

UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TRACT NO. 9562

BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST AND SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO AS SHOWN ON MAP FILED IN BOOK 7, PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

FRED W. HENSTRIDGE L.S. 3258
MAY, 1981

SOUTHWEST ENGINEERING

RECORDER'S CERTIFICATE:
Filed this 27 day of NOV, 1981, at 4:02 P.M. in Book 123 of Maps, at pages 12-15, at the request of the County Clerk.
Fee: 5/6 Donald D. Sullivan County Recorder
No. 21208 By: Daniel M. Styer Deputy
Subdivision Guaranteee: First American Title Insurance Co.

OWNER'S CERTIFICATE:

We hereby certify that we are the owners of 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 distinctive borderline. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "E", inclusive. We hereby dedicate to the County of Riverside (1) one foot barrier strips, Lots "F" and "G". We hereby dedicate abutlers' rights of access along La Sierra Avenue to the public. The owners of Lots 5 and 64 abutting this highway and during such time will have no rights of access 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 retain Lots 63 and 64 for private use for the sole benefit of ourselves, our successors, assignees and lot owners within this tract map. We hereby retain the easements indicated as reciprocal easement for ingress, egress, and utility private use for the sole benefit of ourselves, our successors, assignees and lot owners within this tract map.

We also hereby dedicate to the public slope easements with the privilege and right to extend and maintain excavation and embankment slopes at a ratio no flatter than two feet horizontal to one foot vertical in the land beyond the limits of the road right of way lines where required for maintenance of road improvements.

We also hereby offer for dedication to public use the drainage easement(s) for construction and maintenance of drainage facilities.
NU-WEST, INC., a Colorado corporation

W. L. ...
Vice President
St. ...
Asst. Secretary

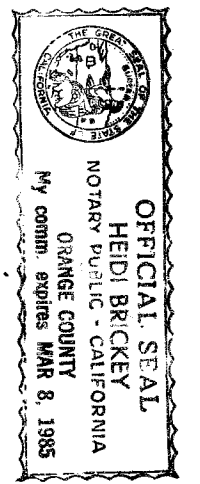
FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, Trustee under deed of trust recorded May 18, 1981, as Instrument No. 90055 of Official Records.

...
Secretary

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

On this 29th day of July, 1981, before me, Heidi Bruckey, Notary Public in and for said County and State, personally appeared R. T. ... and ... known to me to be the ... Secretary, respectively, of NU-WEST, INC., a Colorado 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 same.

My commission expires 3/8/85 Witness my hand and Official Seal:



Heidi Bruckey
Notary Public in and for said County and State

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS
On this 13th day of August, 1981, before me, ... Notary Public in and for said County and State, personally appeared ... and ... known to me to be the ... President and ... Secretary, respectively, of FIRST AMERICAN TITLE INSURANCE COMPANY, 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 same.
My commission expires 12-21-84 Witness my hand and Official Seal:

...
Notary Public in and for said County and State

~~NOTICE OF ELECTION BY LAND DIVIDER TO DEFER PAYMENT OF DRAINAGE FEES~~
Notice is hereby given that this property is located in the South-West Riverside Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66433, et. seq. of the Government Code and that said property is subject to fees for said Drainage Area.

~~Notice is further given that, pursuant to Section 10.25 of Ordinance 460, the land divider has elected to defer payment of the Drainage Fee to the time of issuance of a Grading or Building Permit for all parcels and that the owner of each parcel, at the time of issuance of either a Grading or Building Permit, shall be required to pay the fee required at the rate in effect at the time of issuance of the actual permit.~~

SURVEYOR'S CERTIFICATE:

I hereby certify that I am a licensed Land Surveyor of the State of California and that this map, consisting of six (6) sheets, correctly represents a survey made under my supervision during May of 1981; 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: MAY 27, 1981
Fred W. Henstridge
Fred W. Henstridge L.S. 3258

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 No. 9562 as filed, amended and approved by the Board of Supervisors on APRIL 17, 1979, the expiration date being OCTOBER 17, 1981; 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: Nov. 19, 1981
John J. ...
A. E. Newcomb
County Surveyor

BOARD OF SUPERVISOR'S CERTIFICATE:

The County of Riverside, State of California, by its Board Supervisors hereby approves the Tract Map and accepts the offers of dedication made hereon for public road and public utility purposes, except the slope and drainage easements.

Dated: 11-24, 1981
County of Riverside, State of California

By: ...
Chairman of the Board of Supervisors

ATTEND:
Donald D. Sullivan
County Clerk and Ex-officio Clerk of the Board of Supervisors

By: ... Deputy

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, 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: ..., 1981
Donald D. Sullivan
County Clerk and Ex-officio Clerk of the Board of Supervisors

By: ... Deputy

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 property shown on the within map for unpaid State, County, Municipal or Local taxes or special assessments collected as taxes.

Dated: 10-27, 1981.
Dorina Bayer Babcock, County Tax Collector

By: ... Deputy

SOIL REPORT:

A preliminary soil report was prepared by Ronald F. Carducci on the 29th day of MARCH, 1977, as required by the Health and Safety Code.

SCALE: 1" = 200'

IN UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET 2 OF 6 SHEETS

TRACT NO. 9562

SURVEYOR'S NOTES

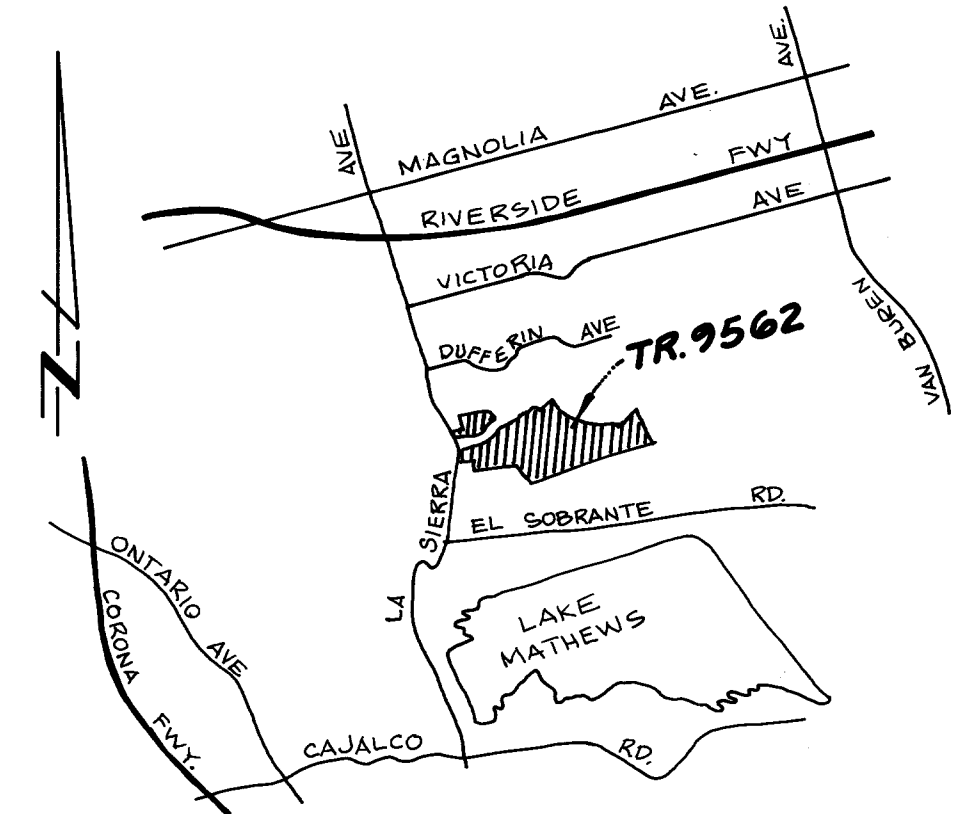
- ▲ INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES FOUND 1/4" I.P. TAGGED L.S. 3258, PER TR. NO. 9562-1, M.B. 117/30-39, FLUSH.
- INDICATES FOUND 1/4" I.P. TAGGED L.S. 3258, PER TR. NO. 9562-2, M.B. 123/5-9, FLUSH.
- INDICATES SET 1/4" I.P. IN CONC. PER STD. "A" TAGGED L.S. 3258, FLUSH.
- INDICATES SET 1/8" LONG COPPER CLAD STEEL PIN WITH 1/2" BRASS CAP STAMPED L.S. 3258, PER STD. "B"
- 2'x2" STAKE TAGGED L.S. 3258 SET AT ALL REAR LOT CORNERS & CORNER CUT BACKS PER STD. "C", UNLESS OTHERWISE NOTED.
- THIS TRACT CONTAINS 88.122 ACRES GROSS.
- LEAD & TAG L.S. 3258 SET IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES PER STD. "E", UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SET PER RIVERSIDE COUNTY ORDINANCE 461.3.
- 64 LOTS PLUS LOTS "A" THRU "G" INCLUSIVE.

BEING A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST AND SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO AS SHOWN ON MAP FILED IN BOOK 7, PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

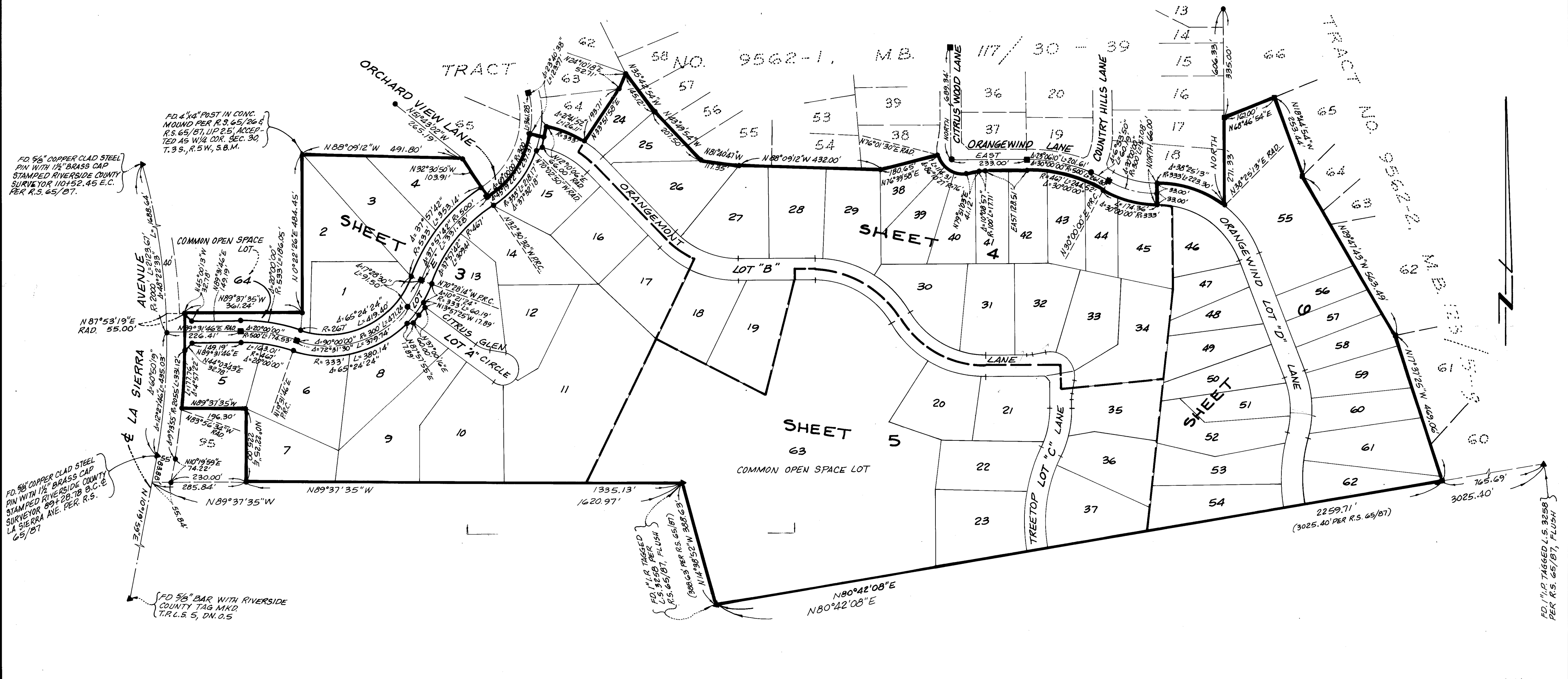
FRED W. HENSTRIDGE L.S. 3258 MAY, 1981 SOUTHWEST ENGINEERING

BASIS OF BEARINGS:

THE BEARING, "NORTH" FOR THE EASTERLY LINE OF LOTS 13 THRU 18, OF TRACT NO. 9562-1, AS PER MAP RECORDED IN BOOK 117, PAGES 30 THRU 39, INCLUSIVE, OF MAPS, RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.



VICINITY MAP
NO SCALE



FD. 5/8" COPPER CLAD STEEL PIN WITH 1/2" BRASS CAP STAMPED RIVERSIDE COUNTY SURVEYOR 110152.45 E.C. PER R.S. 65/87.

FD. 4"x4" POST IN CONC. MOUND PER R.S. 65/26 & R.S. 65/87, I.P. 2.5', ACCEPTED AS 1/4" COR. SEC. 30, T.3S., R.5W., S.8.N.

FD. 5/8" COPPER CLAD STEEL PIN WITH 1/2" BRASS CAP STAMPED RIVERSIDE COUNTY SURVEYOR 89728.78 B.C.E. LA SIERRA AVE. PER R.S. 65/87

FD. 5/8" BAR WITH RIVERSIDE COUNTY TAG MKD. T.R.L.S.S., DN.O.S.

FD. 1/4" I.P. TAGGED L.S. 3258 PER R.S. 65/87, FLUSH (300.00' PER R.S. 65/87) N114°50'52"W 308.63'

FD. 1/4" I.P. TAGGED L.S. 3258 PER R.S. 65/87, FLUSH

C.O.C. 47186 3-19-92
CERT. OF. CORR. #20272 -8-1490

0044-295

MB 123/11

TRACT. NO. 9562

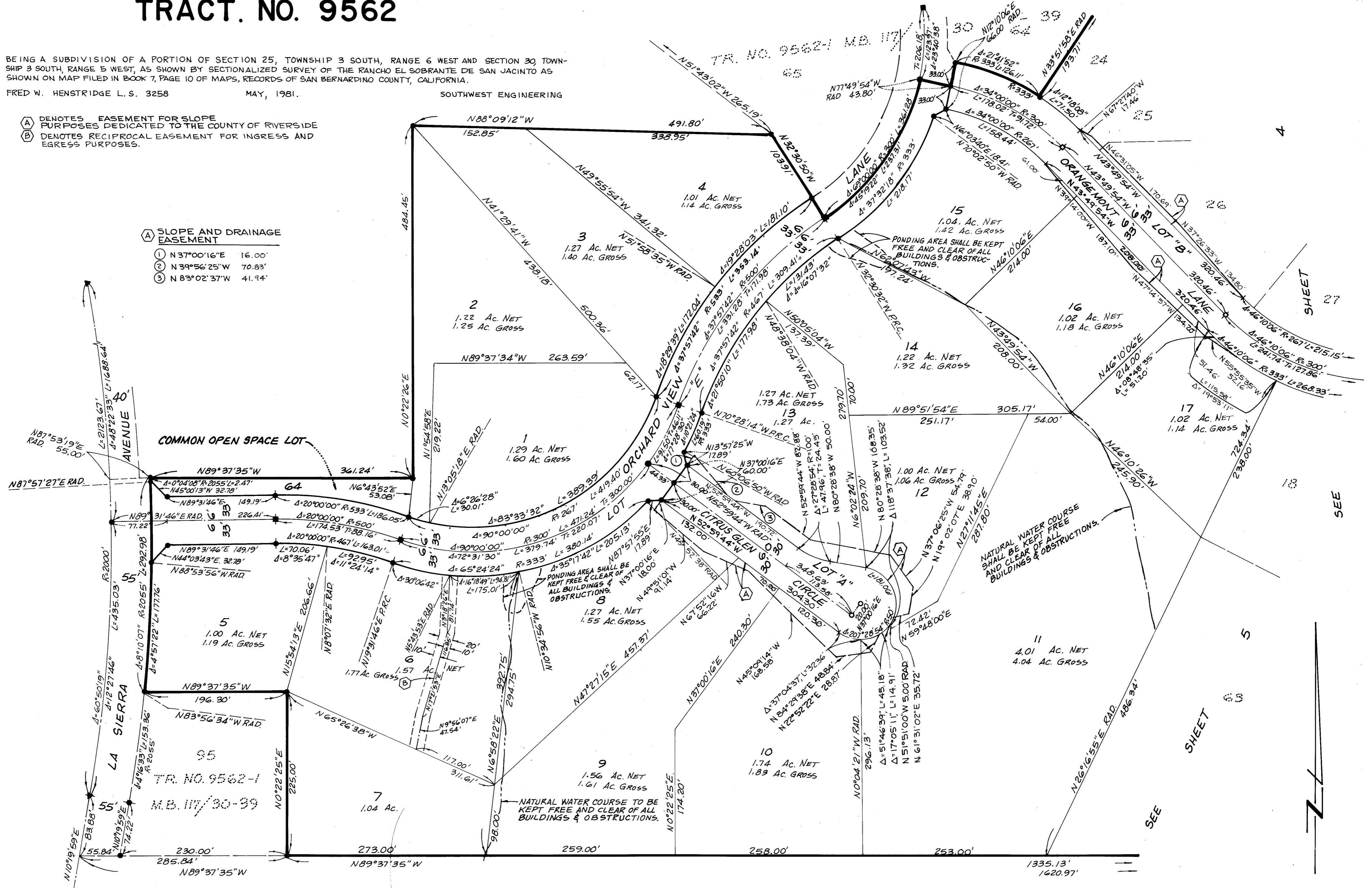
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FRED W. HENSTRIDGE L. S. 3258 MAY, 1981. SOUTHWEST ENGINEERING

(A) DENOTES EASEMENT FOR SLOPE PURPOSES DEDICATED TO THE COUNTY OF RIVERSIDE
(B) DENOTES RECIPROCAL EASEMENT FOR INGRESS AND EGRESS PURPOSES.

(A) SLOPE AND DRAINAGE EASEMENT

- ① N 37°00'16"E 16.00'
- ② N 39°56'25"W 70.83'
- ③ N 83°02'37"W 41.94'



E.O.C 47186 3-19-82 L

MB 123/12

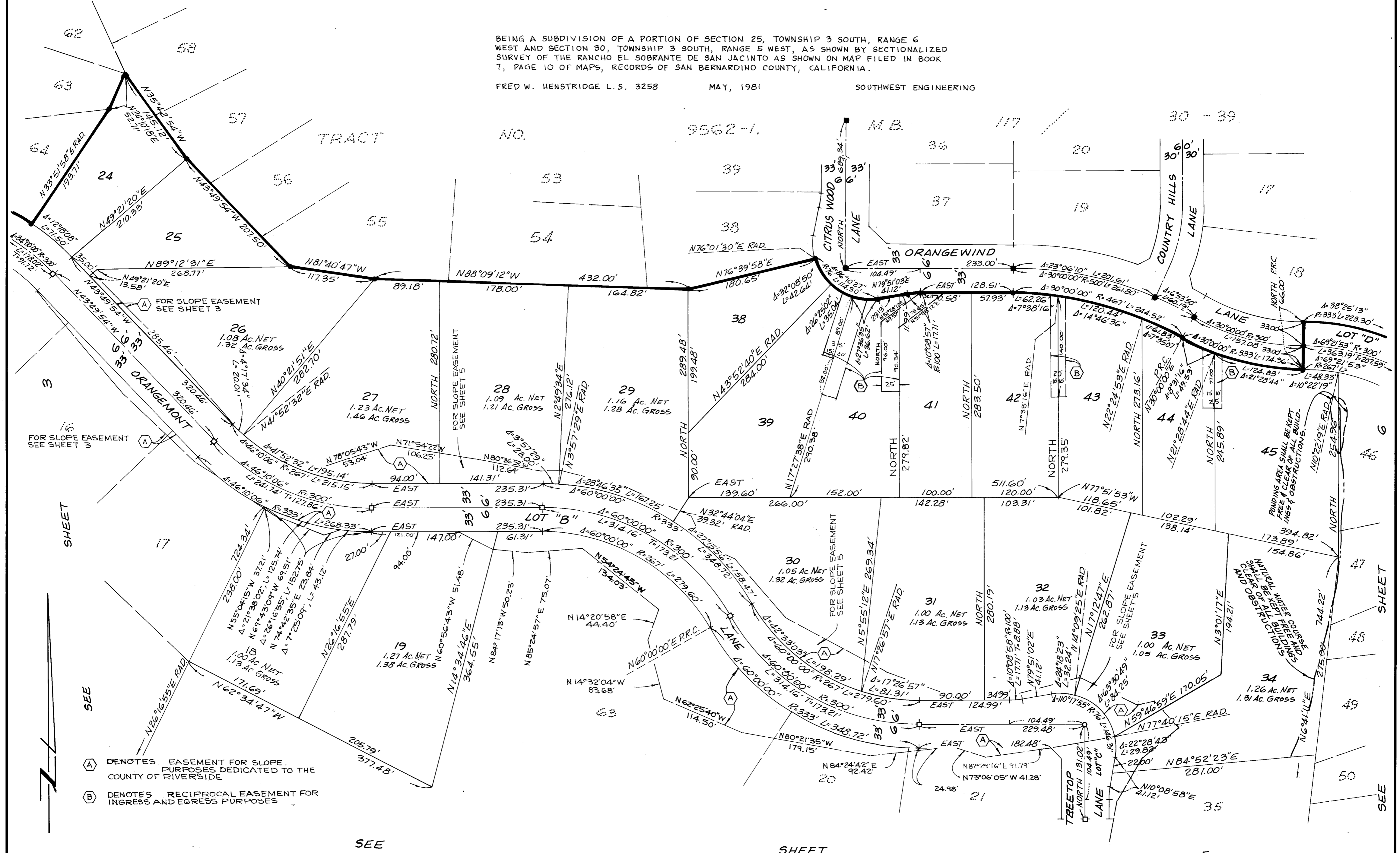
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(B) DENOTES RECIPROCAL EASEMENT FOR INGRESS AND EGRESS PURPOSES

SCALE: 1" = 80'

IN UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. SHEET 5 OF 6 SHEETS

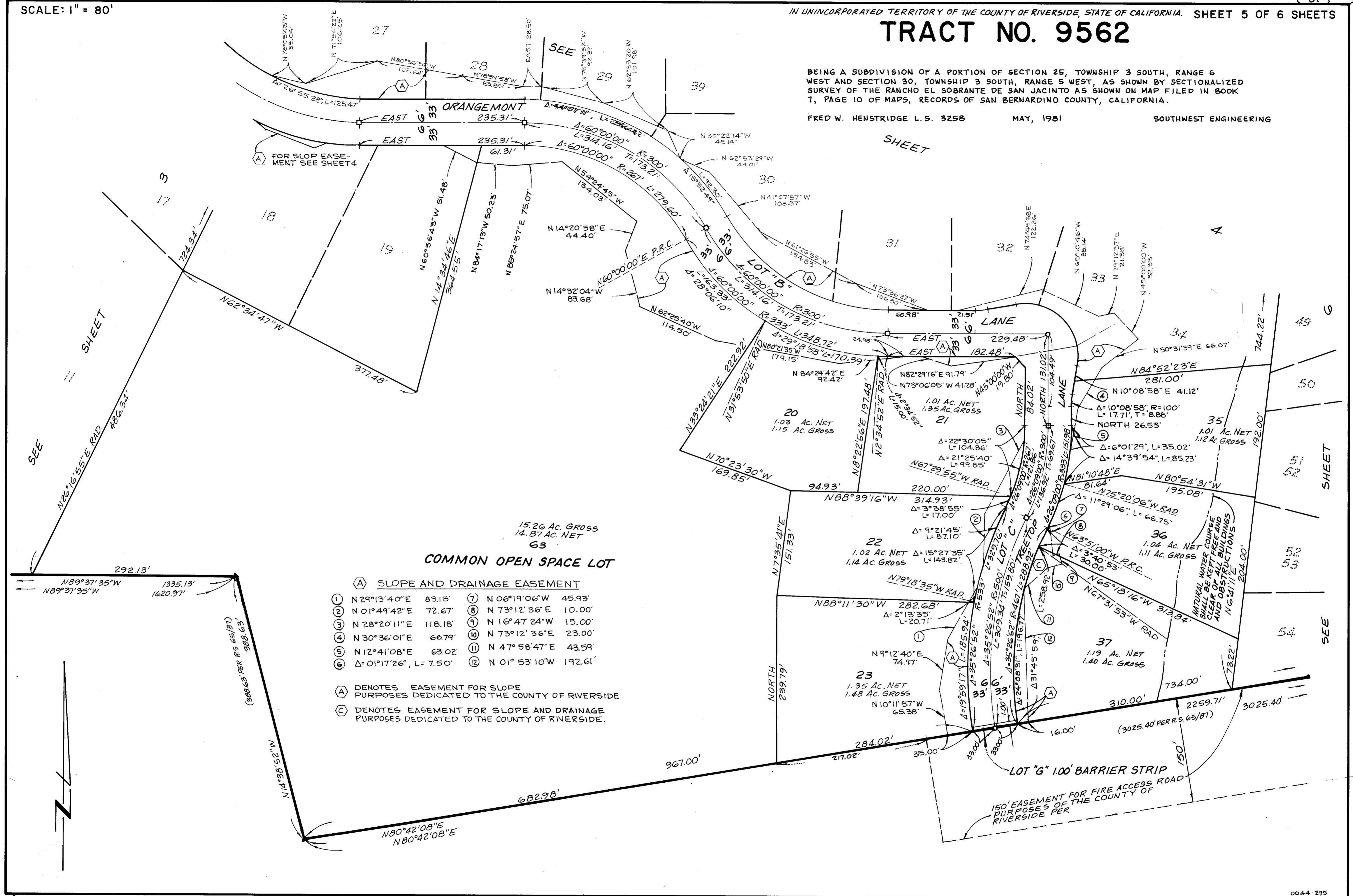
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SOUTHWEST ENGINEERING



15.26 AC. GROSS
14.87 AC. NET
63
COMMON OPEN SPACE LOT

(A) SLOPE AND DRAINAGE EASEMENT

1	N 29° 13' 40" E	83.15'	7	N 06° 19' 06" W	45.93'
2	N 01° 49' 42" E	72.67'	8	N 73° 12' 36" E	10.00'
3	N 28° 20' 11" E	118.18'	9	N 16° 47' 24" W	15.00'
4	N 30° 36' 01" E	66.79'	10	N 73° 12' 36" E	23.00'
5	N 12° 41' 08" E	63.02'	11	N 47° 58' 47" E	43.59'
6	Δ = 01° 17' 26", L = 7.50'		12	N 01° 53' 10" W	192.61'

(A) DENOTES EASEMENT FOR SLOPE PURPOSES DEDICATED TO THE COUNTY OF RIVERSIDE
(C) DENOTES EASEMENT FOR SLOPE AND DRAINAGE PURPOSES DEDICATED TO THE COUNTY OF RIVERSIDE.

C.O.C. 47186 3-19-82
3-19-82

0044-295

MB 123/14

TRACT NO. 9562

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- (B) DENOTES RECIPROCAL EASEMENT FOR INGRESS AND EGRESS PURPOSES.
- (C) DENOTES EASEMENT FOR SLOPE & DRAINAGE PURPOSES DEDICATED TO THE COUNTY OF RIVERSIDE.

- SLOPE & DRAINAGE EASEMENT**
- ① Δ=11°10'35", L=52.08'
 - ② N03°36'07"E 87.46'
 - ③ Δ=0°0'15'29", L=1.50'
 - ④ N15°42'08" 28.00'

