

IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 9713-1

BEING A SUBDIVISION OF A PORTION OF THE SOUTH-  
EAST QUARTER OF THE NORTHEAST QUARTER OF SECTION  
20, T.25, R.4W, S.B.M.

AUGUST 1982

**U.F. DAVIDSON ASSOCIATES**  
RIVERSIDE, CALIFORNIA

### OWNERSHIP CERTIFICATE

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; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border lines and that we hereby dedicate for public use for street and public utility purposes Lots "A", "B", "C" and "D".

VALENCIA HILLS HOMES LTD. a California Limited Partnership

By: STUMP, DAVIS, GREENBERG ACCOUNTANTS, INCORPORATED,  
General Partner

Carlyle E. Davis - President  
Robert E. Rodriguez - Vice Pres / Secy

### 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. 9713 which was approved by the Riverside City Planning Commission on JUNE 9, 1977 and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 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 Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance 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: December 8<sup>th</sup>, 1982

ROBERT C. WALES, R.C.E. 18793  
City Engineer

Robert C. Wales

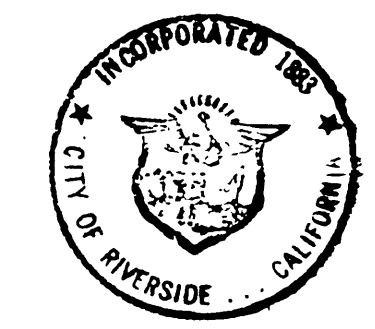
### CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Three sheets be, and the same is hereby accepted as the final map of Tract 9713-1 and the streets and easements are hereby accepted as public streets and easements, except LOT "D" WHICH IS HEREBY ACCEPTED AS A BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "B" 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 14th day of December, 1982.

ALICE A. HARE  
City Clerk of the City of Riverside, California

By Alice A. Hare



### 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 as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the the City of Riverside.

Dated: Dec. 8, 1982

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 and special assessments collected as taxes.

Dated 12-3, 1982

DONNA BOUER BABCOCK  
County Tax Collector

By Larry Kowals

### 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, 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 buty not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated \_\_\_\_\_, 19\_\_

GERALD A. MALONEY  
Clerk of the Board of Supervisors

Deputy

### CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, the real 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 Dec. 8, 1982

H. E. BREWER  
City Treasurer

By H.E. Brewer

### SOILS REPORT

A preliminary soils report was prepared on the 7th day of March, 1977 as required by the Health and Safety Code of California, Section 17953 by

ACTION ENGINEERING CONSULTANTS

### SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of Three (3) sheets correctly represents a true and complete survey made under my supervision during July 1982, 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 October, 1982

James F. Davidson  
James F. Davidson, L.S. 3018

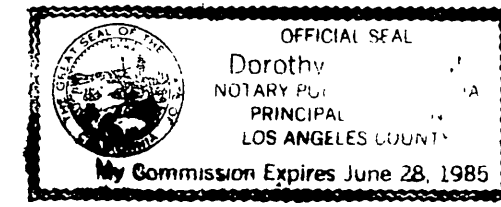
STATE OF CALIFORNIA  
COUNTY OF Los Angeles } s.s.

ON Oct. 26, 1982 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CARLYLE E. DAVIS AND BOUVAR E. RODRIGUEZ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY, ON BEHALF OF STUMP, DAVIS, GREENBERG ACCOUNTANTS INCORPORATED, 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, SAID CORPORATION BEING KNOWN TO ME TO BE THE GENERAL PARTNER OF VALENCIA HILLS HOMES LTD. THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH PARTNER AND THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

Dorothy M. Corbin  
NOTARY PUBLIC AND FOR SAID STATE

MY COMMISSION EXPIRES 6/28/85



### SIGNATURE OMISSIONS

Pursuant to Section 66436 (c)(1) of the Subdivision Map Act, the following signatures have been omitted:  
1. STATE OF CALIFORNIA FOR AN EASEMENT FOR PIPELINE PURPOSES, RECORDED AUG. 26, 1968 AS INSTRUMENT NO. 92469, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

M.B.128/54

M.B.128/54

M.B.128/54

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, Sheet 2 of 3 Sheets  
STATE OF CALIFORNIA

# TRACT 9713-1

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER  
OF THE NORTHEAST QUARTER OF SECTION 20, T.25., R.4W., S.B.M.  
JULY 1982 SCALE 1"=100'

**J.F. DAVIDSON ASSOCIATES**  
RIVERSIDE, CALIFORNIA

### SURVEYOR'S NOTES:

#### BASIS OF BEARINGS-

Bearings are based on the centerline of VALENCIA HILL DRIVE as shown on  
Tract 2765 per M.B. 49 Pgs. 41 and 42, Records of Riverside County, California  
as being N.00°20'00"W.

• Indicates Fd. Mon. as noted.

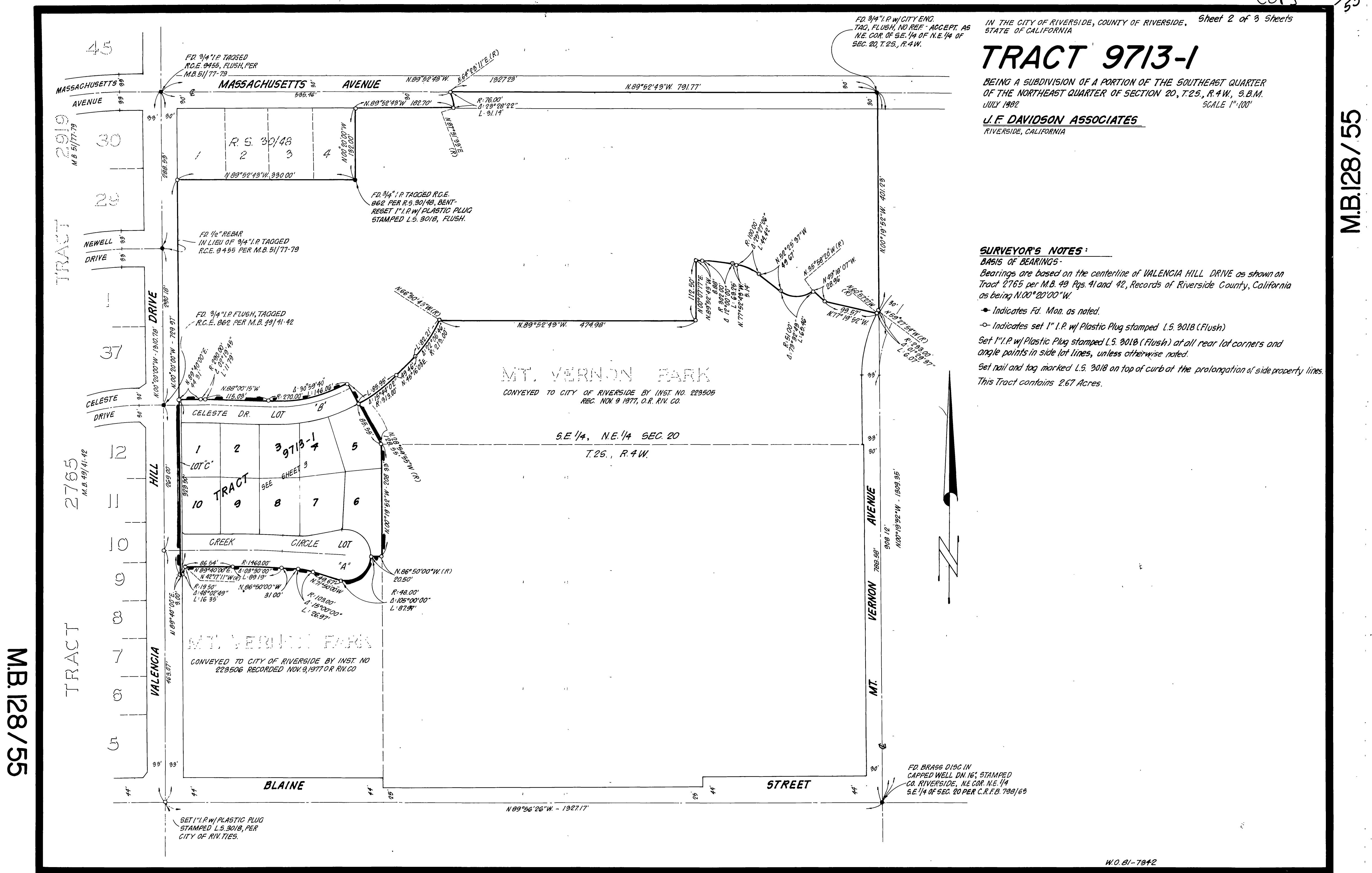
○ Indicates set 1" I.P. w/ Plastic Plug stamped L.S. 3018 (Flush)

Set 1" I.P. w/ Plastic Plug stamped L.S. 3018 (Flush) at all rear lot corners and  
angle points in side lot lines, unless otherwise noted.

Set nail and tag marked L.S. 3018 on top of curb at the prolongation of side property lines.

This Tract contains 2.67 Acres.

FD 3/4" I.P. w/ CITY ENG.  
TAG, FLUSH, NO REF. ACCEPT. AS  
N.E. COR. OF S.E. 1/4 OF N.E. 1/4 OF  
SEC. 20, T.25., R.4W.



FD BRASS DISC IN  
CAPPED WELL DN. 16'; STAMPED  
CO. RIVERSIDE, N.E. COR. N.E. 1/4  
S.E. 1/4 OF SEC. 20 PER C.R.F.B. 708/68

SET 1" I.P. w/ PLASTIC PLUG  
STAMPED L.S. 3018, PER  
CITY OF RIV. TIES.

W.O. 81-7942

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, Sheet 3 of 3 Sheets  
STATE OF CALIFORNIA

# TRACT 9713-1

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER  
OF THE NORTHEAST QUARTER OF SECTION 20, T.2S., R.4W., S.B.M.  
JULY 1982 SCALE 1" = 60'

**J.F. DAVIDSON ASSOCIATES**  
RIVERSIDE, CALIFORNIA

M.B. 128/56

### SURVEYOR'S NOTES

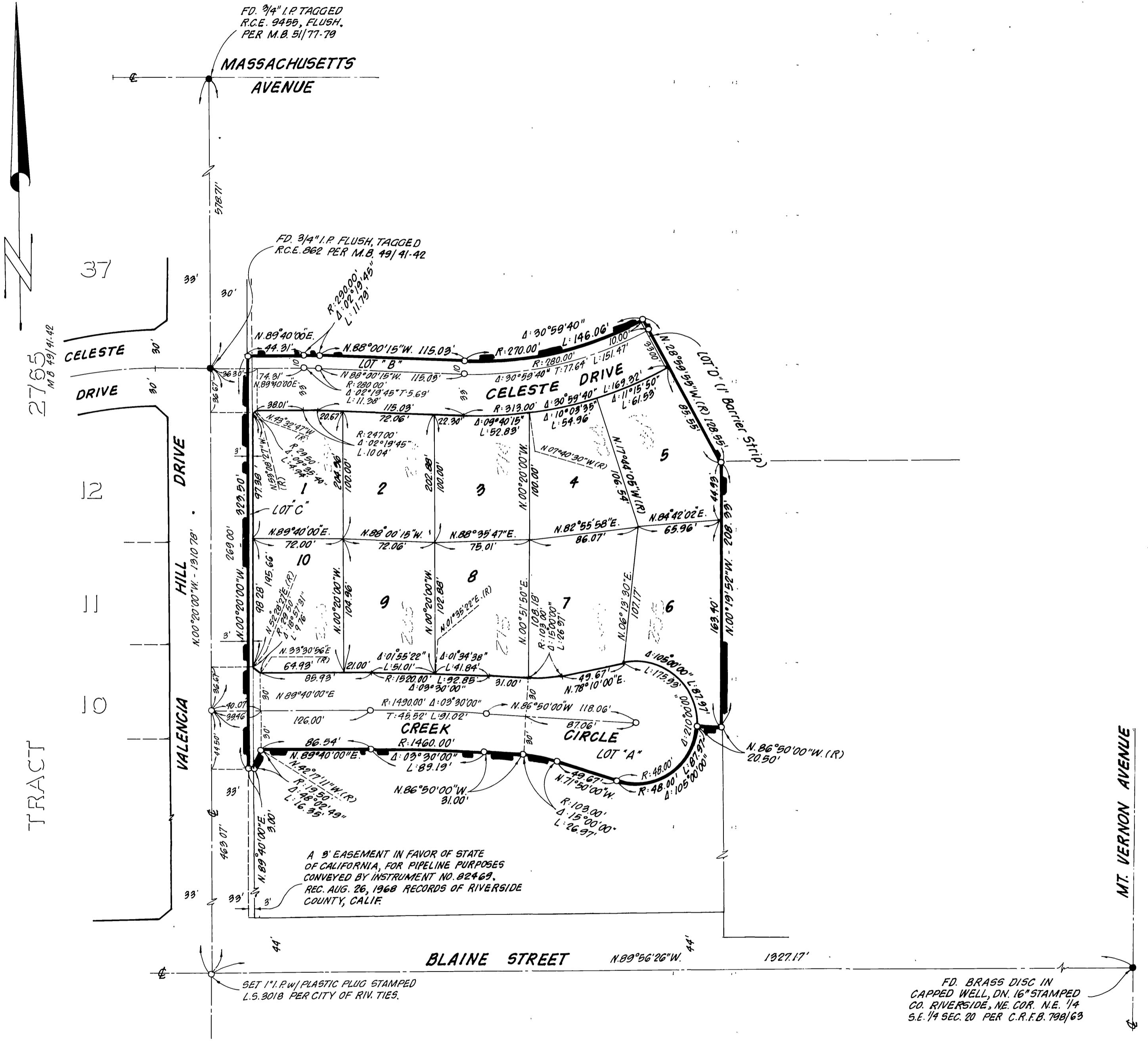
**BASIS OF BEARINGS:**  
Bearings are based on the centerline of VALENCIA HILL DRIVE as shown on Tract 2765 per M.B. 49 Pgs. 41 and 42, Records of Riverside County, California as being N.00°20'00"W

- Indicates fd. mon. as noted
- Indicates set 1" I.P.W./Plastic Plug stamped L.S. 3018 (Flush).

Set 1" I.P.W./Plastic Plug stamped L.S. 3018 (Flush) at all lot corners and angle points in side lot lines, unless otherwise noted.

Set nail and tag marked L.S. 3018 on top of curb at the prolongation of side property lines.

This Tract contains 2.67 Acres.



M.B. 128/56

M.B. 128/56