

# TRACT NO. 3825

BEING A SUBDIVISION OF A PORTION OF THE  
N 1/2 OF SECTION 6, T.3S., R.4W., S.B.B. & M.

JUNE, 1971

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

**FILED**  
On October 6 1971

At 2:10 P.M.

W.D. Balogh  
County Recorder

By Ann B. Vaughn  
Deputy

Fee \$ 17.00

No 120 617

Filed by City Clerk

Sub Gtee: F.A.T.C.

70/6  
M.B. 70/6  
T.R. 3825

### OWNERSHIP

We hereby certify that we are the owners of or have 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, we hereby offer for dedication to public use, for street purposes, Lots A to N inclusive, and for construction and maintenance of public utilities facilities those easements designated as "6' R.U.E." and for construction and maintenance of water-line facilities those easements designated as "10' Waterline Easement"; and for construction and maintenance of sanitary sewer facilities those easements designated as "10' Sewer Easement"; and for construction and maintenance of storm drain facilities those easements designated as "10' Storm drain Easement", "14' Storm drain Easement" and "16' Storm drain Easement."

The area designated as "24' private driveway easement" is hereby reserved for the exclusive use of the owners of Lots 108, 109, 110, 111 and 112.

The area designated as "10' Private Spring drain easement" is hereby reserved for the exclusive use of the owners of Lots 68, 78, 79, 97, 96, 95 and 84 thru 89 inclusive for any repairs or maintenance necessary on the Spring drain pipe.

CALIFORNIA FEDERAL SAVINGS AND LOAN ASSOCIATION  
a California Corporation

James R. Butler  
Vice-President

Sue Abrahamian  
Assistant-Secretary

### ACKNOWLEDGEMENT

State of California } s.s.  
County of Los Angeles }

On this 7<sup>th</sup> day of OCTOBER, 1971, before me the undersigned, a Notary Public in and for said State, personally appeared JAMES R. BUTLER and SUE ABRAHAMIAN known to me to be the VICE PRESIDENT and ASSISTANT SECRETARY respectively 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. Margaret A. Bratten  
Notary in and for said State

My Commission Expires 1-26-75

### 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 of Tract No 3825 which was approved by the Riverside City Planning Commission at its meeting held July 17, 1969, and any approved alterations thereof; that all provisions of Chapter 128 (Subdivision Map Act) statutes of California, 1943, and all of Title 18 of the Riverside Municipal Code and all amendments thereto have been complied with; and I am satisfied that this map is technically correct; that the easements, if any, for sewer and drainage facilities shown on said map are correct in form and contents and are approved; that the plans and specifications for drains, sewers, and drainage works sufficient to protect all lots in said subdivision from flood or overflow have been approved by me; that a complete set of plans covering all improvements has been filed with the Public Works Department and that the same has been checked and approved by me; and that all improvements have been completed in accord with 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 Oct. 8, 1971

J. Martus  
Director of Public Works

### DIRECTOR OF PUBLIC UTILITIES

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 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 October 7, 1971

Sweet C. Ross  
Director of Public Utilities

### SOIL REPORT

A preliminary soil report was prepared by Pioneer Testing Laboratories, Inc., on the 1<sup>st</sup> day of March, 1971, 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 seven (7) sheets correctly represents a survey made under my supervision during March, 1971; 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.

Dated JUNE 10<sup>th</sup>, 1971

Ernest N. Webb  
Registered Civil Engineer No 9876

### CITY CLERK

RESOLVED: that this map consisting of seven (7) sheets be and the same is hereby accepted as the official map of Tract No 3825, and the streets and easements are hereby accepted as public streets and easements except Lots "L" to "N" (1' Barrier strip) which are 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 accepted by the Mayor and Council of the City of Riverside this 19<sup>th</sup> day of October, 1971.

V.J. Strohecker  
City Clerk of the City of Riverside  
By Vingina J. Strohecker

### 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 \$ 10,500.00.

Dated October 6, 1971

Donna Bower Babcock  
County Tax Collector  
By Deputy

### TAX BOND

I hereby certify that a bond in the sum of \$10,500.00 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 the Board of Supervisors.

Dated October 19, 1971

Donald D. Sullivan  
County Clerk and ex-officio  
Clerk of the Board of Supervisors  
By DeWana DeBrot 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 Oct. 6, 1971

H.E. Brewer  
City Treasurer  
By H. E. Brewer

M.B. 70/6  
T.R. 3825

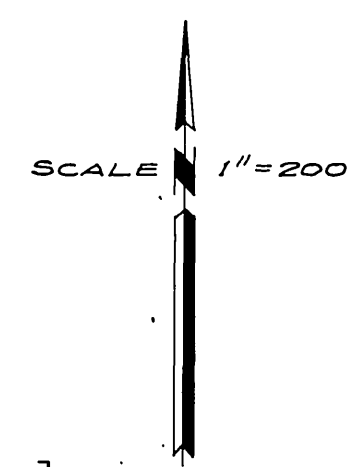
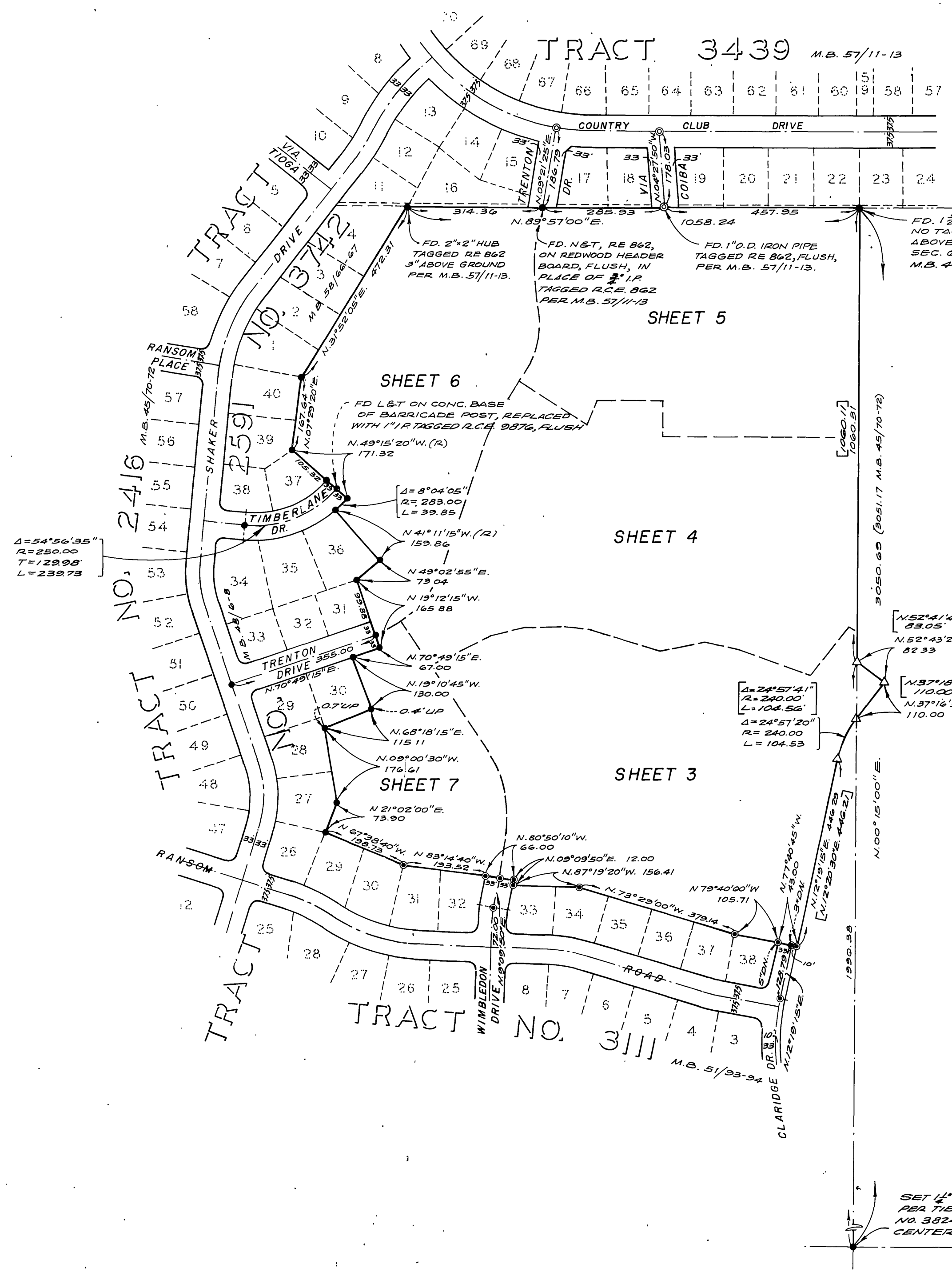
MB 70/6

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

IN THE CITY OF RIVERSIDE  
**TRACT N<sup>o</sup> 3825**  
BEING A SUBDIVISION OF A PORTION OF  
THE NORTH 1/2 OF SECTION 6, T.3S., R.4W.,  
S.B.B.&M.

JUNE, 1971

M.B. 70/17  
78.3825



**ENGINEERS NOTES:**

1. Basis of Bearings is the east line of the NW<sup>1</sup>/<sub>4</sub> of Section 6, T. 3S., R. 4W., S.B.B. & M. taken as N. 00° 15' 00" E. as shown on Tract No 3111 filed in Book 51 of Maps at Pages 93 & 94, Records of Riverside County.
2. Found 3/4" Iron Pipe tagged RCE 9876 at all points shown thus • per Tract N<sup>o</sup> 2591, M.B. 48/6-8, flush, unless otherwise noted.
3. Found 3/4" Iron Pipe tagged RCE 9876 at all points shown thus ⊙ per Tract N<sup>o</sup> 3111, M.B. 51/22, 24, flush, unless otherwise noted.
4. Found 1" Iron Pipe tagged RE 862 flush at all points shown thus ⊙ per Tract N<sup>o</sup> 3439, M.B. 57/11-13.
5. Set 1" Iron Pipe tagged RCE 9876 flush at all points shown thus D.
6. Set 1" Iron Pipe tagged RCE 9876 flush at all points shown thus O.
7. Set "Surefire" studs tagged RCE 9876 in top of curb of all side lot lines projected.
8. Set 1" iron pipe tagged RCE 9876, flush, at all rear lot corners and angle points in lot lines.
9. Bearings and distances shown thus [ ] are per deed recorded November 23, 1970 as Inst. No. 117454, O.R. Riverside County California.

SET 1/2" IR TAGGED R.C.E. 9876 PER THE SHEETS FOR TRACT NO. 3824, M.B. 62/1-2, FOR CENTER SEC. 6

M.B. 70/17  
78.3825

M.B. 70/17

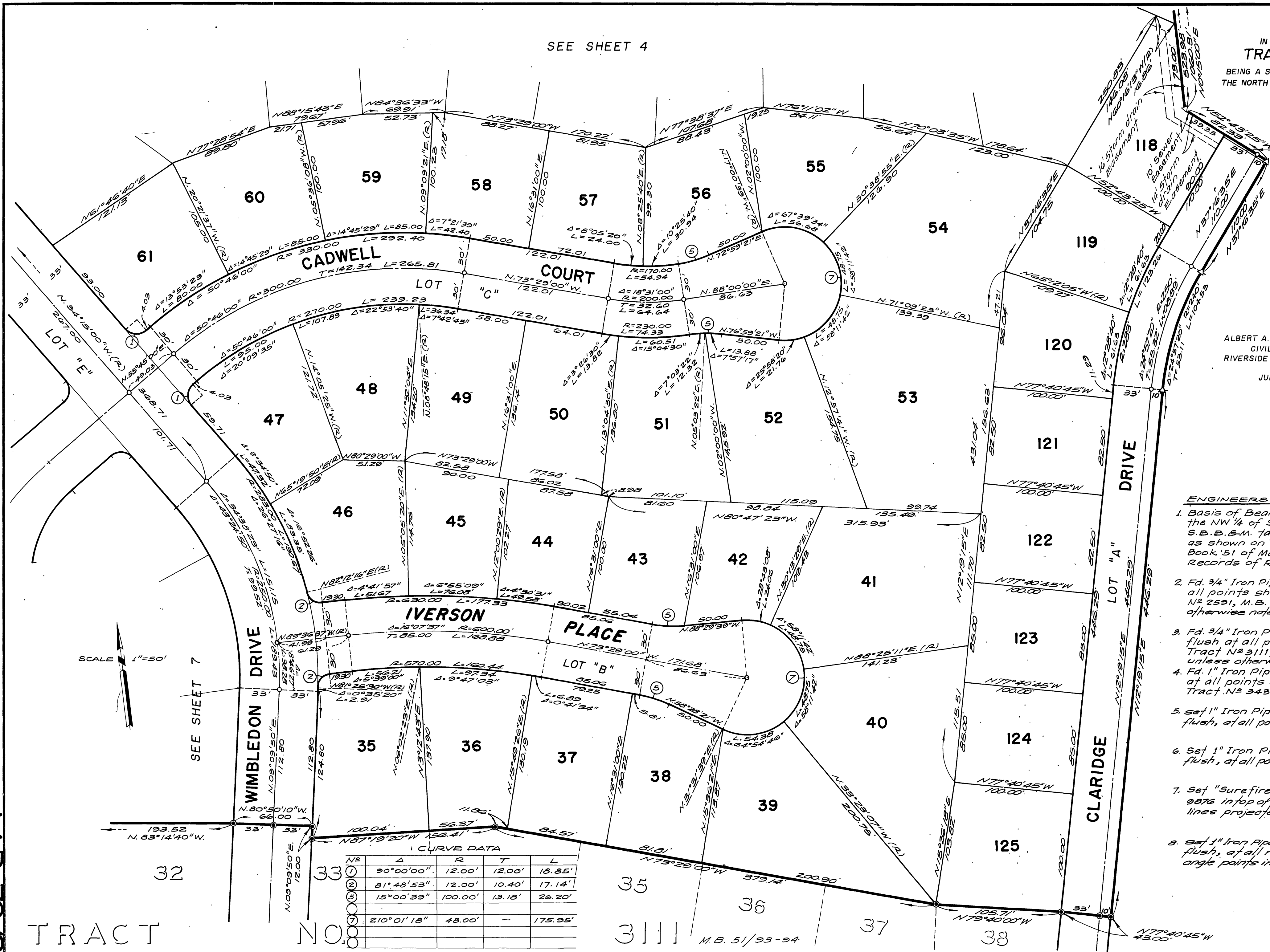
M.B. 70/18  
T.R. 3825

SEE SHEET 4

IN THE CITY OF RIVERSIDE  
TRACT No 3825  
BEING A SUBDIVISION OF A PORTION OF  
THE NORTH 1/2 OF SECTION 6, T.3S., R.4W.,  
S.B.B. & M.

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

JUNE, 1971



**ENGINEERS NOTES:**

1. Basis of Bearings is the east line of the NW 1/4 of Section 6, T.3S., R.4W., S.B.B. & M. taken as N.00°15'00"E. as shown on Tract No 3111 filed in Book 51 of Maps of Pages 93 & 94, Records of Riverside County.
2. Fd. 3/4" Iron Pipe tagged RCE 9876 at all points shown thus ● per Tract No 2591, M.B. 48/6-8, flush, unless otherwise noted.
3. Fd. 3/4" Iron Pipe tagged RCE 9876 flush at all points shown thus ⊙ per Tract No 3111, M.B. 51/93, 94, flush, unless otherwise noted.
4. Fd. 1" Iron Pipe tagged RE 862 flush at all points shown thus ⊙ per Tract No 3439, M.B. 57/11-13.
5. Set 1" Iron Pipe tagged RCE 9876, flush, at all points shown thus Δ.
6. Set 1" Iron Pipe tagged RCE 9876, flush, at all points shown thus ○.
7. Set "Surefire" studs tagged RCE 9876 in top of curb of all side lot lines projected.
8. Set 1" Iron Pipe tagged RCE 9876, flush, at all rear lot corners and angle points in lot lines.

CURVE DATA

Nº	Δ	R	T	L
①	90°00'00"	12.00'	12.00'	18.85'
②	81°48'53"	12.00'	10.40'	17.14'
③	15°00'39"	100.00'	13.18'	26.20'
④	210°01'18"	48.00'	-	175.95'

M.B. 70/18  
T.R. 3825

TRACT NO.

M.B. 70/18



ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

JUNE, 1971

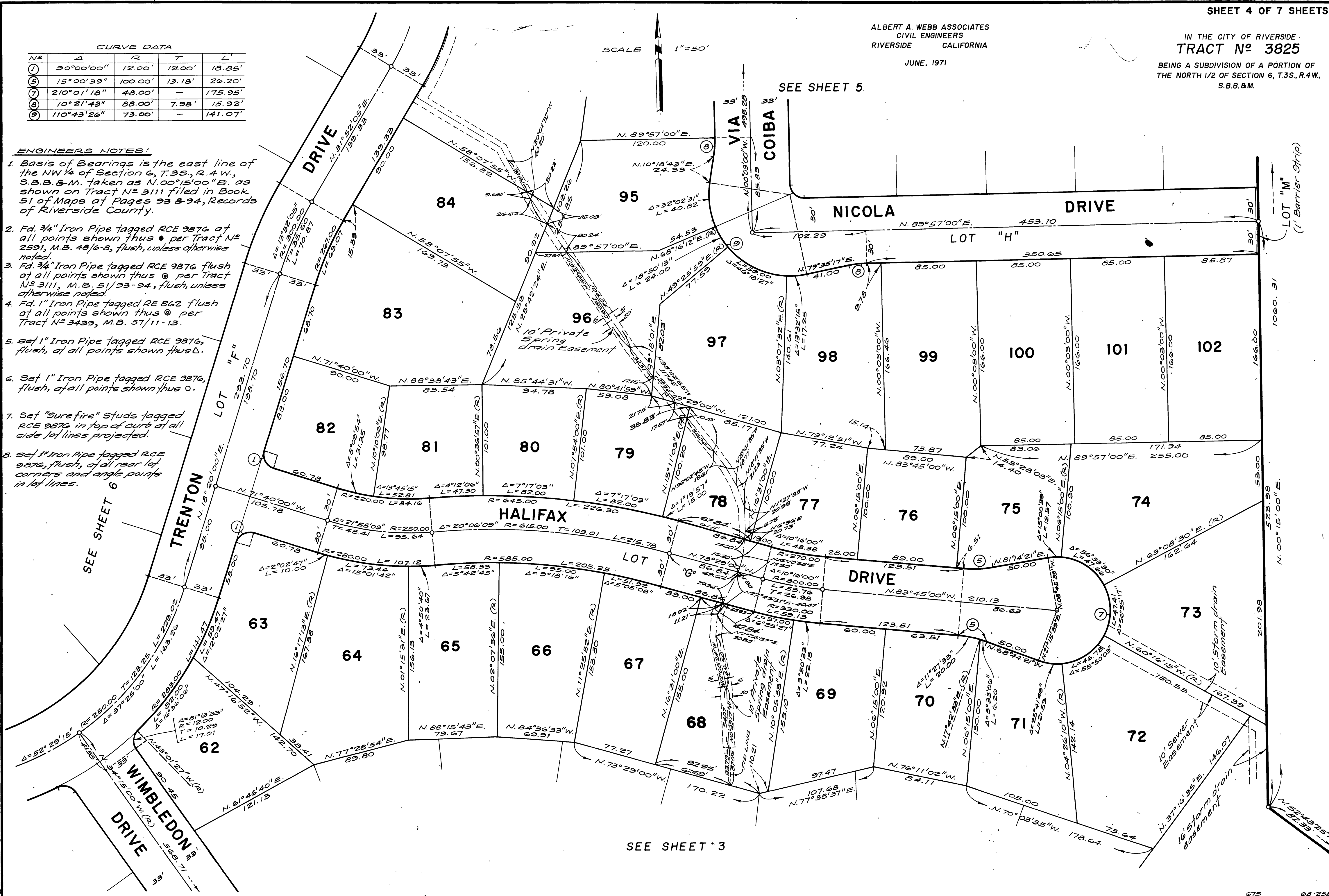
IN THE CITY OF RIVERSIDE  
**TRACT No 3825**  
BEING A SUBDIVISION OF A PORTION OF  
THE NORTH 1/2 OF SECTION 6, T.3S., R.4W.,  
S.B.B.&M.

M.B. 70/19  
T.R. 3825

CURVE DATA			
N <sup>o</sup>	Δ	R	L
1	90°00'00"	12.00'	18.85'
2	15°00'39"	100.00'	26.20'
3	210°01'18"	48.00'	175.95'
4	10°21'43"	88.00'	15.92'
5	110°43'26"	73.00'	141.07'

**ENGINEERS NOTES:**

1. Basis of Bearings is the east line of the NW 1/4 of Section 6, T.3S., R.4W., S.B.B. & M. taken as N.00°15'00"E. as shown on Tract No 3111 filed in Book 51 of Maps at Pages 93 & 94, Records of Riverside County.
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3. Fd. 3/4" Iron Pipe tagged RCE 9876 flush at all points shown thus ⊙ per Tract No 3111, M.B. 51/93-94, flush, unless otherwise noted.
4. Fd. 1" Iron Pipe tagged RE 862 flush at all points shown thus ⊙ per Tract No 3439, M.B. 57/11-13.
5. Set 1" Iron Pipe tagged RCE 9876, flush, at all points shown thus ⊙.
6. Set 1" Iron Pipe tagged RCE 9876, flush, at all points shown thus ⊙.
7. Set "Surefire" Studs tagged RCE 9876 in top of curb at all side lot lines projected.
8. Set 1" Iron Pipe tagged RCE 9876, flush, at all rear lot corners and angle points in lot lines.



SEE SHEET 6

SEE SHEET 5

SEE SHEET 3

M.B. 70/19  
T.R. 3825

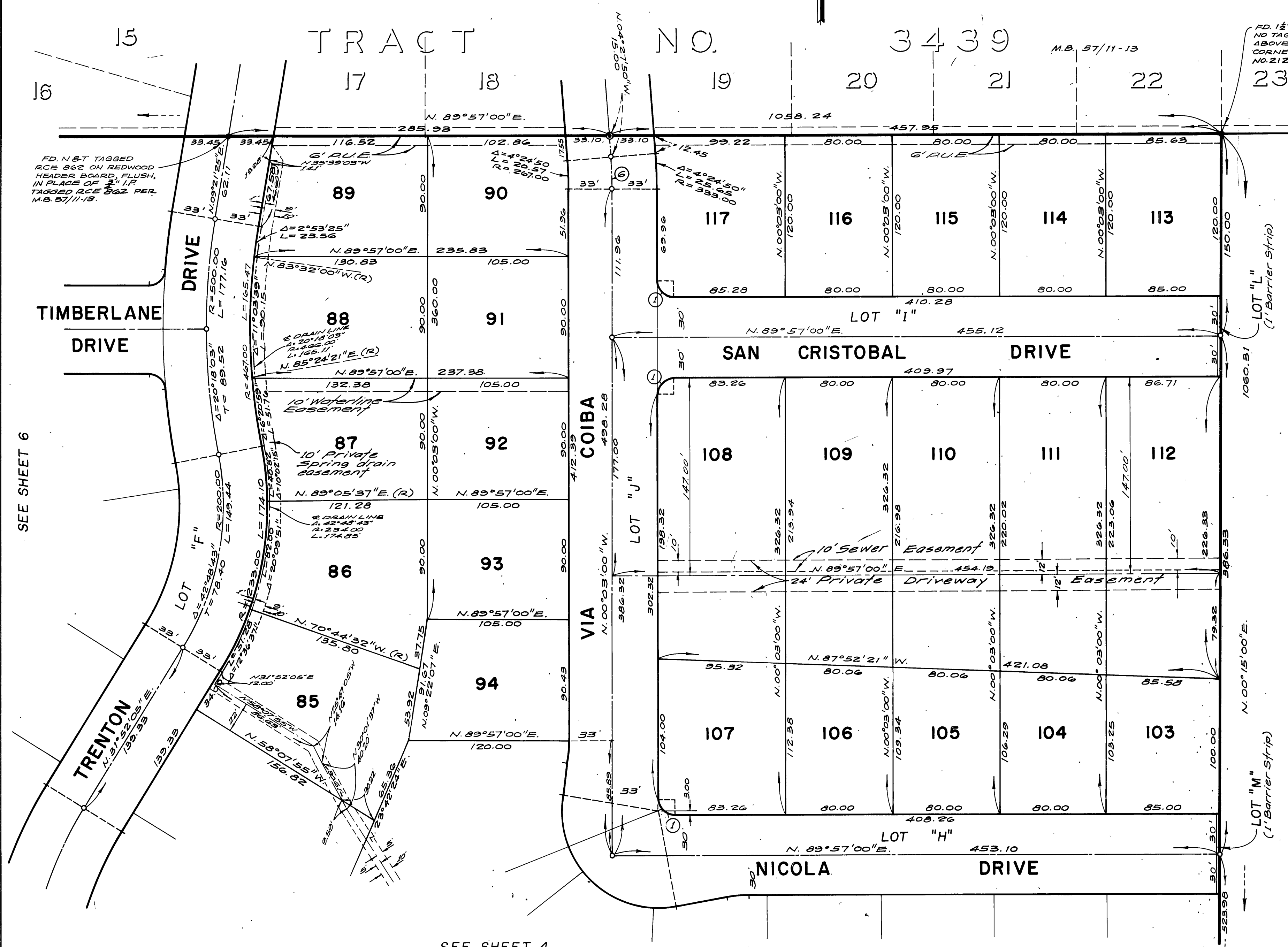
MB 70/9

IN THE CITY OF RIVERSIDE  
**TRACT No 3825**  
 BEING A SUBDIVISION OF A PORTION OF  
 THE NORTH 1/2 OF SECTION 6, T.35., R.4W.,  
 S.B.B. & M.

ALBERT A. WEBB ASSOCIATES  
 CIVIL ENGINEERS  
 RIVERSIDE CALIFORNIA  
 JUNE, 1971

CURVE DATA			
NO	Δ	R	L
①	90°00'00"	12.00'	18.85'
②	4°24'50"	300.00'	23.11'

SCALE 1"=50'



FD. 1 1/2" O.D. IRON PIPE, NO TAG, SET IN CONC. 6" ABOVE GROUND FOR N 1/4 CORNER SEC. 6 PER TRACT NO. 2121 M.B. 40/58-61.

- ENGINEERS NOTES:**
1. Basis of bearings is the east line of the NW 1/4 of Section 6, T.35., R.4W., S.B. B. & M. taken as N.00°15'00"E. as shown on Tract No 3111 filed in Book 51 of Maps at Pages 93 & 94, Records of Riverside County.
  2. Fd. 3/4" Iron Pipe tagged RCE 9876 at all points shown thus • per Tract No 2591, M.B. 48/6-8, flush, unless otherwise noted.
  3. Fd. 3/4" Iron Pipe tagged RCE 9876 flush at all points shown thus ⊙ per Tract No 3111, M.B. 51/93, 94, flush, unless otherwise noted.
  4. Fd. 1" Iron Pipe tagged RE 862 flush at all points shown thus ⊙ per Tract No 3439, M.B. 57/11-13.
  5. Set 1" Iron Pipe tagged RCE 9876, flush, at all points shown thus D.
  6. Set 1" Iron Pipe tagged RCE 9876, flush, all points shown thus o.
  7. Set "Surefire" studs tagged RCE 9876 in top of curb at all side lot lines projected.
  8. Set 1" Iron Pipe tagged RCE 9876, flush, at all rear lot corners and angle points in lot lines.

SEE SHEET 6

SEE SHEET 4

M.B. 70/10  
T.R. 3825

70/10  
M.B. 70/10  
T.R. 3825

MB 70/10

IN THE CITY OF RIVERSIDE  
TRACT NO. 3825  
BEING A SUBDIVISION OF A PORTION OF  
THE NORTH 1/2 OF SECTION 6, T.3S., R.4W.,  
S.B.B. & M.

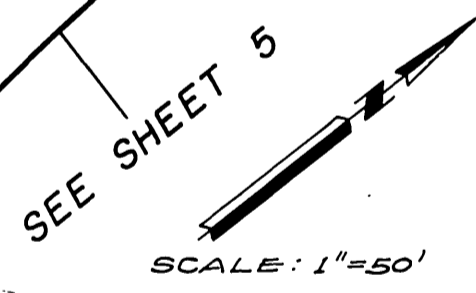
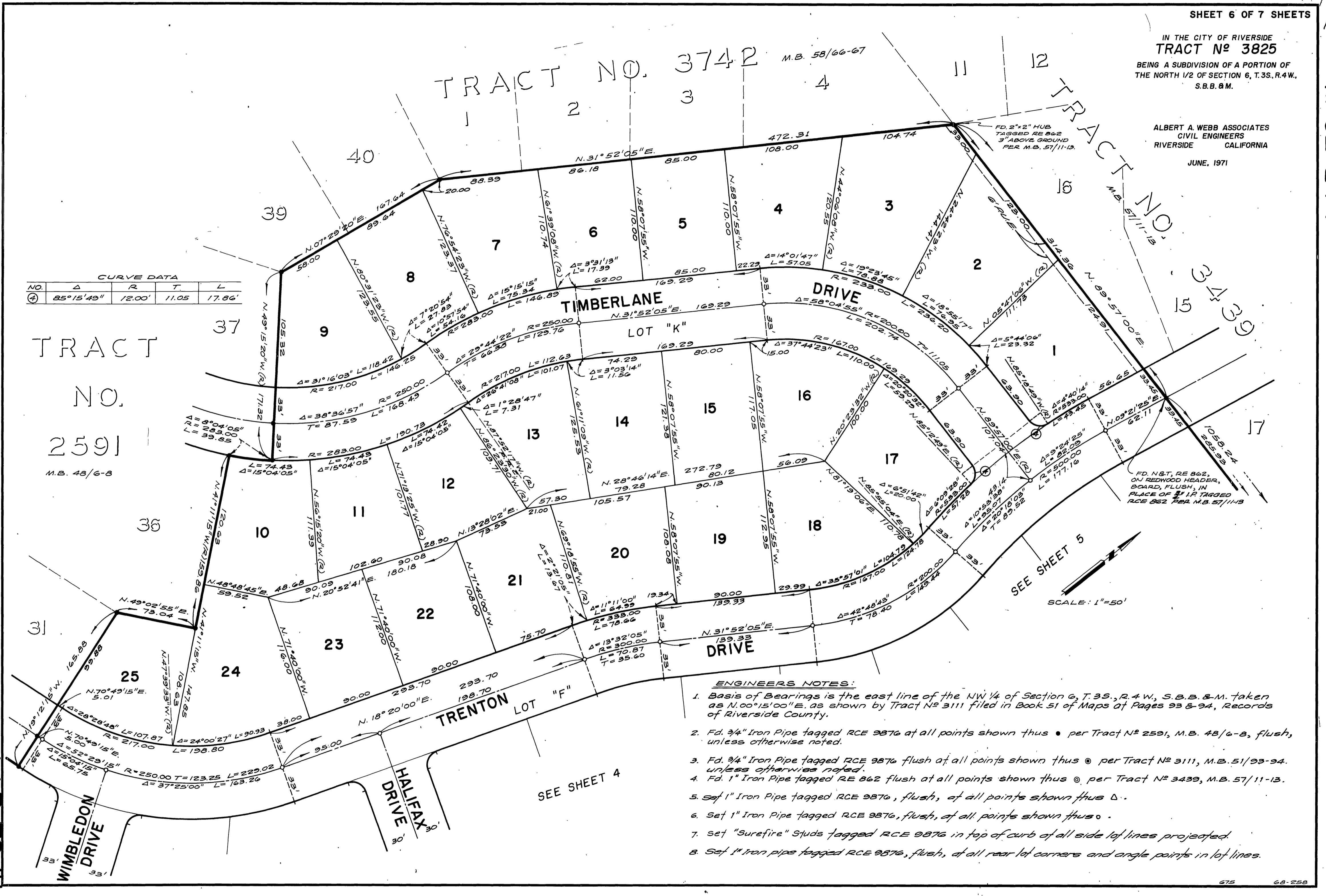
ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA  
JUNE, 1971

TRACT NO. 3742 M.B. 58/66-67

TRACT NO. 3439 M.B. 57/11-13

NO.	Δ	R	T	L
④	85°15'49"	12.00'	11.05	17.86'

TRACT NO. 2591 M.B. 48/6-8



- ENGINEERS NOTES:**
1. Basis of Bearings is the east line of the NW 1/4 of Section 6, T.3S., R.4W., S.B.B. & M. taken as N.00°15'00"E. as shown by Tract No. 3111 filed in Book 51 of Maps of Pages 93 & 94, Records of Riverside County.
  2. Fd. 3/4" Iron Pipe tagged RCE 9876 at all points shown thus • per Tract No. 2591, M.B. 48/6-8, flush, unless otherwise noted.
  3. Fd. 3/4" Iron Pipe tagged RCE 9876 flush at all points shown thus ◉ per Tract No. 3111, M.B. 51/23-34, unless otherwise noted.
  4. Fd. 1" Iron Pipe tagged RE 862 flush at all points shown thus ⊙ per Tract No. 3439, M.B. 57/11-13.
  5. Set 1" Iron Pipe tagged RCE 9876, flush, at all points shown thus Δ.
  6. Set 1" Iron Pipe tagged RCE 9876, flush, at all points shown thus ○.
  7. Set "Surefire" Studs tagged RCE 9876 in top of curb at all side lot lines projected.
  8. Set 1" Iron pipe tagged RCE 9876, flush, at all rear lot corners and angle points in lot lines.

M.B. 70/11  
TR. 3825

M.B. 70/11  
TR. 3825

MR 70/11

IN THE CITY OF RIVERSIDE  
**TRACT No 3825**  
BEING A SUBDIVISION OF A PORTION OF  
THE NORTH 1/2 OF SECTION 6, T.3S., R.4W.,  
S.B.B. & M.

ALBERT A. WEBB ASSOCIATES  
CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

JUNE, 1971

SCALE 1"=50'

SEE SHEET 6

SEE SHEET 3

TRENTON DRIVE

WIMBLEDON DRIVE

CADWELL COURT

DRIVE

IVERSON PLACE

CURVE DATA

NO	A	R	T	L
①	90°00'00"	12.00'	12.00'	18.85'
②	81°13'33"	12.00'	10.29'	17.01'

ENGINEERS NOTES:

1. Basis of Bearings is the east line of the NW 1/4 of Section 6, T.3S., R.4W., S.B.B. & M. taken as N.00°15'00"E. as shown on Tract No 3111 filed in Book 51 of Maps of Pages 93 & 94, Records of Riverside County.
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TRACT NO. 2591

TRACT NO. 27

TRACT NO. 26

TRACT NO. 30

TRACT NO. 31

TRACT NO. 32

TRACT NO. 33

M.B. 70/12  
T.R. 3825

MB 70/12