

# TRACT NO. 9235-1

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2  
OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 6 WEST SAN BERNARDINO  
MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO LA SIERRA RECORDED IN BOOK  
6 OF MAPS, PAGE 70, RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
WES ENGINEERING COMPANY  
San Bernardino, California  
SEPTEMBER, 1977

**FILED**  
For Nov. 9, 1977  
at 1:40 P.M.  
W.D. Balogh  
County Recorder  
by Hamed C. Beale  
County Clerk  
Fee: \$7.00  
No. 224242  
Filed by: City Clerk  
Sub. S. No.: F.A.T. Co.

M.B. 93/80

### OWNERS CERTIFICATE

We hereby certify that we are the owners of and have some 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 lines and we hereby dedicate to the public use for street purposes Lots A through D, inclusive, and further we hereby dedicate for construction and maintenance of electrical facilities these easements shown as 5' x 30' R.U.E. and 5' x 40' R.U.E., and we further hereby dedicate for construction and maintenance of sanitary sewer facilities, the easement designated "Special Sewer Easement".  
Challen Homes, Inc., a California Corporation  
Jack A. Frank President  
Barbell Davis Secretary  
Continental Auxiliary Company, a California Corporation, as "Trustee"  
William J. Kelly President  
J. Maudsley, Jr. Secretary

### SOILS REPORT

A preliminary soils report was prepared by United Materials Testing Laboratories on June 6, 1977 as required by the Health and Safety Code of California, Section 17053.

### TAX BOND CERTIFICATE

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, State of 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:            Donald D. Sullivan County Clerk and ex-officio Clerk of the Board of Supervisors  
by            Deputy

### SURVEYOR'S CERTIFICATE

I, Jack D. Carper hereby certify that I am a licensed Land Surveyor of the State of California; that this map consisting of two (2) sheets, correctly represents a true and complete survey made under my supervision during June 1977, and that all monuments of the character and locations shown hereon are in place or will be in place within one (1) year from the recording date of this map and that said monuments are sufficient to enable the survey to be retraced.  
Dated: 9-13-77  
Jack D. Carper  
L.S. 3939

### NOTARY ACKNOWLEDGMENT

State of California } S.S.  
County of San Bernardino }  
On this 20th day of October 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jack C. Lonnie known to me to be President, and Barbell Davis known to me to be the Secretary of Challen Homes, Inc., a California 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 said corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.  
Witness my hand and official seal:  
Steven F. Kelly  
Notary Public in and for said County and State  
My Commission Expires: June 6, 1980

### CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract No. 9235-1 which was approved by the Riverside City Planning Commission on February 17, 1977, and was approved at a hearing thereof; that all provisions of the Subdivision Map Act (Division 5 of Title 7 of the California Government Code) and of Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map, have been complied with; that I am satisfied that the map is technically correct; that the easements for sewers and drainage facilities as shown on the map have been approved; that plans for drains, drainage works and sewers sufficient to protect all lots in the subdivision from flood have been approved; that a complete set of plans covering all improvements has been filed with the Public Works Department and that the same have been checked and approved; and that all improvements have been completed in accord with the 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: 11-2-77  
James F. Mautz, R.C.E. 8134  
Director of Public Works  
by: J. Mautz

### CITY CLERK'S CERTIFICATE

Resolved: That this map consisting of two (2) sheets be and the same is hereby accepted as the Final Map of Tract No. 9235-1 and the streets and easements are hereby accepted as public streets and easements, except lot "D" which is accepted as a 1' barrier strip to deny access from adjoining private property to lot "D" 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 8th day of November 1977.  
Dated: Nov. 8, 1977  
Alice A. Howe, City Clerk of the City of Riverside, California  
by: Karen E. Oakley  
Asst. City Clerk

### NOTARY ACKNOWLEDGMENT

State of California } S.S.  
County of San Bernardino }  
On this 26th day of October 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard Koon and J. Maudsley known to me to be the President and Secretary of Continental Auxiliary Company, the corporation that executed the within instrument as "Trustees" 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 said Corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.  
Witness my hand and official seal:  
Freddie Shawson  
Notary Public in and for said County and State  
My Commission Expires: April 27, 1981

### CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown on this map or 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. 26, 1977  
H. E. Brewer, City Treasurer  
by: H. E. Brewer

### UTILITIES CERTIFICATE

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 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: Oct. 26, 1977  
Everett C. Ross  
Director of Public Utilities  
by: Everett C. Ross

### UTILITIES EASEMENT

The City of Riverside being the owner of the following described easement hereby consents to the making and filing of the annexed final map: City of Riverside as successor to Citizens Domestic Water Company by deed recorded March 18, 1966 in Book 603, page 501 of deeds, Records of Riverside County, for water ditches, canals, pipelines, flumes and conduits for conveying and distributing water for domestic and irrigation purposes.  
Dated: Oct. 26, 1977  
Everett C. Ross  
Director of Public Utilities  
by: Everett C. Ross

### TAX COLLECTOR'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown on the annexed map for unpaid state, county, municipal or local taxes or special assessments collected as taxes except taxes and special assessments collected as taxes that are now a lien but are not yet payable, within one estimated to be \$          .  
Dated: OCTOBER 26, 1977  
Donna Bover Babcock  
County Tax Collector  
by: Harold M. Larsen Deputy

M.B. 93/80

MB 93/80

# TRACT NO. 9235-1

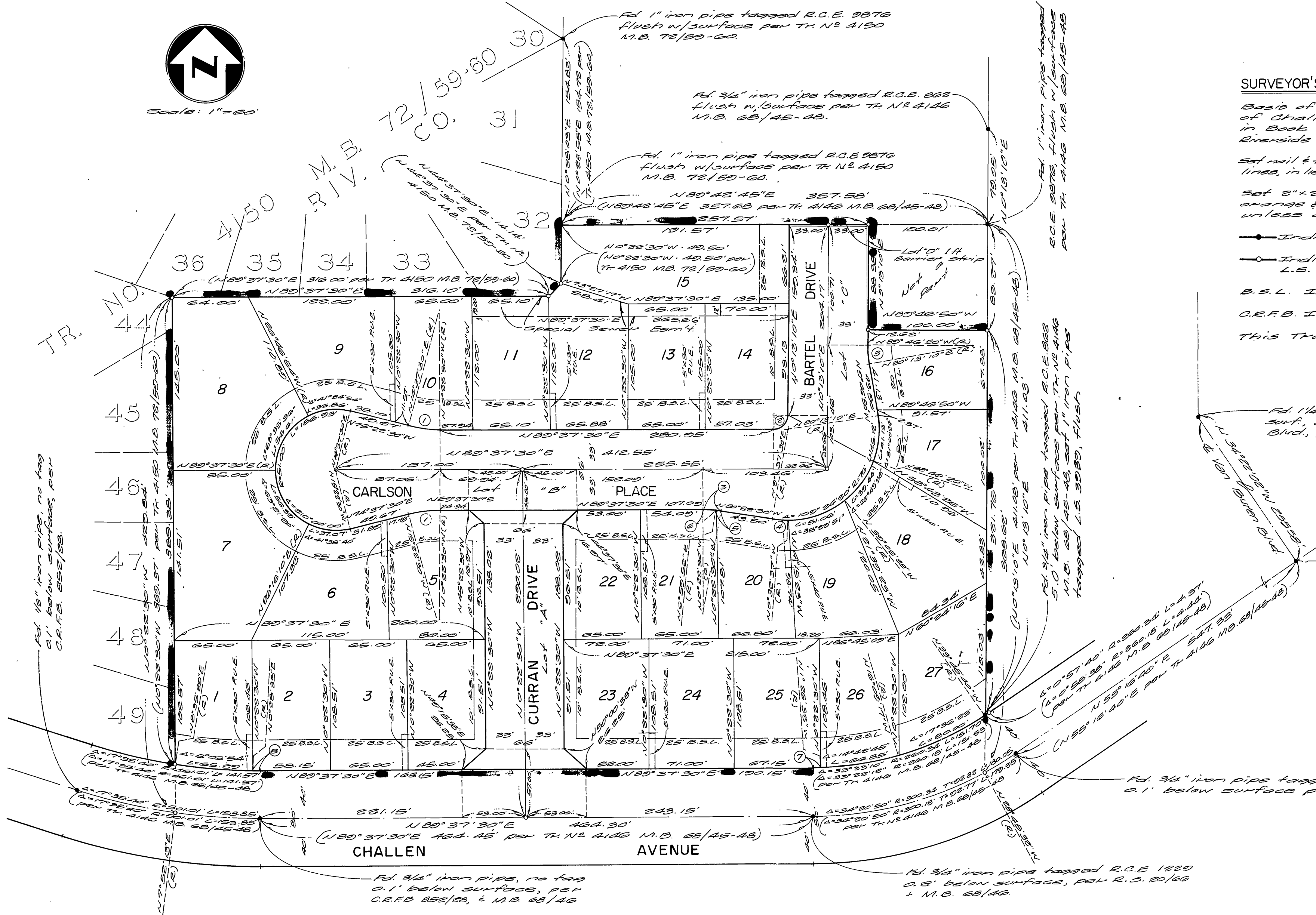
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WES ENGINEERING COMPANY  
 San Bernardino, California

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Scale: 1"=60'



### SURVEYOR'S NOTES:

Basis of Bearings: taken from the centerlines of Challen Avenue per Tract No. 2146, recorded in Book 68 of Maps, pages 45-48, records of Riverside County, California, and being N 80° 37' 30" E.

Set nail & tag, L.S. 3939, in top of curb projection of side lot lines, in lieu of front lot corners, unless otherwise noted.

Set 2" x 2" x 18" redwood stakes, flush, painted orange & tagged L.S. 3939 for all rear lot corners unless otherwise noted.

— Indicates monument found as noted.

— Indicates 1" iron pipe set flush and tagged L.S. 3939.

B.S.L. Indicates Building Setback Lines

C.R.F.B. Indicates City of Riverside Field Book

This tract contains 6410 acres.

Fd. 1 1/4" iron pipe, no tag, 0.3' below surf., accepted as to Pt. Van Buren Blvd., per R.S. 6/14.

Fd. 1 1/4" iron pipe, no tag, 0.2' below surf., accepted as to Challen Ave & Van Buren Blvd., per R.M. 6/33 & C.R.F.B. 852/42.

Fd. 1 1/2" iron pipe, no tag, 0.1' below surface, per C.R.F.B. 852/28.

Fd. 3/4" iron pipe tagged R.C.E. 888, 5.0' below surface per Tr. No. 2146 M.B. 68/45-48, set 1" iron pipe tagged L.S. 3939, flush.

Fd. 3/4" iron pipe tagged R.C.E. 1220, 0.1' below surface per R.S. 20/66.

Fd. 3/4" iron pipe, no tag, 0.1' below surface, per C.R.F.B. 852/28, & M.B. 68/46

Fd. 3/4" iron pipe tagged R.C.E. 1220, 0.3' below surface, per R.S. 20/66 & M.B. 68/46.

Curve Data				
No.	Delta	Radius	Tangent	Length
1	15° 00' 00"	100.00'	13.16'	26.15'
2	89° 28' 20"	12.00'	11.88'	18.78'
3	10° 00' 00"	85.00'	7.44'	14.83'
4	10° 10' 00"	76.00'	6.76'	13.45'
5	5° 37' 30"	85.00'	1.05'	3.90'
6	7° 28' 28"	85.00'	5.43'	10.94'
7	1° 04' 02"	200.34'	2.43'	4.85'
8	0° 51' 05"	491.01'	3.42'	6.85'

M.B. 93/81

MB 93/81