

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 9056

BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 10, T3S, R6W
S.B.M. OF RANCHO LA SIERRA, M.B. 6/70, AND PORTIONS OF LOT "F" (VACATED)
AND LOT "NN" (VACATED) OF TRACT NO. 2 OF LA SIERRA HEIGHTS, M.B. 7/66,
ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

OCTOBER 1982

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

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. 9056 which was approved by the Riverside City Planning Commission on FEBRUARY 3 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 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: March 9th, 1983

ROBERT C. WALES, R.C.E. 18793
CITY ENGINEER

Robert C. Wales

CITY CLERK'S CERTIFICATE

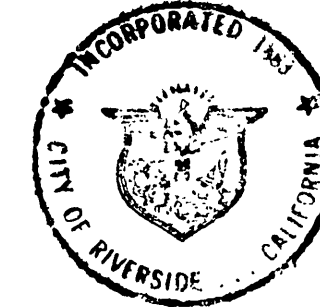
RESOLVED: That this map, consisting of FOUR (4) sheets be and the same is hereby accepted as the final map of TRACT NO. 9056, and the streets and easements are hereby accepted as public streets and easements,

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 15th day of March, 1983.

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

By Alice A. Hare



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, except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ 3,500

Dated 2-28, 1983.

R. WAYNE WATTS
County Tax Collector

By Randy Watts

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 3,500.00 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 3-22, 1983

GERALD A. MALONEY
Clerk of the Board of Supervisors

By Nancy Ponus Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of Four (4) sheets correctly represents a true and complete survey made under my supervision during May 1977, 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 December 20, 1982.

James F. Davidson
James F. Davidson Jr. 439018

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 March 1, 1983.

H. E. BREWER
City Treasurer

By H. E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 17th day of March, 1977 as required by the Health and Safety Code of California, Section 17953 by

S.E. MEDALL & ASSOCIATES, INC.

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 through D, inclusive. We hereby offer for dedication for public use for construction and maintenance of electrical energy facilities, the easement designated as "Blanket P.U.E." (Lot 4)

KENT LAND COMPANY, a California Corporation

BK President
Ken Glantz Ass't. Secretary

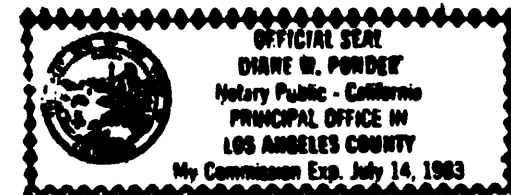
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

On this 27th day of December, 1982, before me, Diane M. Ponder, a Notary Public in and for said State, personally appeared Bruce Knutsa (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Ken Glantz (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of Kent Land Company, a California Corporation, 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.

My commission expires July 14, 1983 Witness my hand and official seal.

Diane M. Ponder
Notary Public in and for said State



PUBLIC UTILITY EASEMENTS

The City of Riverside, being the owner of the below described easement, hereby consents to the making and filing of the annexed map.
EASEMENTS AND RIGHTS OF WAY GRANTED TO TWIN BUTTES WATER COMPANY, A CORPORATION, BY DEED REC. AUGUST 11, 1919 IN BOOK 503, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIF. TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES, AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR DOMESTIC AND IRRIGATION PURPOSES, AS SET OUT IN SAID DEED.

EASEMENTS AND RIGHTS OF WAY GRANTED TO CITIZENS DOMESTIC WATER COMPANY, A CALIFORNIA CORPORATION, BY DEED REC. MARCH 18, 1926 IN BOOK 603, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIF., FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REMOVAL OF WATER PIPELINES, DITCHES OR FLUMES.

EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

By: Fred Kray

DATED March 1, 1983.

M.B. 13016

M.B. 13016

130/6

TRACT No. 9056

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OCTOBER 1982

SCALE: 1" = 100'

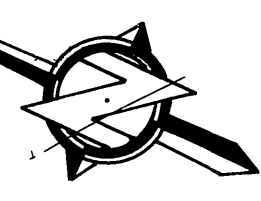
J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES:

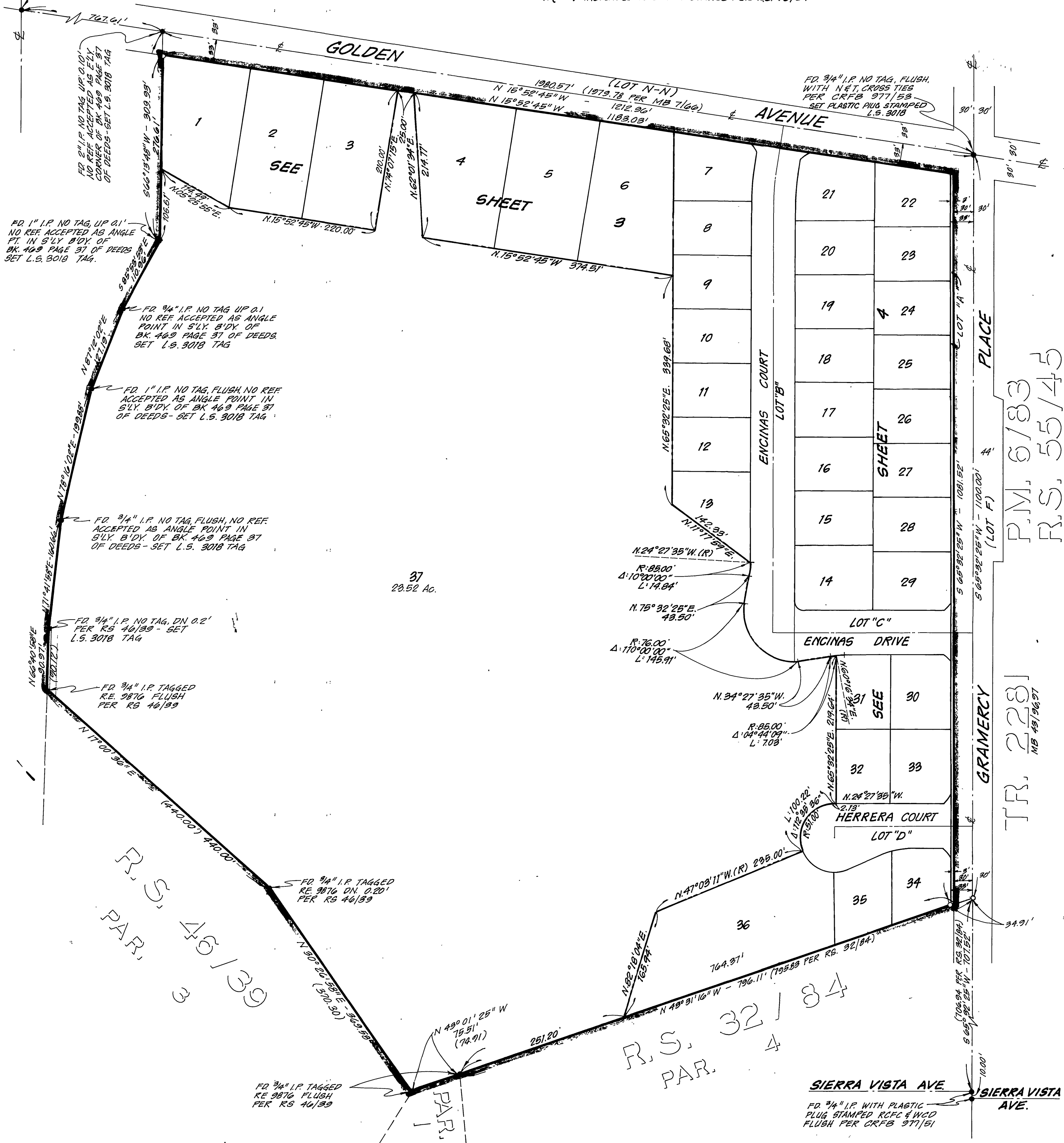
1. BASIS OF BEARINGS IS TAKEN AS THE CENTERLINE OF GOLDEN AVENUE (LOT N-N), BEING N 15° 52' 45" W AS SHOWN ON MAP OF TRACT NO. 2 OF LA SIERRA HEIGHTS RECORDED IN M.B. 7/66, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED
3. ○ INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018 FLUSH, UNLESS OTHERWISE NOTED.
4. SET NAIL WITH L.S. 3018 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
5. SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018 FLUSH, AT ALL REAR LOT CORNERS UNLESS OTHERWISE NOTED.
6. THIS SUBDIVISION CONTAINS 36.19 ACRES.
7. (-) INDICATES RECORD DISTANCE PER RS. 46/39

POTENTIAL LIQUEFACTION

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT, A GEOLOGICAL INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.



CAMPBELL AVE.



P.M. 6/83
R.S. 55/45

TR. 228
M.B. 45/96/97

R.S. PAR. 46/39

R.S. PAR. 32/34

SIERRA VISTA AVE. (LOT F)
SIERRA VISTA AVE.

TRACT 9056

BEING A SUBDIVISION OF A PORTION OF THE
WEST 1/2 OF SECTION 10, T.35, R.6W, S.B.M. OF
RANCHO LA SIERRA, M.B. 6/70, AND PORTIONS OF
LOT "F" (VACATED) AND LOT "N-N" (VACATED) OF TRACT
NO. 2 OF LA SIERRA HEIGHTS, M.B. 7/66, ALL RECORDS
OF RIVERSIDE COUNTY, CALIFORNIA.

OCTOBER 1982

SCALE-1"=60'

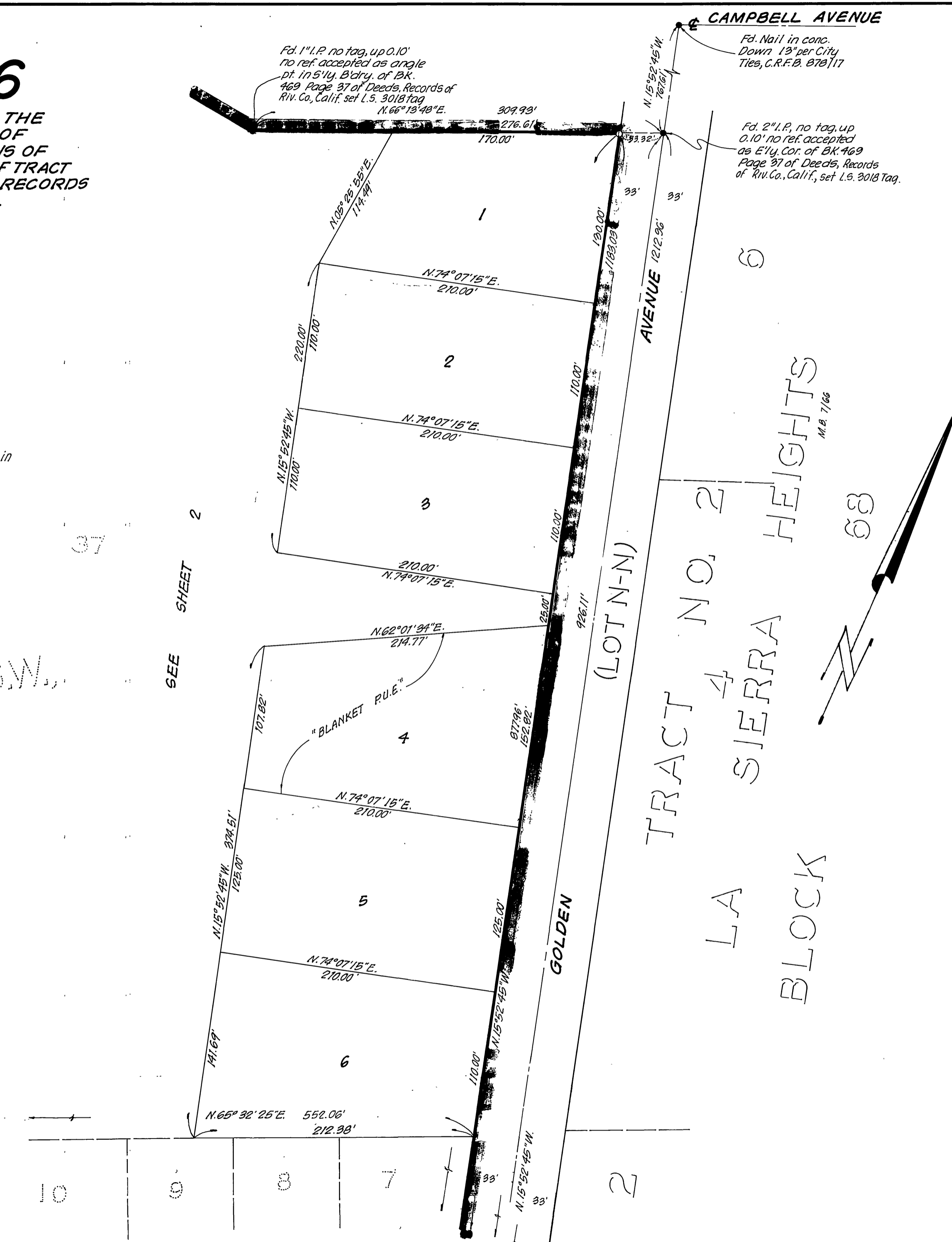
J. F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

1. Basis of Bearings- Bearings are based on the centerline of Golden Avenue (Lot N-N), as being N.15°52'45"W, as shown on map of Tract No. 2 of La Sierra Heights recorded in M.B. 7, Page 66, Records of Riverside County, California.
2. • Indicates found monument as noted.
3. -○- Indicates set 1" I.P. w/ Plastic Plug stamped L.S. 3018, flush unless otherwise noted.
4. Set nail w/ L.S. 3018 tag in top of curb for side Lot Lines projected.
5. 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.
6. This Tract contains 36.19 Acres.
7. (-) Indicates Record Distance per R.S. 46/39.

POR. W. 1/2 SEC. 10, T. 35, R. 6W.,
S.B.M.



SEE SHEET 2

37

SEE SHEET 4

W.O. 6773

M.B. 130/8

M.B. 130/8

130/8

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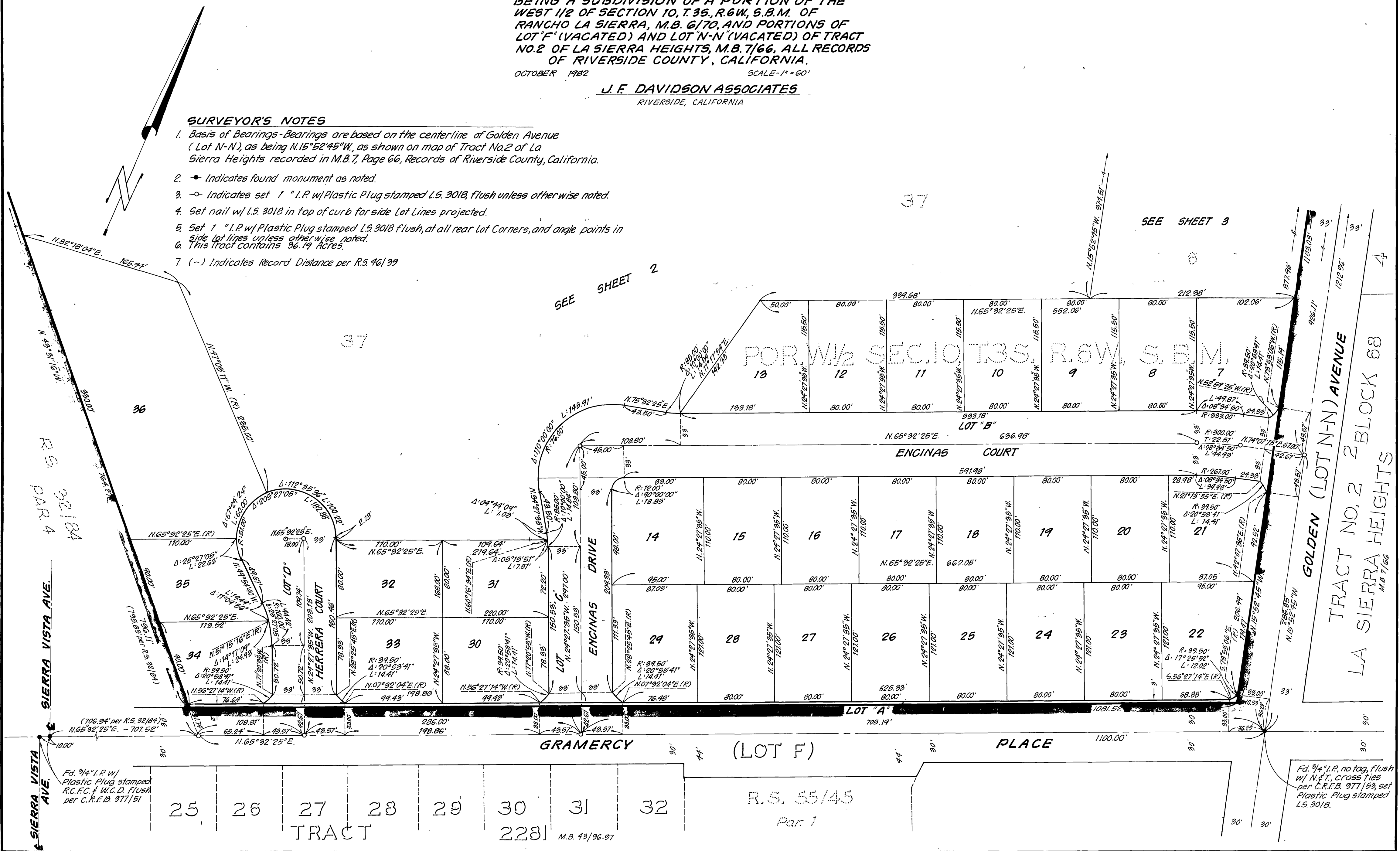
OCTOBER 1982 SCALE - 1" = 60'
J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

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6. This tract contains 36.19 Acres.
7. (-) Indicates Record Distance per R.S. 46/39

M.B. 130/9

M.B. 130/9



Fd. 3/4" I.P. w/
Plastic Plug stamped
R.C.F.C. & W.C.D. flush
per C.R.F.B. 977/51

Fd. 3/4" I.P. no tag, flush
w/ N.E.T. cross ties
per C.R.F.B. 977/53, set
Plastic Plug stamped
L.S. 3018.

25 26 27 28 29 30 31 32
TRACT 2281 M.B. 49/96-97

R.S. 55/45
Par 1