as "10' Water Line Easement", ~~"15' Drainage Easement"~~, "15' Drainage", "13' Drainage", "11' Drainage", "10' Drainage", and "Landscaping Easement."

### CALIFORNIA FEDERAL SAVINGS AND LOAN ASSOCIATION A CALIFORNIA CORPORATION

By James R. Butler Vice President  
By Rosemary Bolent Asst. Secretary

### ACKNOWLEDGEMENT

State of California }  
County of Riverside } s.s.

On July 8, 1969, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James R. Butler known to me to be the Vice Pres., and Rosemary Bolent, 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 within instrument pursuant to its by-laws or a resolution of its Board of Directors.  
Witness my hand and official seal.

Eleanor R. Jones Eleanor R. Jones  
Notary Public in and for said County & State

My commission expires Oct. 25-1969.

### SOIL REPORT CERTIFICATE

A preliminary soils report was prepared by Galleher and Bovey, Soil Mechanics Engineers, on the 30th day of August 1968, as required by the Health and Safety Code, Section 17958.

### CITY PLANNING COMMISSION

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held January 9, 1969.

Thomas M. Brown  
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 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 August 20<sup>th</sup>, 1969.

James F. Martinez  
James F. Martinez  
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 July 9, 1969.

Langue Hubbard  
Langue 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 July 17, 1969.

Evelyn C. Ross  
Evelyn C. 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 July 10, 1969.

H. E. Brewer  
H. E. Brewer  
CITY TREASURER

### CITY CLERK

I, Virginia J. 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 26<sup>th</sup> day of August, 1969.

Virginia J. Strohecker  
Virginia J. 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 3820 and the streets and easements are hereby accepted as public streets and easements, except Lots "K" and "L" (1' barrier strips), which are accepted contingent upon extension and improvement of streets, and also excepting the (2) two 10' Drainage Easements in Lots 4B, 5B, and 59, 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 the City Council of the City of Riverside this 26<sup>th</sup> day of August, 1969.

Virginia J. Strohecker  
Virginia J. 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 \$ 2700.00.

Dated July 15, 1969. DONNA BOUER BARCOCK County Tax Collector

Deputy  
Deputy

### TAX BOND

I hereby certify that a bond in the sum of \$ 2,800.00 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 SEPT 2, 1969.

Donald D. Sullivan  
Donald D. Sullivan  
County Clerk and ex-officio  
Clerk of the Board of Supervisors.

Deputy  
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 July of 1969; 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.

J. F. Davidson  
J. F. Davidson  
Registered Civil Engineer No. 662

# TRACT 3820

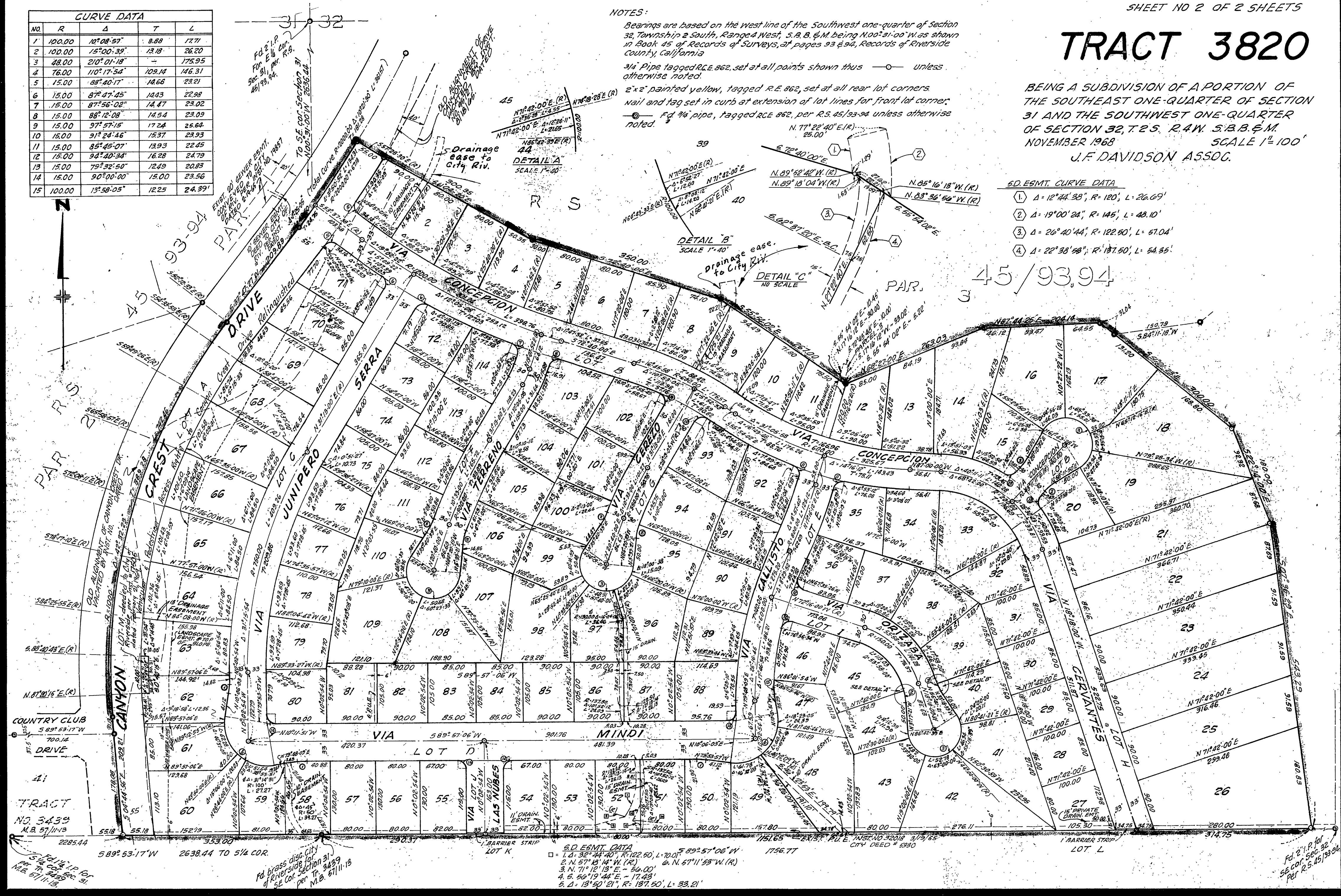
BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 31 AND THE SOUTHWEST ONE-QUARTER OF SECTION 32, T.2 S., R.4 W., S.B.B. & M. NOVEMBER 1968  
SCALE 1"=100'  
J.F. DAVIDSON ASSOC.

NO.	R	Δ	T	L
1	100.00	10° 08' 57"	8.88	17.71
2	100.00	15° 00' 39"	13.18	26.20
3	48.00	210° 01' 18"	-	175.95
4	76.00	110° 17' 54"	109.14	146.31
5	15.00	88° 40' 17"	14.66	23.21
6	15.00	87° 47' 45"	14.43	22.99
7	15.00	87° 56' 02"	14.47	23.02
8	15.00	88° 12' 08"	14.54	23.09
9	15.00	97° 57' 15"	17.24	26.64
10	15.00	91° 24' 46"	15.37	23.93
11	15.00	85° 45' 07"	13.93	22.45
12	15.00	94° 40' 34"	16.28	24.79
13	15.00	79° 32' 50"	12.49	20.83
14	15.00	90° 00' 00"	15.00	23.56
15	100.00	13° 58' 05"	12.25	24.39

NOTES:  
Bearings are based on the west line of the Southwest one-quarter of Section 32, Township 2 South, Range 4 West, S.B.B. & M. being N00°31'00"W as shown in Book 45 of Records of Surveys, at pages 93 & 94, Records of Riverside County, California.  
3/4" Pipe tagged R.C.E. 862, set at all points shown thus  $\bigcirc$  unless otherwise noted.  
2"x2" painted yellow, tagged R.E. 862, set at all rear lot corners.  
Nail and tag set in curb at extension of lot lines for front lot corner.  
Fd 7/4 pipe, tagged R.C.E. 862, per R.S. 45/93-94 unless otherwise noted.

50. ESMT. CURVE DATA

①	Δ = 12° 44' 28", R = 120', L = 26.69'
②	Δ = 19° 00' 24", R = 145', L = 48.10'
③	Δ = 26° 40' 44", R = 122.50', L = 57.04'
④	Δ = 22° 38' 58", R = 137.50', L = 54.35'



50. ESMT. CURVE DATA  
1. Δ = 32° 44' 40", R = 122.50', L = 70.01'  
2. N. 57° 13' 14" W. (R.)      6. N. 57° 11' 59" W. (R.)  
3. N. 71° 12' 13" E. - 56.00'  
4. S. 66° 19' 44" E. - 17.43'  
5. Δ = 13° 50' 21", R = 137.50', L = 33.21'