

142  
81  
M.B. 142/81

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

# TRACT NO. 8583

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 12, T.3 S., R.6 W., AS PER SECTIONALIZED SURVEY OF RANCHO LA SIERRA SEPULVEDA ON FILE IN BOOK 6, PAGE 70 OF MAPS AND A PORTION OF LOTS 1 THRU 4 AND 12, AND ALL OF LOTS 5 THRU 11, OF BLOCK 58, AND A PORTION OF LOTS 1 THRU 4, 7, 10, 15 AND 16 AND ALL OF LOTS 5 AND 6 AND 11 THRU 14, OF BLOCK 57, AND PORTIONS OF LOT "C-1" (TAMPA AVENUE - VACATED), AND LOT "C-2" (UTICA AVENUE - VACATED), OF LA GRANADA ON FILE IN BOOK 12, PAGES 42-51 INCLUSIVE, OF MAPS, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FEBRUARY 1984

L. A. WAINSCOTT & ASSOCIATES - CIVIL ENGINEERS  
GRAND TERRACE, CALIFORNIA.

### OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS 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 BORDERLINE, AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "H" INCLUSIVE, AND WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS 5'X20' P.U.E. AND 5'X25' P.U.E. AND 6' P.U.E. WE ALSO HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS TO LOTS 7, 19, 20, 21, 30, 31, 37, 38, 43, 44, 45, 47 AND 48 (ON, OVER AND ACROSS CALIFORNIA AVENUE ADJOINING SAID SUBDIVISION). WE ALSO HEREBY DEDICATE FOR PLANTING & MAINTENANCE OF STREET TREES THE EASEMENTS DESIGNATED AS ST. TREE EASEMENT & FOR STORM DRAIN INSTALLATION & MAINTENANCE THE EASEMENT DESIGNATED AS S.D. EASEMENT AND FOR WATERLINE INSTALLATION AND MAINTENANCE A 20' WIDE EASEMENT OVER LOT 7 AS SHOWN.

**BOLTON ESTATES II, A CALIFORNIA LIMITED PARTNERSHIP**  
**CONCORDIA DEVELOPMENT A CALIFORNIA CORP., GENERAL PARTNER**

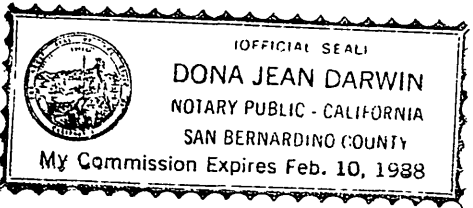
O. Randolph Hall, Jr. PRESIDENT  
Michael B. Vandaele VICE PRESIDENT/SECRETARY

**PROVIDENT FINANCIAL CORPORATION**  
A CALIFORNIA CORPORATION, AS TRUSTEE FOR THE DEED OF TRUST RECORDED DEC. 2, 1983 AS INSTRUMENT NO. 250870

Matt Frost VICE PRESIDENT  
Jack H. Wright SECRETARY

### NOTARY ACKNOWLEDGEMENT

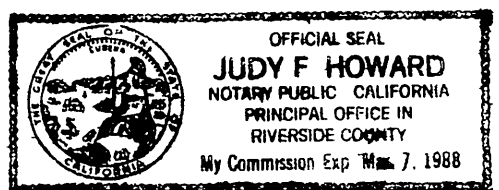
STATE OF CALIFORNIA } S.S.  
COUNTY OF San Bernardino }  
ON JUNE 1, 1984 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED O. RANDOLPH HALL, JR. AND MICHAEL B. VANDAELE, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND VICE PRES./SECRETARY, ON BEHALF OF CONCORDIA DEVELOPMENT CORPORATION, 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 ONE OF THE PARTNERS OF BOLTON ESTATES, THE 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.



SIGNATURE: Dona Jean Darwin  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY COMMISSION EXPIRES: Feb. 10, 1988

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
ON MAY 18, 1984 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Matt Frost AND Jack H. Wright, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS Vice PRESIDENT AND SECRETARY, ON BEHALF OF PROVIDENT FINANCIAL CORPORATION, A CALIFORNIA CORPORATION, THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BYLAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.  
WITNESS MY HAND AND OFFICIAL SEAL.



SIGNATURE: Judy F. Howard  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.  
MY COMMISSION EXPIRES: 3-7-88

### UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.  
1) CITY OF RIVERSIDE, FOR PUBLIC UTILITIES FACILITIES, PER DEED RECORDED FEB. 3, 1967, AS INST. #9551, O.R. RIVERSIDE CO. (A)  
2) CITY OF RIVERSIDE, FOR PUBLIC UTILITIES FACILITIES, PER DEED RECORDED AUG. 18, 1967, AS INST. #12835, O.R. RIVERSIDE CO.  
3) SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES, PER DEED RECORDED SEPT. 19, 1952, AS INST. #40264, O.R. RIVERSIDE CO. (B)

DATED June 26, 1984  
**FRED KRAY**  
DIRECTOR OF PUBLIC UTILITIES  
BY Fred Kray

### SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 (C)(1) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURE HAS BEEN OMITTED.  
1) CITY OF RIVERSIDE, FOR ROADWAY SLOPE & SUPPORT PURPOSES, PER DEED RECORDED AUG. 26, 1976, AS INST. #126871, O.R. RIVERSIDE CO.

### CITY ENGINEER'S CERTIFICATE

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. 8583 which was approved by the Riverside City Council at its meeting held 3-15-77 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 and I am satisfied that this map is technically correct, that the easements for sewers and drainage facilities as shown on said map have been approved, that plans for drains, drainage works and sewers sufficient to protect all lots in said 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 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 June 26<sup>th</sup>, 1984

**ROBERT C. WALES R.C.E. 18793**  
Director of Public Works  
By Robert C. Wales

### 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 June 26, 1984

**FRED KRAY**  
Director of Public Utilities  
By Fred Kray

### CITY TREASURER

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 June 25, 1984

**H. E. BREWER**  
City Treasurer  
By H.E. Brewer

### SOIL REPORT

A preliminary Soil Report was prepared on the 10<sup>th</sup> day of February 1977 as required by the Health and Safety Code of California, Section 17953; By C. H. J. Materials Laboratory, Inc. as Job No. 77065-3.

### RECORDERS CERTIFICATE

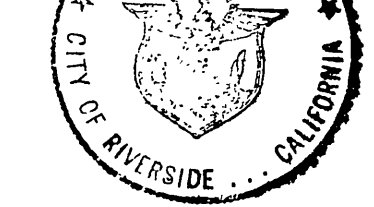
FILED THIS 10<sup>th</sup> DAY OF July 1984, AT 3:45 P.M. IN BOOK 142 OF MAPS, AT PAGES 81-84 AT THE REQUEST OF THE CITY CLERK.  
NO. 148964  
FEE \$12.00

**WILLIAM E. COMBLY**, COUNTY RECORDER  
By: Sarita Regan, DEPUTY  
SUBDIVISION GUARANTEE, SAFECO TITLE CO.

### 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. 8583 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 26<sup>th</sup> day of June, 1984



**ALICE A. HARE**  
City Clerk of the City of Riverside  
By Alice A. Hare

### TAX COLLECTOR

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 assessment collected as taxes, except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ 17,600.00

Dated June 25, 1984

**R. WAYNE WATTS**  
County Tax Collector  
By Marie R. Torres  
Deputy

### TAX BOND

I hereby certify that a bond in the sum of \$ 17,600.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon 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 July 5, 1984

**GERALD A. MALONEY**  
Clerk of the Board of Supervisors  
By R. D. Dams  
Deputy

### ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer 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 location 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 5-9, 1984

**L. A. WAINSCOTT R.C.E. 16056**  
By L.A. Waincott

M.B. 142/81

# TRACT NO. 8583

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 12, T.3 S, R.6 W, AS PER SECTIONALIZED SURVEY OF RANCHO LA SIERRA SEPULVEDA ON FILE IN BOOK 6, PAGE 70 OF MAPS AND A PORTION OF LOTS 1 THRU 4 AND 12, AND ALL OF LOTS 5 THRU 11, OF BLOCK 58, AND A PORTION OF LOTS 1 THRU 4, 7, 10, 15 AND 16 AND ALL OF LOTS 5 AND 6 AND 11 THRU 14, OF BLOCK 57, AND PORTIONS OF LOT "C-1" (TAMPA AVENUE - VACATED), AND LOT "C-2" (UTICA AVENUE - VACATED), OF LA GRANADA ON FILE IN BOOK 12, PAGES 42-51 INCLUSIVE, OF MAPS, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

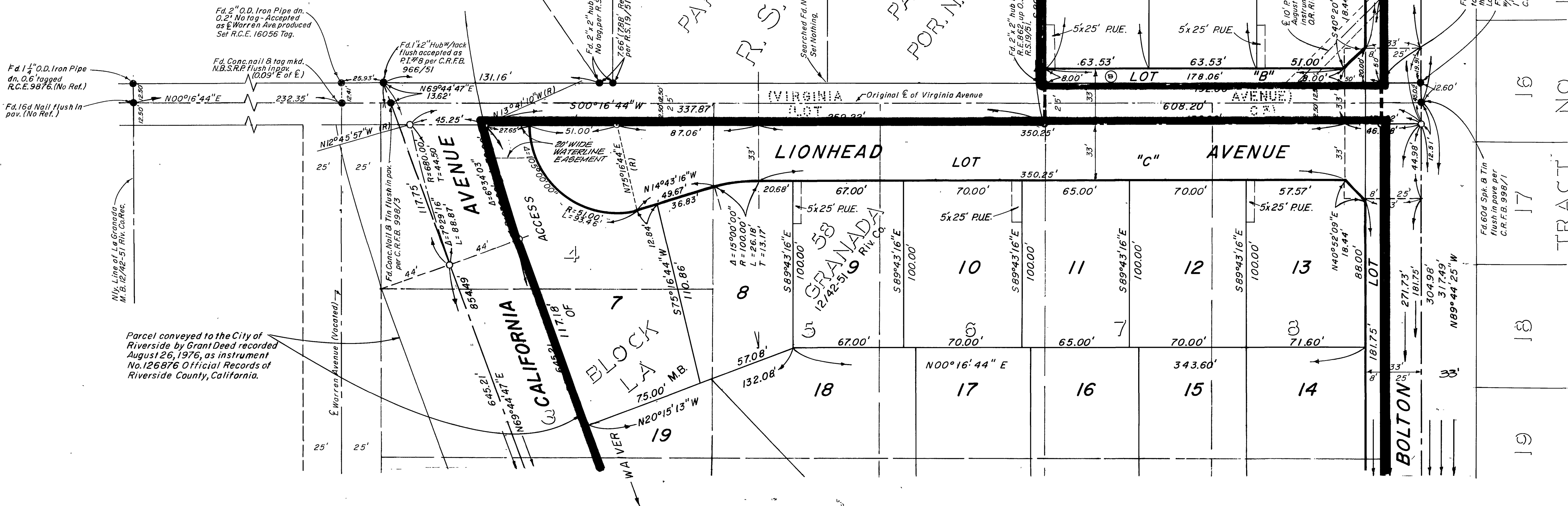
FEBRUARY 1984

SCALE 1" = 40'

L A WAINSCOTT & ASSOCIATES - CIVIL ENGINEERS  
GRAND TERRACE, CALIFORNIA.

### ENGINEER'S NOTES:

1. Basis of Bearings is the centerline of Bolton Avenue taken as N52°48'00"W as shown by map of Tract No. 8492 on file in Book 92, Pages 49 thru 51 inclusive, of maps, records of Riverside County, California.
2. Found monuments as noted at all points shown thus ●
3. Found 1" O.D. Iron Pipe, tagged R.C.E. 16056, flush, at all points shown thus ⊙ Tract No. 8492 on file in book 92, Pages 49 thru 51 inclusive, of maps, records of Riverside County, California.
4. Set 1" O.D. Iron Pipe, tagged R.C.E. 16056, flush, at all points shown thus ○.
5. Set 1" O.D. Iron Pipe, tagged R.C.E. 16056, flush, at rear lot corners and angle points in lot lines.
6. This Tract contains 11.56 Acres.
7. Set "Sure Fire" Studs & tag R.C.E. 16056, in top of curb at all side lot lines projected.
8. Set "Sure Fire" Studs & tag R.C.E. 16056 3" above finish grade in block wall along California Avenue, at the intersection of lot lines. (In lieu of 1 1/4" O.D. Iron Pipe per Note 5).



COPY

M.B. 142/82

TRACT NO. 10818 M.B. 158/30-32

18 19

M.B. 142/82

SEE

SHEET

No. 3



# TRACT NO. 8583

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 12, T.3 S., R.6 W., AS PER SECTIONALIZED SURVEY OF RANCHO LA SIERRA SEPULVEDA ON FILE IN BOOK 6, PAGE 70 OF MAPS AND A PORTION OF LOTS 1 THRU 4 AND 12, AND ALL OF LOTS 5 THRU 11, OF BLOCK 58, AND A PORTION OF LOTS 1 THRU 4, 7, 10, 15 AND 16 AND ALL OF LOTS 5 AND 6 AND 11 THRU 14, OF BLOCK 57, AND PORTIONS OF LOT "C-1" (TAMPA AVENUE-VACATED), AND LOT "C-2" (UTICA AVENUE-VACATED), OF LA GRANADA ON FILE IN BOOK 12, PAGES 42-51 INCLUSIVE, OF MAPS, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

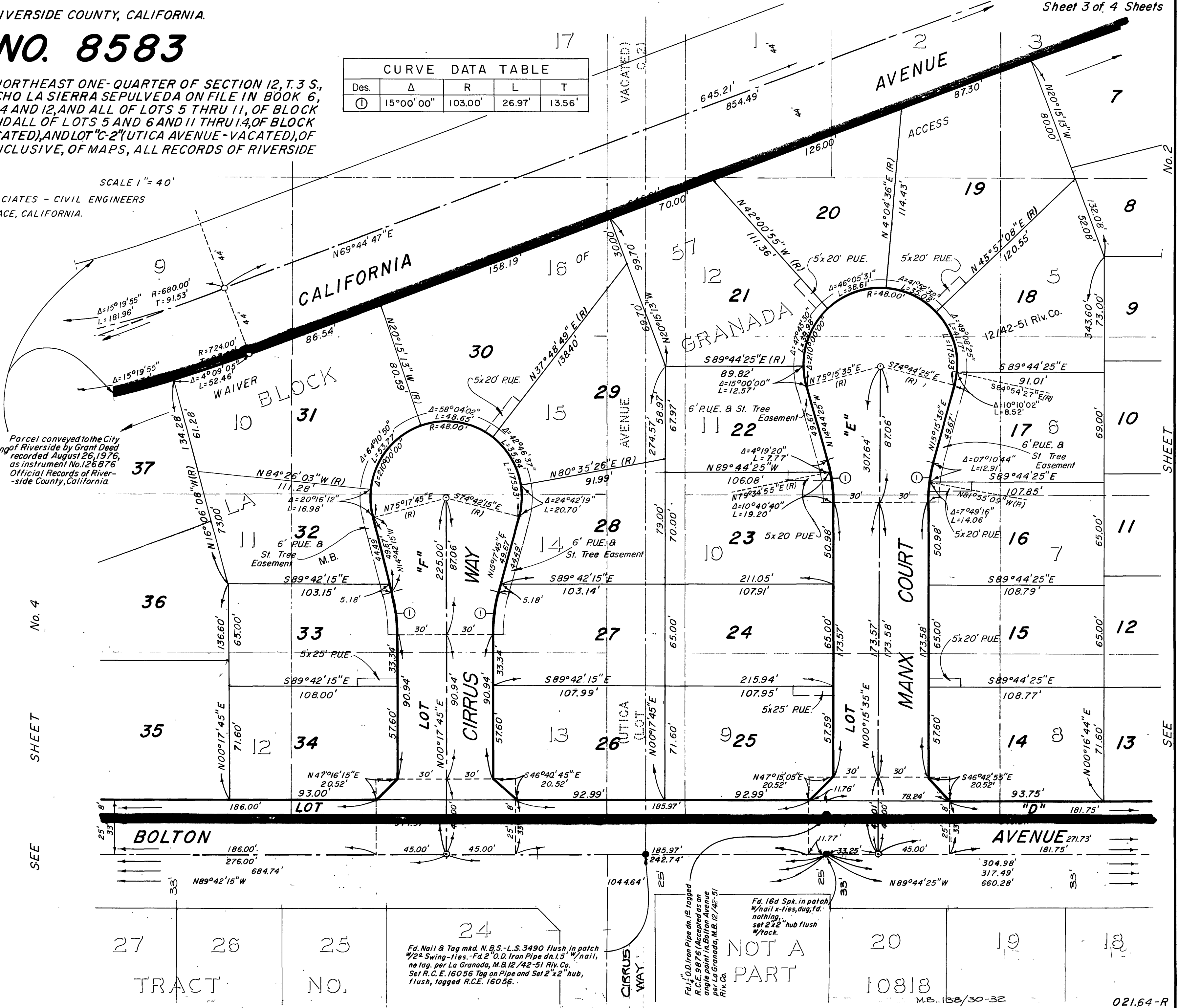
FEBRUARY 1984 SCALE 1" = 40'  
 L. A. WAINSCOTT & ASSOCIATES - CIVIL ENGINEERS  
 GRAND TERRACE, CALIFORNIA.

CURVE DATA TABLE				
Des.	Δ	R	L	T
①	15°00'00"	103.00'	26.97'	13.56'

**ENGINEER'S NOTES:**

- Basis of Bearings is the centerline of Bolton Avenue taken as N52°48'00"W as shown by map of Tract No. 8492 on file in Book 92, Pages 49 thru 51 inclusive, of maps, records of Riverside County, California.
- Found monuments as noted at all points shown thus ●
- Found 1" O.D. Iron Pipe, tagged R.C.E. 16056 flush, at all points shown thus ⊙ Tract No. 8492 on file in Book 92, Pages 49 thru 52, inclusive, of maps, records of Riv. Co. California.
- Set 1" O.D. Iron Pipe, tagged R.C.E. 16056, flush, at all points shown thus ○.
- Set 1" O.D. Iron Pipe, tagged R.C.E. 16056, flush, at rear lot corners and angle points in lot lines.
- This Tract contains 11.56 Acres.
- Set "Sure Fire" Studs tagged R.C.E. 16056, in top of curb at all side lot lines projected.
- Set "Sure Fire" Studs tag R.C.E. 16056 3/4" above grade in blk. wall along Bolton Avenue, at the intersection of lot lines. (In lieu of 1" O.D. Iron Pipe per Note 5.

Parcel conveyed to the City of Riverside by Grant Deed recorded August 26, 1976, as instrument No. 126876 Official Records of Riverside County, California.



M.B. 142/83

M.B. 142/83

SHEET

SEE

NOT A PART

Fd. 16d Spk. in patch w/nail x-tries, aug. fd. nothing, set 2"x2" hub flush w/tack.

10818

M.B. 158/30-32

021.64-R

**ENGINEER'S NOTES**

1. Basis of Bearings is the centerline of Bolton Avenue taken as N52°48'00"W as shown by map of Tract No. 8492 on file in Book 92, Pages 49 thru 51 inclusive, of maps, records of Riverside County, California.
2. Found monuments as noted at all points shown thus ●
3. Found 1" O.D. Iron Pipe, tagged R.C.E. 16056 flush, at all points shown thus ⊙, Tract No. 8492 on file in Book 92 Pages 49 thru 51 inclusive, of maps, records of Riv. Co. California
4. Set 1" O.D. Iron Pipe, tagged R.C.E. 16056, flush, at all points shown thus ○,
5. Set 1" O.D. Iron Pipe, tagged R.C.E. 16056, flush, at rear lot corners and angle points in lot lines.
6. This Tract contains 11.56 Acres
7. Set "Sure Fire" Studs tagged R.C.E. 16056, in top of curb at all side lot lines projected.
8. Set "Sure Fire" Studs tag R.C.E. 16056 3' above finish grade in Block Wall along California Avenue at the intersection of lot lines. (in lieu of 1 1/2" O.D. Iron Pipe per Note 5)

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

# TRACT NO. 8583

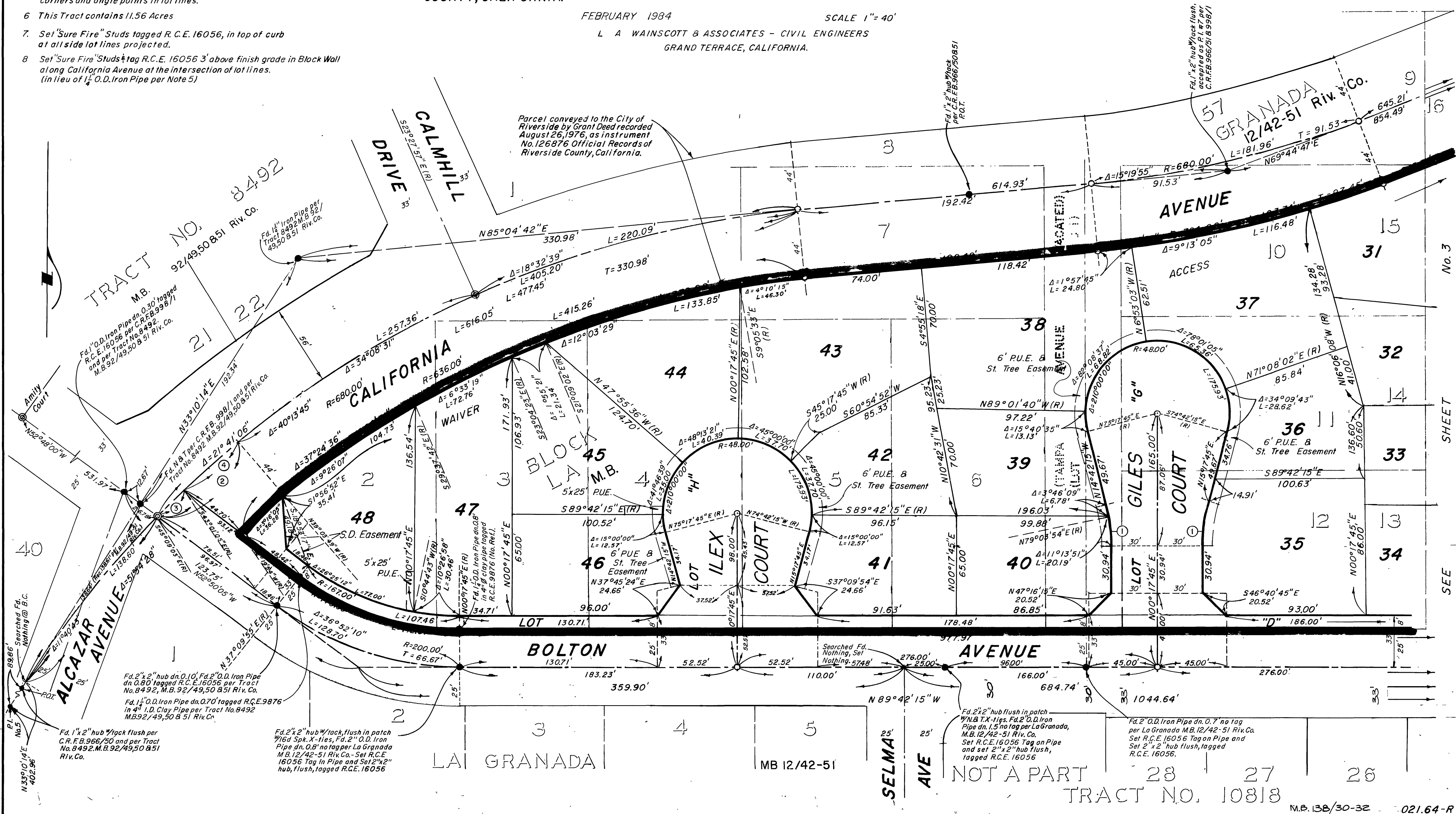
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FEBRUARY 1984

SCALE 1" = 40'

L A WAINSCOTT & ASSOCIATES - CIVIL ENGINEERS  
GRAND TERRACE, CALIFORNIA.

CURVE DATA TABLE				
Des	Δ	R	L	T
①	15° 00' 00"	103.00'	26.97'	13.56'
②	6° 05' 14"	680.00'	72.25'	36.16'
③	2° 07' 58"	680.00'	25.31'	12.66'
④	3° 57' 16"	680.00'	46.94'	23.43'



M.B. 142/84

M.B. 142/84

SEE SHEET

TRACT NO. 10818

M.B. 138/30-32 021.64-R

COPY

142/84