

FILED On May 10, 1976 At 2:45 P.M.

W.D. BALOGH County Recorder By Howard C. Beale Deputy Fee \$7.00 No. 64226 Filed by City Clerk Subd'n G'ee Seco Title

OWNERSHIP

We hereby certify that we are the owners of or have some right, title or interest in the land included within the subdivision shown on the annexed map 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 filing of said map and subdivision as shown within the colored border line and that we hereby offer for dedication for public use for construction and maintenance of Public Utilities, Lot 1 and Lot 2 further, the undersigned owners our successors and assigns in interest hereby release and relinquish to the City of Riverside a municipal corporation, all vehicular and pedestrian Access Rights appurtenant to Lot 1 as shown on the annexed map, on, over, and across Central Avenue adjoining said Lot.

CENTER REALTY, INC. a California Corporation William R. Austin - Pres. Betty Harding, Secretary

PROVIDENT FINANCIAL CORP., a California Corporation as TRUSTEE Matt M. Frost Vice Pres. Jack H. Wright Secretary

IN THE CITY OF RIVERSIDE RIVERSIDE COUNTY, CALIFORNIA

TRACT 5675-1

BEING A PORTION OF THE WEST ONE - HALF OF SECTION 32, T.2S., R.4W., S.B. B. & M. APRIL 1976

J. F. DAVIDSON ASSOCIATES RIVERSIDE, CALIFORNIA

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision shown hereon is substantially the same as it appeared on the tentative map of TRACT 5675, which was approved by the Riverside City Planning Commission at its meeting held Oct. 18, 1973, and any approved alterations thereof; that all provisions of Chapter 128 (Subdivision Map Act) Statutes of California, 1943, and all of Title 18 of the Riverside Municipal Code, and all amendments thereto have been complied with; and I am satisfied that this map is technically correct; that the easements for sewers and drainage facilities shown on said map are correct in form and contents and are approved; that the plans and specifications for drains, sewers and drainage works sufficient to protect all lots in said subdivision from flood or overflow have been approved by me; that a complete set of plans covering all improvements has been filed with the Public Works Department and that the same have been checked and approved by me; and that all improvements have been completed in accord with 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 April 28, 1976 JAMES F. MARTINEK, R.C.E. 8134 Director of Public Works By [Signature]

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 April 21, 1976 EVERETT C. ROSS Director of Public Utilities By [Signature]

CITY TREASURER

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 April 21, 1976 H.E. BREWER City Treasurer By [Signature]

SOIL REPORT

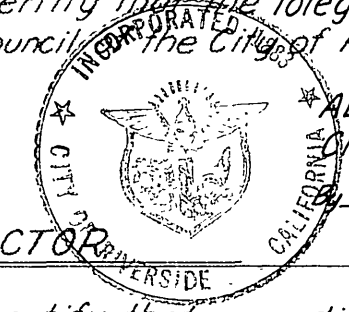
A preliminary soil report was prepared on the 16th day of December 1975 as required by the Health and Safety Code of California, Section 17953 by: ACCU-TEST Soil Laboratory Inc.

CITY CLERK'S CERTIFICATE

RESOLVED: That this map consisting of Two (2) sheets be, and the same is hereby accepted as the final map of TRACT NO. 5675-1 and the easements are hereby accepted as public utility easements

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 11th day of May, 1976.



Alice A. Hare City Clerk of the City of Riverside [Signature]

TAX COLLECTOR

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal or Local taxes and special assessments collected as taxes, except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$1100.00

Dated April 22, 1976 DONNA BOUER BABCOCK County Tax Collector By Harold M. Larsen

TAX BOND

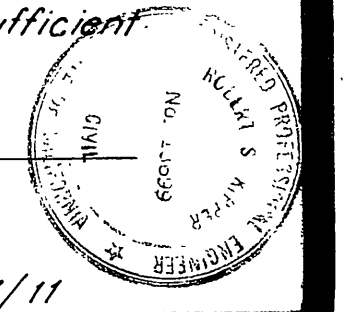
I hereby certify that a bond in the sum of \$1,100.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, Municipal or Local, and all special assessments collected as taxes which at the time of filing 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 May 4, 1976 DONALD D. SULLIVAN County Clerk and ex-officio Clerk of the Board of Supervisors By Nancy Romero Deputy

ENGINEER'S 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 true and complete survey made under my supervision during March 1970, that all monuments of the character and locations shown hereon are in place or will be in place within 1 year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

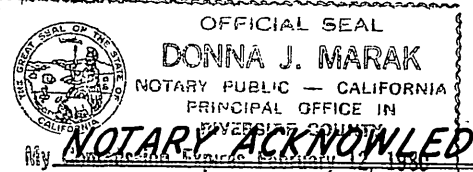
Dated April 16, 1976 Robert S. Kipper R.C.E. 13699 [Signature]



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE On April 1976 before me the undersigned, a Notary Public in and for said County and State, personally appeared William R. Austin, known to me to be the President and Betty Harding known to me to be the Secretary of Center Realty Inc. the corporation that 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.

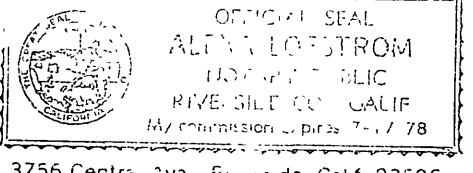
WITNESS my hand and official seal My Commission expires Feb 12, 1980 Donna J. Marak Notary Public in and for said County and State



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE On 4-21-76 before me the undersigned, a Notary Public in and for said County and State, personally appeared Matt M. Frost known to me to be the Vice Pres. and Jack H. Wright known to me to be the Secretary of Provident Financial Corp., the corporation that 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.

WITNESS my hand and official seal My Commission expires 7-17-78 Olga Lofstrom Notary Public in and for said County and State



SIGNATURE OMISSIONS

The signatures of the owners of Oil and Mineral Rights by deed Recorded May 29, 1962 as Instrument No. 50026, may be omitted under the provisions of Section 66436 (b)(3)(i) of the Government Code since such ownership does not include a Right of Entry on the surface of the land.

TR5675-1 M.B.85/40

M.B.85/40 TR5675-1

M.B.85/40

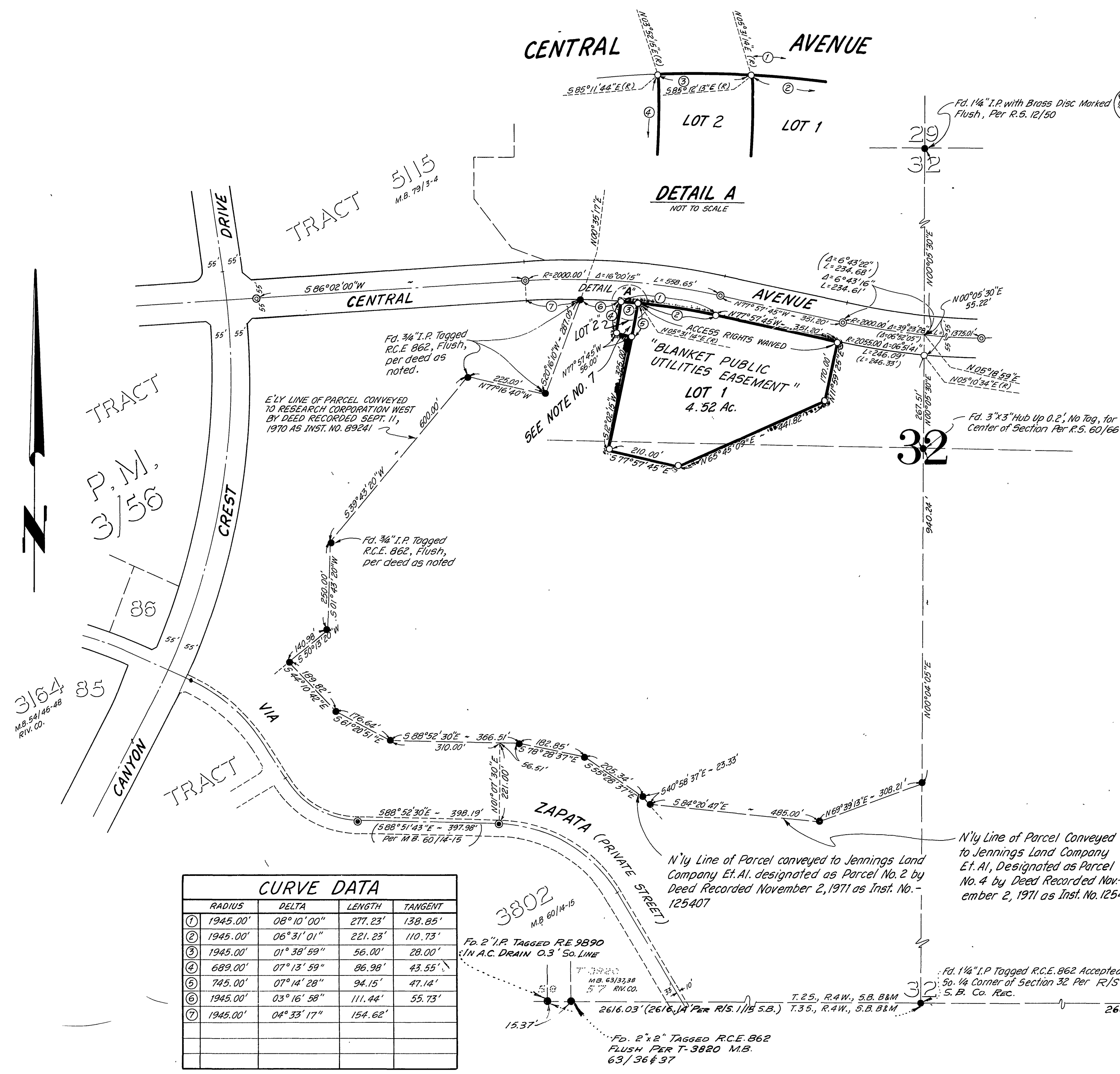
TRACT 5675-1

BEING A PORTION OF THE WEST ONE - HALF OF SECTION 32, T.2S., R.4W., S.B. B. & M.

APRIL 1976

SCALE: 1"=200'

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA



CURVE DATA			
RADIUS	DELTA	LENGTH	TANGENT
① 1945.00'	08° 10' 00"	277.23'	138.85'
② 1945.00'	06° 31' 01"	221.23'	110.73'
③ 1945.00'	01° 38' 59"	56.00'	28.00'
④ 689.00'	07° 13' 59"	86.98'	43.55'
⑤ 745.00'	07° 14' 28"	94.15'	47.14'
⑥ 1945.00'	03° 16' 58"	111.44'	55.73'
⑦ 1945.00'	04° 33' 17"	154.62'	

ENGINEERS NOTES:

- Bearings are based on the \pm of Central Avenue as being $586^{\circ}02'00''W$ as shown on map of TRACT 5115 on file in Book 79 of maps at pages 3 and 4 Inclusive Thereof, Records of Riverside County, California.
- Indicates Found $\frac{3}{4}$ " Iron Pipe with City Engineer Plug, Flush Per R. 5. 60/66, Records of Riverside County Calif.
- Indicates Set $\frac{3}{4}$ " Iron Pipe Tagged R.C.E. 862, Flush unless otherwise noted.
- (-) Indicates Data per R.S. 60/66
- Indicates Found 1" I.P. Tagged R.C.E. 862, Flush, unless otherwise noted, per deeds as indicated $\#$ J. F. DAVIDSON Assoc. F.B. 1049/2 & 10
- Indicates Found $\frac{3}{4}$ " I.P. Tagged R.C.E. 822 per Tract 3802 Per M.B. 60/14-15, Records of Riverside County, Calif.
- Private agreement for Ingress and Egress and Utilities Recorded April 28, 1976, as Instrument No. 51207 Official Records of Riverside County, California.
- This Tract contains 4.64 Acres.

TR 5675-1 M.B. 85/41

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M.B. 85/41