

M.B. 138/8

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 land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the colored border line. We hereby dedicate to public use for street and public utility purposes, Lot "A" through "D" inclusive. 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 Lots 13, 14, 17, 18, 20 and 21, as shown on the annexed map, on, over, and across Arlington Avenue and La Sierra Avenue adjoining said Lots. We further dedicate for construction and maintenance of electrical distribution facilities, the easement designated as "5'x50' P.U.E.", and for construction and maintenance of sewer facilities and drainage facilities, the easement designated as "SEWER & DRAINAGE EASEMENT", and for construction and maintenance of landscaping, the easement designated as "LANDSCAPE EASEMENT".

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 10980

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 WEST AND THAT PORTION OF THE NORTH WEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 WEST, AS SHOWN BY MAP OF RANCHO LA SIERRA, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

OCTOBER 1983

U.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 10980 which was approved by the Riverside City Planning Commission on Sept. 22, 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 Department of Public Works 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 February 7, 1984

ROBERT C. WALES, R.C.E. 18793 City Engineer

By [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 Feb 7, 1984

FRED KRAY Director of Public Utilities

By [Signature]

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 1/25/84

H. E. BREWER City Treasurer

By [Signature]

SOIL REPORT

A preliminary soil report was prepared on the 22nd day of December, 1983, as required by the Health and Safety Code of California, Section 17953 by RICHARD MILLS ASSOCIATES, INC.

RECORDER'S CERTIFICATE

Filed this 15 day of FEB 1984, at 3:00 PM in Book 138 of Maps at Pages 8+9 at the request of the

CITY CLERK Fee: 88.00 No. 31174

WILLIAM E. CONERLY, County Recorder

By [Signature] Deputy

TICOR TITLE INSURANCE COMPANY Subdivision Guarantee

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 10980 and the streets and easements are hereby accepted as public streets and easements except Lot "D" which is hereby accepted as a 1' Barrier Strip to deny access from adjoining private property to Lot "B" 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 7th day of February, 1984.



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

By [Signature]

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, 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 GERALD A. MALONEY Clerk of the Board of Supervisors

By Deputy

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.

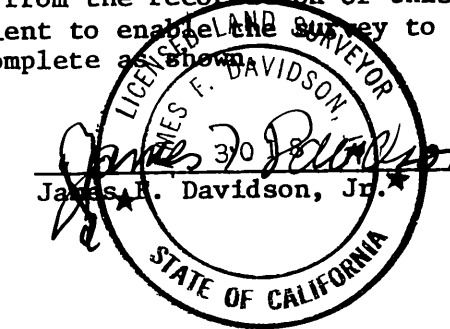
Dated 1-25-84 R. WAYNE WATTS County Tax Collector

By [Signature]

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of Two (2) sheets correctly represents a survey made under my supervision during March, 1977 and that all monuments shown thereon actually exist and their positions are correctly shown or will be in place within one year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete.

Dated 1-9-84 James A. Davidson, Jr. S. 3018



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

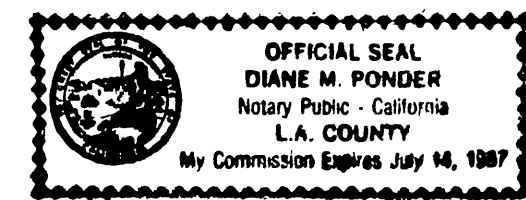
[Signatures] BRUCE KARATZ PRESIDENT KEN GLANDT ASSIST. SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF Los Angeles) SS

On this 20th day of January, 1984, before me, Diane M. Ponder, a Notary Public in and for said State, personally appeared Bruce Karatz (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Ken Glandt (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 a California 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.



[Signature] Notary Public in and for said State

M.B. 138/8

SURVEYOR'S NOTES:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CENTERLINE OF ARLINGTON AVENUE, BEING N38°19'06"W, PER TRACT 4419-1, M.B. 80/80-82, RECORDS OF RIVERSIDE COUNTY, CA.

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" I.P.W/ PLASTIC PLUG STAMPED L.S. 3018
- SET NAIL W/ L.S. 3018 TAG IN TOP OF CURB FOR SIDE LOT LINES PROJECTED. THIS TRACT CONTAINS 8.18 ACRES.
- ||||| INDICATES NON-VEHICULAR AND PEDESTRIAN ACCESS.
- SET 1" I.P.W/ PLASTIC PLUG STAMPED L.S. 3018 AT ALL REAR LOT CORNERS, FLUSH.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA.

TRACT 10980

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OCTOBER 1983
U. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

SCALE 1" = 60'

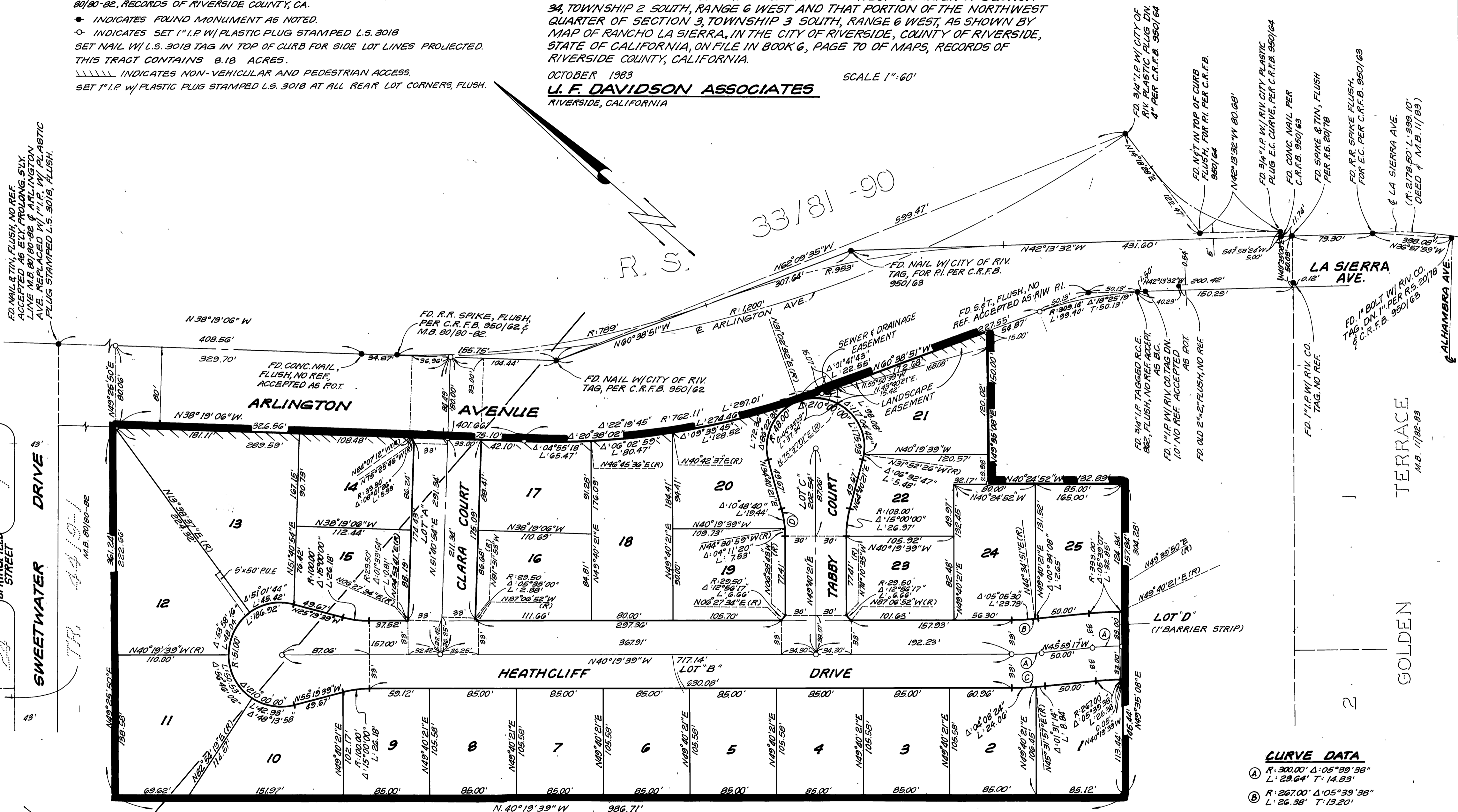
FD NAIL & TIN, FLUSH, NO REF. ACCEPTED AS E.V.Y. PROLONG. S.V.Y. LINE M.B. 80/80-82 & ARLINGTON AVE. REPLACED W/ 1" I.P.W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH.

SPRINGFIELD STREET
SWEETWATER DRIVE

M.B. 138/9

M.B. 138/9

GOLDEN TERRACE
M.B. 1782-83



CURVE DATA

(A)	R: 300.00'	Δ: 05°39'38"	L: 29.64'	T: 14.83'
(B)	R: 267.00'	Δ: 05°39'38"	L: 26.38'	T: 13.20'
(C)	R: 333.00'	Δ: 05°39'38"	L: 32.90'	T: 16.46'
(D)	R: 103.00'	Δ: 15°00'00"	L: 26.97'	T: 13.56'