

OWNERSHIP 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 on the annexed map; that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby 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 street purposes, Lot 'A', for construction and maintenance of electrical facilities and domestic water facilities, Lot 55, and we further offer for dedication for public use for construction and maintenance of sanitary sewer facilities, Lot 55, and further, the undersigned owners, their successor and assigns in interest, hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular access rights appurtenant to lot 55 as shown on the annexed map, on, over, and across Central Avenue and Canyon Crest Drive adjoining said lot 55, and we also offer for dedication for public use for construction and maintenance of sidewalk facilities, the area designated "6' sidewalk easement."

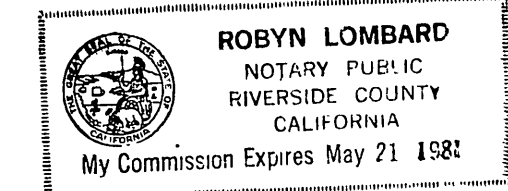
Taras Kozbur president Xenia E. Kozbur secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S. COUNTY OF RIVERSIDE) On July 7, 1977, before me ROBYN LOMBARD, the undersigned, a Notary Public in and for said County and State, personally appeared Taras Kozbur known to me to be the President and Xenia E. Kozbur known to me to be the Secretary of K.K.K., the corporation that executed the within instrument, said persons being known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be the General Partner of Canyon Tree Development Company, a limited partnership, the limited partnership that executed the within instrument and acknowledged to me that such corporation executed the same both individually and as a General Partner of said limited partnership and that such limited partnership also executed the same.

WITNESS my hand and official seal. Robyn Lombard Notary Public in and for said County and State

My Commission expires 5/21/81



IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 9699-1

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

JULY 1977

J. F. DAVIDSON ASSOCIATES RIVERSIDE, 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. 9699 which was approved by the Riverside City Planning Commission on May 19 1977, 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 Public Works Department and that the same have been checked and approved; and that all improvements have been completed in accord 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: NOVEMBER 4th, 1977

JAMES F. MARTINEK, R.C.E. 8134 Director of Public Works

[Signature of James F. Martinek]

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 Nov. 4, 1977.

EVERETT C. ROSS Director of Public Utilities

[Signature of Everett C. Ross]

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 Nov. 2, 1977.

H. E. BREWER City Treasurer

[Signature of H. E. Brewer]

SOIL REPORT

A preliminary soil report was prepared on the 29 day of JUNE, 1977 as required by the Health and Safety Code of California, Section 17953 by

PACIFIC FOUNDATION ENGINEERS, INC.

RECORDER'S CERTIFICATE

Filed this 9 day of November 1977, at 1:20 P.M. in Book 93 of maps, at Page 76-79 at the request of the City Clerk.

Fee: \$11.00 W. D. BALOGH County Recorder

No. 224202 BY: Harold C. Beal Deputy

Subdn. G'Tee F.A.T.W.

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Four (4) sheets be, and the same is hereby accepted as the final map of TRACT NO. 9699-1, and the streets and easements are hereby accepted as public streets and easements, except those streets shown on the annexed map as PRIVATE STREETS, 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 9th day of November, 1977.

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

By Karen E. Oakley Asst. City Clerk.

TAX COLLECTOR'S CERTIFICATE

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

Dated NOVEMBER 3, 1977.

DONNA BOUER BABCOCK County Tax Collector

[Signature of Donna Bouer Babcock]

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 Calif., 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 1977.

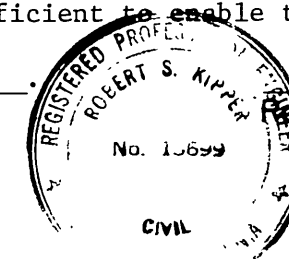
DONALD D. SULLIVAN County Clerk and Ex-Officio Clerk of the Board of Supervisors

By [Signature] 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 Four (4) sheets, correctly represents a true and complete survey made under my supervision during JULY 1977; that all monuments of the character and locations shown hereon are in place or will be in place within One (1) year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

Dated July 7, 1977.



Robert S. Kipper R.C.E. 13699

WO. 5132

M.B. 93/76

M.B. 93/76

MB 93/76

TRACT 5115
M.B. 79/3-4
RIV. CO.

R.S. 60/66

AVENUE

FOUND 3/4" I.P. WITH CITY ENG. PLUG, FLUSH PER CITY OF RIVERSIDE F.B. 97/124 & M.B. 79/3+4

FOUND 3/4" I.P. WITH CITY ENG. PLUG, FLUSH PER CITY OF RIVERSIDE F.B. 97/124 & M.B. 79/3+4

TRACT 95
P.M. 3/58
PARCEL 1

TRACT 95
P.M. 26/90
PARCEL 2

SEE TRACT 9699-1 SHEET No. 3

TRACT 5675-1
LOT 1
M.B. 85/40-41
RIV. CO.

WATER EASEMENT TO CITY OF RIVERSIDE BY INST. NO. 22188, RECORDED 11-4-77 OFFICIAL RECORDS OF RIVERSIDE CO.

FD 3/4" I.P. TAGGED R.C.E. 862, FLUSH PER M.B. 85/40-41

ELY. LINE OF PARCEL CONVEYED TO RESEARCH CORPORATION WEST BY DEED RECORDED SEPT. 11, 1970 AS INST. NO. 89241

FD 3/4" I.P. TAGGED R.C.E. 862, FLUSH PER M.B. 85/40-41

SEWER EASEMENT TO CITY OF RIVERSIDE BY INST. NO. 22188, RECORDED 11-4-77 OFFICIAL RECORDS OF RIVERSIDE COUNTY

FD 1" I.P. TAGGED R.C.E. 862, FLUSH PER M.B. 85/40-41

SET 3/4" I.P. STAMPED R.C.E. 862, D.M. 02

FD 1" I.P. TAGGED R.C.E. 862, FLUSH PER M.B. 85/40-41

FD 3/4" I.P. TAGGED R.C.E. 862, FLUSH PER M.B. 60/14-15

TRACT 3302
LOT 1
M.B. 60/14-15
RIV. CO.

SURVEYOR'S NOTES:

1. Bearings are based on the centerline of Central Avenue as being S.86°02'00"W. as shown on map of TRACT 5115 on file in Book 70 of maps, pages 3 and 4, Records of Riverside County, California.
2. ● Indicates found monuments as noted.
3. ○ Indicates set 3/4" Iron Pipe with plastic plug stamped R.C.E. 862, flush, unless otherwise noted.
4. In lieu of lot corners for Lots 1 through 54 inclusive, calculated ties from the tract boundary sufficient to establish lot corners are shown.
5. This Tract contains 5.93 Acres.

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
1	19°29'47"	483.00'	164.35'	82.98'
2	23°32'44"	2055.00'	844.50'	428.29'
3	04°33'17"	1945.00'	154.62'	77.35'
4	90°00'00"	25.00'	39.27'	25.00'
5	23°43'20"	112.00'	46.37'	23.52'
6	85°16'20"	15.00'	22.32'	13.81'
7	18°11'42"	50.00'	15.88'	8.01'
8	69°25'00"	15.00'	18.17'	10.39'
9	90°00'00"	15.00'	23.56'	15.00'
10	03°38'11"	2055.00'	130.44'	65.23'

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 9699-1

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

JULY 1977

SCALE: 1" = 100'

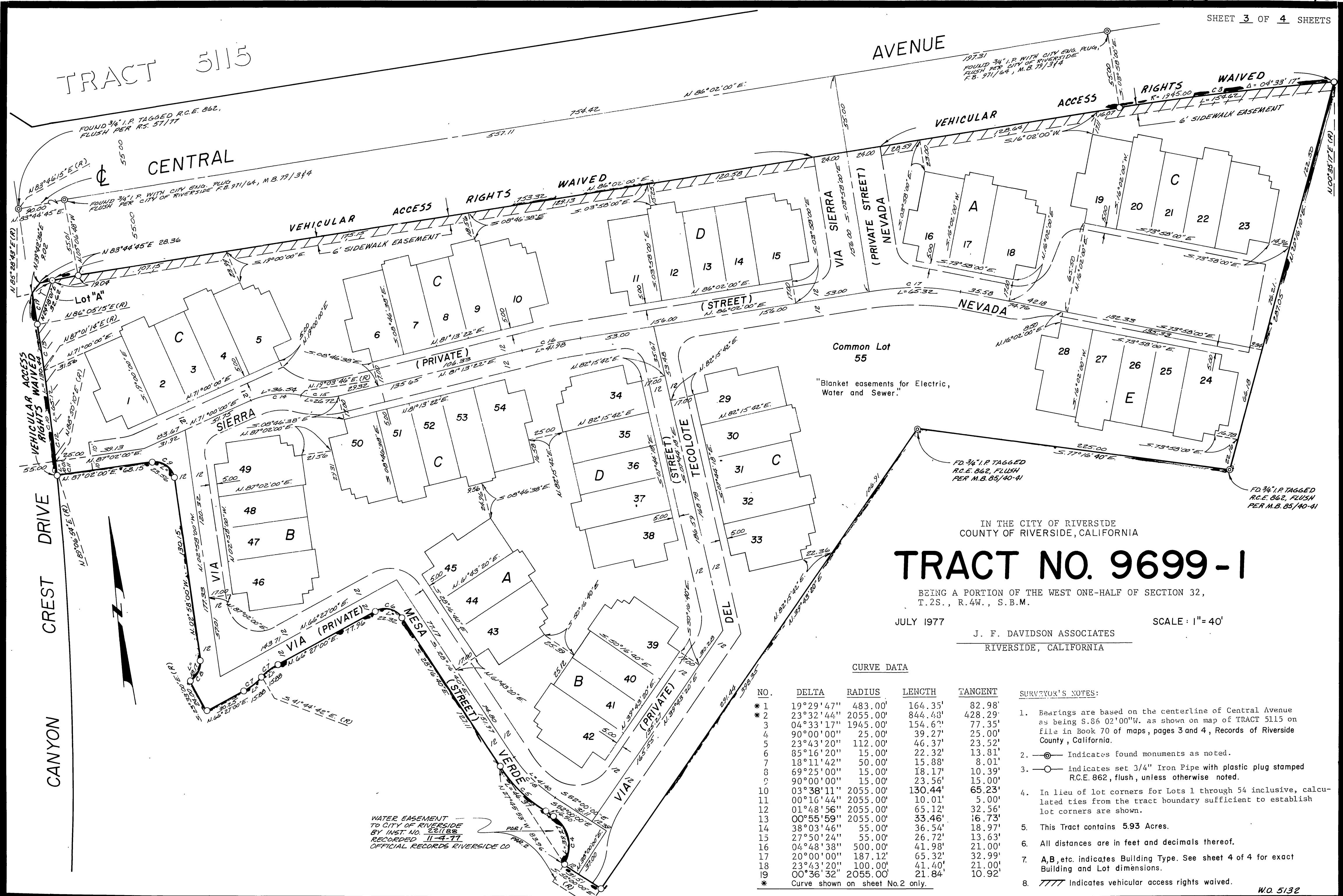
J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

W.O. 5132

MB 93/77

M.B. 93/77

TRACT 5115



IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA
TRACT NO. 9699-1

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

JULY 1977
SCALE: 1" = 40'
J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
* 1	19°29'47"	483.00'	164.35'	82.98'
* 2	23°32'44"	2055.00'	844.48'	428.29'
3	04°33'17"	1945.00'	154.62'	77.35'
4	90°00'00"	25.00'	39.27'	25.00'
5	23°43'20"	112.00'	46.37'	23.52'
6	85°16'20"	15.00'	22.32'	13.81'
7	18°11'42"	50.00'	15.88'	8.01'
8	69°25'00"	15.00'	18.17'	10.39'
9	90°00'00"	15.00'	23.56'	15.00'
10	03°38'11"	2055.00'	130.44'	65.23'
11	00°16'44"	2055.00'	10.01'	5.00'
12	01°48'56"	2055.00'	65.12'	32.56'
13	00°55'59"	2055.00'	33.46'	16.73'
14	38°03'46"	55.00'	36.54'	18.97'
15	27°50'24"	55.00'	26.72'	13.63'
16	04°48'38"	500.00'	41.98'	21.00'
17	20°00'00"	187.12'	65.32'	32.99'
18	23°43'20"	100.00'	41.40'	21.00'
19	00°36'32"	2055.00'	21.84'	10.92'
*	Curve shown on sheet No.2 only.			

SURVEYOR'S NOTES:

- Bearings are based on the centerline of Central Avenue as being S.86°02'00"W. as shown on map of TRACT 5115 on file in Book 70 of maps, pages 3 and 4, Records of Riverside County, California.
- ⊙ Indicates found monuments as noted.
- Indicates set 3/4" Iron Pipe with plastic plug stamped R.C.E. 862, flush, unless otherwise noted.
- In lieu of lot corners for Lots 1 through 54 inclusive, calculated ties from the tract boundary sufficient to establish lot corners are shown.
- This Tract contains 5.93 Acres.
- All distances are in feet and decimals thereof.
- A,B,etc. indicates Building Type. See sheet 4 of 4 for exact Building and Lot dimensions.
- ////// Indicates vehicular access rights waived.

WATER EASEMENT
TO CITY OF RIVERSIDE
BY INST. NO. 22188
RECORDED 11-4-77
OFFICIAL RECORDS RIVERSIDE CO

W.O. 5132

M.B. 93/78

M.B. 93/78

MB 93/78

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 9699-1

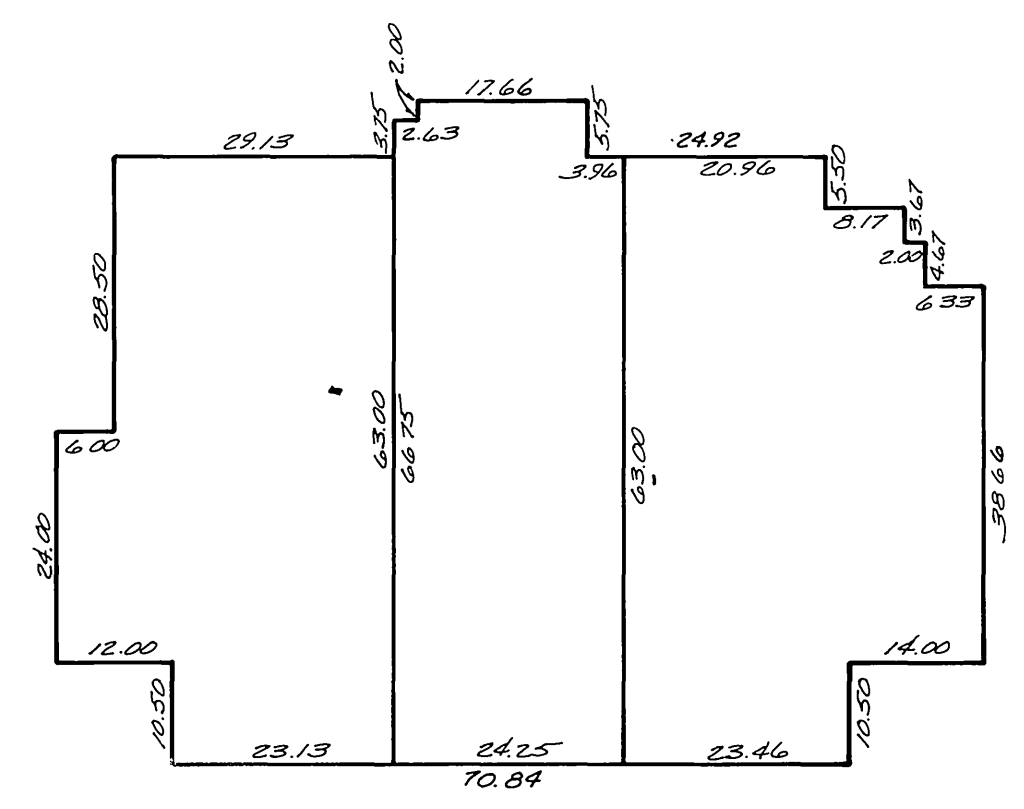
BEING A PORTION OF THE WEST ONE-HALF OF SECTION 32,
T.2S., R.4W., S.B.M.

JULY 1977

SCALE: 1" = 20'

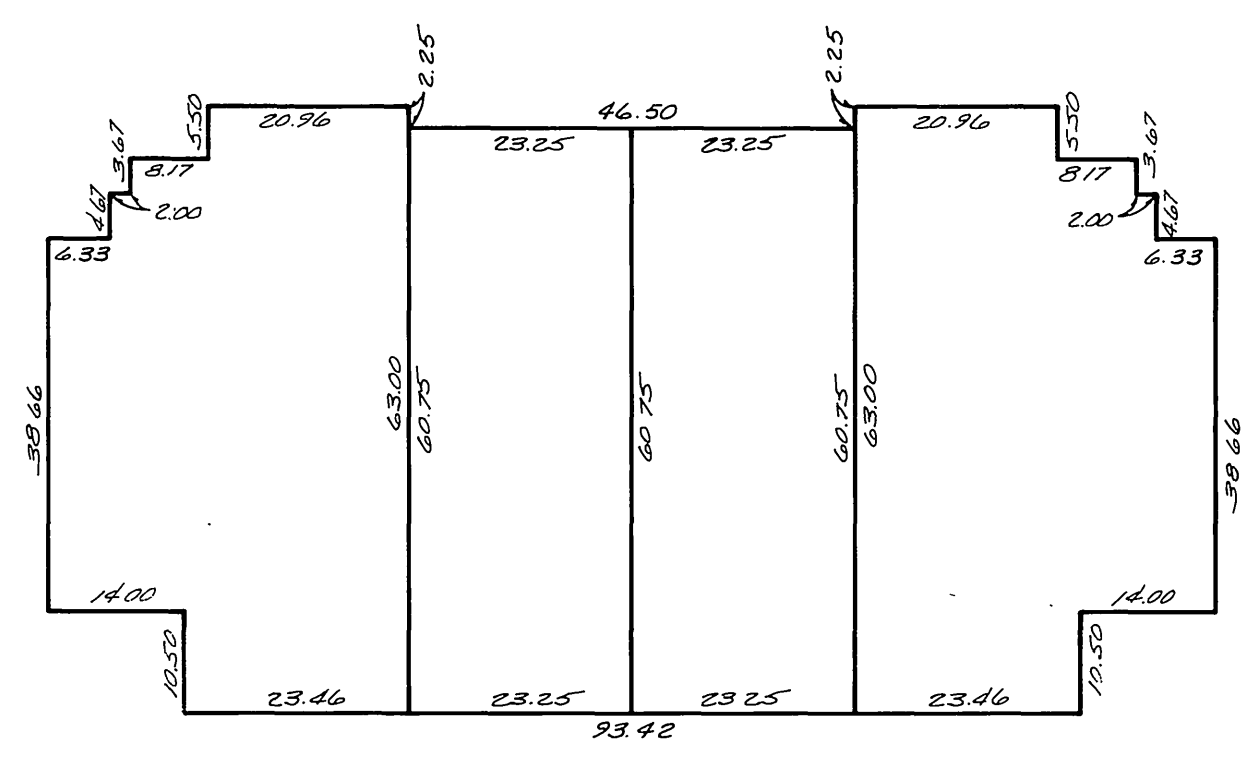
J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

"TYPICAL LOT CONFIGURATIONS"



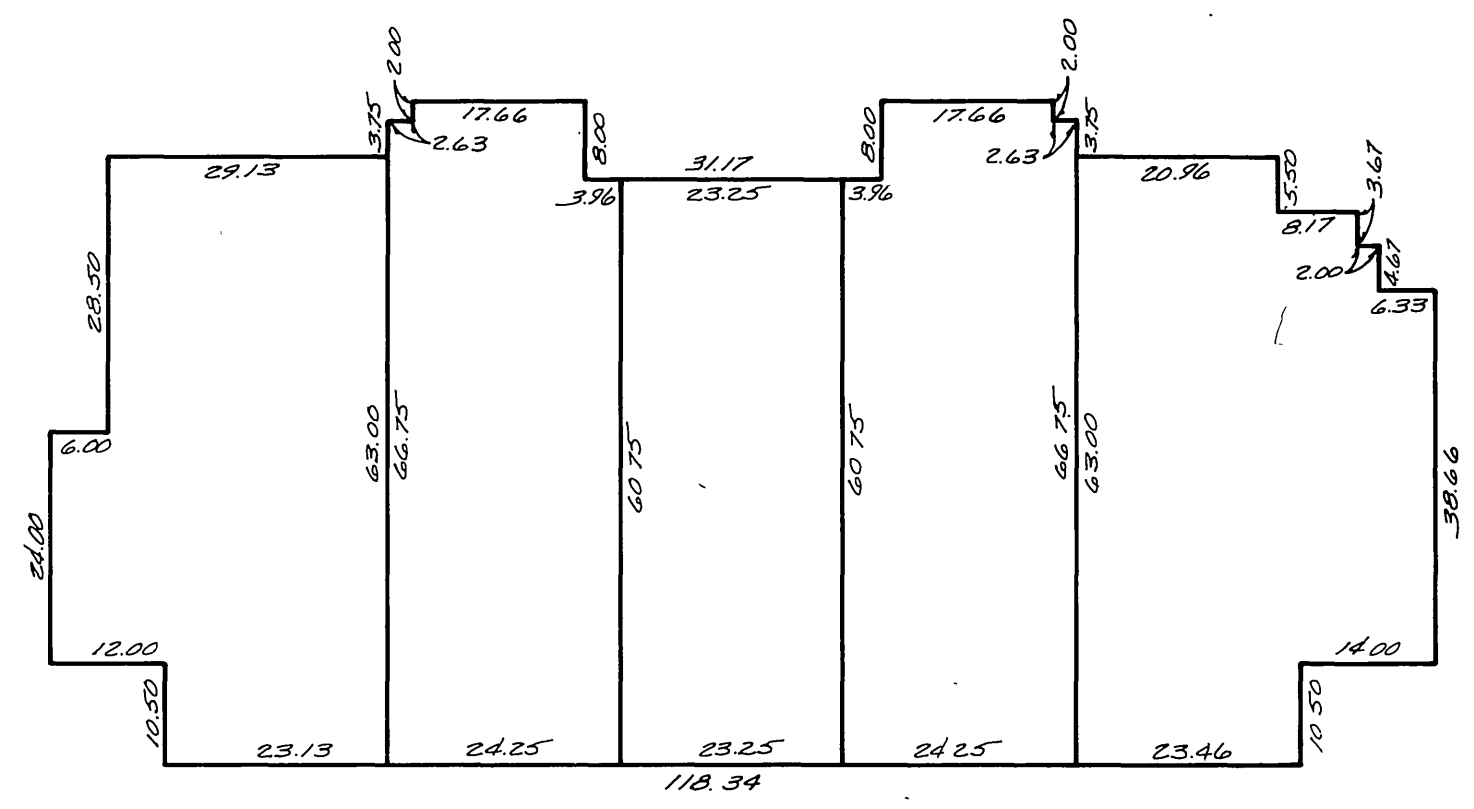
A

LOT NOS. LOT NOS. LOT NOS.
 16, 45 17, 44 18, 43



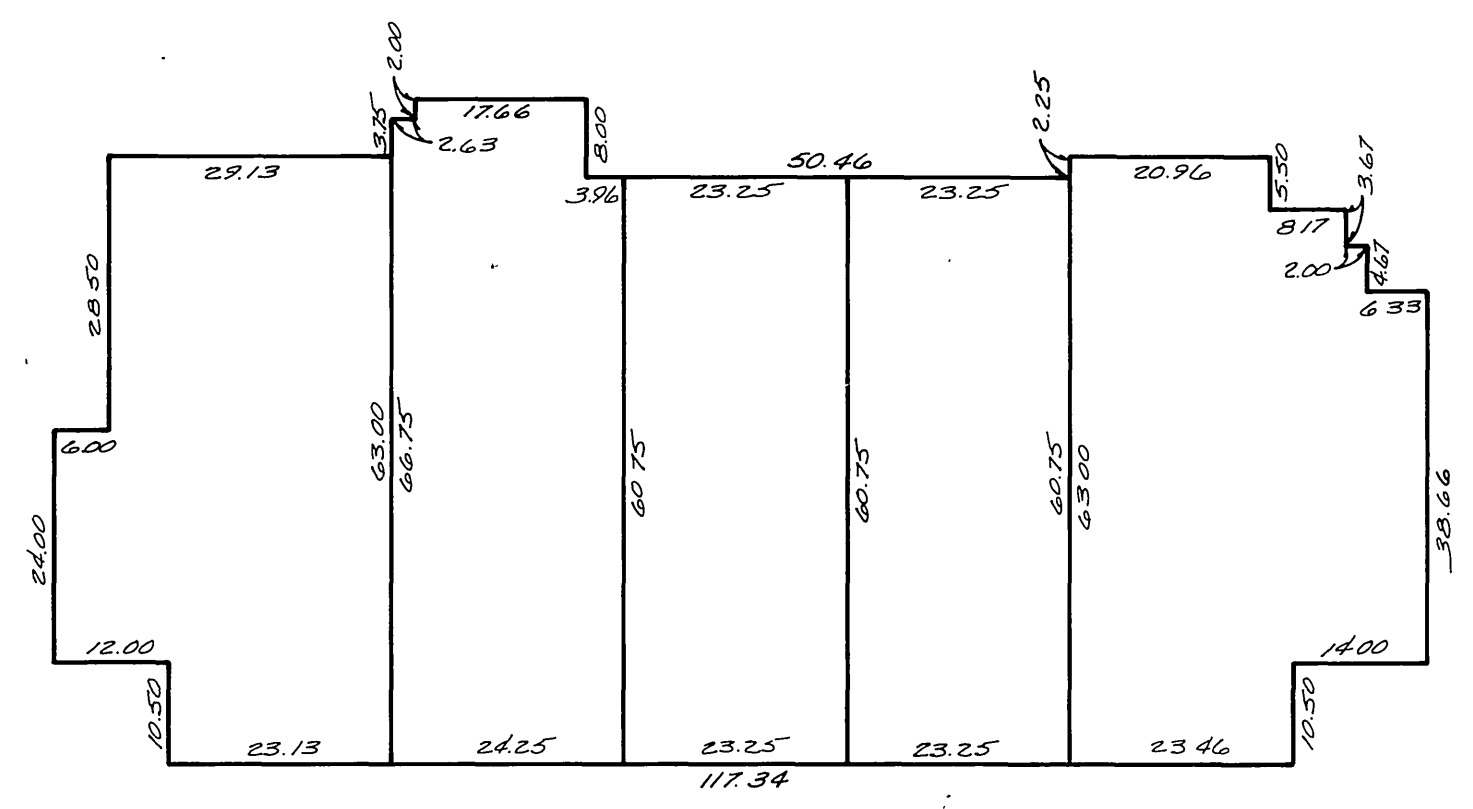
B

LOT NOS. LOT NOS. LOT NOS. LOT NOS.
 42, 49 41, 48 40, 47 39, 46



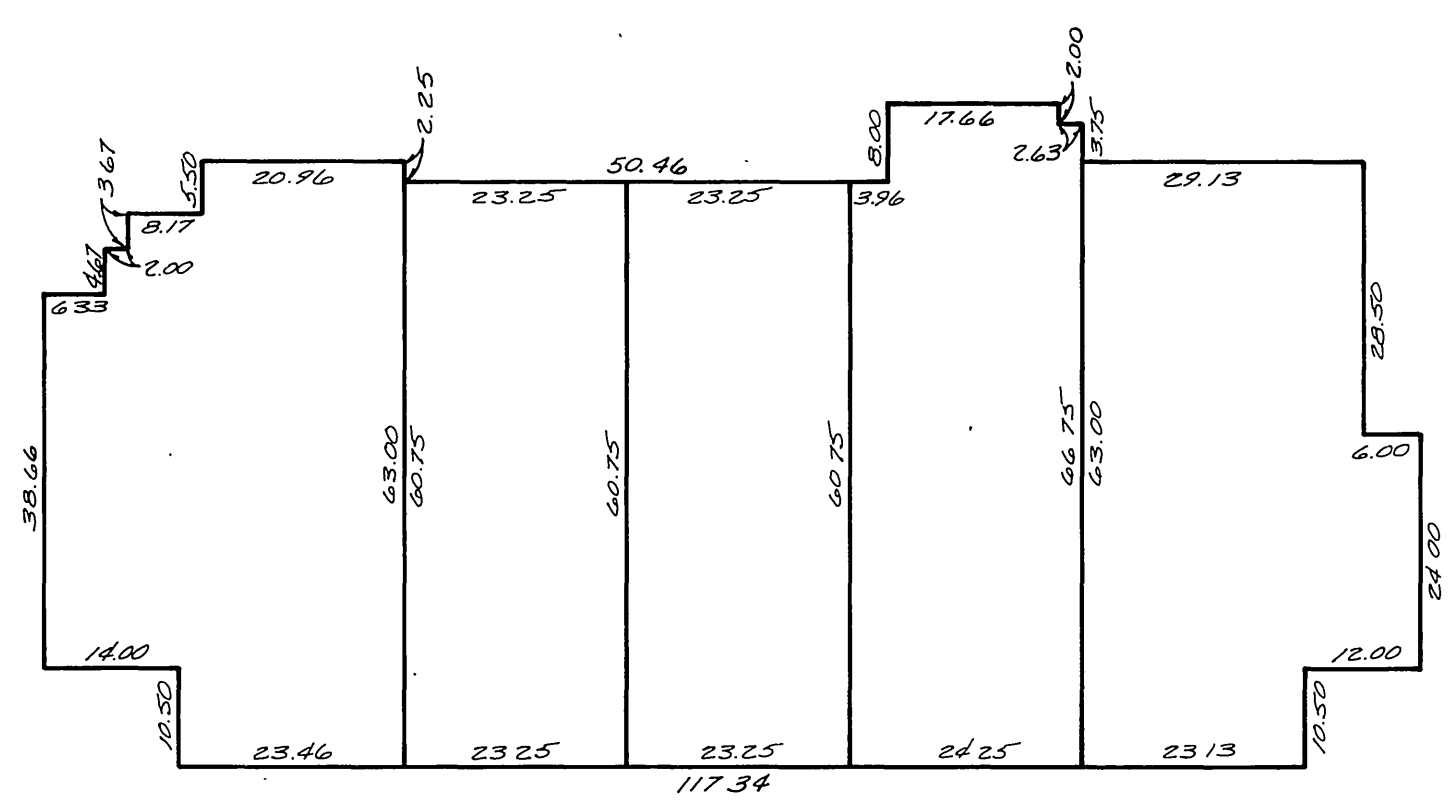
C

LOT NOS. LOT NOS. LOT NOS. LOT NOS. LOT NOS.
 1, 6, 19, 29, 34 2, 7, 20, 30, 53 3, 8, 21, 31, 52 4, 9, 22, 32, 51 5, 10, 23, 33, 50



D

LOT NOS. LOT NOS. LOT NOS. LOT NOS. LOT NOS.
 11, 38 12, 37 13, 36 14, 35 15, 34



E

LOT NOS. LOT NOS. LOT NOS. LOT NOS. LOT NOS.
 24 25 26 27 28

SURVEYOR'S NOTES:

1. All Distances are in feet and decimals thereof.
2. All angles are 90°
3. A, B, etc indicates Building Type.

M.B. 93/79

M.B. 93/79

MB 93/79