

City copy

145/3

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 9713

BEING A SUBDIVISION OF A PORTION OF THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 20, T2S., 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 line and that we hereby dedicate for public use for street and public utility purposes Lots "A" thru "C" inclusive. We also hereby dedicate for construction and maintenance of storm drain facilities, the area shown as "STORM DRAIN EASEMENT."

CANYON CREST LTD., a California Limited Partnership

By: S.W.R. DEVELOPMENT CORPORATION, a California Corporation,
General Partner

[Signatures]

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: Sept 20, 1984

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

[Signature]

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Two sheets be, and the same is hereby accepted as the final map of Tract 9713 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 25th day of Sept, 1984.

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: Sept 19, 1984

FRED KRAY
Director of Public Utilities

By Fred Kray

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 and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ 1,600.00.

Dated 8-27, 1984

R. WAYNE WATTS
County Tax Collector

By Larry Knowlton

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 1600.00 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 Sept. 27, 1984

Gerald A. Maloney
Clerk of the Board of Supervisors

By R.D. O'Brien 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 Two (2) sheets correctly represents a true and complete survey made under my supervision during July 1984, 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.

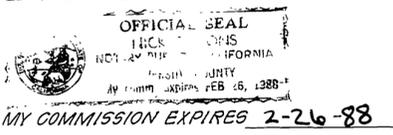
Dated 4-24, 1984

[Signature]
James F. Davidson, L.S. 3018
STATE OF CALIFORNIA

STATE OF CALIFORNIA
COUNTY OF Riverside s.s.

ON 4-26-84 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Stephen Reeder AND DAVID STRUTT 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 S.W.R. 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 THE GENERAL PARTNER OF CANYON CREST 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



[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

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 April 30, 1984

H. E. BREWER
City Treasurer

By HE 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

M.B. 145/3

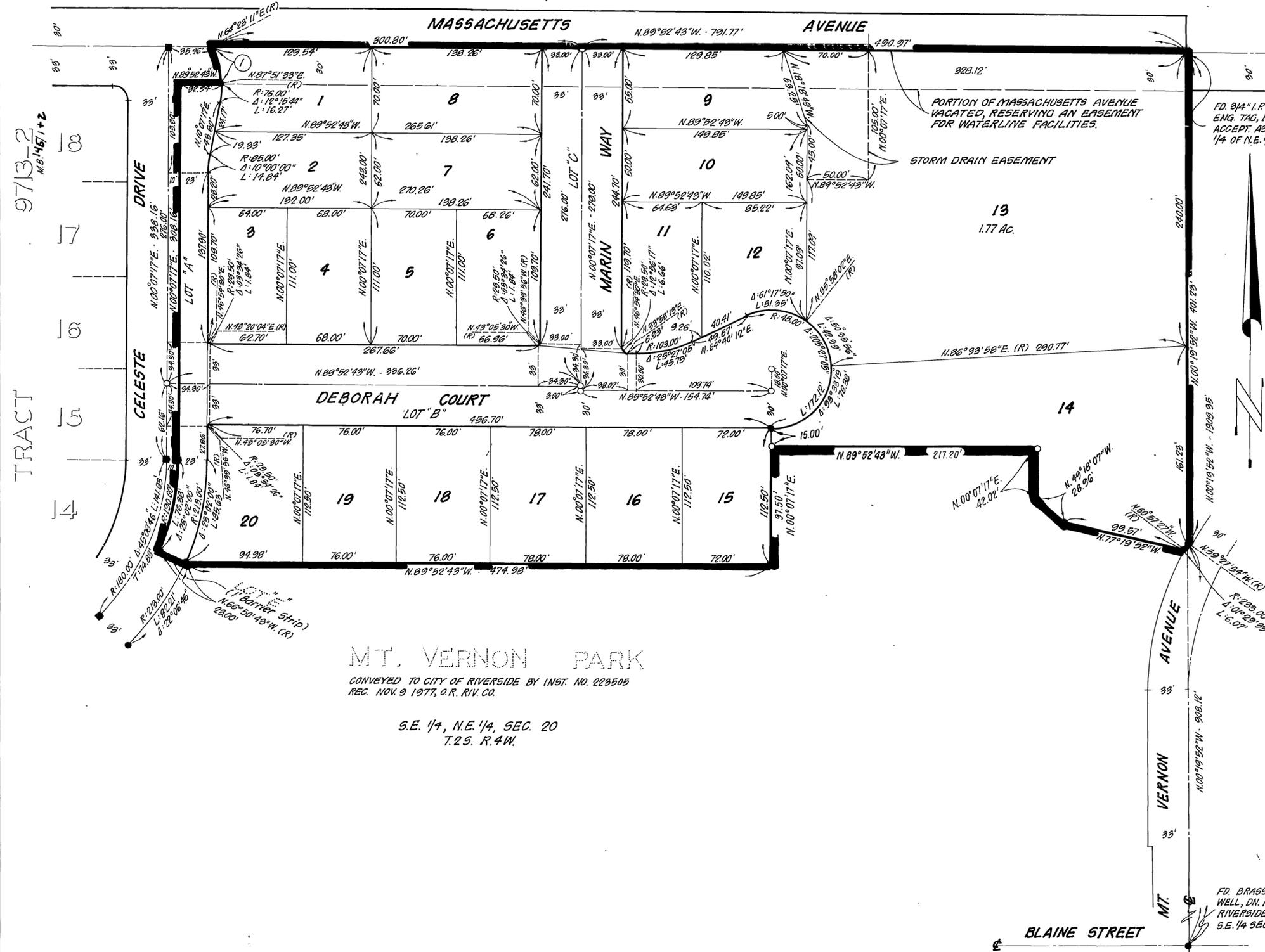
M.B. 145/3

TRACT 9713

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, T.25, R.4W, S.B.M. AUGUST 1982 SCALE 1"=60'

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

CURVE DATA
① R: 76.00' Δ: 23°28'22"
T: 15.79' L: 31.14'



SURVEYOR'S NOTES:

- BASIS OF BEARINGS:**
Bearings are based on the centerline of CELESTE DRIVE as shown on Tract 9713-2 per M.B. 145 Pgs. 1 thru 2 inclusive, Records of Riverside County, California as being N.00°07'17"E.
- Indicates Fd. 1" I.P. w/ Plastic Plug stamped L.S. 3018, flush per Tr. 9713-1, M.B. 128 Pages 54 thru 56 inclusive, unless otherwise noted.
 - Indicates Fd. 1" I.P. w/ Plastic Plug stamped L.S. 3018, flush, per Tr. 9713-2, M.B. 145 Pages 1 thru 2 inclusive.
 - 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.
- This Tract contains 7.34 Acres.
- Set nail and tag marked L.S. 3018 in top of curb at the prolongation of side property lines.

MT. VERNON PARK

CONVEYED TO CITY OF RIVERSIDE BY INST. NO. 223505
REC. NOV. 9 1977, O.R. RIV. CO.

S.E. 1/4, N.E. 1/4, 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 SEC. 20 PER C.R.F.B. 798/63