

IN THE CITY OF RIVERSIDE,  
RIVERSIDE COUNTY, CALIFORNIA

# TRACT 10,099-1

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

OCTOBER 1976

W. J. MCKEEVER INC  
CIVIL ENGINEERING  
RIVERSIDE, CALIFORNIA

### RECORDER'S CERTIFICATE

Filed this 29 day of June,  
1978, at 12:25 P.M. in Book 98  
of Tract Maps, at page 37-38, at  
the request of the City Clerk

No. 134032  
Fee \$7.00  
W. D. BALOGH County Recorder

By: Harold C. Beale Deputy  
Subdivision Guaratee F.A.T. Co.

### 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 electrical facilities 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. And we hereby dedicate for construction and maintenance of sanitary sewer facilities and storm drain facilities the easement designated as Sewer and Storm Drain Easement.  
CENTER REALTY INC., a California Corporation.

Wm. Austin - CEO Paul R. Singleton - President

PROVIDENT FINANCIAL CORP., a California Corporation as TRUSTEE

Warren S. Myers  
VICE PRESIDENT

Matt Frost  
Asst. Sec'y

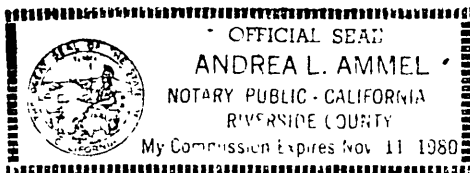
### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA SS  
COUNTY OF RIVERSIDE

On June 20, 1978 before me the undersigned, a Notary Public in and for said County and State, personally appeared Wm. Austin known to me to be the President and Paul R. Singleton 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 Nov 11, 1980

Andrea L. Ammel  
Notary Public in and for said County and State



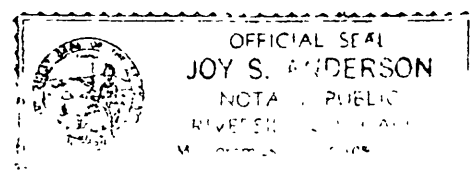
### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA SS  
COUNTY OF RIVERSIDE

On June 20, 1978 before me the undersigned, a Notary Public in and for said County and State, personally appeared Warren S. Myers known to me to be the Vice President and Matt Frost known to me to be the Asst. Sec'y 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 9-21-81

Joy S. Anderson  
Notary Public in and for said County and State



### 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. 10,099 which was approved by the Riverside City Planning Commission on June 23, 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: JUNE 21, 19 78 ROBERT C. WALES A.C.C. 18793  
Director of Public Works

Robert C. Wales

### 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 June 20, 19 78 EVERETT C. ROSS  
Director of Public Utilities

By Everett C. Ross

### 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 June 20, 19 78 H. E. BREWER  
City Treasurer

By H. E. Brewer

### SOIL REPORT

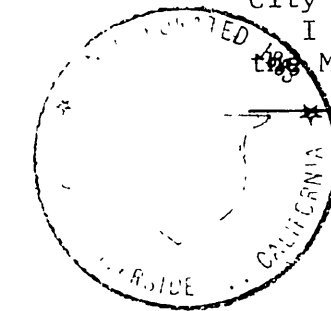
A preliminary soil report was prepared on the 1st day of March, 19 77, as required by the Health and Safety Code of California, Section 17953 by: ACCU-TEST Soil Laboratory, Inc.

### 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. 10,099-1 and the easements are hereby accepted as public 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 27th day of June, 19 78.



ALICE A. HARE  
City Clerk of the City of Riverside

By Alice A. Hare

### 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 \$ 7,600.00

Dated JUNE 20th, 19 78 DONNA BOUER BABCOCK  
County Tax Collector

By Harold M. Larsen

### TAX BOND

I hereby certify that a bond in the sum of \$ 7,600.00 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 27, 19 78 DONALD D. SULLIVAN  
County Clerk and ex-officio  
Clerk of the Board of Supervisors

By Raymond D. Hughes 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 October, 19 76, 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 Sept. 14, 19 77 William J. McKeever  
R.C.S. 22562

M.B. 98/37

M.B. 98/37

MB 98/37

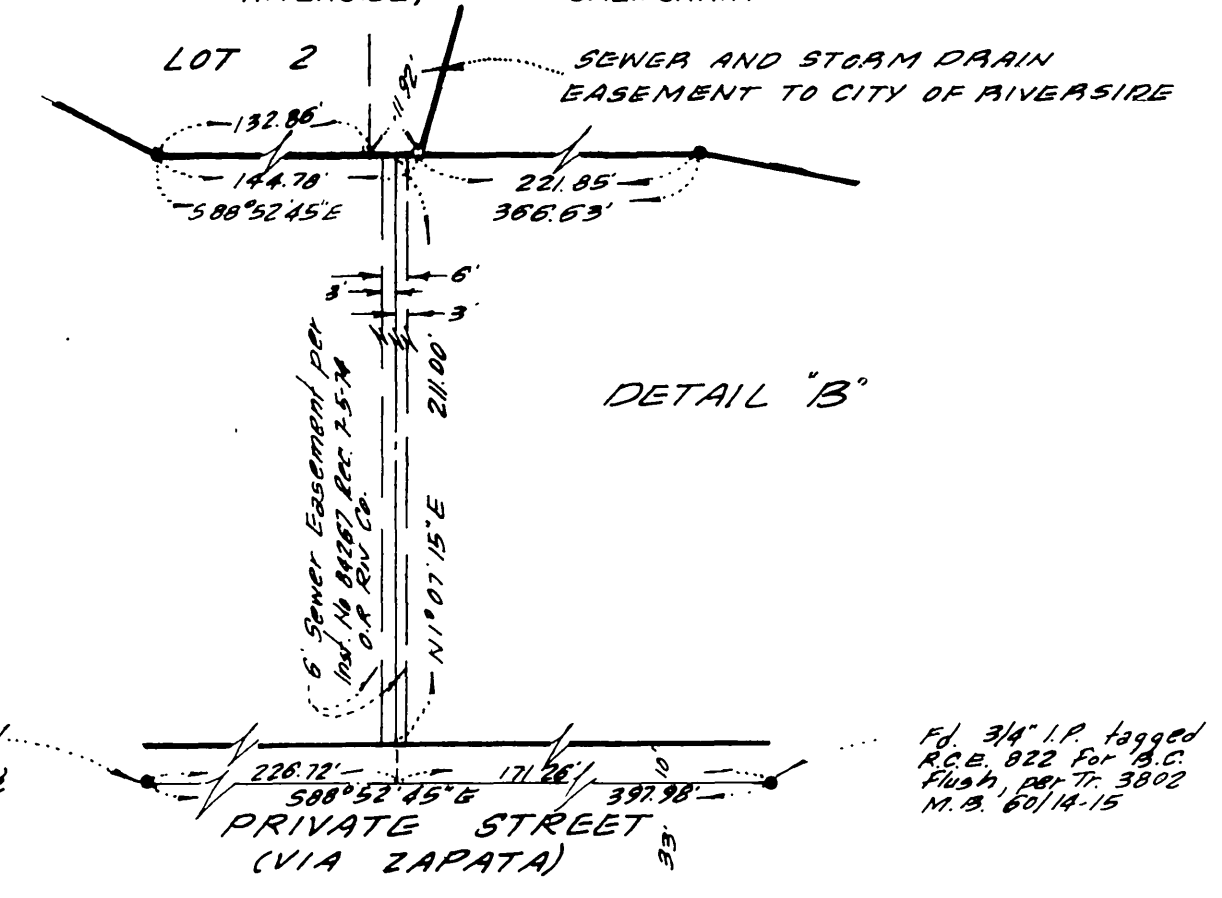
# TRACT 10,099-1

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

OCTOBER 1976

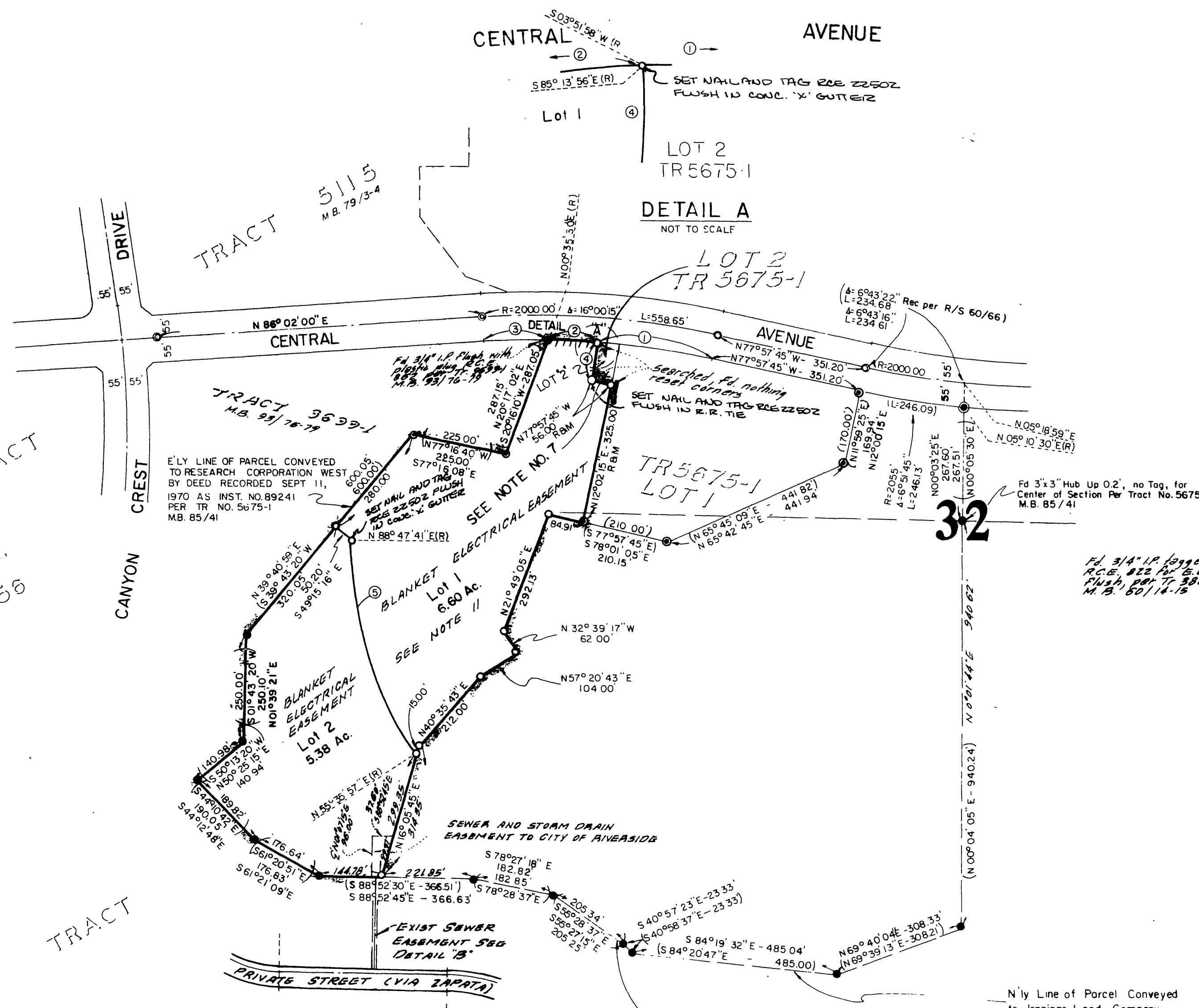
SCALE 1"=200'

**W.J. McKEEVER INC**  
CIVIL ENGINEERING  
RIVERSIDE, CALIFORNIA



**ENGINEERS NOTES:**

- Bearings are based on the  $\epsilon$  of Central Avenue as being N 77° 57' 45" W as shown on map of TRACT 5675-1 on file in Book 85 of maps at pages 40 & 41 thereof, Records of Riverside County, California.
- Indicates Found 3/4" Iron Pipe with City Engineer Plug, Flush Per Tract No. 5675-1 M.B. 85/41 Records of Riverside County Calif.
- Indicates Set 3/4" Iron Pipe Tagged R.C.E. 22502 Flush unless otherwise noted.
- (-) Indicates Data per Tract No 5675-1 M.B. 85/41 Records of Riverside County, California
- Indicates Found 1" I.P. Tagged R.C.E. 862, Flush, unless otherwise noted. per Tract No 5675-1 M.B. 85/40,41 Records of Riverside County, Riverside California
- Indicates Found 3/4" I.P. Tagged R.C.E. 862, Flush, Tract 5675-1 per M.B. 85/41, Records of Riverside County, California.
- Private agreement for Ingress and Egress Recorded April 28, 1976, as Instrument No. 57207 Official Records of Riverside County, California
- This Tract contains 11.98 Acres.
- RBM indicates recored per Tract No. 5675-1 and measured.
- Indicates vehicular and pedestrian access rights waived
- Agreement for private access road within Lot 1 recorded JUNE 21, 1978, as Inst. No. 127246, O.A. Riverside County California.



CURVE DATA			
RADIUS	DELTA	LENGTH	TANGENT
① 1945.00'	08° 10' 17"	277.39'	138.83'
② 1945.00'	03° 16' 28"	111.16'	55.59'
③ 1945.00'	04° 33' 30"	154.74'	77.41'
④ 689.00'	07° 16' 11"	87.42'	43.77'
⑤ 900.00'	33° 11' 44"	521.43'	268.26'

3802  
M.B. 60/14-15

N'y Line of Parcel conveyed to Jennings Land Company Et Al, Designated as Parcel No. 4 by Deed Recorded November 2, 1971 as Inst. No. 125407 per Tract No. 5675-1 M.B. 85/41

3184  
M.B. 54/46-48  
Riv. Co.

M.B. 98/38