

OWNER'S CERTIFICATE

We hereby certify that we are the owners of 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; and that we consent to the making and recording of this Subdivision Map as shown within the colored border line. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "F" inclusive. Also Lots "G" and "H" (1/2 Barrier Strips) for road and access control. Further we hereby offer for dedication those easements shown as "STORM DRAIN EASEMENT" to the public. As a condition of dedication of Lot "A" (La Sierra Avenue) and Lot "B" (Victoria Avenue), the owners of Lots 1, 6, 7, 8, 9, 10, 11, 16, 17, 18, and 19 abutting these highways and during such time will have no rights of access whatever, as such, except the general easement of travel.

HOLDER AND KEUSDER, a General Partnership

KEUSDER ENTERPRISES, A Corporation

W. Keusder President Jewel B. Keusder Secretary  
W. KEUSDER President JEWEL B. KEUSDER Secretary

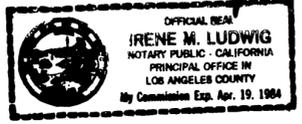
C.V. Holder Partner of a Partnership B.V. Holder Partner of a Partnership  
C.V. HOLDER, Partner of a Partnership B.V. HOLDER, Partner of a Partnership

~~SAFECO TITLE INSURANCE COMPANY, a California corporation, as Trustee~~

STATE OF CALIFORNIA) SS  
COUNTY OF S.A.)

On this 6 day of August, 1980, before me, Irene M. Ludwig, a Notary Public in and for said County, State, personally appeared Jewel B. Keusder, known to me to be the President and Jewel B. Keusder, known to me to be the Secretary of KEUSDER ENTERPRISES, a California 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, said corporation being known to me to be one of the partners of HOLDER AND KEUSDER, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

My commission expires April 19, 1984 WITNESS my hand and official seal.



Irene M. Ludwig  
Notary Public in and for said County and State

STATE OF CALIFORNIA) SS  
COUNTY OF LOS ANGELES)

On August 6, before me Irene M. Ludwig, a Notary Public in and for said State, personally appeared C.V. Holder and B.V. Holder, known to me to be TWO partners of the 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 19, 1984



Irene M. Ludwig

STATE OF CALIFORNIA) SS  
COUNTY OF RIVERSIDE)

On \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, known to me to be the \_\_\_\_\_ President, and \_\_\_\_\_, known to me to be the \_\_\_\_\_ 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 \_\_\_\_\_

Signature \_\_\_\_\_

IN THE COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA

TRACT 11277

BEING A SUBDIVISION OF LOT 4 IN BLOCK 16 AND LOT 15 IN BLOCK 9 OF LANDS OF J. F. MOULTON AND H. B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 5 & 6 AND IN BOOK 1 PAGES 40 AND 41 OF MAPS BOTH RECORDS OF RIVERSIDE COUNTY CALIFORNIA IN RANCHO EL SOBRANTE DE SAN JACINTO  
J. F. DAVIDSON ASSOCIATES

SEPTEMBER 1979

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, except the Storm Drain Easement

Dated 8-19, 1980  
County of Riverside, State of California

BY: A. G. M. Brandler  
Chairman of the Board of Supervisors

ATTEST:  
DONALD D. SULLIVAN  
County Clerk and Ex-Officio  
Clerk of the Board of Supervisors  
BY: Nancy Powers 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 11277 as filed, amended and approved by the Board of Supervisors on July 3, 1979 the expiration date being January 3, 1981; 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 Aug. 13, 1980

A. E. Newcomb  
A. E. NEWCOMB  
County Surveyor

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, except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$2600.00.

Dated AUGUST 6, 1980,  
DONNA BOUER BABCOCK, COUNTY TAX COLLECTOR  
BY: Catherine E. Rice

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$2,600.00 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 8-19, 1980  
DONALD D. SULLIVAN  
County Clerk and ex-officio Clerk of the Board of Supervisors  
BY: Nancy Powers Deputy

CIVIL ENGINEER 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 survey made under my supervision during June & July of 1979; 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 August 4, 1980  
John W. Canty  
John W. Canty R.C.E. 17550



SOIL REPORT

A preliminary soil report was prepared by Pacific Foundation Engineers Inc. on the 11 day of August, 1976 as required by the Health and Safety Code.

M.B. 114/57

M.B. 114/57

ENGINEERS NOTES ENGINEER'S NOTES CONTINUED AT RIGHT.....

1. BASIS OF BEARINGS  
Bearings are based on the centerline of LA SIERRA AVENUE as being N 33°38'51"W as shown on Parcel Map 8175 recorded in Parcel Map Book 34 at page 72 Records of Riverside County, California.
2. Indicates Found 1/4" Iron Pipe Tagged R.C.E. 25183 in concrete, down 0.5' per P.M. 34/72 unless otherwise noted.
3. Indicates set 3/4" Iron Pipe with Plastic Plug stamped L.S. 3018 flush, unless otherwise noted (Riverside County Standard "D" Monument).

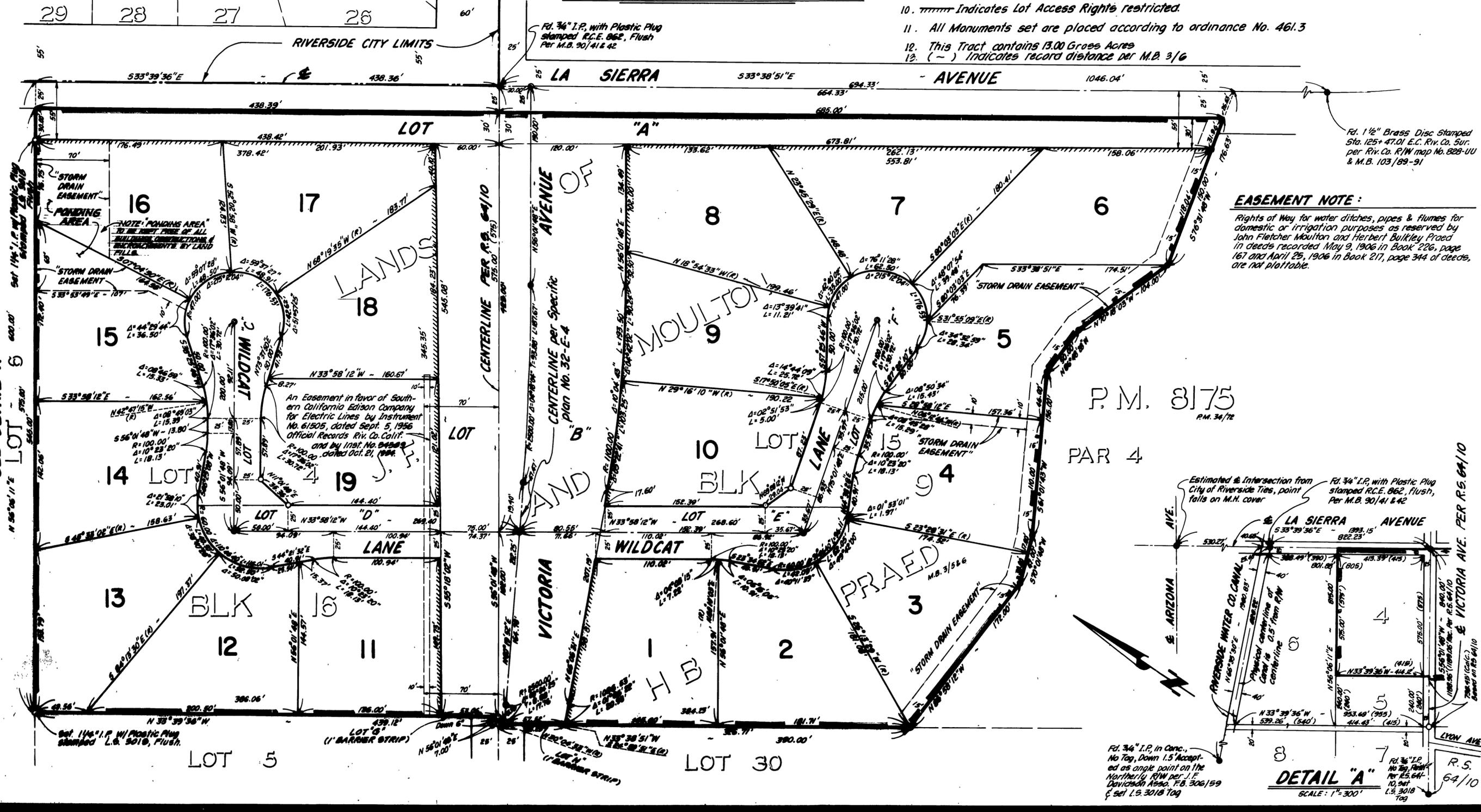
# TRACT 11277

BEING A SUBDIVISION OF LOT 4 IN BLOCK 16 AND LOT 15 IN BLOCK 9 OF LANDS OF J. F. MOULTON AND H.B. PRAED, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGES 566 AND IN BOOK 1 PAGES 40 AND 41 OF MAPS BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA IN RANCHO EL SOBRANTE DE SAN JACINTO DECEMBER 1979 J.F. DAVIDSON ASSOCIATES SCALE 1"=60'

ENGINEERS NOTES CONTINUED FROM LEFT.....

4. Indicates Riverside County Standard No. 903, Standard "B" Monument (1/2" Brass Cap - Stamped L.S. 3018 ) set, flush.
5. Set 3/4" Iron Pipe with Plastic Plug stamped L.S. 3018, flush at all rear lot corners.
6. Set nail & Tag stamped L.S. 3018 on top of curb at the prolongation of lot lines for front lot corners.
7. All public services and public utilities installed within this Tract shall be placed underground.
8. Building setbacks shall conform to existing zoning
9. Drainage Easements must be kept free of all Buildings and Obstructions
10. Indicates Lot Access Rights restricted.
11. All Monuments set are placed according to ordinance No. 461.3
12. This Tract contains 13.00 Gross Acres
13. (-) Indicates record distance per M.B. 3/6

TRACT NO 5751

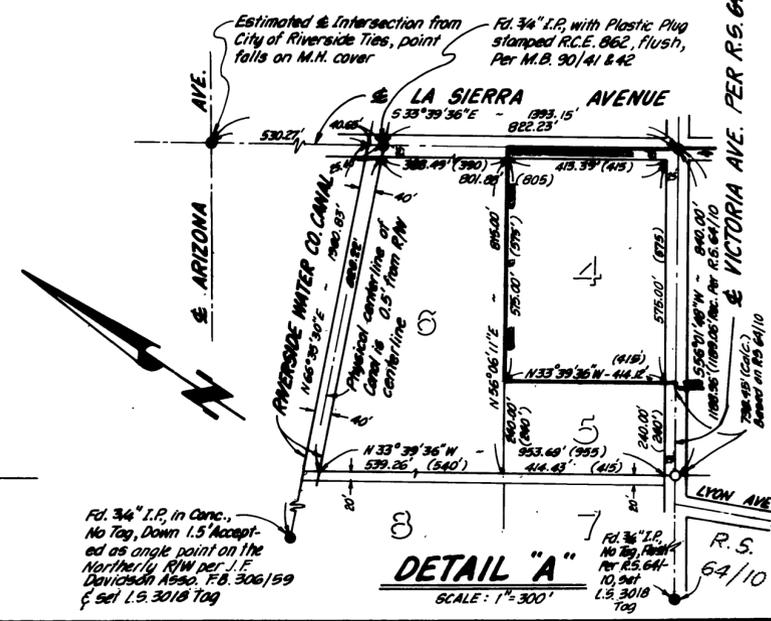


EASEMENT NOTE:

Rights of Way for water ditches, pipes & flumes for domestic or irrigation purposes as reserved by John Fletcher Moulton and Herbert Bulkley Praed in deeds recorded May 9, 1906 in Book 226, page 167 and April 25, 1906 in Book 217, page 344 of deeds, are not plottable.

P.M. 8175  
R.M. 34/72

PAR 4



DETAIL "A"  
SCALE: 1"=300'

SEE DETAIL "A"

M.B. 114/58

M.B. 114/58

MB 114 / 58