

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 that we hereby offer for dedication for public use for street purposes Lots "A" through "E" inclusive and further we the undersigned owners our successors and assigns in interest, hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular access rights along the common line of Lot "D" and along the common line of Lot "B" and adjoining Lot "E" as shown on the annexed map, on, over and across Central Avenue adjoining said Lots.

THE ROBERT E. OSBORNE COMPANY, a California Corporation

Robert E. Osborne, PRESIDENT Darlene S. Morrison, SECRETARY

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 9566

BEING A SUBDIVISION OF A PORTION OF LOTS 4, 7, AND 17, OF LA COLINA TRACT PER MAP BOOK 9, PAGES 31-32, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 32, T.2 S., R.4 W., S.B.M. OCTOBER 1979

J.F. DAVIDSON ASSOCIATES RIVERSIDE, CALIFORNIA

RECORDER'S CERTIFICATE

Filed this 28 day of NOV 1979, at 2:15 P.M. in Book 109 of TRACT MAPS, at Page 44+45 at the request of the City Clerk. Fee: \$ 7.00 DONALD D. SULLIVAN County Recorder No. 252900 BY: Debbie Ann Stages Deputy

Subdn. of Tract First American Title Company

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. 9566 which was approved by the Riverside City Planning Commission on June 23, 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: November 13, 1979

ROBERT C. WALES, R.C.E. 18793 CITY ENGINEER

Robert C. Wales

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. 9566, and the streets and easements are hereby accepted as public streets and easements, except

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 20th day of November, 1979.

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

By Alice A. Hare

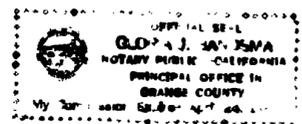
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF ORANGE)

On this 2ND day of NOVEMBER, 1979, before me, Gloria J. Bandsma, a Notary Public in and for said County and State, personally appeared ROBERT E. OSBORNE, known to me to be the President, and DARLENE S. MORRISON, known to me to be the Secretary of THE ROBERT E. OSBORNE CO., 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 said corporation, and acknowledged to me that such corporation executed the same.

My Commission Expires April 24, 1981 WITNESS my hand and official seal.

Gloria J. Bandsma Notary Public in and for said County and State



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. 8, 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 11/8, 1979.

H. E. BREWER City Treasurer

By W.R. Hansen

SOIL REPORT

A preliminary soil report was prepared on the 28 day of FEB, 1978 as required by the Health and Safety Code of California, Section 17953 by

JOHN R. BYERLY, INC.

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.

Dated NOVEMBER 7, 1979.

DONNA BOUER BABCOCK County Tax Collector

By Catherine E. Rice

TAX BOND CERTIFICATE

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, 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 _____, 19

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

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor 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 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 2, 1979.

James F. Davidson, Jr. Licensed Land Surveyor L.S. 3018

M.B.109/44

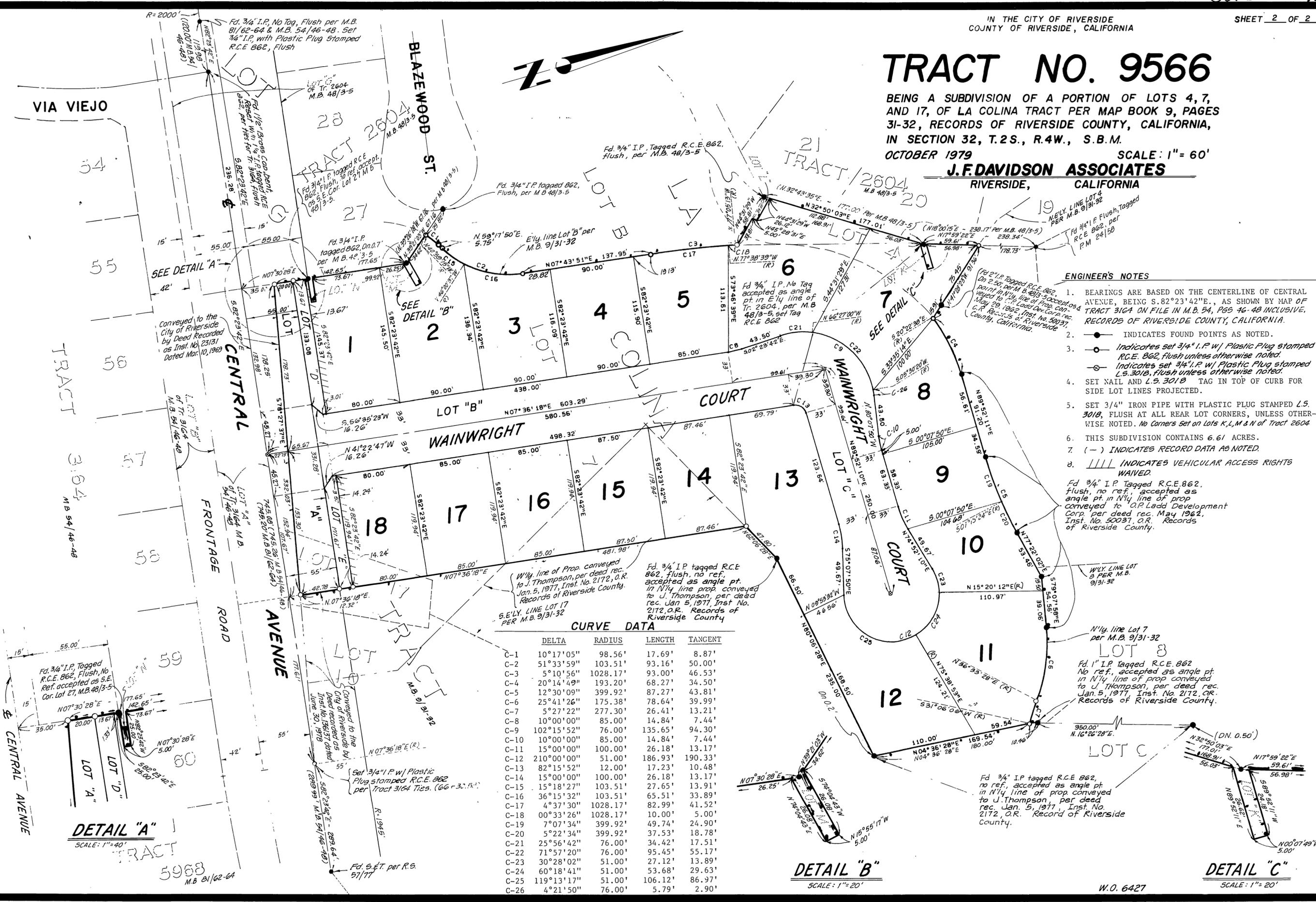
MB109/44

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OCTOBER 1979

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SCALE: 1" = 60'



ENGINEER'S NOTES

1. BEARINGS ARE BASED ON THE CENTERLINE OF CENTRAL AVENUE, BEING S.82°23'42"E., AS SHOWN BY MAP OF TRACT 3164 ON FILE IN M.B. 54, PAGES 46-48 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. INDICATES FOUND POINTS AS NOTED.
3. INDICATES SET 3/4" I.P. W/ PLASTIC PLUG STAMPED R.C.E. 862, FLUSH UNLESS OTHERWISE NOTED.
4. INDICATES SET 3/4" I.P. W/ PLASTIC PLUG STAMPED L.S. 301B, FLUSH UNLESS OTHERWISE NOTED.
5. SET NAIL AND L.S. 301B TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 301B, FLUSH AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED. No Corners Set on Lots K, L, M & N of Tract 2604.
7. THIS SUBDIVISION CONTAINS 6.61 ACRES.
8. (---) INDICATES RECORD DATA AS NOTED.
9. (////) INDICATES VEHICULAR ACCESS RIGHTS WAIVED.

Fd 3/4" I.P. Tagged R.C.E. 862, flush, no ref., accepted as angle pt. in N/4 line of prop conveyed to J. Thompson, per deed rec. Jan. 5, 1977, Inst. No. 2172, O.R. Records of Riverside County.

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
C-1	10°17'05"	98.56'	17.69'	8.87'
C-2	51°33'59"	103.51'	93.16'	50.00'
C-3	5°10'56"	1028.17'	93.00'	46.53'
C-4	20°14'49"	193.20'	68.27'	34.50'
C-5	12°30'09"	399.92'	87.27'	43.81'
C-6	25°41'26"	175.38'	78.64'	39.99'
C-7	5°27'22"	277.30'	26.41'	13.21'
C-8	10°00'00"	85.00'	14.84'	7.44'
C-9	102°15'52"	76.00'	135.65'	94.30'
C-10	10°00'00"	85.00'	14.84'	7.44'
C-11	15°00'00"	100.00'	26.18'	13.17'
C-12	210°00'00"	51.00'	186.93'	190.33'
C-13	82°15'52"	12.00'	17.23'	10.48'
C-14	15°00'00"	100.00'	26.18'	13.17'
C-15	15°18'27"	103.51'	27.65'	13.91'
C-16	36°15'32"	103.51'	65.51'	33.89'
C-17	4°37'30"	1028.17'	82.99'	41.52'
C-18	00°33'26"	1028.17'	10.00'	5.00'
C-19	7°07'34"	399.92'	49.74'	24.90'
C-20	5°22'34"	399.92'	37.53'	18.78'
C-21	25°56'42"	76.00'	34.42'	17.51'
C-22	71°57'20"	76.00'	95.45'	55.17'
C-23	30°28'02"	51.00'	27.12'	13.89'
C-24	60°18'41"	51.00'	53.68'	29.63'
C-25	119°13'17"	51.00'	106.12'	86.97'
C-26	4°21'50"	76.00'	5.79'	2.90'

DETAIL "A"
SCALE: 1" = 40'

DETAIL "B"
SCALE: 1" = 20'

DETAIL "C"
SCALE: 1" = 20'

W.O. 6427

M.B. 109/45

M.B. 109/45

MB 109/45