

OWNERSHIP

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 offer for dedication for public use for street purposes Lots "A" and "B", and we hereby offer for construction and maintenance of electrical utility facilities those areas designated as 5' x 40' P.U.E.

James F. Draper
James F. Draper

Janice R. Draper
Janice R. Draper

Jerry A. Pease
Jerry A. Pease

Helen M. Pease
Helen M. Pease

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA
TRACT NO. 8795

BEING A SUBDIVISION OF A PORTION OF LOTS 8, 9, AND 10 IN BLOCK 8, LA GRANADA M.B. 12/42-51, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN RANCHO LA SIERRA SEPULVEDA.

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

August, 1977

RECORDER'S CERTIFICATE

Filed this 23 day of November, 1977, at 11:00 A.M. in Book 94 of Maps, at Page 85-86 at the request of the City Clerk.

Fee: \$7.00 W. D. BALOGH
County Recorder
No. 234255 BY: Haned C. Beal
Deputy

Subdn. G'Tee TITLE INSURANCE AND TRUST

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

On this 16th day of September, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James F. Draper and Janice R. Draper, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

My commission expires on June 19, 1978.



Margaret F. Benfield
Notary Public in and for said County and State

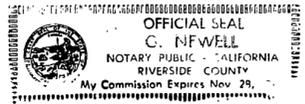
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

On this 16th day of SEPTEMBER, 1977, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JERRY H. PEASE and HELEN M. PEASE, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

My commission expires on Nov. 20, 1979.



C. Newell
Notary Public in and for said County and State

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. 8795 which was approved by the Riverside City Planning Commission on NOVEMBER 18, 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 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: November 16th, 1977

JAMES F. MARTINEK, R.C.E. 8134
Director of Public Works

By J. 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 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 Nov. 15, 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 against said property

Dated Nov. 15, 1977.

H. E. BREWER
City Treasurer

By H. E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 23 day of Nov, 1977 as required by the Health and Safety Code of California, Section 17953 by

PACIFIC FOUNDATION ENGINEERS INC. FILE NO. 9-3970

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. 8795 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 22nd day of November, 1977.

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

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 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 \$~~

Dated SEPTEMBER 21st, 1977.

DONNA BOUER BABCOCK
County Tax Collector

By Donna Bauer Babcock

TAX BOND

I hereby certify that a bond in the sum of \$ _____ 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

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 May 27, 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 Sept. 12, 1977.



J. F. Davidson
R.C.E. 862

W.O. 5029

MB 94/85

M.B. 94/85

M.B. 94/85

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIF.

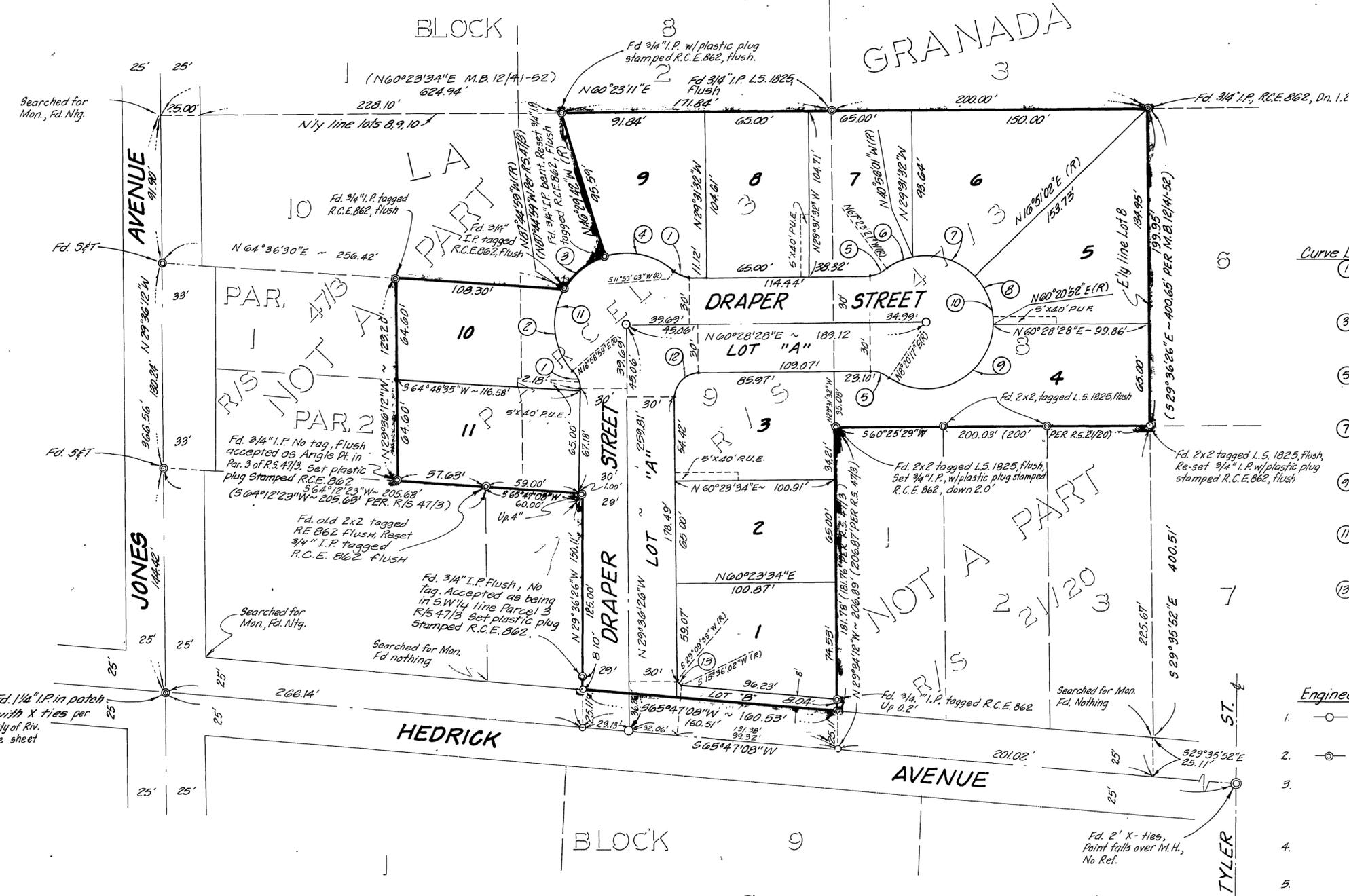
TRACT NO. 8795

BEING A SUBDIVISION OF A PORTION OF LOTS 8, 9, AND 10 IN
BLOCK 8, LA GRANADA, M.B. 12/42-51, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA. LOCATED IN RANCHO LA SIERRA SEPULVEDA
AUG. 1977

SCALE: 1" = 50'

- J.F. DAVIDSON ASSOCIATES -

Riverside, California



Curve Data Table

① R=15.00' Δ=41°24'35" T=5.67' L=10.84'	② R=45.00' Δ=73°16'02" T=33.46' L=57.54'
③ R=45.00' Δ=41°15'17" T=16.92' L=32.40'	④ R=45.00' Δ=53°22'45" T=25.14' L=45.85'
⑤ R=15.00' Δ=37°51'49" T=5.15' L=9.91'	⑥ R=42.00' Δ=26°27'20" T=9.87' L=19.39'
⑦ R=42.00' Δ=57°47'03" T=23.13' L=42.36'	⑧ R=42.00' Δ=43°29'50" T=16.76' L=31.89'
⑨ R=42.00' Δ=127°54'25" T=86.09' L=93.82'	⑩ R=42.00' Δ=255°43'38" L=187.46'
⑪ R=45.00' Δ=172°54'04" T=725.47' L=135.80'	⑫ R=15.00' Δ=70°04'52" T=12.02' L=23.58'
⑬ R=34.50' Δ=13°33'36" T=4.10' L=8.17'	

Engineers Notes

- Indicates set 3/4" I.P. with plastic plug stamped R.C.E. 862, Flush, Unless otherwise noted.
- ⊙ Indicates monuments found as noted, per R.S. 47/3, Records of Riv. Co., Cal., unless otherwise noted.
- Bearings are based on the E of Hedrick Avenue, being 565°47'08"W as shown on map of La Granada, M.B. 12/42-51, records of Riverside County, California.
- Set nail with R.C.E. 862 tag in top of curb for side lot lines Projected.
- Set 3/4" I.P. with plastic plug, stamped R.C.E. 862 at all rear lot corners and angle points in side lot lines, except as noted.
- This Subdivision contains 2.63 Acres.