

M.B. 149/51

Ownership

We hereby certify that we are the owners or have right, title 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 and we hereby consent to the making and filing of said subdivision and map as shown within the colored border line and we hereby dedicate to public use for street purposes and public utility facilities Lots "A" and "B".

In the City of Riverside, Riverside County, State of California  
**TRACT NO. 9345**

being a subdivision of a portion of the S.W. 1/4 of the N.W. 1/4 of Section 35, T.26, R.5 W. 6. B.M., also being Parcel 2 of Parcel Map 15815 per Riverside County Records. P.M.B. 121 / 25-26

HAWKINS ROBERTSON & ASSOCIATES  
RIVERSIDE CALIFORNIA  
JAN. 1985  
Scale: 1"=40'

City Engineer's Certificate

I hereby certify that I have examined the within map; that the subdivision shown hereon is substantially the same as it appeared on the tentative map of Tract N° 9345, which was approved by the Riverside City Planning Commission on April 7, 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 the 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 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: April 9, 1985

Robert C. Wales R.C.E. 18793  
Director of Public Works

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 utility 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: April 8, 1985

Fred Kray  
Director of Public Utilities

By: Fred Kray

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: July 25, 1984

H.E. Brewer, City Treasurer

By: H.E. Brewer

Soil Report

A preliminary soil report was prepared on the 4th day of October 1977, as required by the Health and Safety Code of California, Section 17953 by Pioneer Consultants,

Recorder's Certificate

Filed this 17 day of April 1985 at 3:45 p.m.  
in book 149 of maps at page 51+52  
at the request of the city clerk.

Fee \$ 8.00  
No. 80388

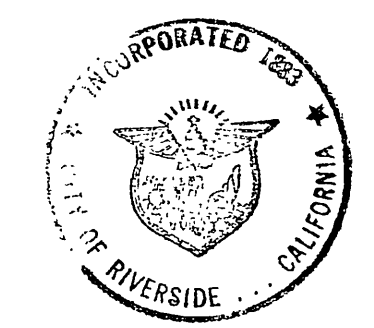
William E. Conerly  
County Recorder  
By: Doris S. Jones Deputy

Subdivision Guarantee: TICOR Title Insurance

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 9345, and the streets and easements are hereby accepted as public streets and 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 9th day of April, 1985.



Alice A. Hare  
City Clerk of the City of Riverside

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 within map for unpaid state, county, municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes but not yet payable, which were bonded for under parcel map 15815 as per map recorded Dated: April 4, 1985 in Book 121 pages 25 and 26 of Parcel Maps which were estimated to be \$ 1,000.00

R. Wayne Watts  
County Tax Collector

By: Marie R. Tove  
Deputy

Tax Bond Certificate

I hereby certify that a bond in the sum of \$ 1,000.00 has been executed and filed with the board of supervisors of the county of Riverside, 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 are a lien against said property but not yet payable and said bond has been duly approved by said board of supervisors, which were bonded for under Parcel Map 15815 as per map recorded in Book 121 pages 25 and 26 of Parcel Maps.

Dated: 4-16-85

Gerald A. Maloney  
Clerk of the Board of Supervisors

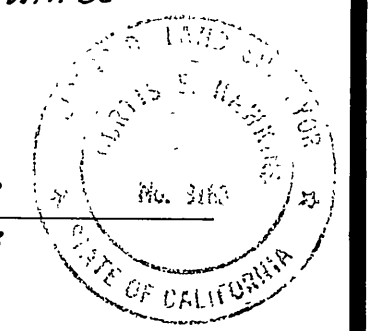
By: R.D. Oliver

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 true and complete survey made under my supervision during October 1983. I hereby state that all monuments are of the character and occupy the positions indicated or that they will be set in such positions within one (1) year from the recording date of this map, and that said monuments are or will be sufficient to enable the survey to be retraced.

Dated: 3/12/84

By: Curtis E. Hawkins  
Curtis E. Hawkins L.S. 3163



BALES INVESTMENT PROPERTIES, LTD.  
A CALIFORNIA CORPORATION

J. Frank Bales  
President

BENEFICIARY

SOUTHWEST SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, beneficiary ~~HEREIN~~ UNDER DEED OF TRUST RECORDED MARCH 26, 1985 AS INST. NO. 60698.

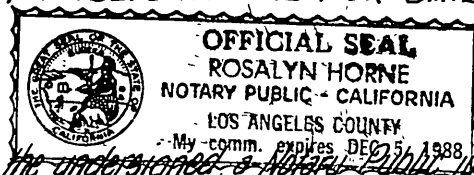
Frank A. [Signature]

NOTARY ACKNOWLEDGEMENT

ON THIS 15th DAY OF April 1985 BEFORE ME Rosalyn Horne A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JACK A. BATES PERSONALLY KNOWN TO ME I PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS VICE-PRESIDENT OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED THAT THE CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

Rosalyn Horne  
NOTARY PUBLIC IN AND FOR SAID STATE



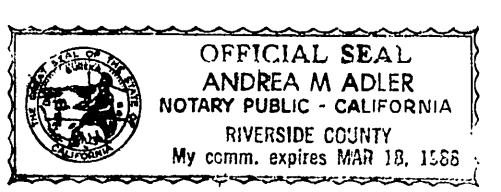
Notary Acknowledgment

State of California )  
County of Riverside ) S.S.  
On this 13th day of July, 1984 before me, the undersigned a Notary Public in and for said state, personally appeared J. Frank Bales personally known to me or proved to me on the basis of satisfactory evidence to be the PRESIDENT

of BALES INVESTMENT PROPERTIES, LTD., a California corporation, the corporation that executed the within instrument and known to me to be the person 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 03-18-1988

Witness my hand and official seal



Andrea M. Adler  
Notary Public in and for said state

Utilities Easement Certificate

The City of Riverside, being the owner of the following described easements, hereby consents to the making and filing of the annexed Final Map.

- 1. A 5' easement in favor of the City of Riverside for Polelines and incidental purposes recorded October 23, 1959 as instrument no. 90924, Records of Riverside County, California.
- 2. An easement in favor of the City of Riverside for Powerlines and incidental purposes recorded May 12, 1967 as instrument no. 41289, Records of Riverside County, California.

Dated April 8, 1985  
Fred Kray  
Director of Public Utilities  
by Fred Kray

M.B. 149/51

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

# TRACT NO. 9345

BEING A SUBDIVISION OF A PORTION OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 35, T.2S. R.5W, S.B.M., ALSO BEING PARCEL 2 OF PARCEL MAP 15815 PER RIVERSIDE COUNTY RECORDS, P.M.B. 121/25-26

OCTOBER 1983

SCALE 1"=40'

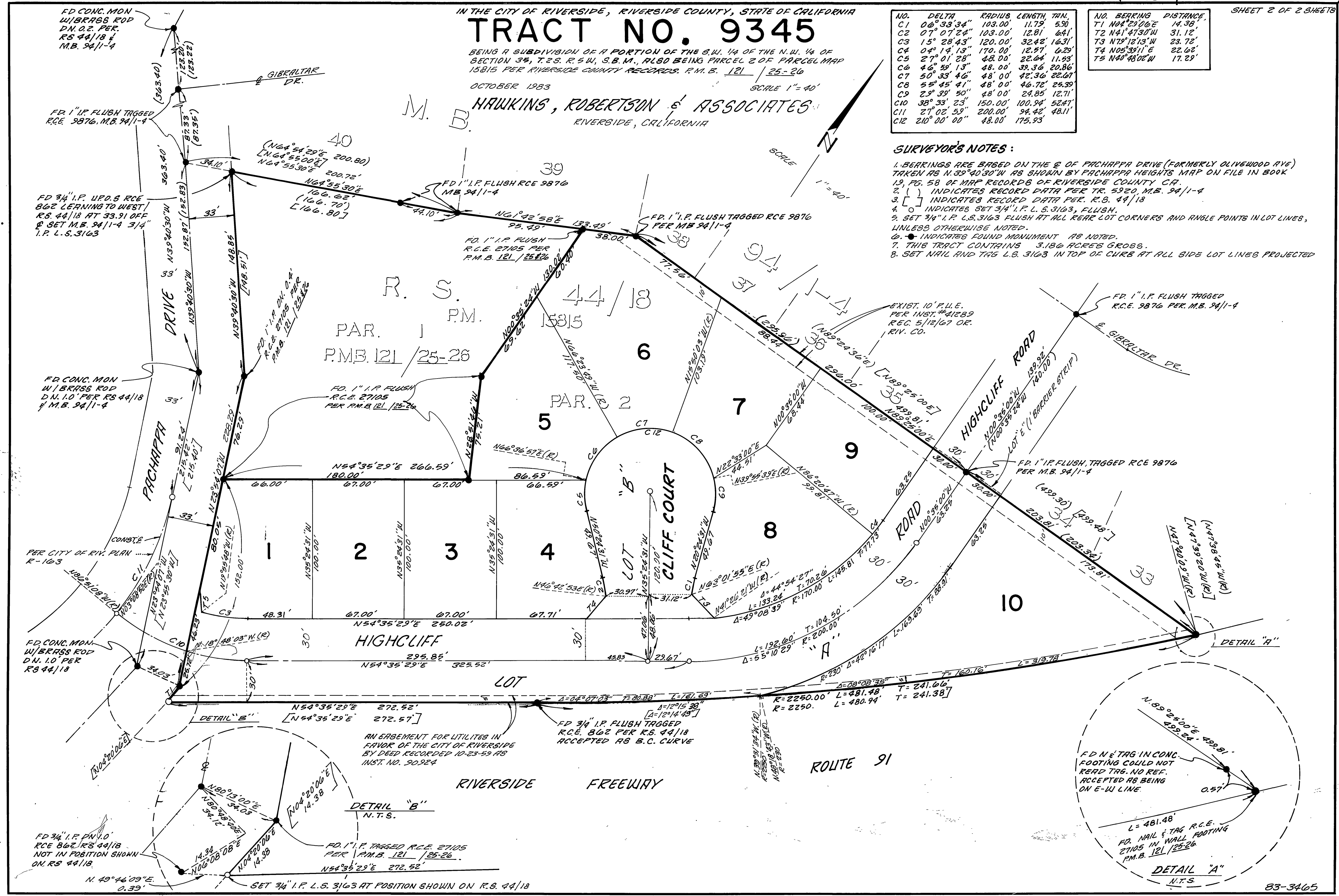
**HAWKINS, ROBERTSON & ASSOCIATES**  
RIVERSIDE, CALIFORNIA

NO.	DELTA	RADIUS	LENGTH	TAN.
C1	0° 33' 34"	103.00'	11.79'	5.90'
C2	07° 07' 24"	103.00'	12.81'	6.41'
C3	15° 28' 43"	120.00'	32.42'	16.31'
C4	04° 14' 13"	170.00'	12.97'	6.29'
C5	27° 01' 28"	48.00'	22.04'	11.93'
C6	4° 59' 13"	48.00'	39.36'	20.86'
C7	50° 33' 46"	48.00'	42.36'	22.67'
C8	5° 45' 41"	48.00'	46.72'	25.39'
C9	2° 39' 50"	48.00'	24.85'	12.71'
C10	38° 33' 23"	150.00'	100.94'	52.47'
C11	27° 02' 59"	200.00'	94.42'	48.11'
C12	210° 00' 00"	48.00'	175.93'	

NO.	BEARING	DISTANCE
T1	N04°21'06"E	14.38'
T2	N41°47'30"W	31.12'
T3	N79°12'13"W	23.78'
T4	N05°39'11"E	22.62'
T5	N40°48'06"W	17.29'

### SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE C OF PACHAPPA DRIVE (FORMERLY OLIVEWOOD AVE) TAKEN AS N.39°40'30"W AS SHOWN BY PACHAPPA HEIGHTS MAP ON FILE IN BOOK 13, PG. 58 OF MAP RECORDS OF RIVERSIDE COUNTY CA.
2. ( ) INDICATES RECORD DATA PER TR. 5920, M.B. 94/1-4
3. [ ] INDICATES RECORD DATA PER R.S. 44/18
4. O INDICATES SET 3/4" I.P. L.S. 3163, FLUSH.
5. SET 3/4" I.P. L.S. 3163 FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
6. ● INDICATES FOUND MONUMENT AS NOTED.
7. THIS TRACT CONTAINS 3.186 ACRES GROSS.
8. SET NAIL AND TAG L.S. 3163 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED



M.B. 149/52