

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 borderline. We hereby dedicate to public use for street and public utility purposes, Lots "A" THROUGH "H" INCLUSIVE, AND WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES, THE AREAS DESIGNATED AS "5' P.U.E." "5'x30' P.U.E." "5'x40' P.U.E." WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, LOT "I". We further hereby dedicate for construction and maintenance of a Retaining Wall, the easement designated as "RETAINING WALL EASEMENT". We also hereby dedicate for construction and maintenance of landscaping, the easement designated as "LANDSCAPE EASEMENT".

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 8510-4

BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 6, 7, AND 8, IN BLOCK 17 OF THE LANDS OF MOULTON AND PRAED AS SHOWN IN M.B. 7133, AND A PORTION OF LOT 10 IN BLOCK 17 OF THE LANDS OF MOULTON AND PRAED AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 6, PAGE 32 OF RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 24, T.35, R.6W, S.B.M.

U. F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA
MARCH 1983

PAGEGETTER HOMES, INC. a California corporation

John W. Klug Pres. ELSIENA P. WILSON Secy.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

On this 26 day of APRIL, 1983, before me, FRED W. KINGDON, a Notary Public in and for said State, personally appeared JOHN W. KLUG (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and ELSIENA P. WILSON (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary of PAGEGETTER HOMES, INC. 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 11-28-83

Witness my hand and official seal.



Fred W. Kingdon
Notary Public in and for said State

PUBLIC UTILITY EASEMENTS

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

Easements to the City of Riverside, successor to Southern California Edison Company for electrical facilities as set out in Deeds recorded July 22, 1964 as Instrument Nos. 89757, and 89759, Records of Riverside County, California, assigned to City of Riverside as Inst. No. 41664 recorded April 11, 1975, Records of Riverside County, California.

Gage Canal Company, present holder of Easement reserved to John Fletcher Moulton and Herbert Bulkley Praed by Deed recorded in Book 301, page 327 of Deeds, Records of Riverside County, California, for the purposes of irrigation facilities.

An Easement reserved to the Daly Water Company for water conduits and pipes by Deed recorded in Book 563, page 53 of Deeds, Records of Riverside County, California.

Dated Jan 24, 1984

FRED KRAY
Director of Public Utilities

By Fred Kray

SIGNATURE OMISSION

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

An easement to pass and repass with horses and wagons in favor of George Miller McDonald and John Stephan McDonald as set out in Deed recorded Jan. 22, 1912 in Book 318, Page 88 of Deeds, Records of Riverside County, California, said easement is blanket in nature.

Easements for pipelines in favor of Southern California Gas Company and Southern Counties Gas Company of California in Instrument recorded February 10, 1948 as Instrument No. 1209, Official Records of Riverside County, 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 No. 8510 which was approved by the Riverside City Planning Commission on September 23, 1976 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 24th, 1984

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 City of Riverside.

Dated: Jan 24 1984, 19

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 Jan 23, 1984

H. E. BREWER
City Treasurer

By H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 18th day of May, 1977 as required by the Health and Safety Code of California, Section 17953 by KENNETH G. OSBORNE & ASSOCIATES

RECORDER'S CERTIFICATE

Filed this 14 day of FEB, 1984, at 1:30 PM in Book 138 of Maps at Pages 1-3 at the request of the City Clerk.

Fee: \$10.00
No. 29998

WILLIAM E. CONERLY
County Recorder

By: Deline Stager

SAFECO TITLE INSURANCE COMPANY

Subdivision Guarantee

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of THREE sheets be, and the same is hereby accepted as the final map of Tract 8510-4 and the streets and easements are hereby accepted as public streets and easements, except Lots "F", "G" & "H" which are accepted as 1' Barrier Strips to deny access from adjoining private property to Lots "A" and "B", 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 7th day of February, 1984.

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

By Alice A. Hare



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 1-11-84

R. WAYNE WATTS COUNTY TAX COLLECTOR

By: Larry Knowls

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 _____, 19

GERALD A. MALONEY
Clerk of the Board of Supervisors

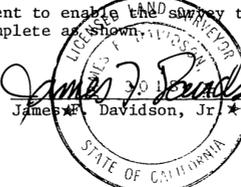
BY: _____ Deputy

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 January, 1977 and that all monuments shown thereon actually exist and their positions are correctly shown or will be in place within one year from the recording of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated: 4-21-83

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



TRACT NO. 8510-4

BEING A SUBDIVISION OF PORTIONS OF LOTS 1, 6, 7 & 8 IN BLOCK 17 OF THE LANDS OF MOULTON AND PRAED AS SHOWN IN M.B. 7/33, AND A PORTION OF LOT 10 IN BLOCK 17 OF THE LANDS OF MOULTON AND PRAED AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 6, PAGE 32 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 24, T.36., R.6W., S.B.M. MARCH 1983

U. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SCALE: 1" = 50'

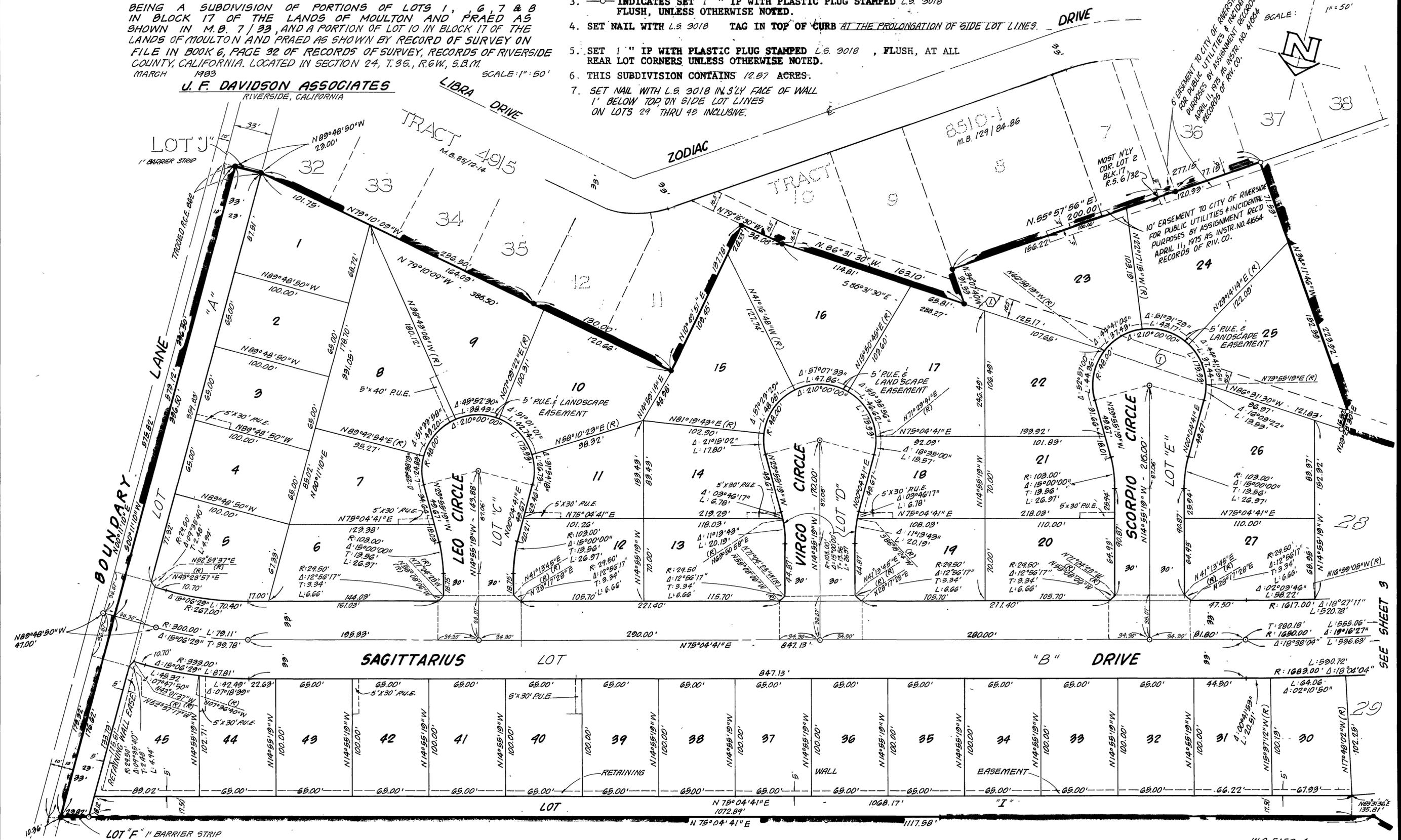
SURVEYOR'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF SAGITTARIUS DRIVE TAKEN AS BEING N. 55° 48' 14" E., AS SHOWN ON TRACT 0510-1 PER MAP BOOK RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. INDICATES FOUND 1/2" I.P.W. PLASTIC PLUG STAMPED L.S. 3010 FLUSH, PER TR. 0510-1 M.B. 129/84-86 UNLESS OTHERWISE NOTED.
3. INDICATES SET 1" IP WITH PLASTIC PLUG STAMPED L.S. 3018 FLUSH, UNLESS OTHERWISE NOTED.
4. SET NAIL WITH L.S. 3018 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.
5. SET 1" IP WITH PLASTIC PLUG STAMPED L.S. 3018 FLUSH, AT ALL REAR LOT CORNERS UNLESS OTHERWISE NOTED.
6. THIS SUBDIVISION CONTAINS 12.87 ACRES.
7. SET NAIL WITH L.S. 3018 IN S'LY FACE OF WALL 1' BELOW TOP ON SIDE LOT LINES ON LOTS 29 THRU 45 INCLUSIVE.

16.5' EASEMENT TO SOUTHERN CALIF. GAS CO. & SOUTHERN COUNTIES GAS CO. BY DEED REC'D FEB. 10, 1948 AS INSTR. NO. 1209 OF OFFICIAL RECORD OF RIVERSIDE COUNTY CALIF.

M.B. 138/2

M.B. 138/2



SEE SHEET 3

TRACT NO. 8510-4

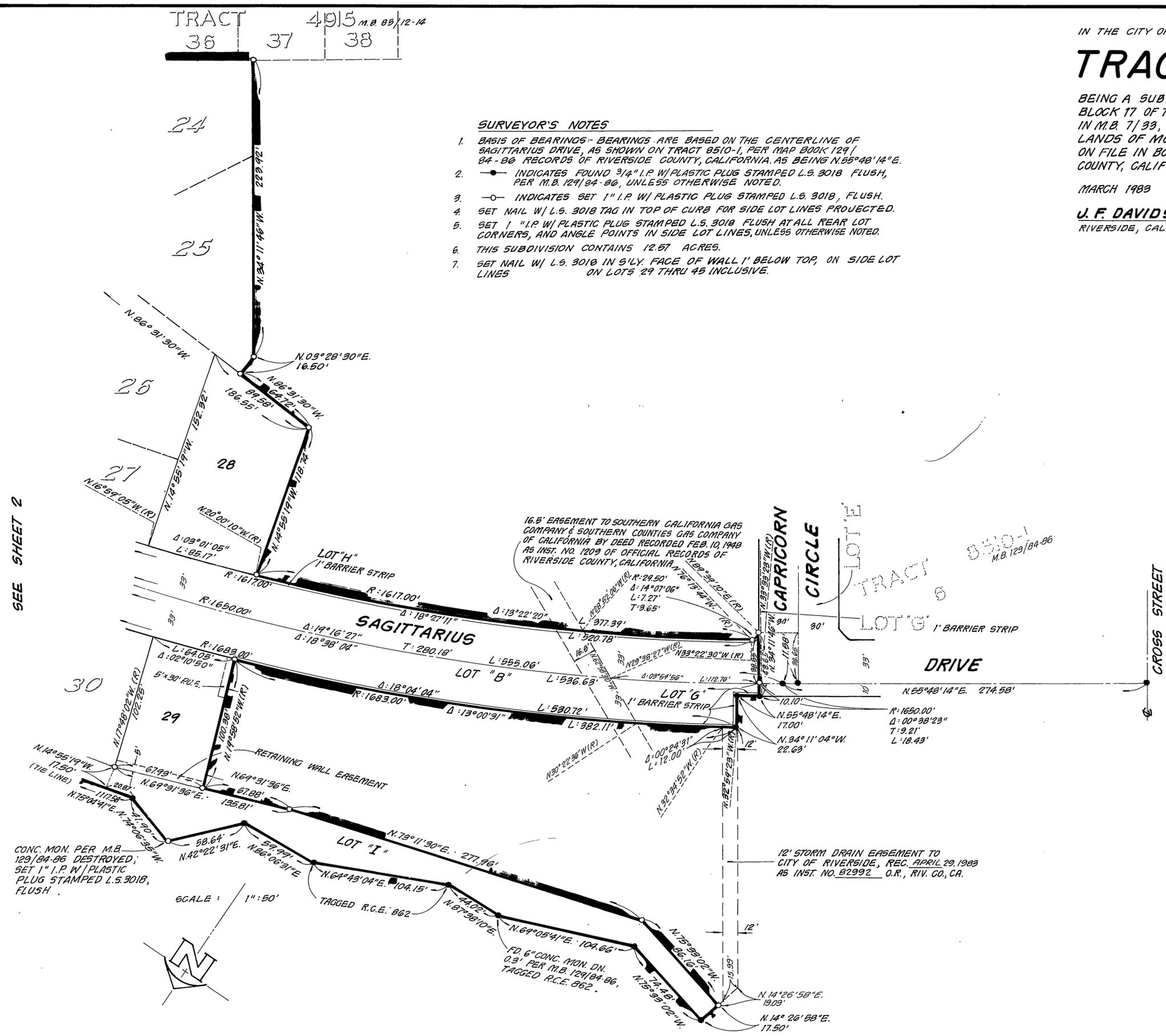
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MARCH 1983 SCALE: 1"=50'

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

M.B. 138/3

SURVEYOR'S NOTES

1. BASIS OF BEARINGS - BEARINGS ARE BASED ON THE CENTERLINE OF SAGITTARIUS DRIVE, AS SHOWN ON TRACT 8510-1, PER MAP BOOK 129/84-86 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS BEING N.55°48'14"E.
2. —●— INDICATES FOUND 3/4" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018 FLUSH, PER M.B. 129/84-86, UNLESS OTHERWISE NOTED.
3. —○— INDICATES SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH.
4. SET NAIL W/ L.S. 3018 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
5. SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018 FLUSH AT ALL REAR LOT CORNERS, AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. THIS SUBDIVISION CONTAINS 12.57 ACRES.
7. SET NAIL W/ L.S. 3018 IN S'LY. FACE OF WALL 1' BELOW TOP, ON SIDE LOT LINES ON LOTS 29 THRU 45 INCLUSIVE.



SEE SHEET 2

M.B. 138/3