

OWNERSHIP 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 on the annexed map; that we are the only persons whose consent is necessary to pass a clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored border line and that we hereby dedicate for public use for street and public utility purposes Lots "A" through "E" inclusive. Also we hereby dedicate for the construction and maintenance of electrical facilities, those areas designated as 5' x 25' P.U.E., and for the construction and maintenance of drainage facilities, the easement designated as "12' Storm Drain Easement."

KAUFMAN AND BROAD OF SOUTHERN CALIFORNIA, INC. a California corporation

BLK [Signature] PRESIDENT

Ken Glanadt ASSISTANT SECRETARY

POMONA FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a United States corporation as Beneficiary under Deed of Trust Rec. July 21, 1983 as Inst. No. 146154, O.R. Riv. Co., Calif.

[Signature] SENIOR VICE PRESIDENT

Beth Patton ASSISTANT SECRETARY

SIGNATURE OMISSIONS

Under the provisions of Section 66436(C) (1) of the Subdivision Map Act the following signatures have been omitted:

507 Indicates an easement for driveway and roadway in favor of Hayden Worthington, et al by Deed recorded March 19, 1956 as Inst. No. 19520, Official Records Riverside County, California. (See Sheet 4)

508 Indicates an easement for pipe lines and for ingress and egress in favor of SOUTHERN CALIFORNIA GAS COMPANY by Deed recorded October 28, 1937 in Book 346, Page 550, Official Records of Riverside County, California. (See Sheet 4)

PUBLIC UTILITY EASEMENTS

The City of Riverside, being the owner of the below described easements, hereby consents to the making and filing of the annexed map.

Rights of way and water rights as granted to Twin Buttes Water Company, a corporation, together with right of entry for the purpose of laying, maintaining and constructing water ditches, canals, pipelines, flumes and conduits for conveying and distributing water for irrigation and domestic purposes, as set out in Deed recorded August 11, 1919 in Book 508, page 101 of Deeds, Records of Riverside County, California.

A permanent easement and right of way granted to Citizens Domestic Water Company, to excavate for and lay, construct, maintain, operate, repair, alter, replace, and remove a line of pipe or lines of pipes, ditches or flumes, together with any or all fittings appurtenant thereto, for the conveyance of water in, over, and across the herein described property; together with certain water and water rights, as set out in Deed recorded March 18, 1926 in Book 663, page 591 of Deeds, records of Riverside County, California.

Dated June 28, 1983

FRED KRAY Director of Public Utilities By Fred Kray

IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 8796-1

BEING A DIVISION OF A PORTION OF THE WEST ONE-HALF OF SECTION 3, AND THAT PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M., AS SHOWN BY MAP OF A SUBDIVISION OF RANCHO LA SIERRA ON FILE IN BOOK 6 OF MAPS, AT PAGE 70 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; AND PORTIONS OF LOTS "D" AND "MM"(VACATED) OF TRACT No.2 OF LA SIERRA HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS, AT PAGE 66 THERE OF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SEPTEMBER 1977

J.F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA

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. 8796-1 which was approved by the Riverside City Planning Commission on MAY 5 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 28, 1983

Robert C. Wales, R.C.E. 18793 City Engineer

[Signature]

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 28, 1983

FRED KRAY Director of Public Utilities

By Fred Kray

CITY TREASURER'S CERTIFICATE

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 27, 1983

H. E. BREWER City Treasurer

By H.E. Brewer

SOIL REPORT

A preliminary soil report was prepared on the 8 day of JULY, 1977 as required by the Health and Safety Code of California, Section 17953 by PACIFIC FOUNDATION ENGINEERS, INC. 2230 S RIVERSIDE AVE. BLOOMINGTON, CA. 92316

RECORDER'S CERTIFICATE

Filed this 10 day of AUG, 1983, at 3:15 P.M. in Book 132 of TRACT MAP, at Page 96-100 at the request of the City Clerk.

Fee: \$14 WILLIAM E. CONERLY County Recorder

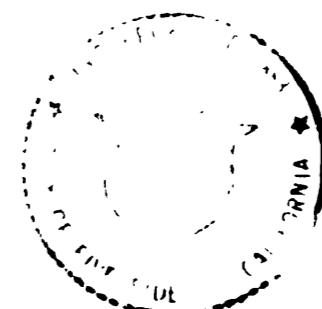
No. 162021 By [Signature] Deputy

TICOR TITLE INSURANCE COMPANY Subdivision Guarantee

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of five (5) sheets be and the same is hereby accepted as the final map of TRACT NO. 8796-1 and the streets and easements are hereby accepted as public streets and easements, except Lot "E" which is accepted as 10 foot barrier strip to deny access from adjacent private property to Lot "A" 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 9th day of August, 1983.



ALICE A. HARE City Clerk of the City of Riverside, California

By Alice A. Hare

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 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 \$6,000.00.

Dated 6-14, 1983

R. WAYNE WATTS County Tax Collector

By Larry Kowalski

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$6000.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of 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 July 5, 1983

GERALD A. MALONEY Clerk of the Board of Supervisors

By Joan Moody Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of five (5) sheets correctly represents a true and complete survey made under my supervision during November, 1976, that all monuments of the character and locations shown thereon are in place or will be in place within one (1) year from the recording date of this map, and that said monuments are sufficient to enable the survey to be retraced.

Dated June 1, 1983

[Signature] James A. Davidson Jr. L.S. 3018 STATE OF CALIFORNIA

M.B. 132/96

M.B. 132/96

MB 132 X 96

IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT NO. 8796-1

BEING A DIVISION OF A PORTION OF THE WEST ONE-HALF OF SECTION 3, AND THAT PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M. , AS SHOWN BY MAP OF A SUBDIVISION OF RANCHO LA SIERRA ON FILE IN BOOK 6 OF MAPS, AT PAGE 70 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; AND PORTIONS OF LOTS "D" AND "MM"(VACATED) OF TRACT No.2 OF LA SIERRA HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS, AT PAGE 66 THERE OF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SEPTEMBER 1977

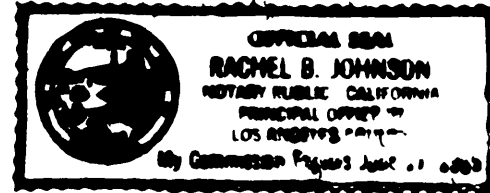
J.F. DAVIDSON ASSOCIATES  
RIVERSIDE, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) SS  
COUNTY OF Los Angeles

On this 25<sup>th</sup> day of July, 1983, before me, RACHEL B. JOHNSON, a Notary Public in and for said State, personally appeared ROBERT E. LILES (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Sr. Vice President, and BETH FATTON (personally known to me) (proved to me on the basis of satisfactory evidence) to be the ASST. Secretary of FEDERAL S & L a UNITED STATES Corporation, 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.

My commission expires 7-15-85 Witness my hand and official seal.



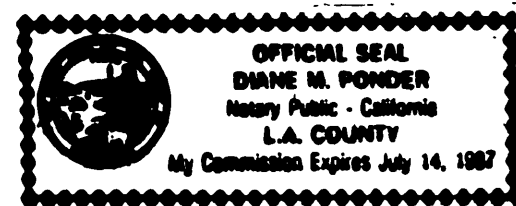
Rachel B. Johnson  
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) SS  
COUNTY OF Los Angeles

On this 26 day of July, 1983, before me, Diane M. Ponder, a Notary Public in and for said State, personally appeared Bruce Kacuta (personally known to me) (proved to me on the basis of satisfactory evidence) to be the \_\_\_\_\_ President, and Ken Gladt (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst Secretary of Kaufman and Broad of Southern California Inc. Corporation, 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.

My commission expires July 14, 1987 Witness my hand and official seal.



Diane M. Ponder  
Notary Public in and for said State

132/97  
M.B. 132/97

M.B. 132/97

MB 132 / 97

**SURVEYOR'S NOTES**

1. BASIS OF BEARINGS IS CENTERLINE OF GOLDEN AVENUE, TAKEN AS N. 08° 33' 00" W., PER TRACT 3039, RECORDED IN MAP BOOK 55, PAGES 34 AND 35, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —○— INDICATES FOUND MONUMENT AS NOTED.
3. —●— INDICATES FOUND 1" I.P. TAGGED R.E. 9876 - NO REF. AS NOTED.
4. —○— INDICATES SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018 FLUSH.
5. SET NAIL AND L.S. 3018 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. SET 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018 FLUSH AT ALL REAR LOT CORNERS UNLESS OTHERWISE NOTED.
7. THIS SUBDIVISION CONTAINS 12.66 ACRES.
8. DISTANCES SHOWN ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
9. ( - ) INDICATES RECORD DISTANCE PER M.B. 91/12-13.
10. [ - ] INDICATES RECORD DISTANCE PER M.B. 55/34-35

# TRACT NO. 8796-1

BEING A DIVISION OF A PORTION OF THE WEST ONE-HALF OF SECTION 3, AND THAT PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M., AS SHOWN BY MAP OF A SUBDIVISION OF RANCHO LA SIERRA ON FILE IN BOOK 6 OF MAPS, AT PAGE 70 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; AND PORTIONS OF LOTS "D" & "MM"(VACATED) OF TRACT No. 2 OF LA SIERRA HEIGHTS AS SHOWN BY M.B. 7/66, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
SCALE: 1" = 100'  
SEPTEMBER, 1977

**J.F. DAVIDSON ASSOCIATES**  
RIVERSIDE, CALIFORNIA

PORTION OF SECTION 10  
T. 3. S. R. 6 W.  
M.B. 6/70

NOTE:  
Ⓐ Indicates - Accepted as angle point, B.C., E.C. or P.R.C. in the Westerly line of Parcel conveyed to the MIZE COMPANY by Deed Rec. April 29, 1977 as Inst. No. 75603, O.R. Riv. Co., Calif.

PORTION OF

NOT A PART

ACCEPTED AS THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE MIZE COMPANY BY DEED REC. APRIL 29, 1977 AS INST. NO. 75603, O.R. RIV. CO., CALIF.

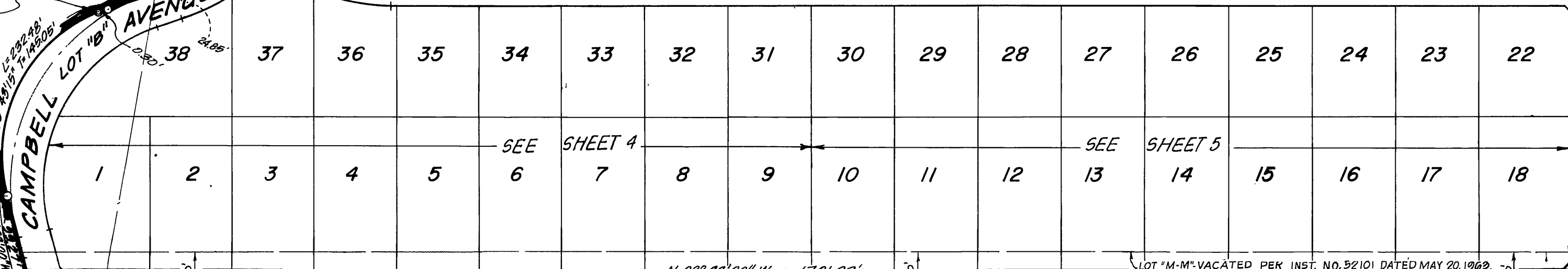
(RIGHT OF WAY) BY DEED RECORDED NOV. 6, 1981 PER INSTRUMENT NO. 209041, O.R. RIV. CO., CALIF.

Fd. 3/4" I.P., No Tag, Dn. 0.4', No Ref., S. 26° 43' 45" E, 0.30' of true E.C. of Deed Rec. 4/29/77 # 75603, O.R. Riv. Co., Calif.

(RIGHT OF WAY) BY DEED RECORDED NOV. 6, 1981 PER INSTRUMENT NO. 209041, O.R. RIV. CO., CALIF.

M.B. 132/98

FD 3/4" I.P. IN CONC. FOR PERMITS PER M.B. 116/35-36



TRACT 3039  
M.B. 55/34-35

TRACT 8390  
M.B. 91/14-15

TRACT 8267  
M.B. 91/12-13

TRACT 9057-1  
M.B. 116/35-36

BOLIVAR STREET

LA SIERRA AVENUE

DOHEIY DRIVE

CYPRRESS AVE.



# TRACT No. 8796-1

BEING A DIVISION OF A PORTION OF THE WEST ONE-HALF OF SECTION 3,  
AND THAT PORTION OF THE NORTHWEST ONE-QUARTER OF  
SECTION 10, T.3S., R.6W. S.B.M., AS SHOWN BY MAP OF A  
SUBDIVISION OF RANCHO LA SIERRA ON FILE IN M.B.  
6/70, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND  
PORTIONS OF LOTS "D" AND "MM" (VACATED) OF TRACT No. 2 OF  
LA SIERRA HEIGHTS AS SHOWN BY MAP ON FILE IN M.B. 7/66,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
SCALE: 1"=50'

SEPTEMBER, 1977

**J.F. DAVIDSON ASSOCIATES**  
RIVERSIDE, CALIFORNIA

### SURVEYOR'S NOTES

1. BASIS OF BEARING IS CENTERLINE OF GOLDEN AVENUE, TAKEN AS N 08° 33' 00" W, PER TRACT 3099, RECORDED IN MAP BOOK 55, PAGES 34 & 35, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —○— INDICATES FOUND MONUMENT AS NOTED.
3. —●— INDICATES FOUND 1" I.P. TAGGED RE 9876, NO REFERENCE AS NOTED.
4. —○— INDICATES SET 7" I.P. W/PLASTIC PLUG STAMPED L5 3018 FLUSH
5. SET MAIL AND L5 3018 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. SET 7" I.P. W/PLASTIC PLUG STAMPED L5 3018 FLUSH AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
7. THIS SUBDIVISION CONTAINS 12.66 ACRES.
8. DISTANCES SHOWN ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
9. (---) INDICATES RECORD DISTANCE PER M.B. 91/12-13, CC-42 CERTIFICATE OF CORRECTION M.B. 6/70

PORTION OF

### CURVE DATA

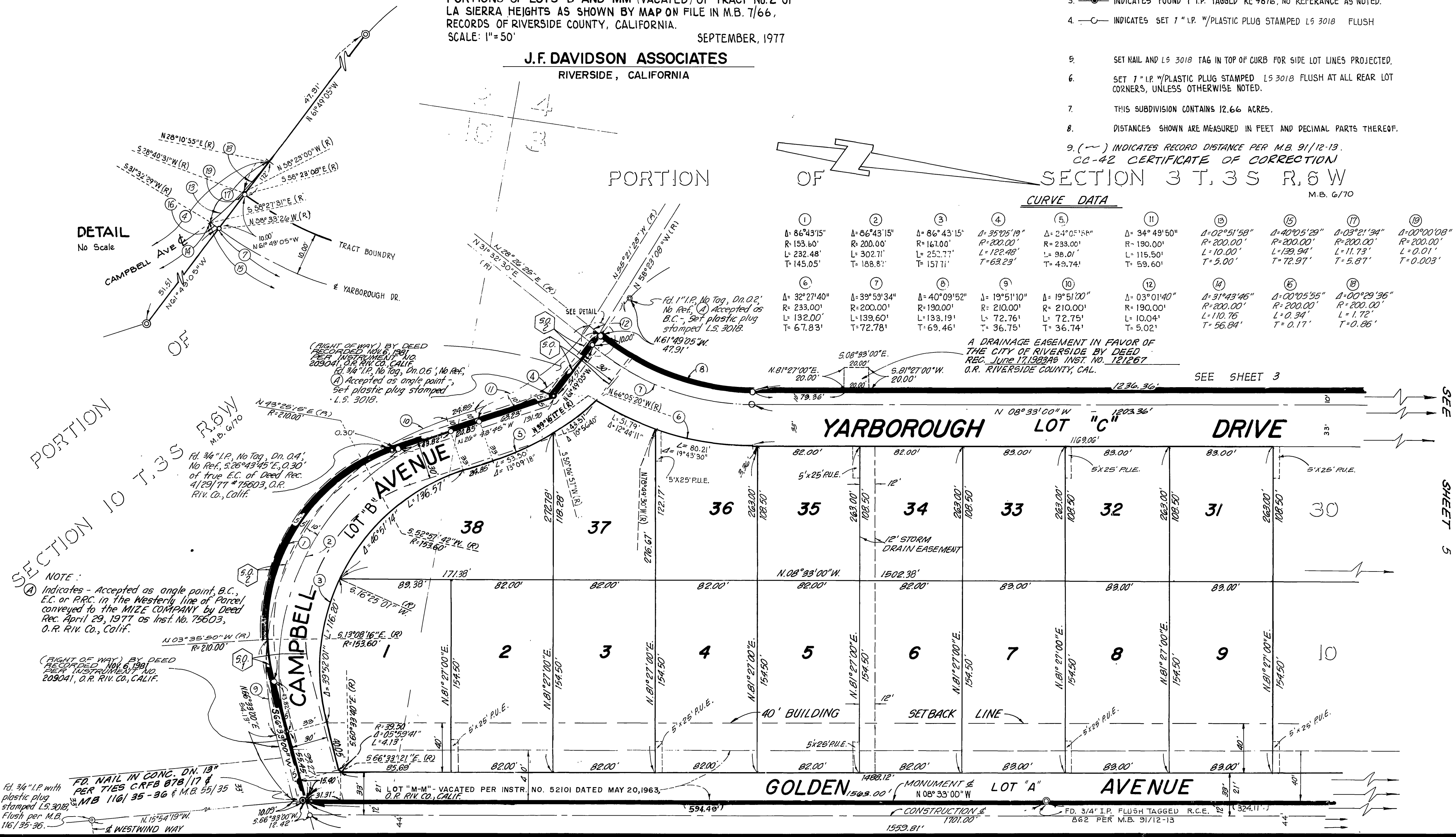
① Δ= 86°43'15" R= 153.60' L= 232.48' T= 145.05'	② Δ= 86°43'15" R= 200.00' L= 302.71' T= 188.81'	③ Δ= 86°43'15" R= 167.00' L= 252.77' T= 157.11'	④ Δ= 35°05'19" R= 200.00' L= 122.48' T= 63.23'	⑤ Δ= 24°05'15" R= 233.00' L= 98.01' T= 49.74'	⑥ Δ= 34°49'50" R= 190.00' L= 115.50' T= 59.60'	⑦ Δ= 02°51'58" R= 200.00' L= 10.00' T= 5.00'	⑧ Δ= 40°05'29" R= 200.00' L= 139.94' T= 72.97'	⑨ Δ= 03°21'34" R= 200.00' L= 11.73' T= 5.87'	⑩ Δ= 00°00'08" R= 200.00' L= 0.01' T= 0.003'	⑪ Δ= 32°27'40" R= 233.00' L= 132.00' T= 67.83'	⑫ Δ= 39°59'34" R= 200.00' L= 139.60' T= 72.78'	⑬ Δ= 40°09'52" R= 190.00' L= 133.19' T= 69.46'	⑭ Δ= 19°51'10" R= 210.00' L= 72.76' T= 36.75'	⑮ Δ= 19°51'00" R= 210.00' L= 72.75' T= 36.74'	⑯ Δ= 03°01'40" R= 190.00' L= 10.04' T= 5.02'	⑰ Δ= 31°43'45" R= 200.00' L= 110.76' T= 56.84'	⑱ Δ= 00°05'55" R= 200.00' L= 0.34' T= 0.17'	⑳ Δ= 00°29'36" R= 200.00' L= 1.72' T= 0.86'
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A DRAINAGE EASEMENT IN FAVOR OF  
THE CITY OF RIVERSIDE BY DEED  
REC. JUNE 17, 1983 AS INST. NO. 121267  
O.R. RIVERSIDE COUNTY, CAL.

SEE SHEET 3

## YARBOROUGH LOT "C" DRIVE

## GOLDEN AVENUE



NOTE:  
① Indicates - Accepted as angle point, B.C., E.C. or P.R.C. in the Westerly line of Parcel conveyed to the MIZE COMPANY by Deed Rec. April 29, 1977 as Inst. No. 75603, O.R. Riv. Co., Calif.

(RIGHT OF WAY) BY DEED RECORDED NOV 6, 1991 PER INSTRUMENT NO. 209041, O.R. RIV. CO., CALIF.

FD. NAIL IN CONC. DN. 13" PER TIES CRFB 878/17 & M.B. 116/35-36 & M.B. 55/35 PER INSTRUMENT NO. 116/35-36. 116/35-36.

SHEET 5

M.B. 132/99

MB 132 / 99

# TRACT NO. 8796-1

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 AND THAT PORTION OF THE NORTHWEST ONE-QUARTER OF  
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 SCALE: 1"=50'

SEPTEMBER, 1977

**J.F. DAVIDSON ASSOCIATES**  
 RIVERSIDE, CALIFORNIA

### SURVEYOR'S NOTES

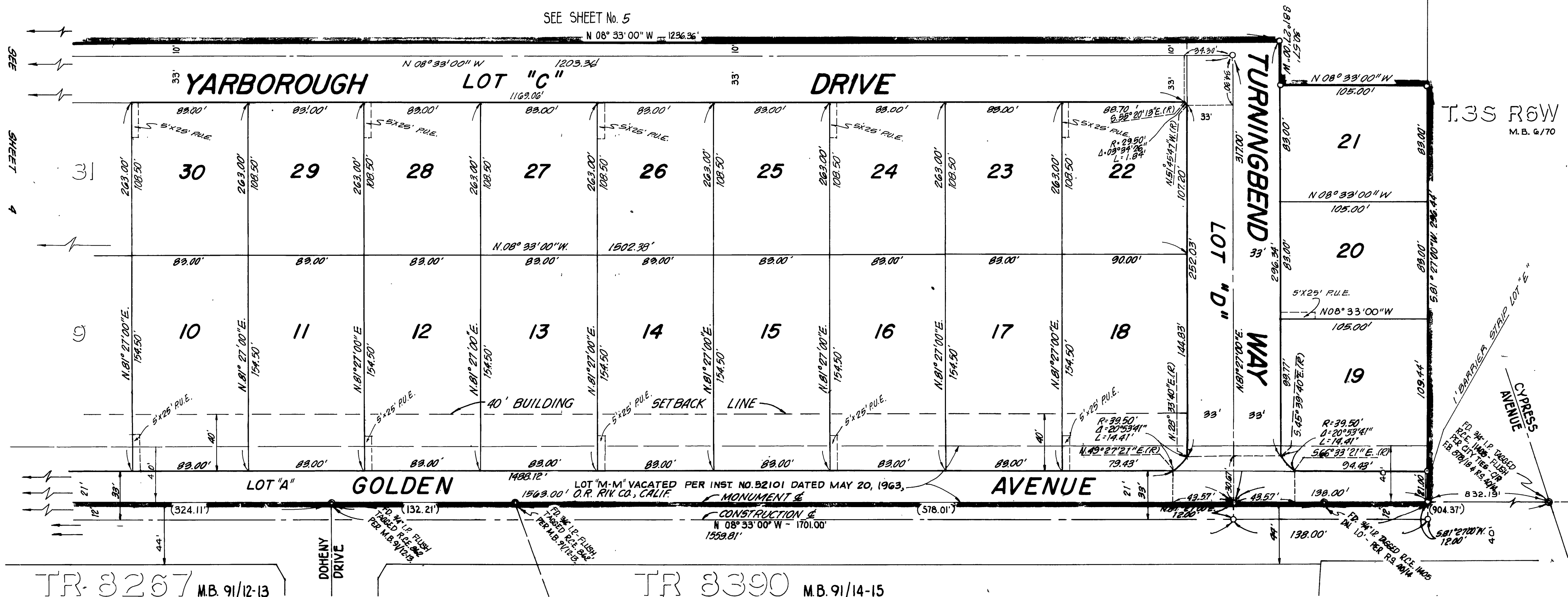
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CC-42 CERTIFICATE OF CORRECTION



PORTION OF SECTION 3

SEE SHEET No. 5



M.B. 132/100

M.B. 132/100

132/100

MB 132/100

TR 3267 M.B. 91/12-13

TR 3390 M.B. 91/14-15