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141/3

TRACT MAP 17590

BEING A SUBDIVISION OF LOT 2 OF UNIVERSITY CITY UNIT NO. 1 RECORDED IN M.B. 23/91-93 RECORDS OF RIVERSIDE COUNTY, CA. ALSO BEING A PORTION OF SECTION 33, T. 2 S., R. 4 W., S. B. M. NOVEMBER 1982

W. J. MOKEEVER, INC.
CIVIL ENGINEERING

RECORDER'S CERTIFICATE

FILED THIS 7th DAY OF JUNE, 1984, AT 2:20 PM IN BOOK 141 OF MAPS, AT PAGE 3+4, AT THE REQUEST OF THE CLERK OF THE BOARD NO. 122081 FEE 8.00

WILLIAM E. CONEELY COUNTY RECORDER

By: Doris S. Jones DEPUTY

SUBDIVISION GUARANTEE TRANSAMERICA TITLE INSURANCE CO.

OWNERS 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; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A", "B" AND "C".

AS A CONDITION OF DEDICATION OF LOT "A", BOX SPRINGS BLVD., THE OWNERS OF LOTS 2-9, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS 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.

WE HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG BOX SPRINGS BLVD. TO THE PUBLIC. THE OWNERS OF LOT 1 AND A PORTION OF LOT 2, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL.

WE HEREBY RETAIN THE LOT INDICATED AS LOT "D" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN TRACT 17590.

WE ALSO HEREBY DEDICATE TO PUBLIC USE THE THE DRAINAGE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

Nicholas E. Tavaglione
NICHOLAS E. TAVAGLIONE

Gallie B. Tavaglione
GALLIE B. TAVAGLIONE

TRUSTEE

HEMET FEDERAL SAVINGS AND LOAN ASSOC A CALIFORNIA CORPORATION PER INST. NO. 150662 RECORDED JULY 27, 1983 (AS BENEFICIARY)

Pete J. Harrison
VICE-PRESIDENT

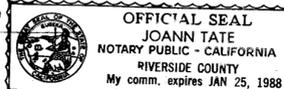
Carolyn J. Crawford
ASST. SECRETARY

STATE OF CALIFORNIA
COUNTY OF Riverside

ON March 27, 1984 BEFORE ME JoAnn Tate, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Nicholas E. Tavaglione, AND Gallie B. Tavaglione (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) (IS/ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT (HE/SHE/THEY) EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 1-25-88

JoAnn Tate

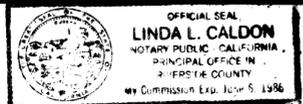


STATE OF CALIFORNIA
COUNTY OF Riverside

ON THIS 28th DAY OF March, 1984, BEFORE ME Linda L. Caldron, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Carolyn J. Crawford PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS Vice PRESIDENT/ Asst. SECRETARY OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED THAT THE CORPORATION EXECUTED THE SAME/IT.

MY COMMISSION EXPIRES June 6, 1986 WITNESS MY HAND AND OFFICIAL SEAL.

Linda L. Caldron



BOARD OF SUPERVISORS CERTIFICATE

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON OF LOTS "A" AND "C" FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM. THE OFFERS OF DEDICATION OF LOT "B" FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES ARE ACCEPTED TO VEST TITLE IN THE COUNTY OF BEHALF OF THE PUBLIC FOR SAID PURPOSES, BUT SAID ROADS SHALL NOT BECOME PART OF THE COUNTY MAINTAINED ROAD SYSTEM UNTIL ACCEPTED BY RESOLUTION OF THIS BOARD ADOPTED PURSUANT TO SECTION 941 OF THE STREETS AND HIGHWAYS CODE. ALSO NOT ACCEPTING THE DRAINAGE EASEMENT SHOWN HEREON. DATED 6-5-84

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By: Patricia A. Larson
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:

GERALD A. MALONEY

CLERK OF THE BOARD OF SUPERVISORS

By: Nancy Roman DEPUTY

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. 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 17590 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 25, 1983 THE EXPIRATION DATE BEING JAN 25, 1985; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED June 1, 1984

Leroy J. Smoot
LeRoy J. Smoot
COUNTY SURVEYOR

SOILS REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY GEO-WEST SOILS, INC. ON THE 10th DAY OF FEBRUARY, 1983 AS REQUIRED BY THE HEALTH AND SAFETY CODE.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

SOUTHERN FINANCE SERVICE, A CALIFORNIA CORPORATION - OWNER OF ONE-HALF OR ALL OIL RIGHTS, MINERALS AND OTHER HYDROCARBONS TO SAID LAND PER INSTRUMENT NO. 43386, RECORDED MAY 20, 1959, OFFICIAL RECORDS RIVERSIDE COUNTY.

CIVIL ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING NOVEMBER OF 1982; 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 3-22-84

William J. McKeever
WILLIAM J. MCKEEVER D.C.E. 22502

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 \$ 4,100.00.

DATED: March 28, 1984

B. WAYNE WATTS COUNTY TAX COLLECTOR

By: Maria R. Torres DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 1,100.00 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: 6-5, 1984

GERALD A. MALONEY

CLERK OF THE BOARD OF SUPERVISORS

By: Nancy Roman DEPUTY

M.B. 141/3

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TRACT MAP 17590

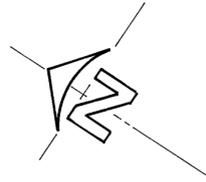
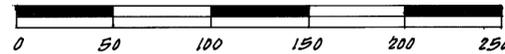
BEING A SUBDIVISION OF LOT 2 OF UNIVERSITY CITY UNIT
 NO. 1 RECORDED IN M.B. 23/91-93 RECORDS OF RIVERSIDE COUNTY, CA.
 ALSO BEING A PORTION OF SECTION 33, T. 2 S., R. 4 W., S.B.M.
 NOVEMBER 1982

SCALE: 1" = 60'

W. J. MCKEEVER, INC.
 CIVIL ENGINEERING

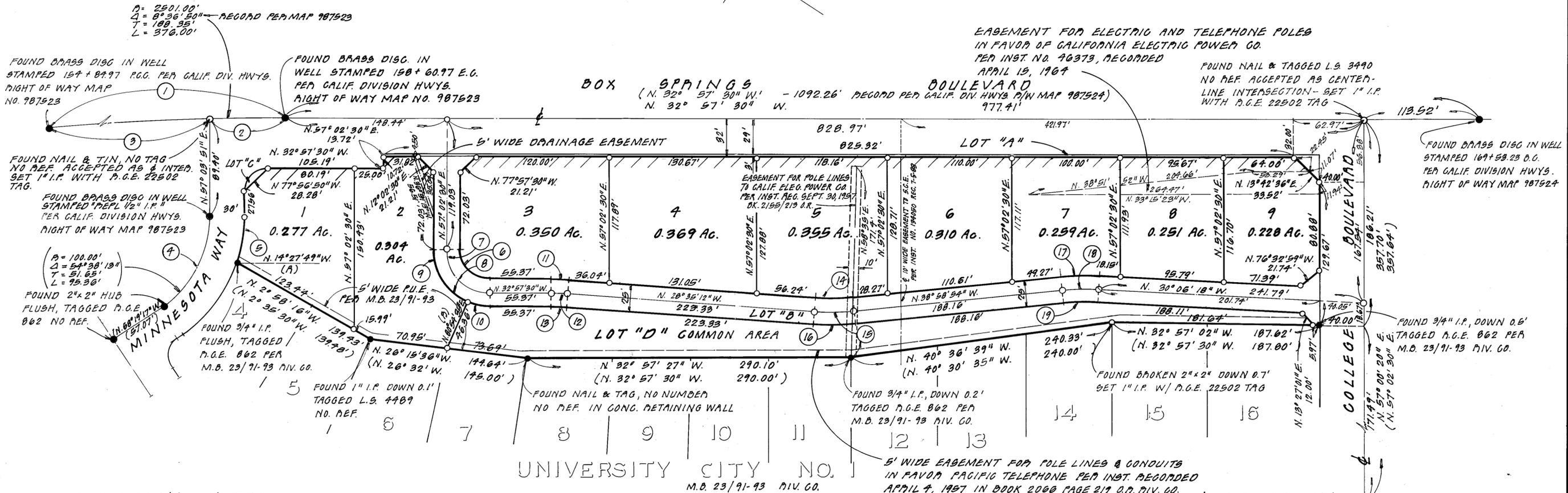
CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
1	2,501.00'	8°36'56"		376.08'
2	2,501.00'	1°30'47"	33.02'	66.05'
3	2,501.00'	7°06'09"	155.21'	310.03'
4	100.00'	54°35'09"	51.60'	75.27'
5	130.00'	18°28'20"	21.17'	41.91'
6	27.50'	90°00'00"	27.50'	43.20'
7	40.00'	90°00'00"	40.00'	62.83'
8	52.50'	90°00'00"	52.50'	82.47'
9	52.50'	66°07'56"	34.18'	60.60'
10	52.50'	23°52'05"	11.10'	21.87'

CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
11	212.50'	4°22'18"	8.11'	16.21'
12	200.00'	4°22'18"	7.63'	15.26'
13	187.50'	4°22'18"	7.16'	14.31'
14	187.50'	10°23'42"	17.06'	34.02'
15	200.00'	10°23'42"	18.19'	36.29'
16	212.50'	10°23'42"	19.33'	38.55'
17	212.50'	8°52'36"	16.49'	32.92'
18	200.00'	8°52'36"	15.52'	30.99'
19	187.50'	8°52'36"	14.55'	29.05'



ENVIRONMENTAL CONSTRAINTS NOTE:

ENVIRONMENTAL CONSTRAINTS SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 5 PAGE 80 THIS AFFECTS LOTS 1 THRU 9 INCLUSIVE.



ENGINEER'S NOTES:

- BASIS OF BEARINGS TAKEN FROM THE CENTERLINE OF BOX SPRINGS BOULEVARD AS SHOWN ON CALIFORNIA DIVISION OF HWYS. RIGHT OF WAY MAP NO. 987523. BEARING BEING N. 32° 57' 30" W.
- INDICATES SET 1" I.P. FLUSH, TAGGED P.G.E. 22502 UNLESS NOTED OTHERWISE. (STD. "A" MONUMENT)
- INDICATES MONUMENTS FOUND AS NOTED.
- () INDICATES RECORD INFORMATION PER UNIVERSITY CITY NO. 1 RECORDED IN M.B. 23/91-93 RECORDS OF RIVERSIDE COUNTY
- ||||| INDICATES RESTRICTED ACCESS.
- ALL MONUMENTS SET PER CIV. CO. ORD. NO. 4614
- TOTAL GROSS ACREAGE = 3.859 AC.

EASEMENT NOTES:

- EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO. PER INST. NO. 185133, RECORDED SEPT. 20, 1977 IS NOT PLOTTABLE FROM THE RECORD.
- EASEMENT FOR MAINTENANCE AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA TELEPHONE CO. PER DEED RECORDED IN BOOK 770 PAGE 341 ON SEPT. 7, 1946 D.P. CIV. CO. IS NOT PLOTTABLE FROM THE RECORD.