

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 land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the colored border line, and that we hereby dedicate for public use for street and public utility purposes Lots "A" through "E" inclusive. We also hereby dedicate for the construction and maintenance of sanitary sewer facilities, the easement designated as "SEWER EASEMENT" and for storm drain facilities, the easement designated as "STORM DRAIN EASEMENT".

KAUFMAN AND BROAD OF SOUTHERN CALIFORNIA, INC.  
a California corporation

BK  
BRUCE KARATZ, PRESIDENT

Ken Glandt  
KEN GLANDT, ASST. SECRETARY

POMONA FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION,  
a United States corporation as Beneficiary under Deed of Trust Rec. July 21, 1983 as Inst. No. 146154, O.R. Riv. Co., Calif.

Jannette F. Spotswood Carolyn E. Lopez  
Vice-Pres. Sec.

In accordance with Section 66436(C)(1) of the Subdivision Map Act of the State of California, the signatures of the following Easement holders have been omitted since their interest cannot ripen into fee.

A 10 foot easement for the construction maintenance of a pipeline for the transportation of gas in favor of Southern California Gas Company, recorded October 28, 1937 in Book 346, page 550, Official Records of Riverside County, California.

A 30' easement for driveway and roadway purposes, in favor of Hayden Worthington et al recorded March 19, 1956 in Book 1881 page 590 of Deeds, Official Records of Riverside County, California.

A 2.5' easement for waterline purposes, in favor of the Society of the Divine Work, Southern Province of Saint Augustine, recorded March 19, 1956 in Book 1881 page 587 of Deeds, Official Records of Riverside County, California.

An easement for drainage purposes, in favor of the City of Riverside by deed recorded June 17, 1983 as Instrument No. 121267, Official Records of Riverside County, California.

UTILITY EASEMENTS

The City of Riverside being the successor in interest of the below described easement(s), consents to the making and filing of the annexed map.

A Right of Way and Water Rights together with Right of Entry for laying, maintaining and constructing water ditches, canals, pipelines, flumes and conduits in favor of the CITY OF RIVERSIDE, successor in interest to Twin Buttes Water Company by deed recorded August 11, 1919 in Book 508, Page 101 of Deeds, Records of Riverside County, California.

An easement for pipelines, ditches or flumes, in favor of Citizens Domestic Water Company, by deed recorded March 18, 1926 in Book 663 Page 591 of deeds Records of Riverside County, California.

FRED KRAY  
Director of Public Utilities

Dated Jan. 4, 1984 By Fred Kray

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 8796

BEING A SUBDIVISION OF A PORTION OF THE WEST ONE-HALF OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M. AS SHOWN BY MAP OF RANCHO LA SIERRA ON FILE IN BOOK 6 OF MAPS, AT PAGE TOTHEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JULY 1983  
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 8796 which was approved by the Riverside City Planning Commission on JUNE 9, 1983 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 FEBRUARY 7, 1984 ROBERT C. WALES, R.C.E. 18793  
City Engineer

By 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 City of Riverside.

Dated Jan. 4, 1984 FRED KRAY  
Director of Public Utilities

By Fred Kray

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 January 4, 1984 H. E. BREWER  
City Treasurer

By H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 8th day of JULY, 1977, as required by the Health and Safety Code of California, Section 17953 by PACIFIC FOUNDATION ENGINEERS, INC. 2230 S. RIVERSIDE AVE., BLOOMINGTON, CA.

RECORDER'S CERTIFICATE

Filed this 9 day of FEB 1984, at 1:15 PM in Book 137 of Maps at Pages 90-92 at the request of the City Clerk

Fee: \$10.00  
No. 27423  
WILLIAM E. CONERLY, County Recorder

By: Edna Ann Stager Deputy  
TICOR TITLE INSURANCE COMPANY  
Subdivision Guarantee

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 8796 and the streets and easements are hereby accepted as public streets and easements, except Lot "E" which is hereby accepted as a 1' Barrier Strip to deny access from adjoining private property to Lots "A" & "D". 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 7th day of February 1984.

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

By Alice A. Hare

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 \_\_\_\_\_ GERALD A. MALONEY  
Clerk of the Board of Supervisors

By \_\_\_\_\_ 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.

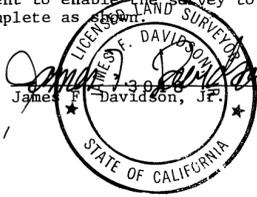
Dated 12-15-83 R. WAYNE WATTS  
County Tax Collector

By Larry Knowles

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of three (3) sheets correctly represents a survey made under my supervision during December, 1976 and that all monuments shown thereon actually exist and their positions are correctly shown or will be in place within one year from the 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 11-17-83 James F. Davidson, Jr.  
L.S. 3018



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 8796

BEING A SUBDIVISION OF A PORTION OF THE WEST ONE-HALF OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M. AS SHOWN BY MAP OF RANCHO LA SIERRA ON FILE IN BOOK 6 OF MAPS, AT PAGE 70 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JULY 1983

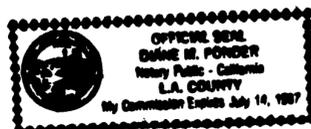
L. F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles ) SS

On this 23 day of November, 1983, before me, Diane M. Ponder, a Notary Public in and for said State, personally appeared Bence Kaetz (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Ken Glendt (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of Kaufman and Broad of Southern California, Inc. 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, 1987 Witness my hand and official seal.



Diane M. Ponder  
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles ) SS

On this 28<sup>TH</sup> day of NOVEMBER, 1983, before me, \_\_\_\_\_, a Notary Public in and for said State, personally appeared RACHEL B. JOHNSON (personally known to me) (proved to me on the basis of satisfactory evidence) to be the VICE President, and CARDLYN E. SOPER (personally known to me) (proved to me on the basis of satisfactory evidence) to be the \_\_\_\_\_ Secretary of POMONA FIRST FEDERAL SAVINGS & LOAN a UNITED STATES 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 JUNE 17, 1985 Witness my hand and official seal.



Rachel B. Johnson  
Notary Public in and for said State

M.B. 137/91

M.B. 137/91

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 8796

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**J.F. DAVIDSON ASSOCIATES**  
RIVERSIDE, CALIFORNIA

### SURVEYOR'S NOTES

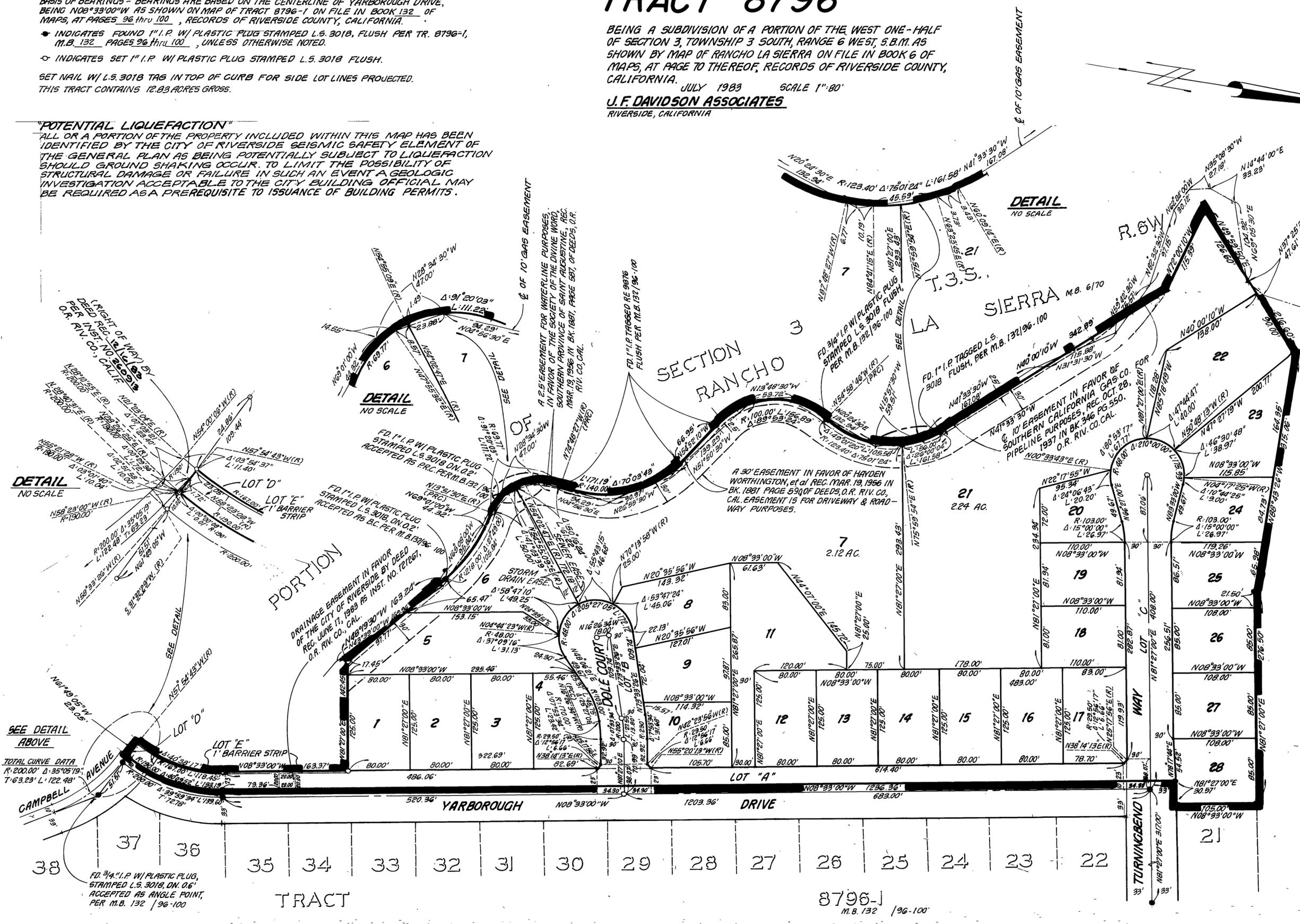
BASIS OF BEARINGS - BEARINGS ARE BASED ON THE CENTERLINE OF YARBOROUGH DRIVE, BEING N08°33'00"W AS SHOWN ON MAP OF TRACT 8796-1 ON FILE IN BOOK 132 OF MAPS, AT PAGES 96 thru 100, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES FOUND 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH PER TR. 8796-1, M.B. 132 PAGES 96 thru 100, UNLESS OTHERWISE NOTED.
- ◊ INDICATES SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018 FLUSH.

SET NAIL W/ L.S. 3018 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED. THIS TRACT CONTAINS 12.83 ACRES GROSS.

### "POTENTIAL LIQUEFACTION"

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.



M.B. 137/92

M.B. 137/92