

"FOR CONDOMINIUM PURPOSES" IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIF.

TRACT NO. 10099-2

BEING A PORTION OF LOT 1 OF TRACT NO. 10099-1 M.B. 98/30 RECORDS OF RIVERSIDE COUNTY CALIFORNIA, AND BEING A PORTION OF THE WEST 1/2 OF SECTION 32, T.2 S., R.4 W. S.B.M.

W.J. MCKEEVER, INC. CIVIL ENGINEERING RIVERSIDE, CA.

RECORDER'S CERTIFICATE Filed this 19 day of DEC, 1979 at 12:30 P.M. in Book 110 of Maps, at page S, 25 + 26, at the request of the City Clerk.

No: 269393 Fee DONALD D. SULLIVAN, COUNTY RECORDER By: D.A. Stages, Deputy Subdivision Guarantee FIRST AMERICAN TITLE 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 a blanket easement for public use for construction and maintenance of electrical facilities over Lots 1, and 2. And we hereby dedicate for construction and maintenance of sanitary sewer facilities the easement designated as 12" wide sewer easement Wm Austin Co., a California Corporation

By: William Austin - Pres. By: Bart A. Singler - Sec.

PROVIDENT FEDERAL SAVINGS AND LOAN ASSOCIATION, OF RIVERSIDE, A UNITED STATES CORPORATION BY: Milton W. Stratford BY: Matt M. Frost

SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act, The signatures of the following owners of easements and/or other interests have been omitted.

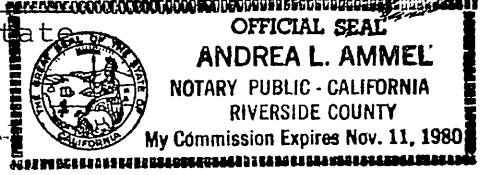
Southern Finance Service-owner of one-half of all oil, gas and other minerals and mineral rights 500 feet or more below the surface of the property without right of entry upon the surface of the property per deed recorded 5-29-62, as instrument No. 50026 O.R. Riverside County, California.

JENNINGS LAND CO., OWNER OF AN EASEMENT FOR CONSTRUCTING AND MAINTAINING A SLOPE PER DEED RECORDED ON FEB. 1, 1973 AS INSTRUMENT NO. 14193 O.R. RIVERSIDE COUNTY CALIFORNIA.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) ss COUNTY OF RIVERSIDE) On Dec 4 1979 before me the undersigned, a Notary Public in and for said County and State, personally appeared Wm. Austin known to me to be the V. President and Bart A. Singler known to me to be the V. Pres/Secy of Wm Austin Co., 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 resolution of its Board of Directors.

WITNESS my hand and Official Seal My Commission Expires Nov 11, 1980 Notary Public in and for said County and State



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: Dec 4, 1979 H.E. BREWER City Treasurer By: H.E. Brewer

ENGINEER'S CERTIFICATE

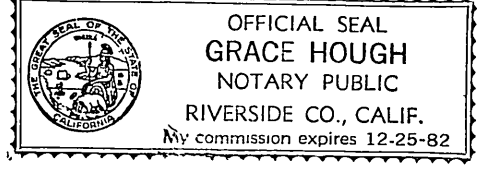
I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of two (2) sheets correctly represents a true and complete survey made under my supervision during October, 1979, that all monuments of the character and locations shown hereon are in place 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: October 29, 1979 WILLIAM J. MCKEEVER R.C.E. 22502 By: William J. McKeever

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) ss COUNTY OF RIVERSIDE) On Dec 5, 1979 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Milton W. Stratford, known to me to be the Sr. V. Pres. and Matt M. Frost, known to me to be the V. Pres. of Provident Federal Savings and Loan, the corporation that executed the within instrument, as beneficiary, 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 12-25-82



Grace Hough 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 have been filed with the Public Works Department and that the same have been checked and approved; and that all improvements have been completed in accordance 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: December 12, 1979 Robert C. Wales, R.C.E. 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: Dec 5, 1979 EVERETT C. ROSS Director of Public Utilities

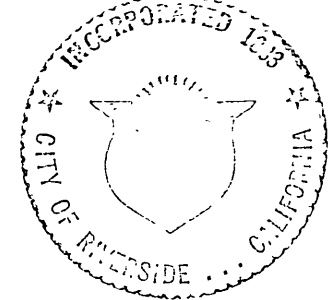
By: Everett C. Ross

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. 10099-2, 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 11th day of Dec, 19 79.



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 \$

Dated: 12-4, 1979 DONNA BOUER BABCOCK County Tax Collector By: Harold M. Larson

TAX BOND

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, 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: 19 DONALD D. SULLIVAN County Clerk and ex-officio Clerk of the Board of Supervisors By: Deputy

SOIL REPORT

A preliminary Soil Report was prepared on the 18th day of May, 1979, a required by the Health and Safety Code of California, Section 17953 by: C.H.J. Materials Lab.

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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIF.

# TRACT NO. 10099-2

BEING A PORTION OF LOT 1 OF TRACT NO. 10,099-1 M.B.  
98/38 RECORDS OF RIVERSIDE COUNTY CALIFORNIA,  
AND BEING A PORTION OF THE WEST 1/2 OF SECTION  
32, T.2 S. R.4 W. S.B.M.

OCTOBER 1979

SCALE: 1"=100'

**W. J. MCKEEVER, INC.**

CIVIL ENGINEERING  
RIVERSIDE, CALIFORNIA

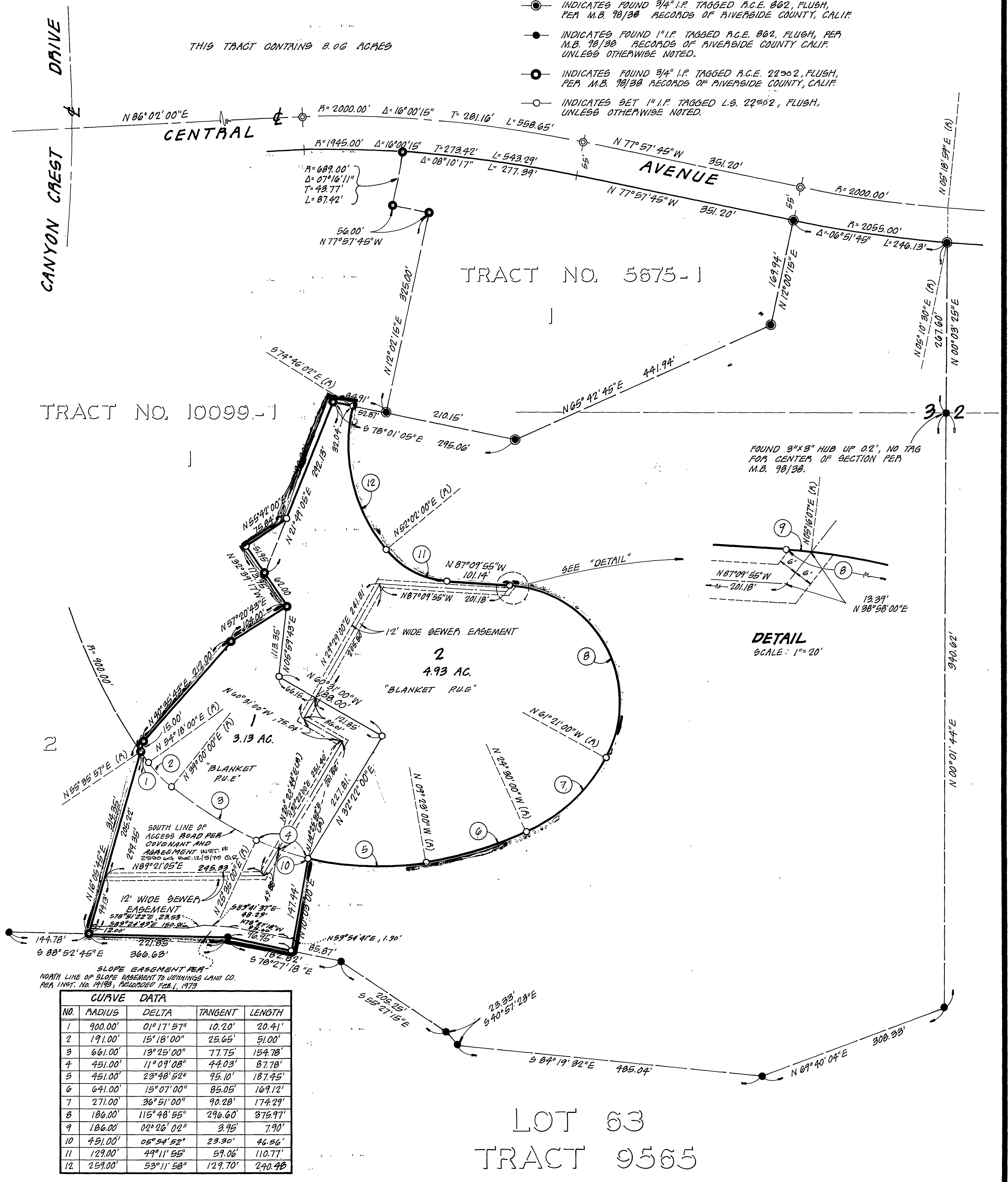
**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE CENTERLINE OF CENTRAL AVENUE AS BEING N77°57'45"W AS SHOWN ON MAP OF TRACT 5675-1 M.B. 85/41 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**ENGINEERS NOTES**

- INDICATES FOUND 3/4" I.P. WITH CITY ENGINEER PLUG, FLUSH, PER M.B. 85/41 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES FOUND 3/4" I.P. TAGGED P.C.E. 862, FLUSH, PER M.B. 98/38 RECORDS OF RIVERSIDE COUNTY, CALIF.
- INDICATES FOUND 1" I.P. TAGGED P.C.E. 862, FLUSH, PER M.B. 98/38 RECORDS OF RIVERSIDE COUNTY CALIF. UNLESS OTHERWISE NOTED.
- INDICATES FOUND 3/4" I.P. TAGGED P.C.E. 22502, FLUSH, PER M.B. 98/38 RECORDS OF RIVERSIDE COUNTY, CALIF.
- INDICATES SET 1" I.P. TAGGED L.S. 22502, FLUSH, UNLESS OTHERWISE NOTED.

THIS TRACT CONTAINS 8.06 ACRES



CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
1	900.00'	01°17'57"	10.20'	20.41'
2	191.00'	15°18'00"	25.65'	51.00'
3	661.00'	13°25'00"	77.75'	154.78'
4	451.00'	11°09'08"	44.03'	87.78'
5	451.00'	23°48'52"	95.10'	187.45'
6	641.00'	15°07'00"	85.05'	169.12'
7	271.00'	36°51'00"	90.28'	174.29'
8	186.00'	115°48'55"	296.60'	375.97'
9	186.00'	02°26'02"	3.95'	7.90'
10	451.00'	05°54'52"	23.30'	46.56'
11	129.00'	49°11'55"	59.06'	110.77'
12	259.00'	53°11'58"	129.70'	240.46'

LOT 63  
TRACT 9565

M.B. 109/30-33 A.V. CO.