

IN THE COUNTY OF RIVERSIDE

MODEL SUBDIVISION

UNIT NO. 4

A SUBDIVISION OF A PORTION OF LOT 12 AND LOT J OF THE BIXMILL TRACT
AS RECORDED IN MAP BOOK 16, PAGE 30, RECORDS OF RIVERSIDE CO.

OCTOBER 1957 RIVERSIDE ENGINEERING CO. INC. SCALE 1"=100'

FILED

DATE _____

FEE _____

FILED AT _____

BY _____

ENGINEERS CERTIFICATE

I hereby certify that I am a registered Civil Engineer of the State of Calif. and that this map consisting of one (1) sheet, correctly represents a survey made under my supervision during October 1957; that all monuments shown hereon actually exist and their positions are correctly shown.

Registered Civil Engineer
No. 9455

COUNTY SURVEYORS CERTIFICATE

I hereby certify that I have examined the within annexed map, that the subdivision shown hereon is substantially the same as it appeared on the Tentative Map and any approved alterations thereof; that all provisions of State Law and County Ordinances have been complied with and I am satisfied said map is technically correct.

Dated this _____ day of _____ 1957
A.C. KEITH, RIVERSIDE COUNTY SURVEYOR

By _____
Deputy

ACCEPTANCE BY COUNTY BOARD OF SUPERVISORS

The County of Riverside, State of California, by and through its duly authorized officers, hereby accepts the foregoing dedications and approves said final map.

Dated this _____ day of _____ 1957
State of California
County of Riverside
Chairman of the Board of Supervisors

AT TEST:

Gordon A. Paquegnal
County Clerk and Ex-officio clerk
of the Board of Supervisors by _____ deputy

COUNTY PLANNING COMMISSION CERTIFICATE

This is to certify that the County Planning Commission of the County of Riverside, State of California, at its regular meeting held on the _____ day of _____ 1957 duly approved the within final map.

Sec. Riverside County Planning Commission

COUNTY TAX COLLECTORS 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 or local taxes or special assessments collected as taxes.

Dated this _____ day of _____ 1957

V.M. Hyde
County Tax Collector.
by _____ deputy

OWNERS CERTIFICATE

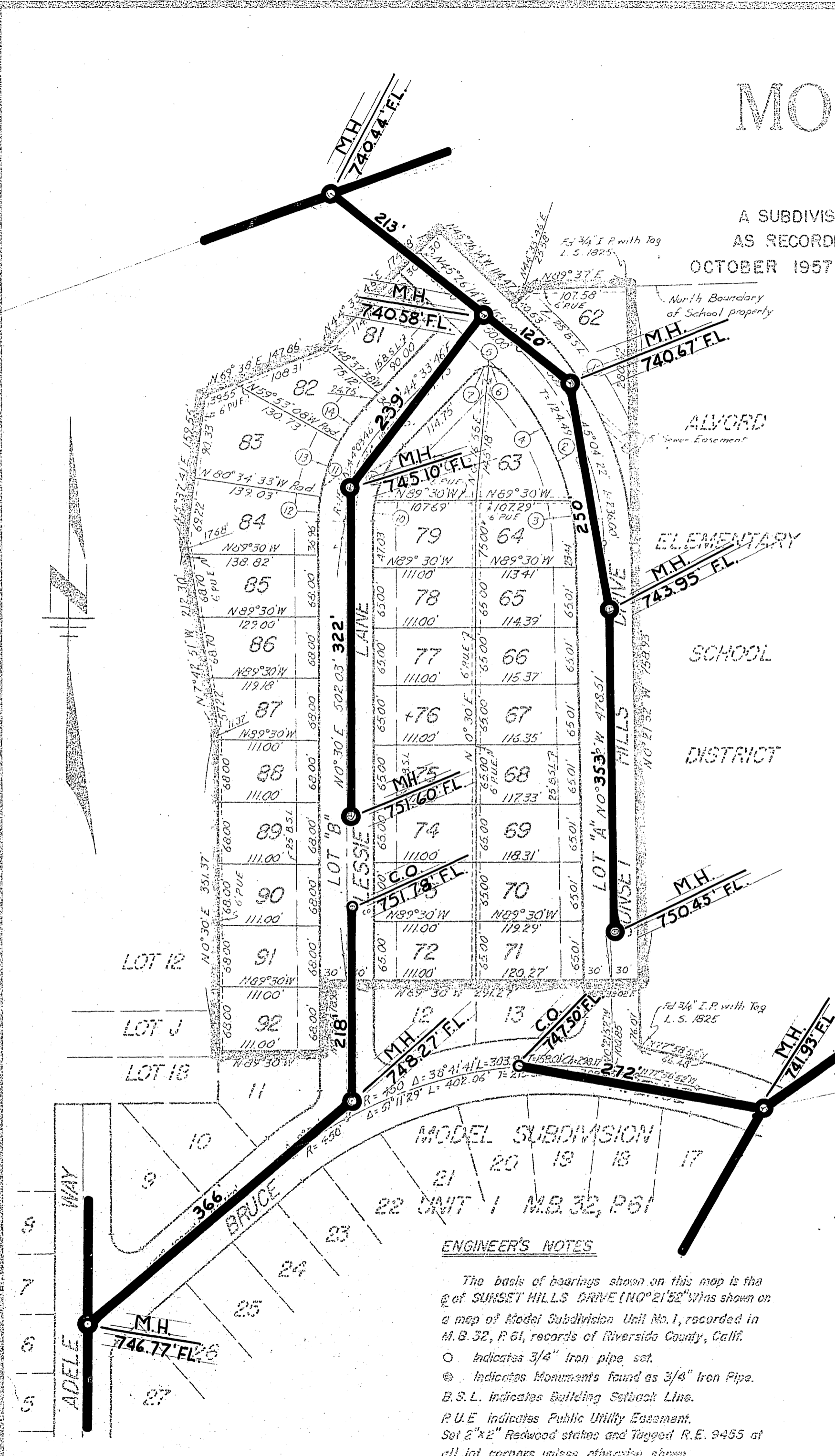
We hereby certify that we are the owners of or have some right, title, or interest in the land included within the subdivision shown hereon, that we are the only persons whose consent is necessary to pass a clear title to said land and we hereby consent to the making and recording of said map and subdivision as shown within the colored border line, and we hereby offer for dedication to public use for street purposes Lots A and B inclusive and for construction and maintenance of public utilities the five and ten foot easements shown by dotted lines and designated "P.U.E."

CORPORATION ACKNOWLEDGMENT

STATE OF CALIFORNIA } ss
COUNTY OF RIVERSIDE }
ON THIS _____ day of _____ A.D. 19____, before me, the undersigned, a Notary Public in and for said County and 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, known to be the persons who executed the within instrument, on behalf of the Corporation, in and 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said County and State
My commission expires _____



ENGINEER'S NOTES

The basis of bearings shown on this map is the ϕ of SUNSET HILLS DRIVE (N0°21'52"W) as shown on a map of Model Subdivision Unit No. 1, recorded in M.B. 32, P. 61, records of Riverside County, Calif.

○ Indicates 3/4" Iron pipe set.
 ⊠ Indicates Monuments found as 3/4" Iron Pipe.
 B.S.L. Indicates Building Setback Lines.
 P.U.E. Indicates Public Utility Easement.
 Set 2"x2" Redwood stakes and tagged R.E. 9455 at all lot corners unless otherwise shown.

CURVE		DATA			
No.	R.	Δ	L.	T.	CH.
1.	330'	45°04'22"	259.60'	136.94'	252.96'
2.	270'	45°04'22"	212.40'	112.04'	206.97'
3.	270'	11°01'33"	51.96'	26.06'	51.89'
4.	270'	3°02'49"	160.44'	82.67'	158.09'
5.	20'	90°00'00"	31.42'	20.00'	28.28'
6.	20'	36°16'51"	12.66'	6.55'	12.45'
7.	20'	53°43'09"	18.73'	10.13'	18.07'
8.	120'	4°03'46"	92.28'	48.56'	90.03'
9.	120'	30°35'03"	64.06'	32.81'	63.30'
10.	120'	13°28'43"	28.23'	14.18'	28.17'
11.	180'	44°03'46"	138.43'	72.84'	135.04'
12.	180'	8°55'27"	28.04'	14.05'	28.01'
13.	180'	20°41'25"	65.00'	32.86'	64.65'
14.	180'	14°26'54"	45.39'	22.82'	45.27'