

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 we hereby offer for dedication for construction and maintenance of public utility facilities, waterline facilities, sanitary sewer facilities, easements in, under, upon, over, and along Lot 63 reserving, however, to the undersigned owners, our successors and assigns in interest, the right to construct improvements on Lot 63, including private drives and recreational facilities and areas; provided, however, that such easements shall not interfere with the use and enjoyment of Lot 63, and the improvements thereon, by home-owners in said Subdivision; and provided, further, however, that no such improvements shall be constructed upon said Lot 63 unless same have been approved as to location by the City of Riverside, California, so as not to interfere with the afore-said easements hereby offered for dedication, which such approval by said City of Riverside, California, shall not be unreasonably withheld; and we further offer for dedication for public use an easement for storm drain facilities those areas designated as "Storm Drain Easement".

CALIFORNIA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation

*K.D. Johnson, V.P.* *Sue Abrahamian, asst. secy*

STATE OF CALIFORNIA) SS  
COUNTY OF LOS ANGELES

On MAY 21, 1979, before me, the undersigned, a Notary Public in and for said State, personally appeared K.D. JOHNSON, known to me to be the Vice President, and Sue ABRAHAMIAN, known to me to be the ASST. Secretary of 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.

WITNESS my hand and official seal.

My Commission Expires 3-11-83

Signature *Margaret A. Bratten*

MARGARET A. BRATTEN  
(Name Typed or Printed)



PUBLIC UTILITY EASEMENTS

The City of Riverside, being the owner of the below described Easements, hereby consents to the making and filing of the annexed map.

An Easement for electric lines in favor of the City of Riverside as set out in Deed recorded March 19, 1965 as Instrument No. 32018, Records of Riverside County, California.

An Easement for water pipeline and public utilities purposes as reserved by the City of Riverside by Ordinance No. 3863 recorded October 7, 1971 as Instrument No. 114189, Records of Riverside County, California.

An Easement for pole lines in favor of the City of Riverside per Instrument recorded May 29, 1964 as Instrument No. 66543, Official Records of Riverside County, California.

Dated June 6, 1979

EVERETT C. ROSS  
Director of Public Utilities

By *Don Campbell for Everett Ross*

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:

An Easement for storm drain in favor of the City of Riverside in Instrument recorded October 4, 1968, as Instrument No. 96057, Records of Riverside County, California.

An Easement for emergency ingress and egress in favor of Center Realty, Inc. in Instrument recorded June 24, 1974 as Instrument No. 77639 of Official Records of Riverside County, California.

An Easement for storm drain and sanitary sewer system in favor of the City of Riverside in Instrument recorded July 5, 1974 as Instrument No. 84267 of Official Records of Riverside County, California.

An easement for sanitary sewer, storm drain, water pipeline, gas line, telephone facilities and public utilities purposes as reserved by City of Riverside Ordinance No. 3863, recorded October 7, 1971 as Instrument No. 114189, Official Records of Riverside County, California.

An easement for storm drains with the right of specific purposes and incidental purposes in favor of the City of Riverside recorded January 28, 1966 as Instrument No. 10379 of Official Records of Riverside County, California.

Easements for ingress and egress in favor of the owners of lots in Tract 3802 acquired under conveyances of Lots by reference to Map recorded in Book 60, pages 14 and 15 of Maps of Riverside County, California and referred to in deed recorded August 16, 1973 as Instrument No. 107993 of Official Records of Riverside County, California.

IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 9565

BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M. AND A PORTION OF VIA ZAPATA, LOT "B" AND LOT "C" (VACATED) OF TRACT 3802 AS SHOWN IN MAP BOOK 60, PAGES 14 AND 15, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

AUGUST 1977

J. F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA

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. 9565 which was approved by the Riverside City Planning Commission on MAY 19, 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 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: JUNE 12, 1979

ROBERT WALES R.C.E. 18793  
Director of Public Works

*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 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 June 6, 1979.

EVERETT C. ROSS  
Director of Public Utilities

By *Don Campbell for Everett Ross*

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 June 6, 1979.

H. E. BREWER  
City Treasurer

By *H.E. Brewer*

SOIL REPORT

A preliminary soil report was prepared on the 28 day of JUNE, 1977 as required by the Health and Safety Code of California, Section 17953 by

Pacific Foundation Engineers, Inc.

Sheet 1 of 4 Sheets

RECORDER'S CERTIFICATE

Filed this 21 day of June, 1979, at 9:00 A.M. in Book 105 of Maps, at Pages 30, 31, 32, 33 at the request of the City Clerk.

Fee: \$ 11.00 DONALD D. SULLIVAN  
County Recorder

No. 128107 BY *Donna J. McClellan*  
Deputy

Subdn. G'Tee Title Insurance and Trust

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. 9565, and the Public easements are hereby accepted as Public 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 12 day of June, 1979.

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

By *Alice A. Hare*

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 \$ 2,875.00.

Dated JUNE 5<sup>TH</sup>, 1979.

DONNA BOUER BABCOCK  
County Tax Collector

By *Harold M. Larsen*

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 2875.00 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 June 12, 1979.

County Clerk and Ex-Officio Clerk  
of the Board of Supervisors

By *Nancy Romero* 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 April 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 October 31, 1978.

*Robert S. Kipper*  
Robert S. Kipper R.C.E. 13699

IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 9565

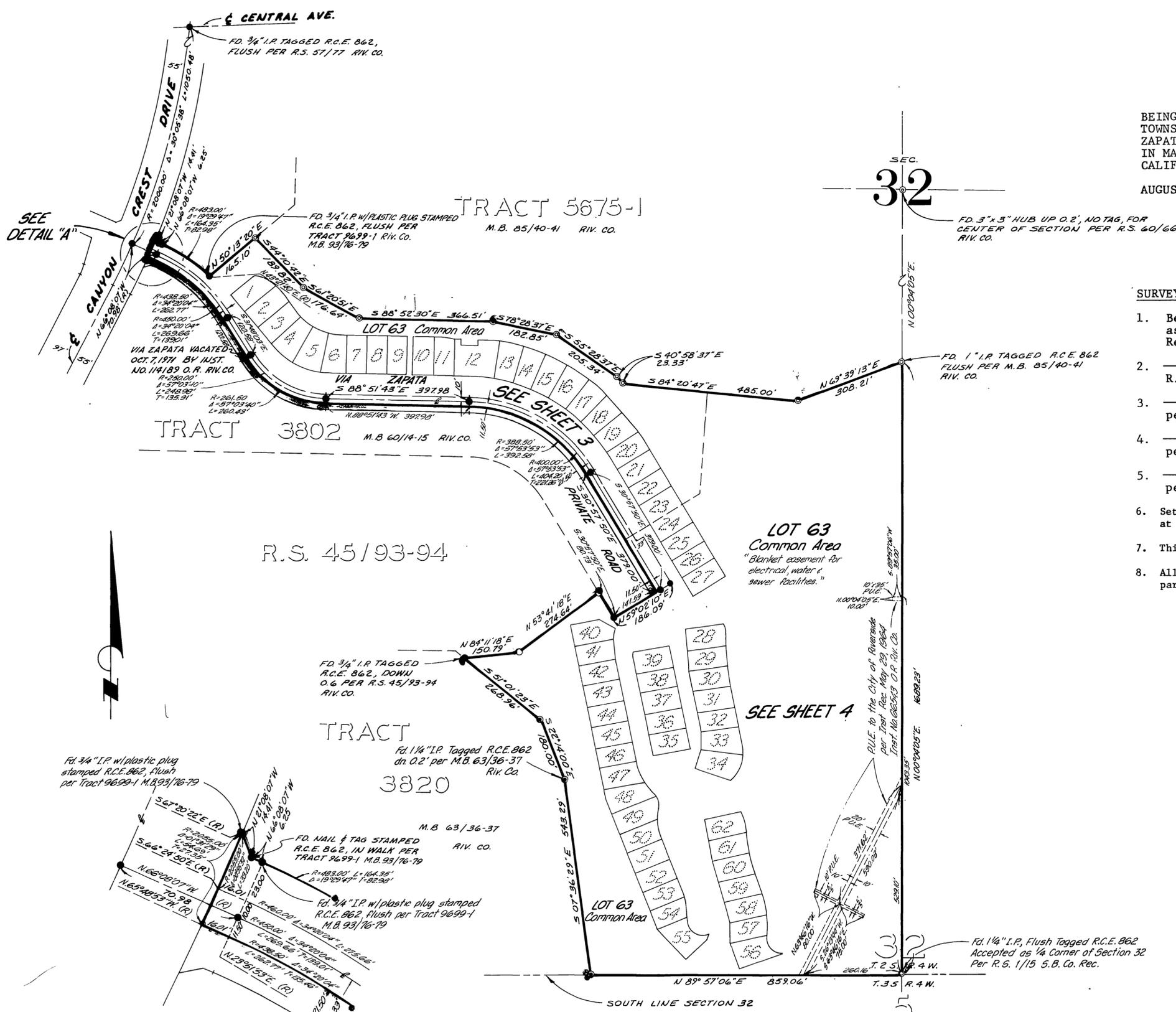
BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 32,  
TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M. AND A PORTION OF VIA  
ZAPATA, LOT "B" AND LOT "C" (VACATED) OF TRACT 3802 AS SHOWN  
IN MAP BOOK 60, PAGES 14 AND 15, RECORDS OF RIVERSIDE COUNTY,  
CALIFORNIA

AUGUST 1977

SCALE: 1" = 200'

J. F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA

SEC.  
32



### SURVEYOR'S NOTES:

1. Bearings are based on the centerline of Via Zapata (private road) as being S.88°51'43"E., per Tract 3802, M.B. 60/14-15, Records of Riverside County, California.
2. —○— Indicates set 3/4" Iron Pipe with plastic plug stamped R.C.E. 862, flush, unless otherwise noted.
3. —●— Indicates found 3/4" iron pipe tagged R.C.E. 862, flush, per M.B. 60/14-15, unless otherwise noted.
4. —⊙— Indicates found 1" iron pipe tagged R.C.E. 862, up 0.2' per M.B. 85/40-41, unless otherwise noted.
5. —⊙— Indicates found 3/4" iron pipe tagged R.C.E. 862, flush, per M.B. 63/36-37, unless otherwise noted.
6. Set 3/4" iron pipe with plastic plug stamped R.C.E. 862, flush, at all lot corners, unless otherwise noted.
7. This tract contains 39.94 acres.
8. All distances shown hereon are measured in feet and decimal parts thereof.

SEE  
DETAIL "A"

DETAIL "A"

SCALE: 1" = 40'

**SURVEYOR'S NOTES:**

- Bearings are based on the centerline of Via Zapata (private road) as being S.88°51'43"E. per Tract 3802, M.B. 60/14-15, Records of Riverside County, California.
- Indicates set 3/4" Iron Pipe with plastic plug stamped R.C.E. 862, flush, unless otherwise noted.
- Indicates found 3/4" iron pipe tagged R.C.E. 862, flush, per M.B. 60/14-15, unless otherwise noted.
- ⊙ Indicates found 1" iron pipe tagged R.C.E. 862, up 0.2' per M.B. 85/40-41, unless otherwise noted.
- ⊙ Indicates found 3/4" iron pipe tagged R.C.E. 862, flush, per M.B. 63/36-37, unless otherwise noted.
- Set 3/4" iron pipe with plastic plug stamped R.C.E. 862, flush, at all lot corners, unless otherwise noted.
- This tract contains 39.94 acres.
- All distances shown hereon are measured in feet and decimal parts thereof.

Certificate of Correction: C.C.-14 Inst. No. 251806 Nov. 27, 1979  
C.C.-18 Inst. No. 182006 Sept. 28, 1981

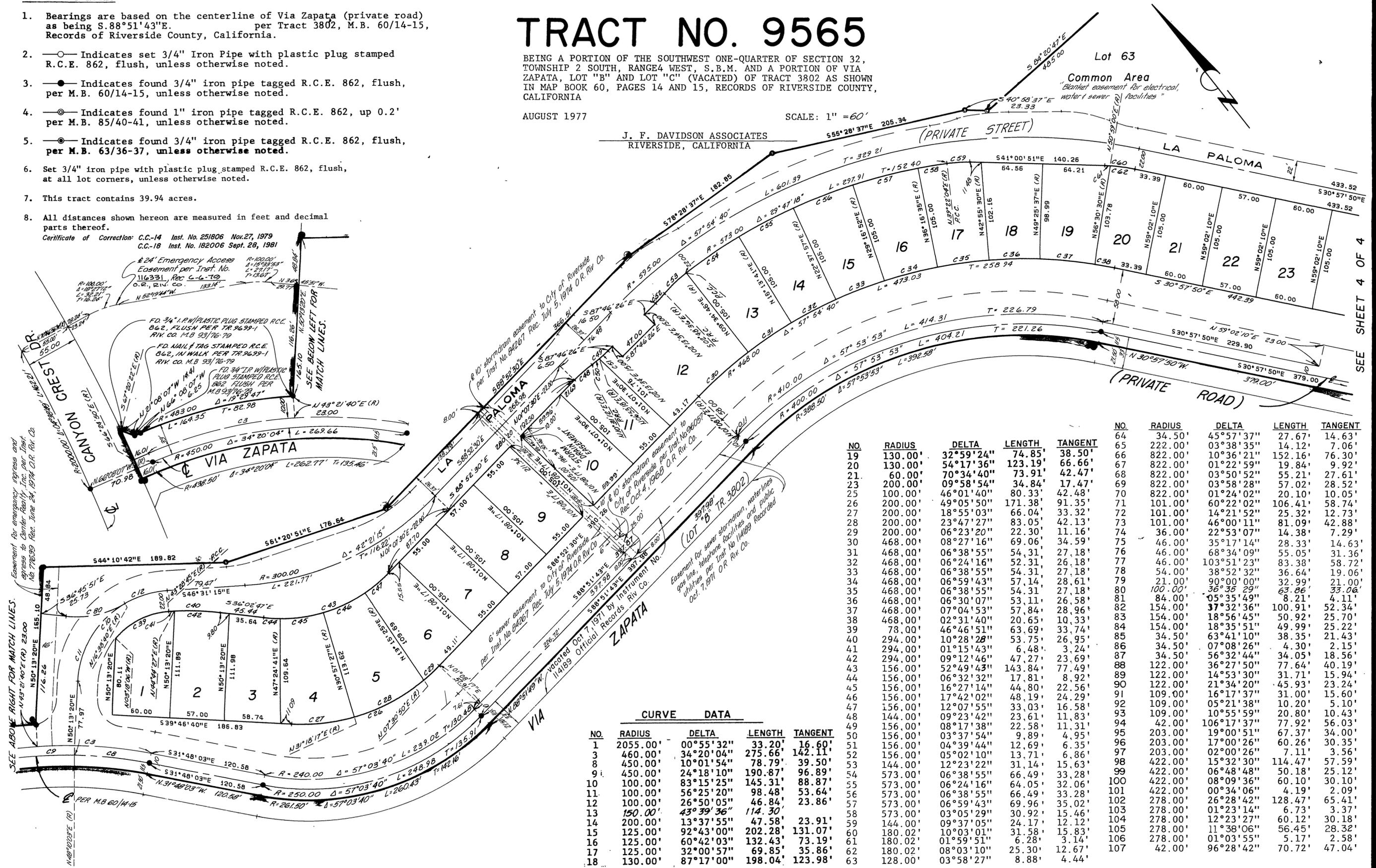
# TRACT NO. 9565

BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M. AND A PORTION OF VIA ZAPATA, LOT "B" AND LOT "C" (VACATED) OF TRACT 3802 AS SHOWN IN MAP BOOK 60, PAGES 14 AND 15, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

AUGUST 1977

SCALE: 1" = 60'

J. F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA



NO.	RADIUS	DELTA	LENGTH	TANGENT
1	2055.00'	00°55'32"	33.20'	16.60'
3	460.00'	34°20'04"	275.66'	142.11'
8	450.00'	10°01'54"	78.79'	39.50'
9	450.00'	24°18'10"	190.87'	96.89'
10	100.00'	83°15'25"	145.31'	88.87'
11	100.00'	56°25'20"	98.48'	53.64'
12	100.00'	26°50'05"	46.84'	23.86'
13	150.00'	43°39'36"	114.30'	
14	200.00'	13°37'55"	47.58'	23.91'
15	125.00'	92°43'00"	202.28'	131.07'
16	125.00'	60°42'03"	132.43'	73.19'
17	125.00'	32°00'57"	69.85'	35.86'
18	130.00'	87°17'00"	198.04'	123.98'
19	130.00'	32°59'24"	74.85'	38.50'
20	130.00'	54°17'36"	123.19'	66.66'
21	60.00'	70°34'40"	73.91'	42.47'
23	200.00'	09°58'54"	34.84'	17.47'
25	100.00'	46°01'40"	80.33'	42.48'
26	200.00'	49°05'50"	171.38'	91.35'
27	200.00'	18°55'03"	66.04'	33.32'
28	200.00'	23°47'27"	83.05'	42.13'
29	200.00'	06°23'20"	22.30'	11.16'
30	468.00'	08°27'16"	69.06'	34.59'
31	468.00'	06°38'55"	54.31'	27.18'
32	468.00'	06°24'16"	52.31'	26.18'
33	468.00'	06°38'55"	54.31'	27.18'
34	468.00'	06°59'43"	57.14'	28.61'
35	468.00'	06°38'55"	54.31'	27.18'
36	468.00'	06°30'07"	53.11'	26.58'
37	468.00'	07°04'53"	57.84'	28.96'
38	468.00'	02°31'40"	20.65'	10.33'
39	78.00'	46°46'51"	63.69'	33.74'
40	294.00'	10°28'28"	53.75'	26.95'
41	294.00'	01°15'43"	6.48'	3.24'
42	294.00'	09°12'46"	47.27'	23.69'
43	156.00'	52°49'43"	143.84'	77.49'
44	156.00'	06°32'32"	17.81'	8.92'
45	156.00'	16°27'14"	44.80'	22.56'
46	156.00'	17°42'02"	48.19'	24.29'
47	156.00'	12°07'55"	33.03'	16.58'
48	144.00'	09°23'42"	23.61'	11.83'
49	156.00'	08°17'38"	22.58'	11.31'
50	156.00'	03°37'54"	9.89'	4.95'
51	156.00'	04°39'44"	12.69'	6.35'
52	156.00'	05°02'10"	13.71'	6.86'
53	144.00'	12°23'22"	31.14'	15.63'
54	573.00'	06°38'55"	66.49'	33.28'
55	573.00'	06°24'16"	64.05'	32.06'
56	573.00'	06°38'55"	66.49'	33.28'
57	573.00'	06°59'43"	69.96'	35.02'
58	573.00'	03°05'29"	30.92'	15.46'
59	144.00'	09°37'05"	24.17'	12.12'
60	180.02'	10°03'01"	31.58'	15.83'
61	180.02'	01°59'51"	6.28'	3.14'
62	180.02'	08°03'10"	25.30'	12.67'
63	128.00'	03°58'27"	8.88'	4.44'

NO.	RADIUS	DELTA	LENGTH	TANGENT
64	34.50'	45°57'37"	27.67'	14.63'
65	222.00'	03°38'35"	14.12'	7.06'
66	822.00'	10°36'21"	152.16'	76.30'
67	822.00'	01°22'59"	19.84'	9.92'
68	822.00'	03°50'52"	55.21'	27.61'
69	822.00'	03°58'28"	57.02'	28.52'
70	822.00'	01°24'02"	20.10'	10.05'
71	101.00'	60°22'02"	106.41'	58.74'
72	101.00'	14°21'52"	25.32'	12.73'
73	101.00'	46°00'11"	81.09'	42.88'
74	36.00'	22°53'07"	14.38'	7.29'
75	46.00'	35°17'14"	28.33'	14.63'
76	46.00'	68°34'09"	55.05'	31.36'
77	46.00'	103°51'23"	83.38'	58.72'
78	54.00'	38°52'32"	36.64'	19.06'
79	21.00'	90°00'00"	32.99'	21.00'
80	100.00'	36°35'29"	63.86'	33.06'
81	84.00'	05°35'49"	8.21'	4.11'
82	154.00'	37°32'36"	100.91'	52.34'
83	154.00'	18°56'45"	50.92'	25.70'
84	154.00'	18°35'51"	49.99'	25.22'
85	34.50'	63°41'10"	38.35'	21.43'
86	34.50'	07°08'26"	4.30'	2.15'
87	34.50'	56°32'44"	34.05'	18.56'
88	122.00'	36°27'50"	77.64'	40.19'
89	122.00'	14°53'30"	31.71'	15.94'
90	122.00'	21°34'20"	45.93'	23.24'
91	109.00'	16°17'37"	31.00'	15.60'
92	109.00'	05°21'38"	10.20'	5.10'
93	109.00'	10°55'59"	20.80'	10.43'
94	42.00'	106°17'37"	77.92'	56.03'
95	203.00'	19°00'51"	67.37'	34.00'
96	203.00'	17°00'26"	60.26'	30.35'
97	203.00'	02°00'26"	7.11'	3.56'
98	422.00'	15°32'30"	114.47'	57.59'
99	422.00'	06°48'48"	50.18'	25.12'
100	422.00'	08°09'36"	60.10'	30.10'
101	422.00'	00°34'06"	4.19'	2.09'
102	278.00'	26°28'42"	128.47'	65.41'
103	278.00'	01°23'14"	6.73'	3.37'
104	278.00'	12°23'27"	60.12'	30.18'
105	278.00'	11°38'06"	56.45'	28.32'
106	278.00'	01°03'55"	5.17'	2.58'
107	42.00'	96°28'42"	70.72'	47.04'

WQ.5257 FB.104/71

IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT NO. 9565

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TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M. AND A PORTION OF VIA  
ZAPATA, LOT "B" AND LOT "C" (VACATED) OF TRACT 3802 AS SHOWN  
IN MAP BOOK 60, PAGES 14 AND 15, RECORDS OF RIVERSIDE COUNTY,  
CALIFORNIA

AUGUST 1977

SCALE: 1" = 60'

J. F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA

**NOTE:**

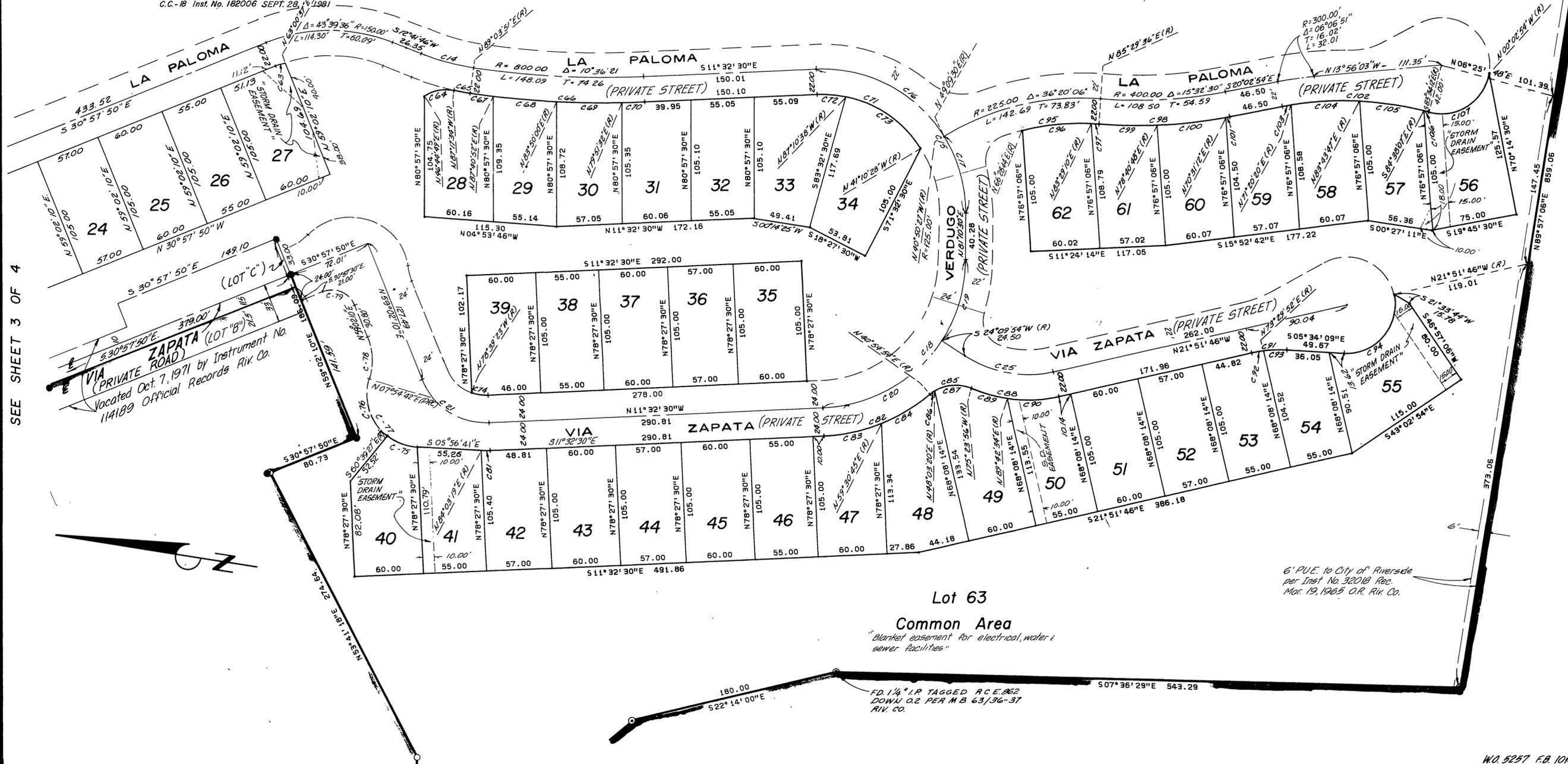
For curve data, see sheet 3.

FD 1/4" I.P. TAGGED  
R.C.E. 862, ACCEPTED  
AS 1/4 COA OF SECTION  
32 PER R.S. 1/15  
S.B. CO. REC.

**SURVEYOR'S NOTES:**

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- ⊙— Indicates found 1" iron pipe tagged R.C.E. 862, up 0.2' per M.B. 85/40-41, unless otherwise noted.
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- This tract contains 39.94 acres.
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Certificate of Correction: C.C.-14 Inst. No. 251806 Nov. 27, 1979 (R)  
C.C.-18 Inst. No. 182006 SEPT. 28, 1981



SEE SHEET 3 OF 4

M.B. 105/33

Lot 63

Common Area

"Blanket easement for electrical, water & sewer facilities"

W.O. 5257, F.B. 1014/71

MB 105/33