

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 lines and that we hereby offer for dedication for public use for street and public utility purposes Lots "A" through "E" inclusive, also we hereby offer for dedication for the construction and maintenance of irrigation facilities, the area designated as "20' IRRIGATION EASEMENT." We hereby dedicate for the construction and maintenance of drainage facilities, the easement designated as "10' STORM DRAIN EASEMENT." We further hereby dedicate for construction and maintenance of electrical facilities, the easements designated as "5' R.U.E." and "5' x 35' R.U.E." and "5' x 20' R.U.E."

KENT LAND COMPANY, a California corporation

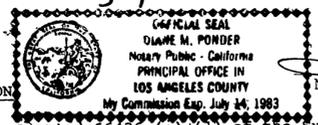
B K J Ken Islandt

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles ) SS

On this 9th day of December, 1983, before me, Diane H. Jander, a Notary Public in and for said State, personally appeared Beverly Keatts (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Ken Islandt (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst Secretary of Kent Land Company, 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 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.

My commission expires July 14, 1983 Witness my hand and official seal.



SIGNATURE COMMISSION

In accordance with Section 66436 (c) (1) of the Subdivision Map Act of the State of California, the signature of the following easement holders has been omitted since their interest cannot ripen into fee.

- (A) Indicates an easement for sanitary sewer facilities in favor of the City of Riverside by deed recorded May 1, 1981 as Instrument No. 79746, Official Records of Riverside County, California. (See Sheet 2 of 2)
- (B) Indicates an easement for public service and drainage facilities in favor of the City of Riverside, successor in interest to the County of Riverside by resolution recorded March 23, 1960 as Instrument No. 26074 and re-recorded March 28, 1960 as Instrument No. 27452, Official Records of Riverside County, California. (See Sheet 2 of 2)

PUBLIC UTILITIES EASEMENT

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

Rights of way and water rights granted to Twin Buttes Water Company, a corporation, by Deed Recorded August 11, 1919 in Book 508, Page 101 of Deeds, Records of Riverside County, California together with right of entry for the purpose of laying, maintaining and constructing water ditches, canals, pipelines, flumes and conduits for conveying and distributing water for domestic and irrigation purposes, as set out in said deed.

- (B) Indicates an easement for public utilities in favor of the City of Riverside, successor in interest to the County of Riverside by resolution recorded March 23, 1960 as Instrument No. 26074 and re-recorded March 28, 1960 as Instrument No. 27452, Official Records of Riverside County, California. (See Sheet 2 of 2)

An easement for ditches, canals, pipelines, flumes and conduits, in favor of the City of Riverside, successor in interest to La Sierra Heights Water Company, by Deed rec. May 17, 1911 in Book 327 Page 227 of Deeds, Records of Riverside County, California.

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

Date January 7, 1983 By Edward C. Ross

# TRACT 10806

BEING A SUBDIVISION OF LOT 4, PORTIONS OF LOTS 1 AND 3, IN BLOCK 60, AND A PORTION OF LOT "NN" (VACATED) OF TRACT NO. 2 LA SIERRA HEIGHTS, RECORDED IN MAP BOOK 7 PAGE 66, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 10, T.35, R.6W, S.B.M.

J. F. DAVIDSON ASSOCIATES

Riverside, California  
MARCH 1981

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. 10806 which was approved by the Riverside City Planning Commission on Aug. 18, 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 Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance 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: JANUARY 10, 1983

ROBERT C. WALES, R.C.E. 18793  
City Engineer

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 the City of Riverside.

Dated: January 7, 1983

EVERETT C. ROSS  
Director of Public Utilities

By Edward 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 Jan 7, 1983

H. E. BREWER  
City Treasurer

By H.E. Brewer

SOILS REPORT

A preliminary soils report was prepared on the 16th day of March, 1981 as required by the Health and Safety Code of California, Section 17953 by

Pioneer Consultants

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 10806 and the streets and easements are hereby accepted as public streets and 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 18th day of January, 1983.

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.

Dated 1-20, 1982

R. WAYNE WATTS  
County Tax Collector

By Rory Knowles

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 buty not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated \_\_\_\_\_, 19 \_\_\_\_\_

GERALD A. MALONEY  
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 January, 1981, 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 December 8, 1982

James F. Davidson, Jr.  
James F. Davidson, Jr., L.S. 3018

M.B. 128/99

M.B. 128/99

IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 10806

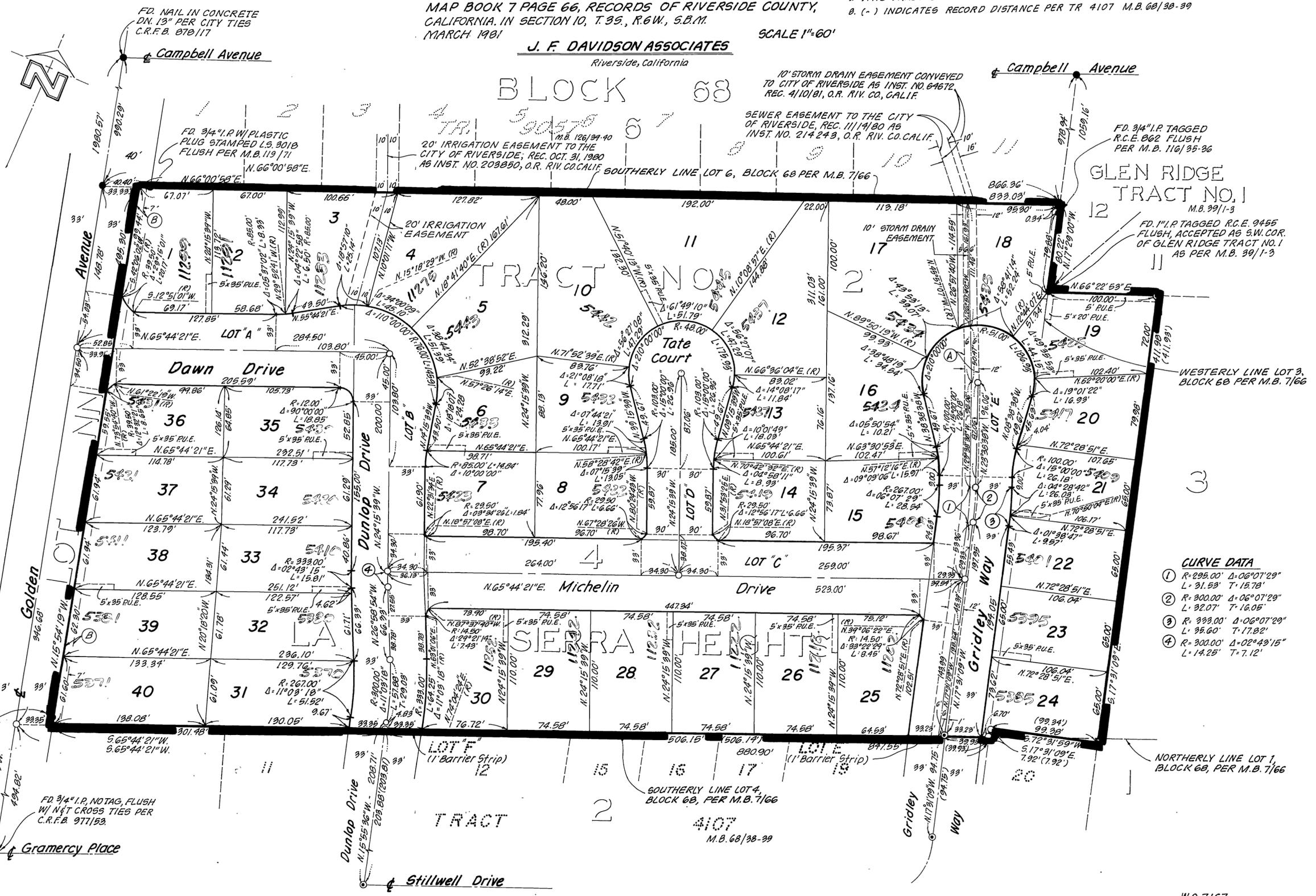
BEING A SUBDIVISION OF LOT 4, PORTIONS OF LOTS 1 AND 3, IN BLOCK 68, AND A PORTION OF LOT 'N' (VACATED) OF TRACT NO. 2 LA SIERRA HEIGHTS, RECORDED IN MAP BOOK 7 PAGE 66, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 10, T. 35., R. 6W., S.B.M. MARCH 1981

J. F. DAVIDSON ASSOCIATES  
Riverside, California

SCALE 1"=60'

### SURVEYOR'S NOTES

- BASIS OF BEARINGS-**  
1. BEARINGS ARE BASED ON THE CENTERLINE OF GOLDEN AVENUE, AS BEING N.15°54'19"W, AS SHOWN ON TRACT 9057-1 RECORDED IN M.B. 116/35-36, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FD. 3/4" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH PER M.B. 116/35-36, UNLESS OTHERWISE NOTED.
3. ○ INDICATES FD. 1" I.P. TAGGED R.C.E. 9876 FLUSH, PER M.B. 68/38-39
4. ○ INDICATES SET 3/4" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018 FLUSH
5. SET NAIL AND L.S. 3018 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. SET 3/4" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018 FLUSH, AT ALL REAR LOT CORNERS.
7. THIS TRACT CONTAINS 10.94 ACRES.
8. (-) INDICATES RECORD DISTANCE PER TR 4107 M.B. 68/38-39



**CURVE DATA**

①	R=295.00'	Δ=06°07'29"
	L=31.58'	T=15.78'
②	R=300.00'	Δ=06°07'29"
	L=32.07'	T=16.05'
③	R=339.00'	Δ=06°07'29"
	L=35.60'	T=17.82'
④	R=300.00'	Δ=02°43'15"
	L=14.25'	T=7.12'

M.B. 128/100

M.B. 128/100