

FILED
On June 26, 1975

At 3:35 P.M.

W D BALOGH

County Recorder

By Harold C. Beale

Deputy
Fee \$ 7.00

No 75858

Filed by COUNTY CLERK

Sub'dn G'tee Calif. Land T. Co.

IN THE COUNTY OF RIVERSIDE

TRACT NO. 4687

BEING A SUBDIVISION OF THE EASTERLY ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, T 3 S., R 5 W. S.B B & M.

DECEMBER, 1972

J. F. DAVIDSON ASSOCIATES

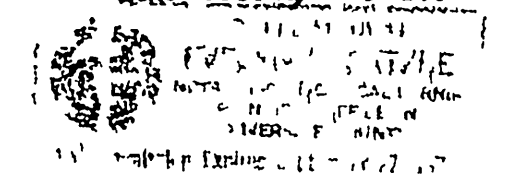
NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } ss
COUNTY OF RIVERSIDE }

On this 17th day of June 1975, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas A. Clemens known to me to be the Asst Secretary and _____ known to me to be the _____ of First Hemet Corporation, the Corporation that executed the within instrument and known by me to be the persons who executed the within instrument on behalf of said corporation therein named and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

Witness my hand and Official Seal
My Commission expires 9-27-77

Calvin L. Lyle
Notary Public in and for
said County and State



OWNERSHIP CERTIFICATE

We hereby certify that we are the owners 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 said map and subdivision as shown within the colored border line and that we hereby offer for dedication for public use for street purposes Lots A to E inclusive. Lots F & G (100' Barrier Strip) are also offered for dedication further as a condition of dedication of Lot "C", Porter Avenue, the owners of Lots 16 & 17 abutting this highway and during such time will have no right of access whatever as such except the general easement of travel Any change in alignment or width that results in the vacation thereof, shall terminate this condition of access rights as to the part vacated Further we hereby offer for dedication for public use the drainage easement

EDROE CONSTRUCTION COMPANY, INC. a California Corporation

John W. Henderson President
_____ Secretary

FIRST HEMET CORPORATION a California Corporation, as TRUSTEE

Thomas A. Clemens President
_____ Secretary

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } ss
COUNTY OF RIVERSIDE }

On this 18th day of June 1975, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John W. Henderson known to me to be the President and _____ known to me to be the _____ of Edroe Construction Company, Inc, the Corporation that executed the within instrument and known by me to be the persons who executed the within instrument on behalf of said corporation therein named and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors

Witness my hand and Official Seal
My Commission expires 1-9-1978

John L. Neal
Notary Public in and for said
County and State

BOARD OF SUPERVISORS CERTIFICATE

The County of Riverside, State of California, by and through its duly authorized officers hereby approves said final map and accepts the foregoing dedications. Lots F & G (100' Barrier Strip) are accepted contingent upon the extension and improvement of the street The drainage easement is hereby not accepted

Dated JUNE 24 1975. COUNTY OF RIVERSIDE, STATE OF CALIF.

By Rayton A. Reidy
Chairman of the Board of Supervisors

ATTEST:
DONALD D SULLIVAN
County Clerk and ex-officio Clerk
of the Board of Supervisors
By Agnes Hughes Deputy

COUNTY SURVEYOR CERTIFICATE

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 4687 as filed, amended and approved by the Board of Supervisors on Aug 8, 1972, the expiration date being Feb 8, 1976, that all provisions of applicable State Law and County Regulations have been complied with, and that I am satisfied this map is technically correct

Date June 19, 1975 B Douglas Powell, COUNTY SURVEYOR

B Douglas Powell

SOIL REPORT

A preliminary soil report was prepared by CHJ Material's Lab Inc on the 13th day of June, 1972, as required by the Health and Safety Code, Section 17959

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 and special assessments collected as taxes now a lien but not yet payable, but are estimated to be \$ 4,225.00

Dated JUNE 17, 1975. DONNA BOUER BARCOCK County Tax Collector

By Harold C. Beale Deputy

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 4,225.00 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 JUNE 24, 1975.

DONALD D SULLIVAN
County Clerk and ex-officio Clerk
of the Board of Supervisors

By Agnes Hughes Deputy

CIVIL ENGINEER CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during October of 1972, that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one (1) year of recordation of this map The monuments will be sufficient to enable the survey to be retraced The survey is true and complete as shown

By Robert S. Kipper
Registered Civil Engineer No 13699

IN THE COUNTY OF RIVERSIDE

TRACT NO. 4687

J F DAVIDSON ASSOCIATES

Scale - 1" = 100' December, 1972

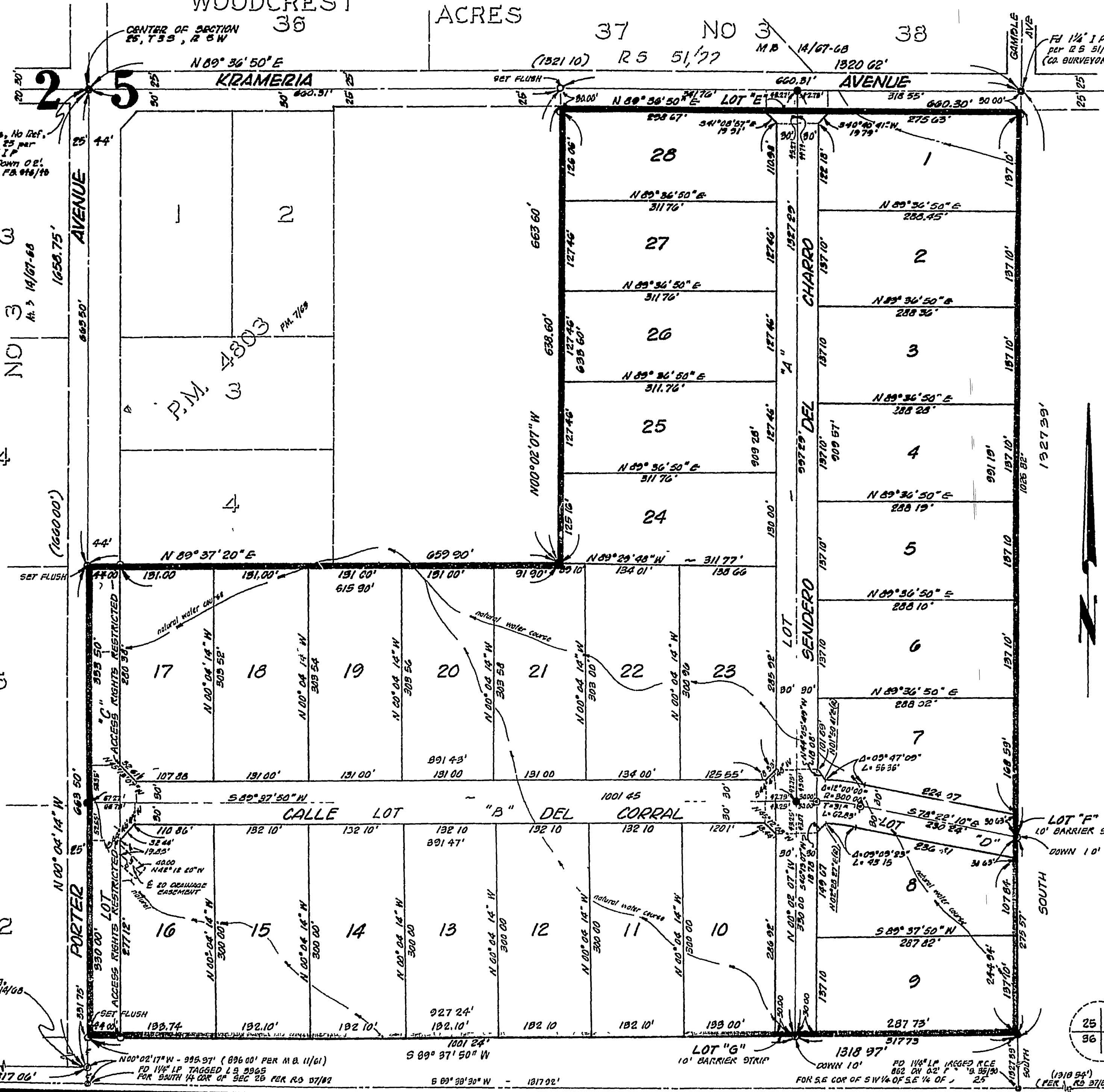
BEING A SUBDIVISION OF THE EASTERLY ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, T. 3 S., R. 5 W., S B B & M

Fd 2"x2" with X-ties, No Def. For Center of Section 25 per R.S. 5/1/22 Set 3/4" I.P. Tagged R.C.B. 5/28, Down 0.2'. per County Surveyor's P.B. 8/16/19

WOODCREST 36 ACRES

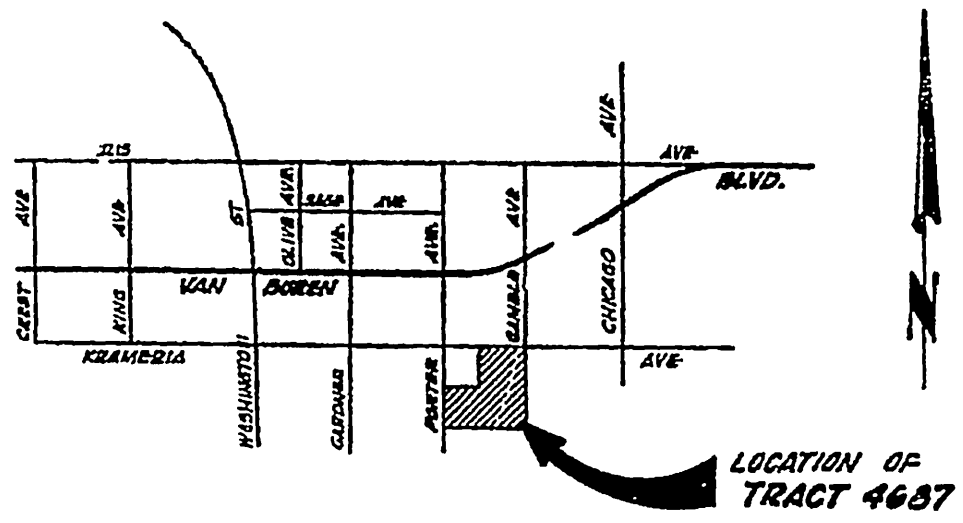
NO 3 37 38

Fd 1 1/2" I.P. Down 0.4' per R.S. 5/1/22 (CA. SURVEYOR FB 946/82)



GENERAL NOTES:

- 1 BASIS OF BEARING IS THE SOUTHERLY LINE OF LOTS 33 AND 34 AS SHOWN ON A MAP OF WOODCREST ACRES NO. 3, M.B. 14/67-68, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SHOWN AS S 89° 46' 30" W
- 2 INDICATES RIVERSIDE COUNTY STANDARD "A" MONUMENT (1/4" I.P. TAGGED R.C.E. 062) SET 6" BELOW PAVING UNLESS OTHERWISE NOTED
- 3 INDICATES RIVERSIDE COUNTY STANDARD "B" MONUMENT (1/4" BRASS CAP STAMPED R.C.E. 062) SET FLUSH WITH SURFACE UNLESS OTHERWISE NOTED
- 4 INDICATES RIVERSIDE COUNTY STANDARD "D" MONUMENT (3/4" I.P. TAGGED R.C.E. 062) SET UP 1" UNLESS OTHERWISE NOTED
- 5 INDICATES FOUND MONUMENT AS NOTED
- 6 NAIL & TAG SET IN CURB AT PROLONGATION OF LOT LINES FOR FRONT LOT CORNERS (STANDARD "E" MONUMENT)
- 7 2"x2" PAINTED YELLOW TAGGED R.C.E. 062, SET FLUSH AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED (STANDARD "G" MONUMENT)
- 8 BUILDING SETBACKS SHALL CONFORM TO EXISTING ZONING
- 9 ALL MONUMENTS SHALL BE PER RIVERSIDE COUNTY ORDINANCE NO. 461.21
- 10 THE NATURAL WATERCOURSES MUST BE KEPT FREE OF BUILDINGS, OBSTRUCTIONS, AND ENCROACHMENT BY LAND FILLS
- 11 ALL PUBLIC SERVICES AND PUBLIC UTILITIES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.
- 12 THIS TRACT CONTAINS 29.78 ACRES GROSS.
- 13 () INDICATES RECORD PER M.B. 14/67-68 UNLESS OTHERWISE NOTED



VICINITY MAP NOT TO SCALE

Fd 1" I.P. No Tag, Flush, per M.B. 14/68, M.B. 11/61 and R.S. 49/51.

Fd 1 1/2" I.P. No Tag, Flush, per M.B. 14/68, M.B. 11/61 and R.S. 49/51.

25 30
36 31

M.B. 82/61

M.B. 82/61