

CITY COPY

152/38

# IN THE CITY OF RIVERSIDE RIVERSIDE COUNTY, CALIFORNIA TRACT 9335

BEING A SUBDIVISION OF A PORTION OF LOTS 3, 5 AND 7 OF THE TWIN BUTTES BLOCK, AS SHOWN ON MAP RECORDED IN BOOK 10 OF MAPS AT PAGE 39, RECORDS OF RIVERSIDE COUNTY CALIFORNIA. LOCATED IN SECTION 3, T.3S., R.6W., SBM.

July 1984

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

### OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line. We hereby dedicate to public use for street and public utility purposes, Lot "A" through "G" inclusive. We further hereby dedicate for the construction and maintenance of electrical distribution facilities, the easements designated as "5' P.U.E." and "5' x 35' P.U.E."

LUCKY STRIKE NO. 2, A GENERAL PARTNERSHIP

Charlie G. Fitzpatrick  
CHARLIE G. FITZPATRICK

Wilson S. Palmer  
WILSON S. PALMER

George R. Warren  
GEORGE R. WARREN

Myrtle M. Ahlborn  
MYRTLE M. AHLBORN

### SIGNATURE OMISSION

In accordance with Section 66436 (c) (1) of the Subdivision Map Act of the State of California, the signature of the following Easement Holders have been omitted since their interest cannot ripen into fee.

- ① AN EASEMENT IN FAVOR OF JEROME H. THOMPSON FOR ACCESS PURPOSES PER INST. NO. 98772 RECORDED 9/26/1969. O.R. RIV. CO.
- ② AN EASEMENT IN FAVOR OF SECURITY FIRST NATIONAL BANK OF LOS ANGELES FOR TAKING, DEVELOPING AND DISTRIBUTING WATER RECORDED APRIL 3, 1936 IN BOOK 271, PG. 523 O.R. RIV. CO. CAN NOT BE PLOTTED FROM RECORD DATA.

### RECORDER'S CERTIFICATE

Filed this 27<sup>th</sup> day of August, 1985, at 3:00 PM in Book 152 of Maps at Pages 38-46 at the request of the City Clerk.

Fee: \$1000

No. 192320

WILLIAM E. CONERY, County Recorder

By: Santa Regan, Deputy

SAFECO TITLE INSURANCE CO  
Subdivision Guarantee

### CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of THREE (3) sheets be, and the same is hereby accepted as the final map of Tract 9335 and the streets and easements are hereby accepted as public streets and easements, except Lot "G" which is hereby accepted as a 1' 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 20<sup>th</sup> day of August, 1985.



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 City of Riverside.

Dated August 9 1985

FRED KRAY  
Director of Public Utilities

By: Fred Kray

### 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 July 29, 1985

H. E. BREWER  
City Treasurer

By: H. E. Brewer

### TAX COLLECTOR CERTIFICATE

I hereby certify that according to the records of this office, as of this date, there are no liens against the property shown on the within map for unpaid State, County, Municipal or local taxes or 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 \$ 1200.00.

Dated 7-29-85

R. WAYNE WATTS  
County Tax Collector

By: Larry Kowalski

### TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 1,200.00 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 AUGUST 26, 1985

GERALD A. MALONEY  
Clerk of the Board of Supervisors

By: G. Maloney  
Deputy

### SOIL REPORT

A preliminary soil report was prepared by LEIGHTON and ASSOCIATES on the 19<sup>th</sup> day of December, 1984 as required by the Health and Safety Code of California Section 17953.

### 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 9335 which was approved by the Riverside City Planning Commission on MAR 17, 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 August 9, 1985

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

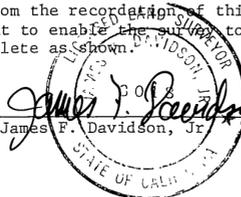
By: William D. Gardner  
Deputy R.C.E. 11405

### 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 survey made under my supervision during MAY 21, 1984 and that all monuments shown thereon actually exist and their positions are correctly shown or will be in place within one year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated 12-13 84

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



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IN THE CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA  
**TRACT 9335**

BEING A SUBDIVISION OF A PORTION OF LOTS  
3, 5 AND 7 OF THE TWIN BUTTES BLOCK, AS  
SHOWN ON MAP RECORDED IN BOOK 10 OF  
MAPS AT PAGE 39, RECORDS OF RIVERSIDE  
COUNTY CALIFORNIA. LOCATED IN  
SECTION 3, T.3S., R.6W., SBM.

July 1984

J.F.DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) SS

On this 26<sup>th</sup> day of JULY, 1985, before me, Joanne Baxter, a Notary Public in and for said State, personally appeared MVRTLE M. AHLBORN (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person described in, and whose name is subscribed to the within instrument, and acknowledged to me that SHE executed the same.

My commission expires 8/23/88 Witness my hand and official seal.



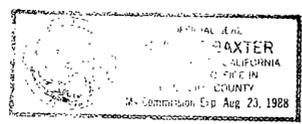
Joanne Baxter  
Notary Public in and for said State

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) SS

On this 29<sup>th</sup> day of JULY, 1985, before me, Joanne Baxter, a Notary Public in and for said State, personally appeared CHARLIE G. FITZPATRICK (personally known to me) (proved to me on the basis of satisfactory evidence) to be ONE of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

My Commission expires 8/23/88 WITNESS my hand and official seal.



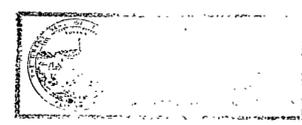
Joanne Baxter  
Notary Public in and for said State

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) SS

On this 26<sup>th</sup> day of JULY, 1985, before me, Joanne Baxter, a Notary Public in and for said State, personally appeared WILSON S. PALMER (personally known to me) (proved to me on the basis of satisfactory evidence) to be ONE of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

My Commission expires 8/23/88 WITNESS my hand and official seal.



Joanne Baxter  
Notary Public in and for said State

~~NOTARY ACKNOWLEDGEMENT~~

~~STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ ) SS~~

~~On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, \_\_\_\_\_, a Notary Public in and for said State, personally appeared \_\_\_\_\_ (personally known to me) (proved to me on the basis of satisfactory evidence) to be the \_\_\_\_\_ President, and \_\_\_\_\_ (personally known to me) (proved to me on the basis of satisfactory evidence) to be the \_\_\_\_\_ Secretary of SHOSHONE SERVICE CORPORATION a \_\_\_\_\_ 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 \_\_\_\_\_ Witness my hand and official seal.~~

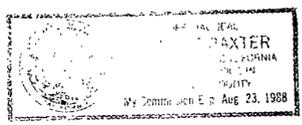
~~\_\_\_\_\_  
Notary Public in and for said State~~

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) SS

On this 29<sup>th</sup> day of JULY, 1985, before me, Joanne Baxter, a Notary Public in and for said State, personally appeared GEORGE R. WARREN (personally known to me) (proved to me on the basis of satisfactory evidence) to be ONE of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

My Commission expires 8/23/88 WITNESS my hand and official seal.



Joanne Baxter  
Notary Public in and for said State

MB 152/39

# TRACT 9335

BEING A SUBDIVISION OF A PORTION OF LOTS 35 AND 7 OF THE TWIN BUTTES BLOCK, AS SHOWN ON MAP RECORDED IN BOOK 10 OF MAPS AT PAGE 39, RECORDS OF RIVERSIDE COUNTY CALIFORNIA. LOCATED IN SECTION 3, T.3S.,R.6W., SBM.

July 1984

Scale 1"=60'

## J.F.DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA

### SURVEYORS NOTES:

Basis of bearings—Bearings are based upon the CENTERLINE of ARLINGTON AVE., being N78° 50' 15" W as shown on R/S 33/81-90 Records of Riverside County, California.

- \* O Indicates set 1" I.P. W/Plastic Plug stamped L.S. 3018 flush, unless otherwise noted.
- Indicates found monuments as noted.
- \* Set 1" I.P. W/Plastic plug stamped L.S. 3018 at all rear lot corners & angle points in side lot lines, unless otherwise noted.
- \* Set Nail & L.S. 3018 tag in curb at prolongation of side lot lines in lieu of front lot corners.
- ( ) Indicates record data as noted.
- All distances are measured in feet and decimal parts thereof.
- (INST.) Indicates record data per instrument No. 69471 recorded 7-9-1969. O.R. Riv. Co. Ca.
- This Tract contains 10.90 acres.

NO.	BEARING	DISTANCE	NO.	DELTA	RADIUS	LENGTH	TAN
T1	N04°34'17"E	11.40	C1	1°00'40"	1956.00'	34.52'	17.26'
T2	N29°56'56"E	15.81	C2	03°22'26"	120.00'	7.07'	3.53'
T3	N04°34'17"E	4.20	C3	18°30'20"	51.00'	16.47'	8.31'
			C4	45°20'46"	51.00'	40.36'	21.31'
			C5	82°08'11"	51.00'	46.41'	24.95'
			C6	89°29'22"	51.00'	79.51'	50.46'
			C7	16°55'56"	100.00'	29.55'	14.88'
			C8	08°26'43"	100.00'	14.74'	7.38'
			C9	19°34'45"	29.50'	10.06'	5.08'
			C10	96°35'28"	15.00'	25.29'	16.83'
			C11	56°10'20"	51.00'	50.00'	27.22'
			C12	8°34'27"	29.50'	4.41'	2.21'
			C13	10°00'00"	95.00'	14.84'	7.44'
			C14	18°50'05"	76.00'	24.98'	12.61'
			C15	0°06'19"	1945.00'	37.52'	18.76'
			C16	0°11'03"	1903.00'	39.33'	19.67'
			C17	1°52'30"	29.50'	6.11'	3.07'

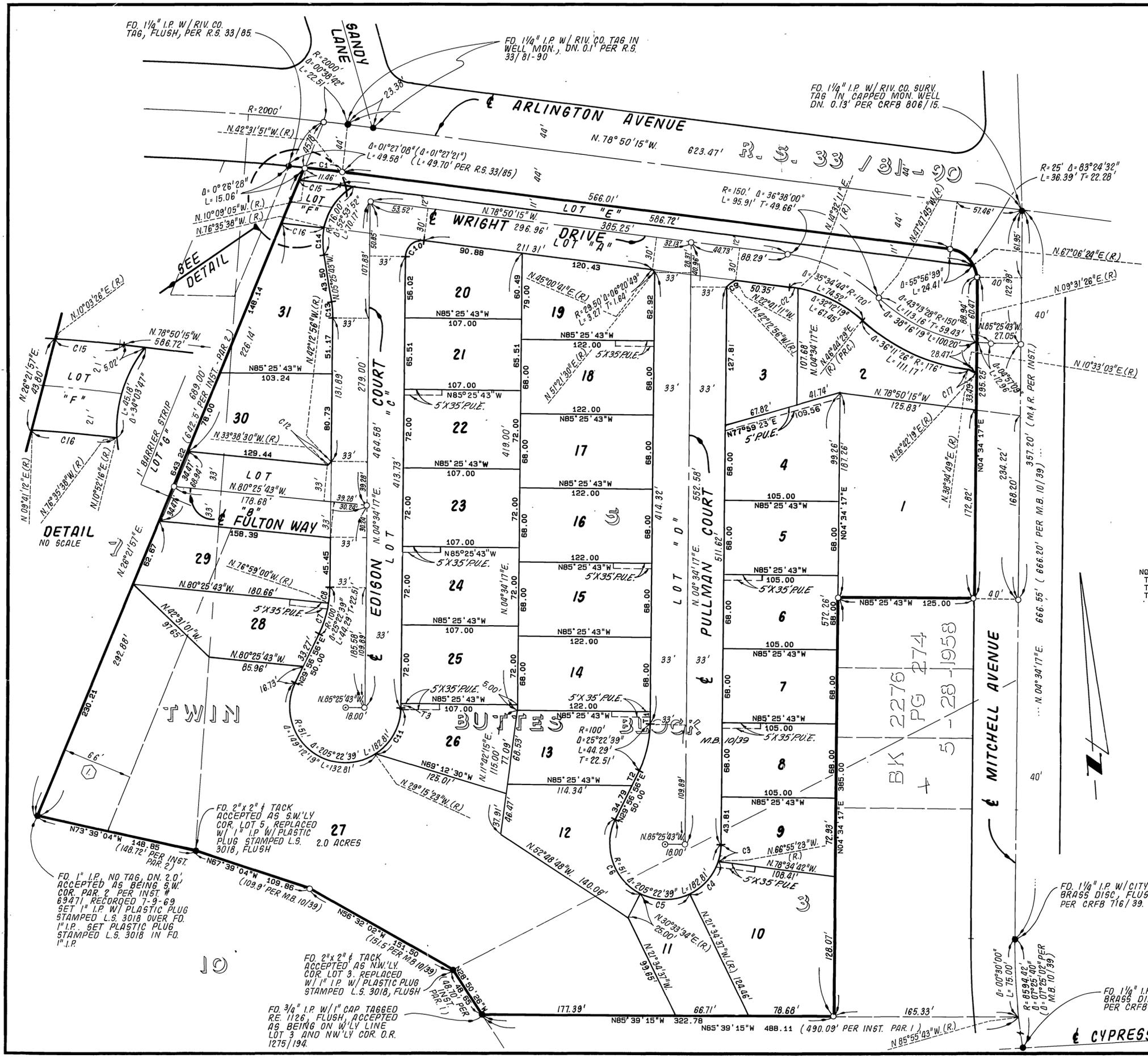
### POTENTIAL LIQUEFACTION

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.

\* CERT. OF CORR. 73  
L.S. 5390

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FD. 1 1/4" I.P. W/ RIV. CO. TAG, FLUSH, PER R.S. 33/85.

FD. 1 1/4" I.P. W/ RIV. CO. TAG IN WELL MON., DN. 0.1' PER R.S. 33/81-90.

FD. 1 1/4" I.P. W/ RIV. CO. SURV. TAG IN, CAPPED MON. WELL DN. 0.13' PER CRFB 808/15.

SEE DETAIL

DETAIL NO SCALE

FD. 2" x 2" TACK ACCEPTED AS S.W. LY COR. LOT 5, REPLACED W/ 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018 OVER FD. 1" I.P. SET PLASTIC PLUG STAMPED L.S. 3018 IN FD. 1" I.P.

FD. 1" I.P. NO TAG, DN. 2.0', ACCEPTED AS BEING S.W. COR. PAR. 2 PER INST. # 69471, RECORDED 7-9-69 SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018 OVER FD. 1" I.P. SET PLASTIC PLUG STAMPED L.S. 3018 IN FD. 1" I.P.

FD. 2" x 2" TACK ACCEPTED AS NW. LY COR. LOT 3, REPLACED W/ 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH

FD. 3/4" I.P. W/ 1" CAP TAGGED RE. 1126' FLUSH, ACCEPTED AS BEING ON W. LY LINE LOT 3 AND NW. LY COR. O.R. 1275/194.

FD. 1 1/4" I.P. W/ CITY BRASS DISC, FLUSH, PER CRFB 716/39.

FD. 1 1/4" I.P. W/ CITY BRASS DISC DN. 0.3' PER CRFB 852/46.