

# TRACT NO. 8330

FILED

BEING A SUBDIVISION OF PARCEL 3 ON A MAP RECORDED IN BOOK 7, PAGE 23 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

On November 17, 1977  
at 3:30 P.M.

SHALLER & LOHR ASSOCIATES, INC.  
NEWPORT BEACH, CALIFORNIA  
SEPTEMBER 1976

W. D. BALOGH  
COUNTY RECORDER  
By: David C. Beale  
Fee: \$7.00  
No. 230282  
Filed By: City Clerk  
Sub'dn. G'tee AMERICAN TITLE

### OWNERSHIP

We hereby certify that we are the owners of 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 border line, and we hereby offer for dedication, for street purposes LOTS "A" AND "B".

### ALTA EQUITIES, a Partnership

BY: Lakeland Development Company, A California Corporation, as a partner  
BY: Patrick S. Munn, Richard L. Cramer  
BY: Allen M. Condon  
Allen M. Condon; as a Partner

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) SS  
COUNTY OF ORANGE )

On this 14 day of September, 1977, before me Samilla L. Hillitt, a Notary Public in and for said County and State, personally appeared:

Patrick S. Munn, Richard L. Cramer, Allen M. Condon  
known to me to be the Partners of Alta Equities, a California Partnership, the Partnership that executed the within instrument and acknowledged to me that such Partnership executed the same.

Witness my hand and official seal,

Samilla L. Hillitt  
Notary Public in and for said County and State

My commission expires May 6, 1980

### 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. 8330, which was approved by the Riverside City Planning Commission at its meeting held September 23, 1976, 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 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 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 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 Nov. 9<sup>th</sup>, 1977 James F. Martinek, RCE 8134  
Director of Public Works  
BY: James F. Martinek

### 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 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 Nov. 8, 1977 Everett C. Ross  
Director of Public Utilities  
BY: Everett C. Ross

### 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 Nov 1, 1977 H. E. Brewer, City Treasurer  
BY: H.E. Brewer

### 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. 8330, and the streets are hereby accepted as public streets except Lot "B", which is hereby accepted as a 1' barrier strip to deny access from adjoining private property to Lot "A", 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 15<sup>th</sup> day of November, 1977.

Alice A. Hare  
City Clerk of the City of Riverside  
BY: Karen E. Oakley  
Asst. City Clerk

### UTILITIES EASEMENT

The City of Riverside, being the owner of the following described easement does hereby consent to the preparation and recordation of the annexed map: Riverside Water Company for water ditches, pipes and flumes by deed recorded August 14, 1885, in Book 42, Page 296 of Deeds, San Bernardino County Records.

Director of Public Utilities  
Date Nov. 8, 1977 Everett C. Ross  
Everett C. Ross

### SOILS REPORT

A preliminary soils report was prepared on the 19th day of October, 1976, as required by the Health and Safety Code of California, Section 17953; by Earth Research Associates Inc., and signed by Dave Dering, RCE 10106.

### ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer 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 1976, 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 3-3, 1977. Donald O. Lohr R.C.E. 20508  
BY: Donald O. Lohr

### 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 assessments collected as taxes, ~~except taxes and special assessments collected as taxes, that are now a lien but are not yet payable, which are estimated to be \$~~ 42

Dated NOVEMBER 8, 1977. Donna Bouer Babcock  
County Tax Collector  
BY: Harold M. Larson

### TAX BOND

I hereby certify that a bond in the sum of \$ 42 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 but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated \_\_\_\_\_, 1977 Donald D. Sullivan  
County Clerk and Ex-Officio  
Clerk of the Board of  
Supervisors.  
BY: \_\_\_\_\_ Deputy

MB 94/72

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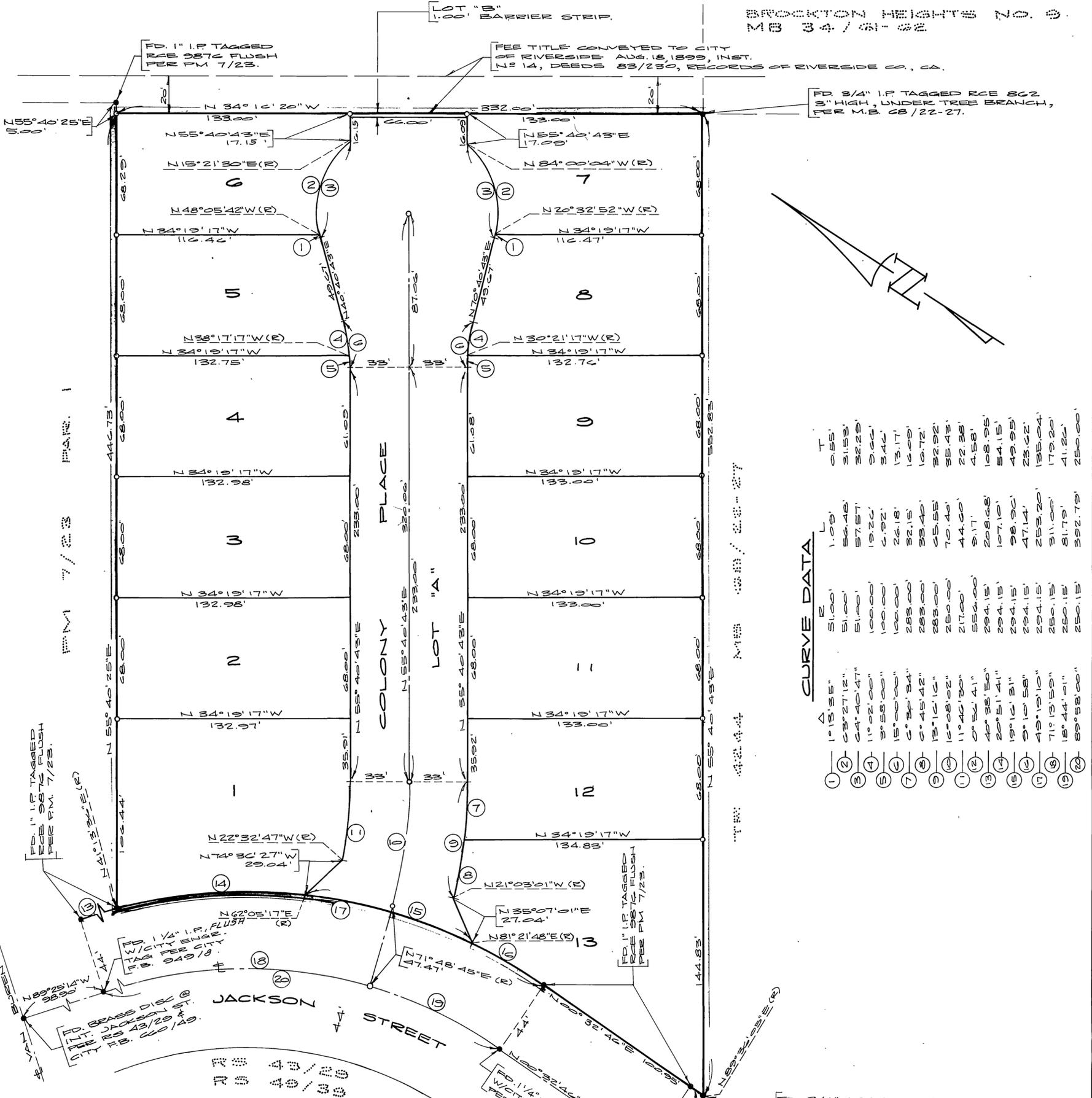
SEPTEMBER 1974

SCALE: 1" = 40'

SHALLER & LOHR ASSOCIATES, INC.  
NEWPORT BEACH, CALIFORNIA

M. L. & E. CO. LANDS  
BLK. 3 LOT 3  
MB 1/70 S.E. CO.

BROCKTON HEIGHTS NO. 9  
MB 34/51-52



### CURVE DATA

| Δ | R         | L       | T       |
|---|-----------|---------|---------|
| ① | 1°13'35"  | 51.00'  | 0.55'   |
| ② | 0°27'12"  | 51.00'  | 31.55'  |
| ③ | 0°40'47"  | 57.57'  | 32.23'  |
| ④ | 1°02'00"  | 100.00' | 9.00'   |
| ⑤ | 3°58'00"  | 100.00' | 3.42'   |
| ⑥ | 15°00'00" | 100.00' | 13.17'  |
| ⑦ | 0°33'34"  | 32.15'  | 10.72'  |
| ⑧ | 0°45'42"  | 283.00' | 32.92'  |
| ⑨ | 13°12'10" | 283.00' | 70.40'  |
| ⑩ | 15°08'02" | 210.00' | 22.38'  |
| ⑪ | 11°40'00" | 554.00' | 4.58'   |
| ⑫ | 0°34'41"  | 294.15' | 108.95' |
| ⑬ | 40°38'50" | 294.15' | 54.15'  |
| ⑭ | 20°51'41" | 294.15' | 49.95'  |
| ⑮ | 19°16'31" | 294.15' | 25.02'  |
| ⑯ | 49°19'10" | 294.15' | 135.04' |
| ⑰ | 71°15'59" | 250.15' | 179.20' |
| ⑱ | 15°44'01" | 250.15' | 41.22'  |
| ⑳ | 89°58'00" | 250.15' | 250.00' |

### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF JACKSON STREET TAKEN AS N100°32'40"E AS SHOWN ON PARCEL MAP FILED IN BOOK 7 OF PARCEL MAPS AT PAGE 23 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. SET 1" IRON PIPE TAGGED RCE 20508 FLUSH, AT ALL POINTS SHOWN THUS ○.
4. SET LEAD AND TAG & TAG RCE 20508 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
5. THIS TRACT CONTAINS 3.578 ACRES.

MB 94/73