

"FOR CONDOMINIUM PURPOSES" IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 10099

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

RECORDER'S CERTIFICATE Filed this 20 day of Dec, 1979, at 11:45 AM, in Book 110 of TRACT Maps, at pages 35 + 36, at the request of the City Clerk. No: 270382 Fee \$700 Donald D. Sullivan County Recorder By: Dianne Ann Steger Deputy, Subdivision Guarantee Trust American Title Company

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

UTILITIES EASEMENT

The City of Riverside, being the owner of the following described easement does hereby consent to the making and filing of the annexed map. That certain easement to the City of Riverside per instrument no. 00849 recorded 5/29/64 Records of Riverside County, California. Said easement is for electrical facilities.

DATED Dec 5 1979 EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES BY: Everett C. Ross

SIGNATURE OMISSION:

Pursuant to Section 66430 of the Subdivision Map Act, the signatures of the following owner of this easement have been omitted.

City of Riverside - owner of an easement for storm drain facilities and incidental purposes per Inst. # 127548 recorded September 22, 1970 O.R. of Riverside County, California. JENNINGS LAND CO. OWNER OF AN EASEMENT FOR CONSTRUCTING AND MAINTAINING A SLOPE FOR DEED RECORDED FEB. 1, 1973 AS INSTRUMENT NO. 14133 O.R. RECORDS OF RIVERSIDE COUNTY CALIFORNIA

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 Lot 1, Lot 2 and Lot 3, 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 the easement designated as 10' Sewer Easement. W.M. AUSTIN CO. a California Corporation

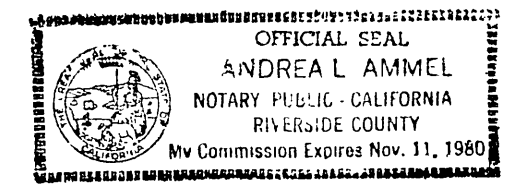
By: Wm. Austin - Pres BY: Bart A. Smith PROVIDENT FEDERAL SAVINGS AND LOAN ASSOCIATION OF RIVERSIDE, A UNITED STATES CORP. BY: Milton W. Stratford BY: Matt M. Frost

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF RIVERSIDE)

On Dec 5, 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 President and Bart A. Smith known to me to be the Vice Pres of William 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

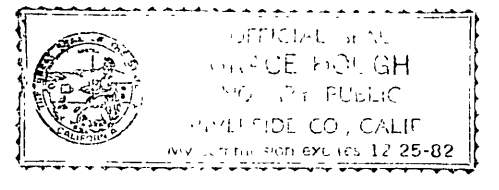


NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF RIVERSIDE)

On 12-5-79 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 Vice Pres. and MATT M. FROST known to me to be the Vice Pres of PROVIDENT FEDERAL S & L Assoc., 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 12-25-82 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 By: 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 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 5, 1979 H.E. BREWER City Treasurer By: H.E. Brewer

SOIL REPORT

A Preliminary Soil Report was prepared on the 10th day of May, 1979, as required by the Health and Safety Code of California, Section 170000: G.H. Materials Laboratory

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, 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, 1979. 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: 12-5-79, 1979 DONNA BOUER BABCOCK County Tax Collector By: Harold M. Jensen

TAX BOND

I hereby certify that a bond in the sum of \$ was 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 B: _____, 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, 1979, that all monuments of the character and locations shown hereon are in place or will be in place within one year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

Dated: 12/5, 1979 William J. McKeever R.C.E. 22502 By: William J. McKeever

CITY'S COPY

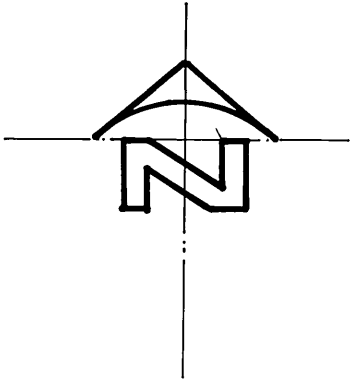
"FOR CONDOMINIUM PURPOSES"
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIF.

TRACT NO. 10099

BEING A PORTION OF THE WEST ONE-HALF OF SECTION
32, TOWNSHIP 2 SOUTH, RANGE 4 WEST S.B.M.

OCTOBER 1979

SCALE 3/4" = 100'



W.J. McKEEVER, INC.

CIVIL ENGINEERING
RIVERSIDE, CALIFORNIA

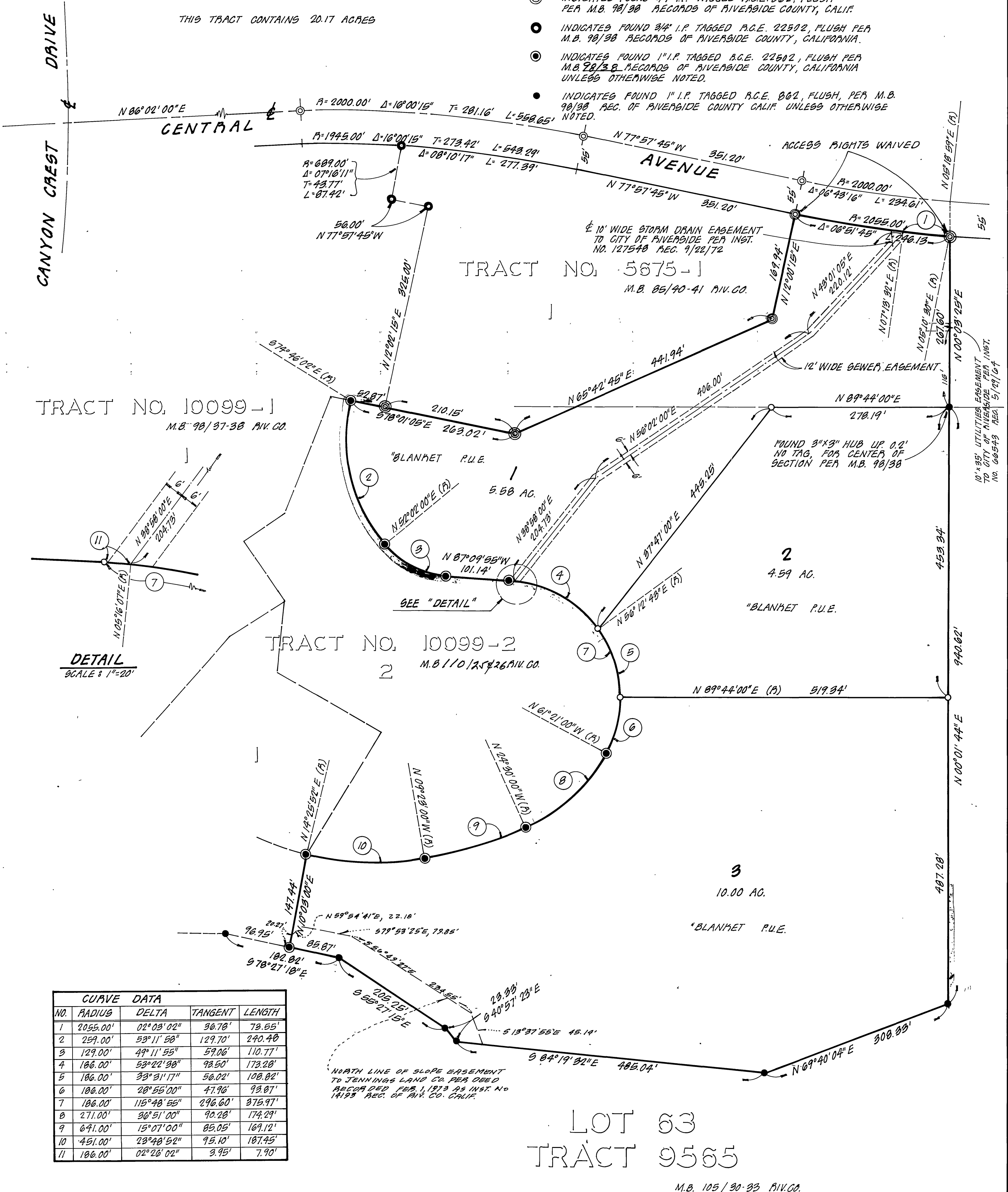
ENGINEER'S NOTES

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. 85/40-41
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

THIS TRACT CONTAINS 20.17 ACRES

- INDICATES SET 1" I.P. TAGGED P.C.E. 22502, FLUSH.
- ⊙ 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. 802, FLUSH PER M.B. 98/38 RECORDS OF RIVERSIDE COUNTY, CALIF.
- INDICATES FOUND 3/4" I.P. TAGGED P.C.E. 22502, FLUSH PER M.B. 98/38 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- ⦿ INDICATES FOUND 1" I.P. TAGGED P.C.E. 22502, FLUSH PER M.B. 98/38 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. TAGGED P.C.E. 802, FLUSH, PER M.B. 98/38 REC. OF RIVERSIDE COUNTY CALIF. UNLESS OTHERWISE NOTED.



DETAIL
SCALE 3/4" = 20'

NO.	RADIUS	DELTA	TANGENT	LENGTH
1	2055.00'	02°03'02"	36.78'	79.55'
2	259.00'	53°11'58"	129.70'	240.40'
3	129.00'	49°11'55"	59.06'	110.77'
4	186.00'	53°22'38"	93.50'	173.28'
5	186.00'	33°31'17"	56.02'	108.82'
6	186.00'	28°55'00"	47.96'	93.87'
7	186.00'	115°48'55"	296.60'	375.97'
8	271.00'	36°51'00"	90.28'	174.29'
9	641.00'	15°07'00"	85.05'	169.12'
10	451.00'	23°48'52"	95.10'	187.45'
11	186.00'	02°26'02"	3.95'	7.90'

LOT 63
TRACT 9565

M.B. 105/30-33 RIV. CO.