

COPY

111/54

IN THE COUNTY OF RIVERSIDE

Sheet 1 of 3 Sheets

TRACT NO. 9723

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 16, T.3S., R.4W., S.B.B.&M.

RECORDER'S CERTIFICATE

Filed this 8 day of FEB 1980, at 10:45 AM. in Book 111 of TRACT MAPS, at Pages 54-56, at the request of the County Clerk.

Fee: \$900 DONALD D. SULLIVAN County Recorder

No. 26717 BY: D.A. Stages Deputy

Subst. G'tee First American Title Insurance Co.

J. F. DAVIDSON ASSOCIATES

JANUARY 1979

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 subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land; that we consent to the making and recording of this subdivision map as shown within the colored border lines. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "E", inclusive. Also Lots "F" through "H", inclusive, (1') one-foot barrier strips for road and access control.

We hereby dedicate abutters rights of access along Alessandro Boulevard to the public. The owners of Lots 10 and 11 abutting this highway and during such time will have no rights of access whatever, as such, except the general easement of travel. Any change of alignment or width that results in the vacation thereof shall terminate this condition of access rights as to the part vacated.

JAMES HUNTER CONSTRUCTION CORPORATION, a corporation

James N. Hunter President

John W. Colopy Secretary

BOARD OF SUPERVISOR'S CERTIFICATE

The County of Riverside, State of California, by and through its duly authorized officers hereby approves said final map and accepts the offers of dedication made hereon,

Dated 2-5, 1980 County of Riverside, State of California BY: A. E. Newcomb Chairman of the Board of Supervisors

ATTEST: DONALD D. SULLIVAN County Clerk and Ex-Officio Clerk of the Board of Supervisors BY: Nancy Donoso Deputy

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,

Dated JANUARY 30, 1980 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, 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 BY: _____ Deputy

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this map and found it to be substantially the same as it appeared on the Tentative Map of Tract 9723 as filed, amended and approved by the Board of Supervisors on AUGUST 9, 1977 the expiration date being FEBRUARY 9, 1980; that all provisions of applicable State Law and County Regulations have been complied with; and that I am satisfied this map is technically correct.

Dated Feb. 5, 1980 A. E. NEWCOMB COUNTY SURVEYOR

CIVIL ENGINEER 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 survey made under my supervision during September of 1977; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one year from 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 JANUARY 16, 1979 John W. Canty R.G.E. 17550 CIVIL ENGINEER STATE OF CALIFORNIA

SOIL REPORT

A preliminary soil report was prepared by Accu-test Soil Laboratory Inc. on the 2nd day of April, 1977 as required by the Health and Safety Code.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ss COUNTY OF RIVERSIDE

On this 2nd day of JAN, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES N. HUNTER known to me to be the PRESIDENT and JOHN W. COLOPY known to me to be the SECY-TREASURER of JAMES HUNTER CONST. CORP. the Corporation that executed the within instrument, 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 on 8-9-81.



Lillian H. Ebel RIVERSIDE, CALIF. Notary Public in and for said County and State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ss COUNTY OF RIVERSIDE

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ known to me to be the _____ and _____ known to me to be the _____ of _____ the Corporation that executed the within instrument, 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 on _____.

Notary Public in and for said County and State

M.B. 111/54

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MB 111/54

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JANUARY 1979

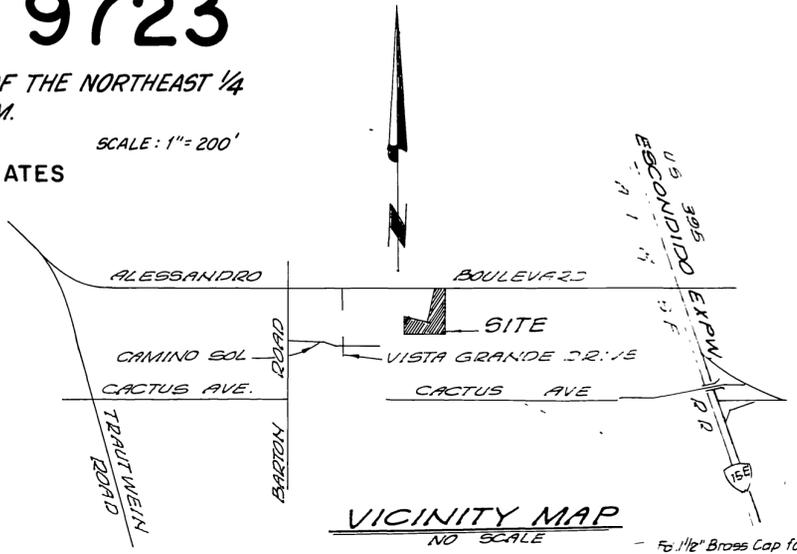
SCALE: 1" = 200'

J. F. DAVIDSON ASSOCIATES

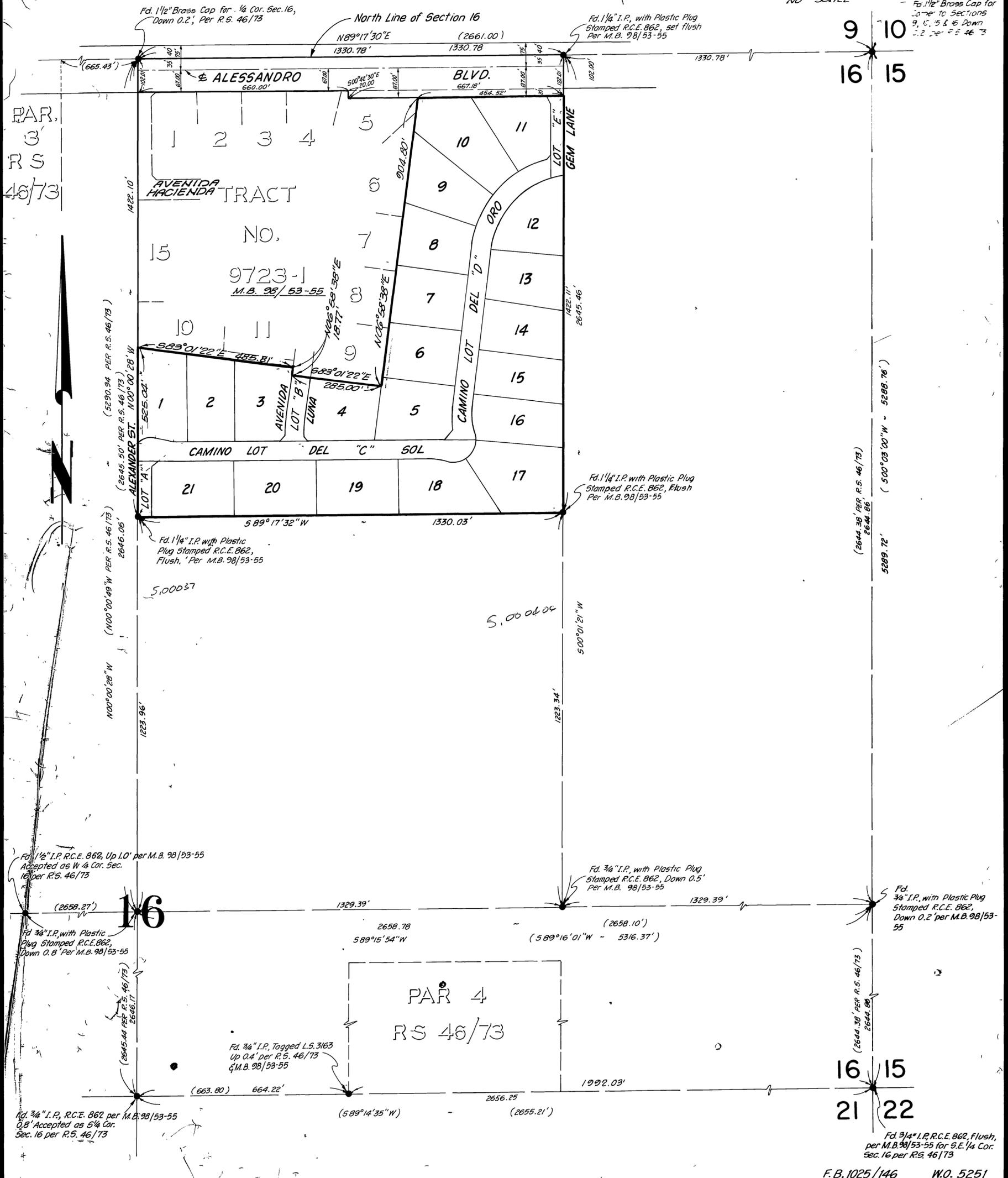
ENGINEER'S NOTES

Bearings are based on the North Line of the Northeast 1/4 of Section 16, T.3S., R.4W., S.B. B.&M. as being N89°17'30"E per R.S. 46/73, Riverside County Records.

- Indicates found monuments as noted
- Indicates set monuments as noted
- (-) Indicates Data per R.S. 46/73



VICINITY MAP
NO SCALE



9 10
16 15

16 15
21 22

M.B. III/55

COPY

TRACT NO. 9723

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 16, T.35., R.4W., S.B. B.&M.

JANUARY 1979

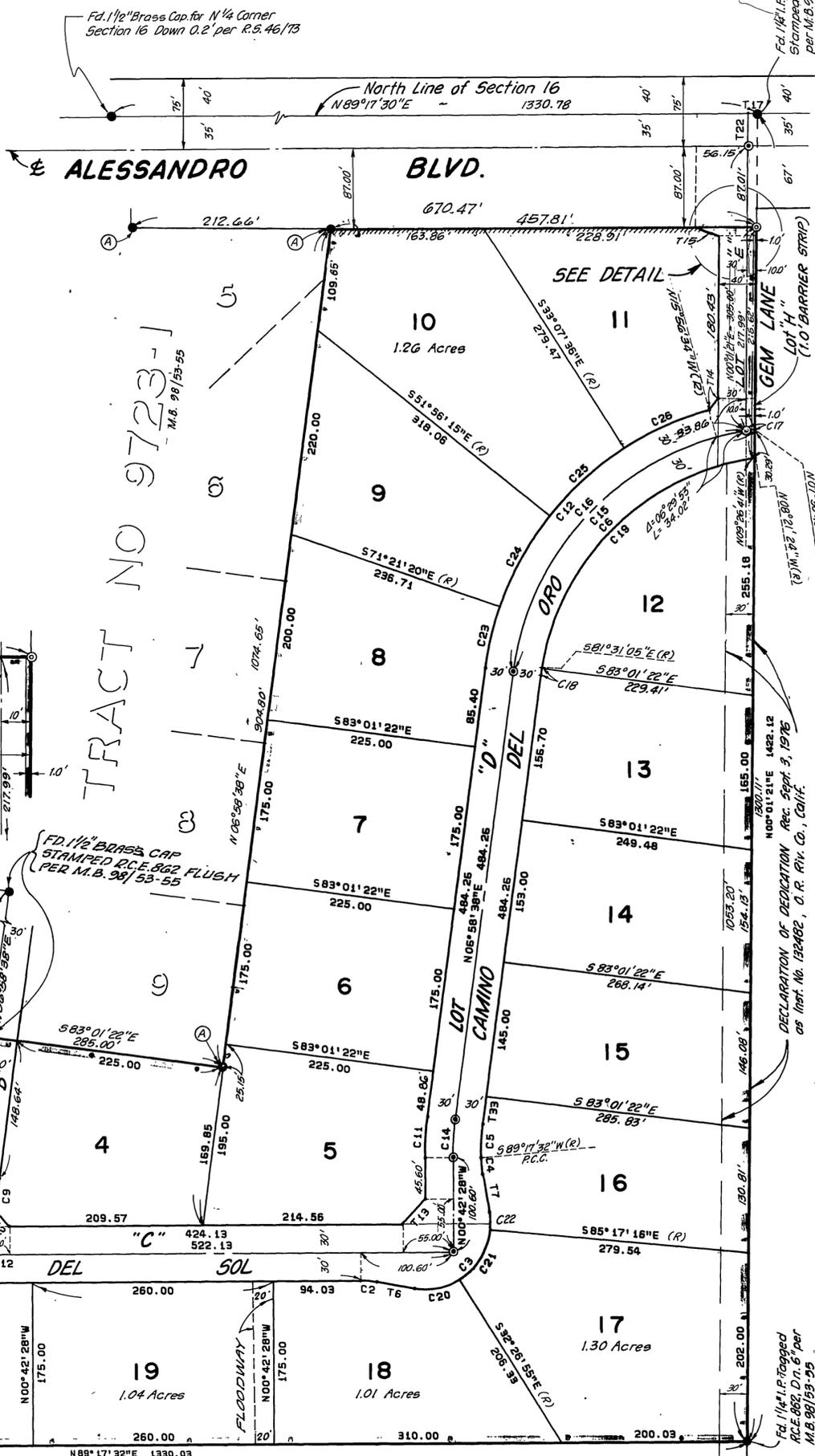
SCALE: 1" = 100'

J. F. DAVIDSON ASSOCIATES

TANGENT TABLE		
NO.	BEARING	LENGTH
T2	N00°01'21"E	20.00'
T4	N40°12'24"E	19.85'
T5	N44°38'32"E	35.14'
T6	S80°28'17"E	41.04'
T7	S10°56'39"E	41.04'
T12	S41°37'20"E	19.85'
T13	N44°17'32"E	35.36'
T14	N42°27'04"E	16.93'
T15	N83°08'44"W	25.22'
T17	N89°17'30"E	10.00'
T21	N89°17'32"E	10.00'
T22	N00°01'21"E	35.00'
T25	N00°00'28"W	27.93'
T33	N06°58'38"E	29.56'

ENGINEERS NOTES

- Bearings are based on the North Line of the Northeast 1/4 of Section 16, T.35., R.4W., S.B. B.&M. as being N 89°17'30"E per R.S. 46/73 Records of Riverside County.
- Indicates found monuments as noted.
- Indicates set monuments as noted.
- △ Indicates Riverside County Standard "D" Modified (1/4" I.P., Tagged L.S. 3018) set, Flush.
- Indicates Riverside County Standard No. 903 Standard "B" Monument (1 1/2" Brass Cap Stamped L.S. 3018) set. (Monument set flush with surface.)
- Indicates 3/4" I.P. with plastic plug stamped L.S. 3018 set flush unless otherwise noted per Riverside County Standard "D".
- (-) Indicates Record Data per R.S. 46/73
- Set nail with L.S. 3018 tag in top of curb for side lot lines projected (Riverside County Standard "E" Monument)
- Set 3/4" I.P. with plastic plug stamped L.S. 3018, flush at all rear lot corners (Riverside County Std. "D" Monument)
- All public services and public utilities installed within this Tract shall be placed underground.
- Building setbacks shall conform to existing zoning.
- All monuments set per Riverside County Ordinance 461.2
- This Tract contains 23.98 Acres Gross
- All Dimensions shown on this map are in feet and decimals thereof.
- Ⓐ Indicates Fd. Riverside County Standard "D" Monument (3/4" I.P. with plastic plug stamped R.C.E. 862) flush unless otherwise noted. Per M.B. 98/53-55
- Floodways and Natural Watercourses shall be kept free of all buildings and obstructions.
- TTTTTTTTT Indicates access rights restricted.
- Set 3/4" I.P. with plastic plug stamped L.S. 3018, Flush at all corner cut backs (Riverside County Standard "D" Monument).



DETAIL NO SCALE

TRACT NO 9723-1

SEE SHEET NO. 2 FOR CONTROL

CURVE TABLE				
NO.	RADIUS	DELTA	TANGENT	LENGTH
C1	330.00'	07°41'06"	22.17'	44.26'
C2	100.00'	10°14'11"	8.96'	17.87'
C3	70.00'	110°28'22"	100.85'	134.97'
C4	100.00'	10°14'11"	8.96'	17.87'
C5	270.00'	07°41'06"	18.13'	36.22'
C6	270.00'	74°39'58"	205.93'	351.86'
C9	270.00'	07°41'06"	18.14'	36.22'
C11	330.00'	07°41'06"	22.16'	44.26'
C12	330.00'	67°04'48"	218.75'	386.35'
C13	300.00'	07°41'06"	20.15'	40.24'

C14	300.00'	07°41'06"	20.15'	40.24'
C15	300.00'	75°30'33"	232.32'	395.37'
C16	300.00'	73°34'41"	224.34'	385.25'
C17	300.00'	01°55'52"	5.06'	10.11'
C18	270.00'	01°30'17"	3.553'	7.09'
C19	270.00'	73°09'41"	200.38'	344.77'
C20	70.00'	41°58'38"	26.85'	51.29'
C21	70.00'	52°50'21"	34.78'	64.56'
C22	70.00'	15°39'23"	9.62'	19.13'
C23	330.00'	11°40'02"	33.72'	67.20'
C24	330.00'	19°25'05"	56.46'	111.84'
C25	330.00'	18°48'39"	54.66'	108.34'
C26	330.00'	17°11'02"	49.86'	98.91'

CURVE TABLE CONTINUED AT RIGHT ABOVE

COPY

M.B. III/56