

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 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 construction and maintenance of electrical facilities and domestic water facilities, Lot 53, and we further offer for dedication for public use for construction and maintenance of sanitary sewer facilities, Lot 53, and further, the undersigned owners, their successor and assigns in interest, hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular access rights appurtenant to Lot 53 as shown on the annexed map, on, over, and across Canyon Crest Drive adjoining said lot 53, except at the one opening shown.

CANYON TREE DEVELOPMENT CO. OF RIVERSIDE, a California limited partnership

James Mohler
JAMES MOHLER

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) s.s.

On August 14, 1979, before me Deborah Lee Wilson the undersigned, a Notary Public in and for said County and State, personally appeared James Mohler known to me to be a General Partner of a California Limited Partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal. My Commission expires April 28, 1983

OFFICIAL SEAL
DEBORAH LEE WILSON
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
COUNTY
My Commission Expires April 28, 1983

Deborah Lee Wilson
Notary Public in and for said County and State

PUBLIC UTILITY EASEMENTS

The City of Riverside, being the owner of the below described Easement, hereby consents to the making and filing of the annexed map. An Easement to the City of Riverside, for waterline facilities as set out in Document recorded November 4, 1977 as Instrument No. 221188, Records of Riverside County, California.

Dated August 17, 1979
EVERETT C. ROSS
Director of Public Utilities

By: Everett C. 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 to the City of Riverside, for Sanitary Sewer facilities as set out in Document recorded November 4, 1977, as Instrument No. 221186, Records of Riverside County, California.

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 9699

OF A PORTION OF THE WEST ONE-HALF OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

OCTOBER 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. 9699 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: Aug. 29, 1979

Robert C. Wales, R.C.E. 18793
City Engineer

By: William D. Gardner
RCE 11405

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 17, 1979.

EVERETT C. ROSS
Director of Public Utilities

By: Everett C. 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 Sept. 21, 1978.

H. E. BREWER
City Treasurer

By: H. E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 29th day of June, 1977 as required by the Health and Safety Code of California, Section 17953 by

PACIFIC FOUNDATION ENGINEERS, INC.

RECORDER'S CERTIFICATE

Filed this 10 day of Sept, 1979, at 3:30 P.M. in Book 107 of Maps, at Pages 5, 6 & 7

at the request of the City Clerk.
Fee: \$9.00 DONALD D. SULLIVAN
County Recorder

No. 190546 BY: James D. McClellan
Deputy

Subdn. G'Tee First American Title Company

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 NO. 9699, and the 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 4th day of Sept., 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 \$3,000.00.

Dated 8-28, 1979.

DONNA BOUER BABCOCK
County Tax Collector

By: Donna B. Babcock

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$3,000.00 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 Sept. 4, 1979

DONALD D. SULLIVAN
County Clerk and Ex-Officio Clerk
of the Board of Supervisors

By: Nancy Powers 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 Three (3) sheets correctly represents a true and complete survey made under my supervision during OCTOBER 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 November 8, 1977.



Robert S. Kippel
Robert S. Kippel R.C.E. 13699

M.B. 107/5

M.B. 107/5

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 9699

OF A PORTION OF THE WEST ONE-HALF OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

OCTOBER 1977

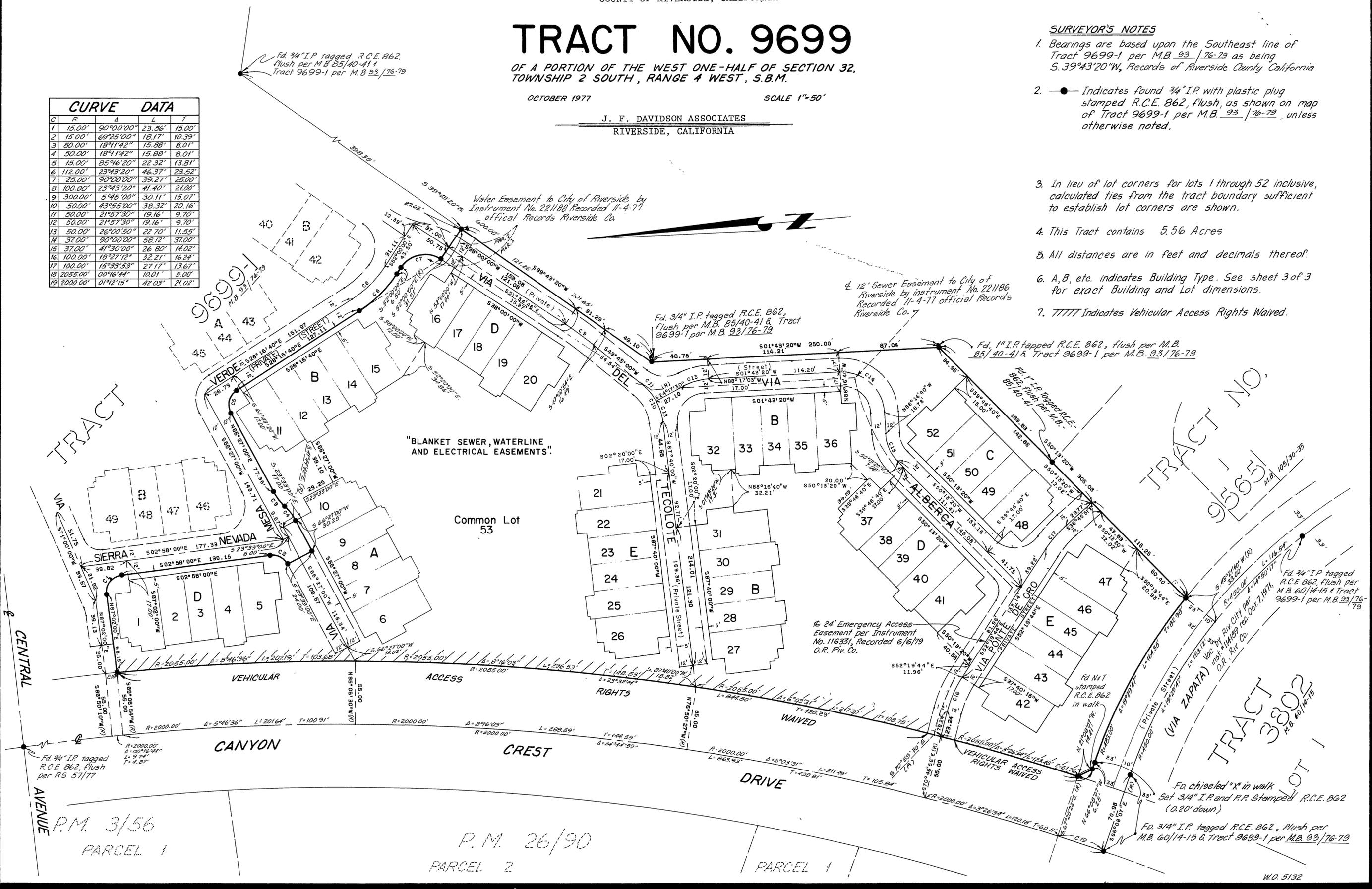
SCALE 1"=50'

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

- Bearings are based upon the Southeast line of Tract 9699-1 per M.B. 93/76-79 as being S. 39°43'20"W, Records of Riverside County California
- Indicates found 3/4" I.P. with plastic plug stamped R.C.E. 862, flush, as shown on map of Tract 9699-1 per M.B. 93/76-79, unless otherwise noted.
- In lieu of lot corners for lots 1 through 52 inclusive, calculated ties from the tract boundary sufficient to establish lot corners are shown.
- This Tract contains 5.56 Acres
- All distances are in feet and decimals thereof.
- A, B, etc. indicates Building Type. See sheet 3 of 3 for exact Building and Lot dimensions.
- TTTTT Indicates Vehicular Access Rights Waived.

C	R	Δ	L	T
1	15.00'	90°00'00"	23.56'	15.00'
2	15.00'	69°25'00"	18.17'	10.39'
3	50.00'	18°11'42"	15.88'	8.01'
4	50.00'	18°11'42"	15.88'	8.01'
5	15.00'	85°46'20"	22.32'	13.81'
6	112.00'	23°43'20"	46.37'	23.52'
7	25.00'	90°00'00"	39.27'	25.00'
8	100.00'	23°43'20"	41.40'	21.00'
9	300.00'	5°45'00"	30.11'	15.07'
10	50.00'	43°55'00"	38.32'	20.16'
11	50.00'	21°57'30"	19.16'	9.70'
12	50.00'	21°57'30"	19.16'	9.70'
13	50.00'	26°00'50"	22.70'	11.55'
14	37.00'	90°00'00"	58.12'	37.00'
15	37.00'	41°30'00"	26.80'	14.02'
16	100.00'	18°27'12"	32.21'	16.24'
17	100.00'	15°33'53"	27.17'	13.67'
18	2055.00'	00°16'44"	10.01'	5.00'
19	2000.00'	01°12'15"	42.03'	21.02'



M.B. 10716

M.B. 10716

P.M. 3/56
PARCEL 1

P.M. 26/90
PARCEL 2

PARCEL 1

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 9699

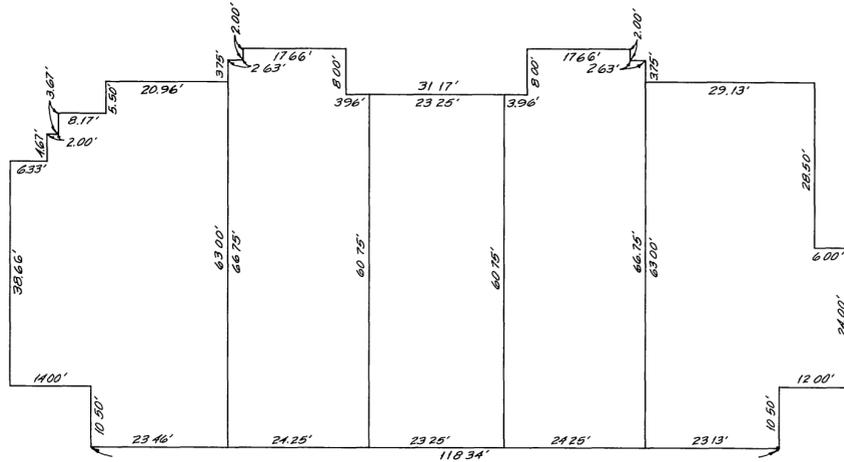
OF A PORTION OF THE WEST ONE-HALF OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

OCTOBER 1977

SCALE 1"=20'

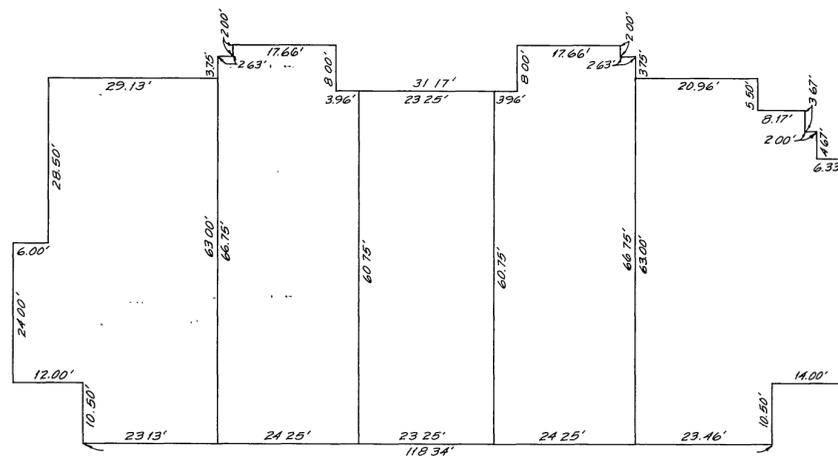
J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

"TYPICAL LOT CONFIGURATIONS"



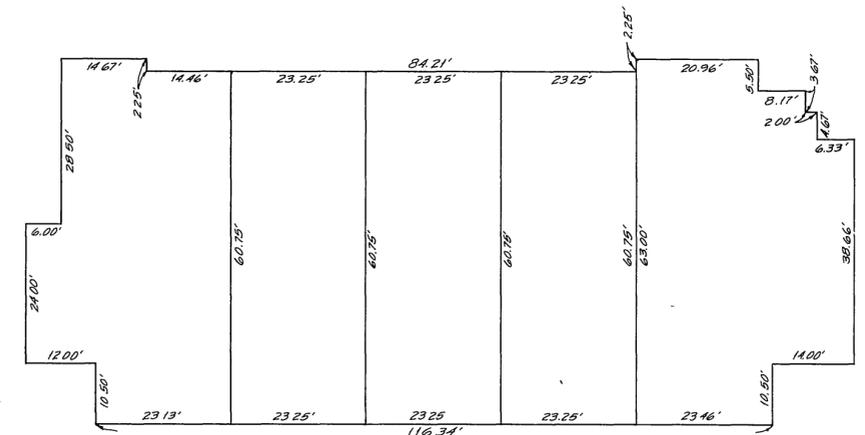
A

| LOT NOS. |
|----------|----------|----------|----------|----------|
| 10 | 9 | 8 | 7 | 6 |



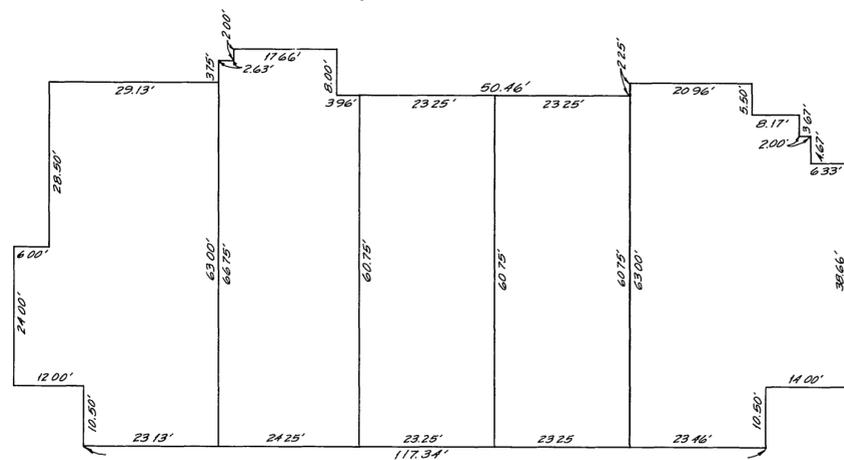
B

| LOT NOS. |
|------------|------------|------------|------------|------------|
| 15, 31, 36 | 14, 30, 35 | 13, 29, 34 | 12, 28, 33 | 11, 27, 32 |



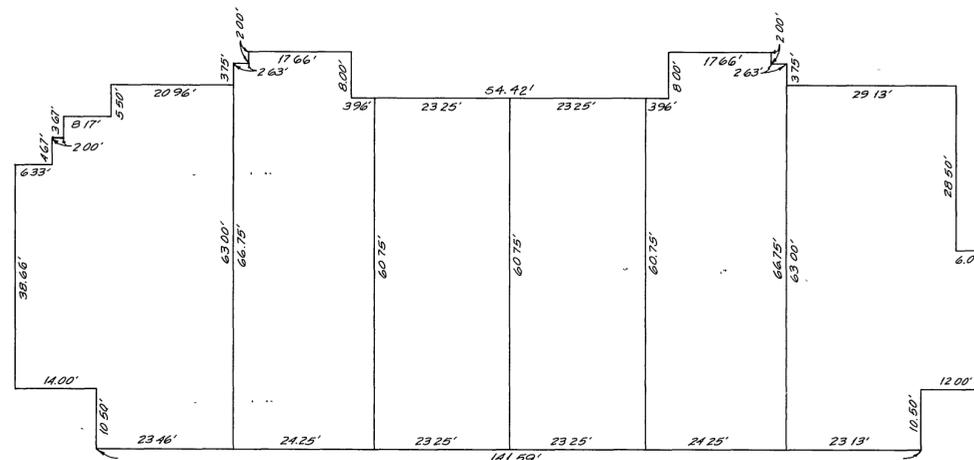
C

| LOT NOS. |
|----------|----------|----------|----------|----------|
| 52 | 51 | 50 | 49 | 48 |



D

| LOT NOS. |
|-----------|-----------|-----------|-----------|-----------|
| 5, 20, 41 | 4, 19, 40 | 3, 18, 39 | 2, 17, 38 | 1, 16, 37 |



E

| LOT NOS. |
|----------|----------|----------|----------|----------|----------|
| 26, 47 | 25, 46 | 24, 45 | 23, 44 | 22, 43 | 21, 42 |

SURVEYOR'S NOTES

1. All distances are in feet and decimals thereof.
2. All angles are 90°.
3. A, B, etc. indicates Building Type.

M.B. 107/7

M.B. 107/7