

IN THE COUNTY OF RIVERSIDE

TRACT NO. 9991

BEING A SUBDIVISION OF LOT 5 IN BLOCK 12 OF THE RE-SUBDIVISION OF LANDS OF J. F. MOULTEN AND H. B. PRAED AS SHOWN BY MAP ON FILE IN BOOK 1 AT PAGES 49 AND 50 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA LOCATED IN SECTION 25, T.3S., R.6W., OF RANCHO EL SOBRANTE DE SAN JACINTO PER M.B. 1, PAGE 8 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

J. F. DAVIDSON ASSOCIATES

AUGUST 1978

RECORDER'S CERTIFICATE

Filed this 10 day of May 1979, at 1:00 P.M. in Book 103 of Maps, at Pages 89, 90 & 91, at the request of the County Clerk.

Fee: \$9.00 DONALD D SULLIVAN County Recorder

No. 96155 BY James A. McClellan Deputy

Subdn. G'tee The Insurance and Trust Co.

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; that we consent to the making and recording of this subdivision map as shown within the colored border line. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "D" inclusive. As a condition of dedication of Lot "A", La Sierra Avenue, the owners of Lots 1, 15, and 16, abutting this highway and during will have no rights of access whatever as such except the general easement of travel. Any change of alignment or width that results in the vacation thereof shall terminate this condition of access rights as to the part vacated. We hereby offer for dedication, Lot 16 for Storm Drain purposes.

KEUSDER ENTERPRISES, a California Corporation

Keusder pres. Jewel B. Keusder, Secretary
Clarence V. Holder Betty V. Holder
Clarence V. Holder Betty V. Holder

TITLE INSURANCE AND TRUST COMPANY, a California corporation, as Trustee, under Deed of Trust recorded April 12, 1978, as Instrument No. 69817

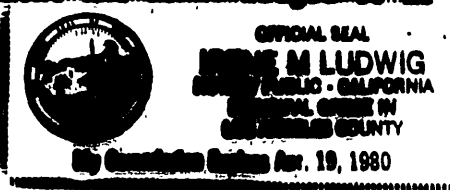
By: [Signature]
Asst. Secretary

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE Los Angeles
On this 7th day of March, 1979, before me, a Notary Public in and for said County and State, personally appeared Betty V. Holder and Clarence V. Holder, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

My commission expires on April 19, 1980.



Irene M. Ludwig
Notary Public in and for said County and State

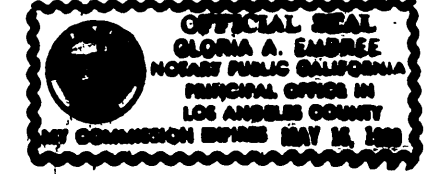
STATE OF CALIFORNIA) ss
COUNTY OF RIVERSIDE) LOS ANGELES

On 22 FEBRUARY 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared J. F. Davidson, known to me to be the President, and James A. McClellan, known to me to be the Secretary of the corporation that executed the within instrument, and 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 MAY 14, 1980

Signature Gloria A. Embree

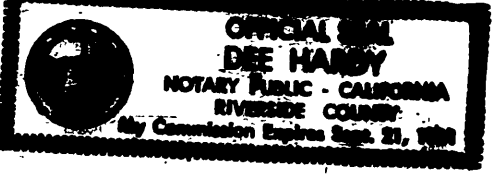


STATE OF CALIFORNIA) ss
COUNTY OF RIVERSIDE) LOS ANGELES

On this 20th day of March, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kevin A. Gregory, known to me to be the President, and [Signature], known to me to be the Secretary of [Signature], a corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said corporation, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or resolution of its Board of Directors, or such Trustee.

My Commission Expires 9-21-1981

WITNESS my hand and official seal.



Dee Hardy
Notary Public in and for said County and State

BOARD OF SUPERVISOR'S CERTIFICATE

The County of Riverside, State of California, by and through its duly authorized officers hereby approves said final map and accepts the offers of dedication made hereon, except Lot 16

Dated May 8, 1979

County of Riverside, State of California

BY: [Signature]
Chairman of the Board of Supervisors

ATTEST:
DONALD D. SULLIVAN
County Clerk and Ex-Officio
Clerk of the Board of Supervisors
BY: [Signature] Deputy

COUNTY SURVEYOR'S 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 9991 as filed, amended and approved by the Board of Supervisors on April 14, 1978; the expiration date being September 14, 1979; that all provisions of applicable State Law and County Regulations have been complied with; and that I am satisfied this map is technically correct.

Dated May 7, 1979

A. E. Newcomb
A. E. NEWCOMB
COUNTY SURVEYOR

EASEMENT NOTE

An Easement in favor of Herbert Bulkley Praed and John Fletcher Moulton for water ditches, pipes and flumes, Recorded January 9, 1900 in Book 95 of Deeds Page 79, Official Records of Riverside County, California. Easement is blanket as written.

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 or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ 2,290.00

Dated MARCH 20th, 1979

DOMMA BOUER BABCOCK, COUNTY TAX COLLECTOR

BY: [Signature] Deputy

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 2,290.00 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 8, 1979

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

BY: [Signature] Deputy

CIVIL ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map, consisting of Three (3) sheets correctly represents a survey made under my supervision during May of 1979; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one year from recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated February 21, 1979



SOIL REPORT

A preliminary soil report was prepared by Accu-Test Soil Lab. Inc. on the 13th day of May, 1979 as required by the Health and Safety Code.

M.B.103/89

M.B.103/89

MB103/89

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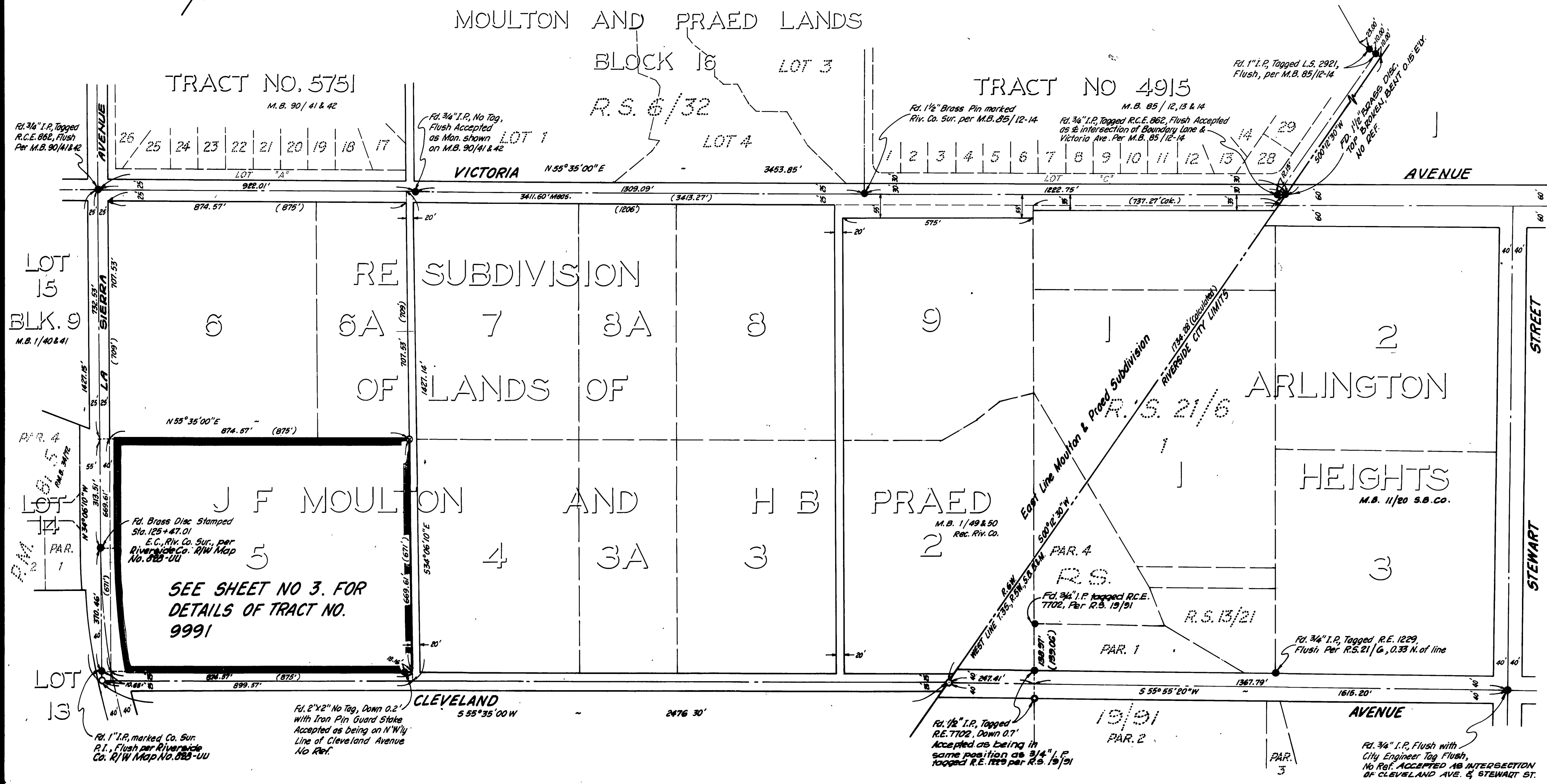
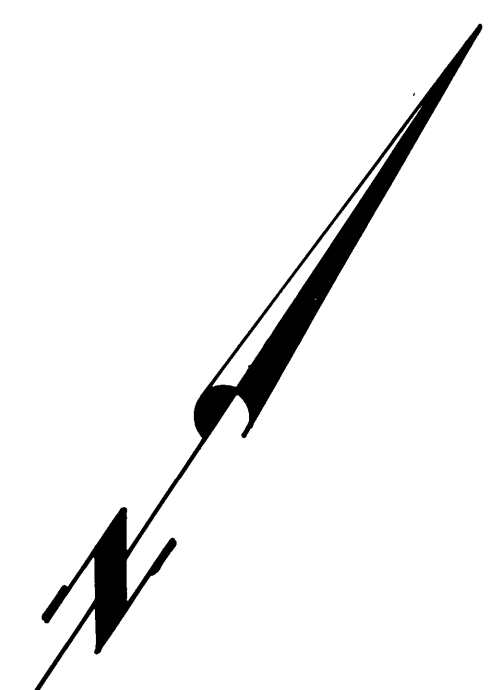
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AUGUST 1978

J. F. DAVIDSON ASSOCIATES

SCALE: 1" = 200'

ENGINEER'S NOTES

1. BASIS OF BEARINGS
Bearings are based on the \pm of Victoria Avenue as being $N 55^{\circ} 35' 00'' E$ Per Tract 5751, M.B. 90/41 & 42 Records of Riverside County California.
2. Indicates Found Monuments as noted.
3. Indicates 3/4" Iron Pipe with plastic plug stamped R.C.E. 862, set flush unless otherwise noted per Riverside County Standard "D".
4. Indicates Riverside County Standard No. 902, Standard "A" Monument (1/4" Iron Pipe Tagged R.C.E. 862) set, down 6".
5. (-) Indicates Record Data per M.B. 1 / 49-50.



M.B. 103/90

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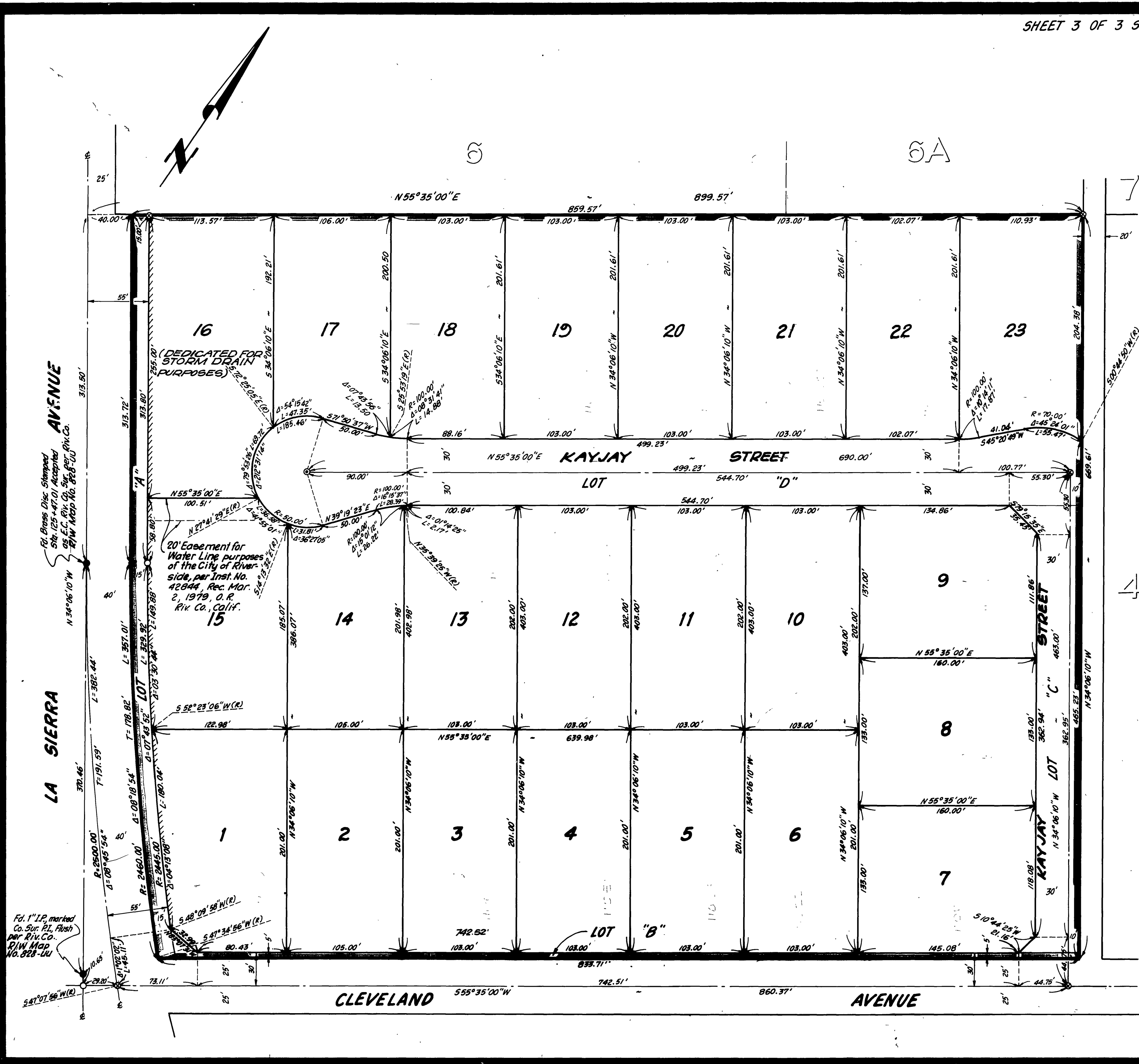
AUGUST 1978

SCALE: 1"=60'

J. F. DAVIDSON ASSOCIATES

M.B. 103/91

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ENGINEER'S NOTES

- BASIS OF BEARINGS**
Bearings are based on the \pm of Victoria Avenue as being $N 55^{\circ} 35' 00'' E$ Per Tract 5751, M.B. 90/41 & 42 Records of Riverside County California.
- Indicates Found Monuments as noted.
- Indicates $\frac{3}{4}$ " Iron Pipe with plastic plug stamped R.C.E. 862, set flush unless otherwise noted per Riverside County Standard "D".
- Indicates Riverside County Standard No. 902, Standard "A" Monument ($\frac{1}{4}$ " Iron Pipe Tagged R.C.E. 862) set, down 6".
- Indicates Riverside County Standard No. 903, Standard "B" Monument ($\frac{1}{2}$ " Brass Cap Stamped R.C.E. 862) set. (Monument set flush with surface.)
- (-) Indicates Record Data per M.B. 90/41 & 42
- Set $\frac{3}{4}$ " Iron Pipe with plastic plug stamped R.C.E. 862, flush at all lot corners (Riverside County Standard "D" Monument)
- All public services and public utilities installed within this Tract shall be placed underground.
- Building setbacks shall conform to existing zoning.
- All monuments set per Riverside County Ordinance 461.2
- This Tract contains 13.14 Acres Gross
- Indicates Access Rights Restricted
- Indicates $\frac{3}{4}$ " iron pipe with plastic plug stamped L.S. 3018, set flush per Riverside County Standard "D"
- Indicates Riverside County Standard No. 903, Standard "B" Monument ($\frac{1}{2}$ " brass cap stamped L.S. 3018) set, flush with surface.
- Set $\frac{3}{4}$ " iron pipe with plastic plug stamped R.C.E. 862 flush at all rear lot corners (Riverside County Standard "D" Monument) except at the southwest corner of lot 9 where a nail and R.C.E. 862 tag was set in tree.

MB 103/91