

37/98

IN THE COUNTY OF RIVERSIDE

# GREENACRES DOWNS

## UNIT NO. 3

A SUBDIVISION OF PORTIONS OF VACATED LOTS O AND L AND PORTIONS OF LOTS 12,13,14,15 AND 25 BIXMILL TRACT AS SHOWN IN MAP BOOK 16 PAGES 28 TO 30, RECORDS OF RIVERSIDE COUNTY  
FEBRUARY, 1956 RIVERSIDE ENGINEERING COMPANY SCALE 1"=100'

# FILED

APR 24 1957  
Jack A. Ross  
County Clerk

Filed at 2:10 PM  
By County Clerk  
F = \$ 5.00

M.B. 32/98

### 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 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 for public use for construction and maintenance of all public utilities, the easements shown by broken lines and designated as PUE and Lots A to G for street purposes and the 10' wide drainage easement shown by broken lines

DOWN'S DEVELOPMENT CO. INC

by Richard H. Miller by L. E. Coffey  
Vice-President Asst. Secy.

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE }

On this 16th day of April, 1957 before me the undersigned, a Notary Public in and for said County and State, personally appeared Richard H. Miller known to me to be the Vice President and L. E. Coffey known to me to be the Asst. Secretary of the Corporation, not executed the within instrument 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

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written  
Robert E. Green  
Notary Public in and for said County and State  
My Comm. expires 1/1/58

### COUNTY BOARD OF SUPERVISORS CERTIFICATE

The County of Riverside, State of California by and through its duly authorized officers hereby approves this final map of GREENACRES DOWNS, UNIT NO. 3 and accepts the foregoing dedications

Dated this 22nd day of April, 1957

County of Riverside, State of California.

Charles J. ...  
Chairman of the Board of Supervisors

Attest

G. A. Pequegnat, County Clerk and  
Ex-officio Clerk of the Board of Supervisors

by Marion Mann Deputy

### COUNTY SURVEYORS CERTIFICATE

I hereby certify that I have examined the within annexed map, that the subdivision shown thereon 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 18th day of April, 1957

A. C. Keith  
County Surveyor  
by W. J. ... Deputy

### CERTIFICATE OF CIVIL ENGINEER

I hereby certify that I am a Registered Civil Engineer of the State of California and this map consisting of one (1) sheet correctly represents a survey made under my supervision in February 1956, that all the monuments shown hereon actually exist and their positions are correctly shown

George O. Crawley  
Registered Civil Engineer No. 226 9455

### 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 except taxes and special assessments collected as taxes now a lien but not yet payable which are estimated at \$1000.00

Dated this 19th day of April, 1957 V. M. Hyde, County Tax Collector

by M. ... Deputy

### PLANNING COMMISSION CERTIFICATE

Approved by the Riverside County Planning Commission in accordance with the requirements of law in a duly authorized meeting held the 17th day of April, 1957

by Harold J. Evenden Secretary

### COUNTY CLERKS CERTIFICATE

I hereby certify that a bond in the sum of 1000.00 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 the annexed 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 this 22nd day of April, 1957

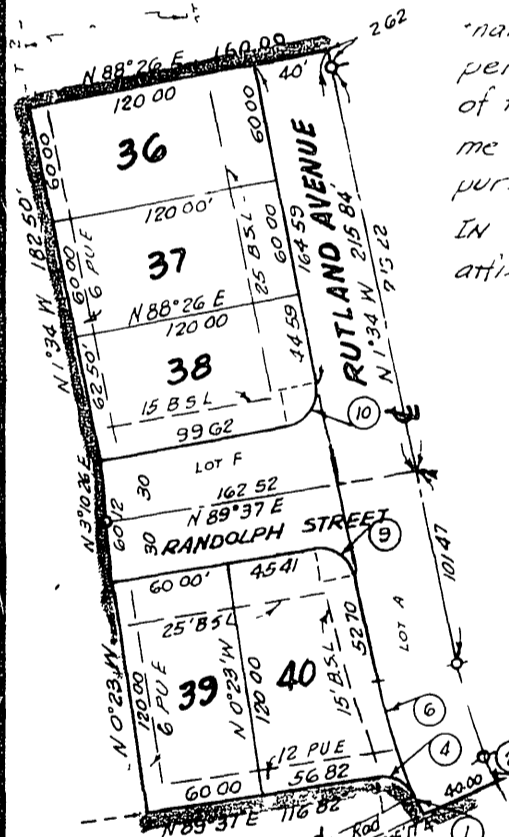
GORDON A. PEQUEGNAT  
County Clerk and ex-officio clerk of the  
Board of Supervisors.

by Marion Mann Deputy

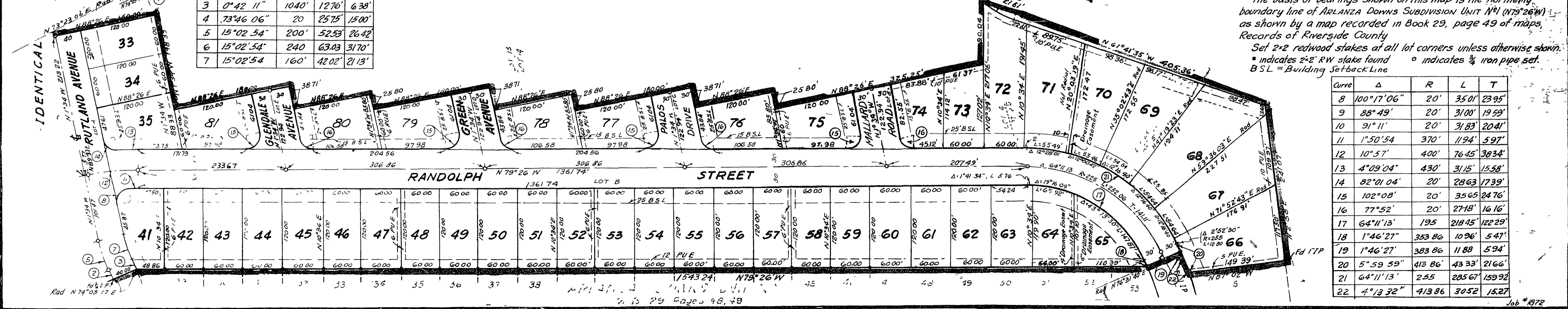
### NOTES

The basis of bearings shown on this map is the northerly boundary line of ARLANZA Downs Subdivision Unit No. 1 (N79°26'W) as shown by a map recorded in Book 29, page 49 of maps, Records of Riverside County  
Set 2x2 redwood stakes at all lot corners unless otherwise shown.  
• indicates 2x2 RW stake found    ◦ indicates 3/4" iron pipe set.  
BSL = Building Setback Line

Curve	Δ	R	L	T
8	100°17'06"	20'	35.01'	23.95'
9	88°49'	20'	31.00'	19.59'
10	91°11'	20'	31.83'	20.41'
11	1°50'54"	370'	11.94'	5.97'
12	10°57'	400'	76.45'	38.34'
13	4°09'04"	430'	31.15'	15.58'
14	82°01'04"	20'	28.63'	17.39'
15	102°08'	20'	35.65'	24.76'
16	77°52'	20'	27.18'	16.16'
17	64°11'13"	195'	218.45'	122.29'
18	1°46'27"	353.86'	10.96'	5.47'
19	1°46'27"	383.86'	11.89'	5.94'
20	5°59'59"	413.86'	43.33'	21.66'
21	64°11'13"	2.55'	285.67'	159.92'
22	4°13'32"	413.86'	30.52'	15.27'



Curve	Δ	R	L	T
1	0°42'11"	960'	11.78'	5.89'
2	0°42'11"	1000'	12.21'	6.13'
3	0°42'11"	1040'	12.76'	6.38'
4	73°46'06"	20'	25.75'	15.00'
5	15°02'54"	200'	52.53'	26.42'
6	15°02'54"	240'	63.03'	31.70'
7	15°02'54"	160'	42.02'	21.13'



M.B. 32/98

NO. 1 MB 32/98