

ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }
On this 25th day of February, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared...

W. J. Williams
Notary Public in and for said County and State
My commission expires 10-22-66

TRACT No 3016

Being a subdivision of a portion of Blks. 1 and 6 of Alessandro Tract per Map Book 6, Page 13, and Blocks 222 and 223 of Bear Valley and Alessandro Development Co. per Map Book 11, Page 10, both Records of San Bernardino Co, California and Lots 1, 2, 3, A & F. of Tract No. 2831 per Map Book 49, Pages 15 & 16, Records of Riverside County, California, in Sections 11 and 12, T. 3 S., R. 4 W., San Bernardino Base and Meridian.

ALBERT A. WEBB ASSOCIATES
Civil Engineers

Riverside California
January 1965 Scale: 1" = 100'

FILED
On March 4 1965

At 3:10 P.M.

W. D. BALOGH
County Recorder

By [Signature] Deputy

Fee \$11.00

No 2108

Filed By County Clerk
Subdn Grantee, T. I. & Tr. Co.

ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }
On this 25th day of February, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William E. Booth and James C. Jones, known to me to be...

H. Earl Roberts
Notary Public in and for said County and State
My commission expires Aug. 17, 1968

OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of or have some right, title or interest in the land included within the subdivisions shown hereon, except those portions of Lot "A" (Alessandro Blvd.), Lot "B" (Frederick St), Lot "C" (Cottonwood Ave.), Lot "Q" (Alessandro Blvd.) previously conveyed to the County of Riverside, 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 said map and subdivision as shown within the colored border line, and that we hereby offer for dedication to public use for street purposes the areas designated as Lots "A" to "K" inclusive, and for alley purposes Lots "L" to "P" inclusive; and for construction and maintenance of public utilities the easements designated as "6'x40' P.U.E.", "6' P.U.E.", "10' P.U.E.", and for drainage purposes the areas designated as Special Drainage Easement over Lots 96, 97 & 98, and the 8' drainage easement over Lots 64 & 67. Wyvette Corporation hereby reserves the 10' sewer easement over Lot 59, and the 70' Special Drainage and Sewer Easement over Lot 98, with the right to convey same to any firm, corporation or district.

- WYVETTE CORPORATION, A California Corporation
MAGNOLIA DEVELOPMENT COMPANY, A Partnership, owners of Lot 98
WESTERN TITLE GUARANTEE COMPANY, Riverside Division, A Corporation, as Trustee under Deeds of Trust
UNITED CALIFORNIA BANK, A Corporation, as Trustee under Deed of Trust
FINANCIAL FEDERATION INCORPORATED, A Corporation, as Trustee under Deed of Trust

ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }
On this 25th day of February, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William E. Booth and James C. Jones, known to me to be the Vice President and President respectively of the Wyvette Corporation, the corporation that executed the within instrument and known to me to be the person who executed the same on behalf of the corporation therein named and acknowledged to me that such corporation executed the same. WITNESS my hand and official seal.

H. Earl Roberts
Notary Public in and for said County and State
My commission expires Aug 17, 1968

ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }
On this 25th day of February, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared George A. [Signature] and [Signature] known to me to be the [Signature] and [Signature] respectively of the [Signature] the corporation that executed the within instrument and known to me to be the person who executed the same on behalf of the corporation therein named and acknowledged to me that such corporation executed the same as Trustee under Deed of Trust. WITNESS my hand and official seal.

C. M. Smith
Notary Public in and for said County and State
My commission expires 5/5/67

BOARD OF SUPERVISORS CERTIFICATE

The County of Riverside, State of California, by and through its duly authorized officers hereby approves said final map and accepts the foregoing dedications except Lots "L" to "P" incl. which are not accepted as public Alleys and except the easements designated as "Special Drainage Easement" & "8' Drainage Easement".

Dated March 1, 1965 County of Riverside, State of California

By [Signature] Chairman, Board of Supervisors

ATTEST
County Clerk and ex-officio clerk of the Board of Supervisors

By M. A. Keller Deputy

COUNTY SURVEYOR CERTIFICATE

I hereby certify that I have examined this map and find it to be substantially the same as it appeared on the Tentative Map as filed, amended and approved by the County Planning Commission; that all provisions of the Subdivision Map Act and County Subdivision Ordinance No 460 have been complied with; and that I am satisfied this map is technically correct.

Dated March 1, 1965

A. C. KEITH
County Surveyor
By [Signature]

COUNTY PLANNING COMMISSION CERTIFICATE

The Tentative Map of Tract No 3016 was approved by the Planning Commission of the County of Riverside in accordance with requirements of law in duly authorized meeting held on the 30th day of June 1964.

Wazel J. Evensen
Secretary

ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }
On this 25th day of February, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donald B. Alexander and Mildred M. Alexander known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

H. Earl Roberts
Notary Public in and for said County and State
My commission expires Aug 17, 1968

TAX COLLECTORS 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, except taxes and special assessments now a lien but not yet payable which are estimated to be \$ 8000.00.

Dated February 1965

DONNA M. BOUER
County Tax Collector
By [Signature] Deputy

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 8000.00 has been executed 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 March 1, 1965

DONALD D. SULLIVAN
County Clerk and ex-officio Clerk of the Board of Supervisors
By M. A. Keller Deputy

CIVIL ENGINEER CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of four (4) sheets correctly represents a survey made under my supervision during December 1964; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one (1) year of 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 JAN 26 1965

Ernest H. Webb
Registered Civil Engineer No 9876

ACKNOWLEDGEMENT

State of California } s.s.
County of Riverside }
On this 25th day of February, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph A. Barbour and [Signature] known to me to be the Vice President and Guaranty Company, the corporation that executed the within instrument and known to me to be the person who executed the same on behalf of the corporation therein named and acknowledged to me that such corporation executed the same as Trustee under Deeds of Trust. WITNESS my hand and seal.

Paul A. Bennett
Notary Public in and for said County and State
My commission expires Nov 25 1968

Pursuant to the provisions of Section 11587 of the Business and Professions Code, the signatures of the following easement and/or right of way holders were omitted:
Eastern Municipal Water District, by deed recorded in Book 1702 page 559 of Official Records
Joseph I. Tavernina, et ux, by deed recorded May 22, 1962 in Book 3144 page 588 of Official Records
Joseph L. Albano, et ux, and Anthony Greco, et ux, by deed recorded July 11, 1963 in Book 3439 page 184 of Official Records
Southern California Edison Company, and California Water and Telephone Company, by deed recorded in Book 3643 page 422 of Official Records and other instruments of record.

IN THE COUNTY OF RIVERSIDE

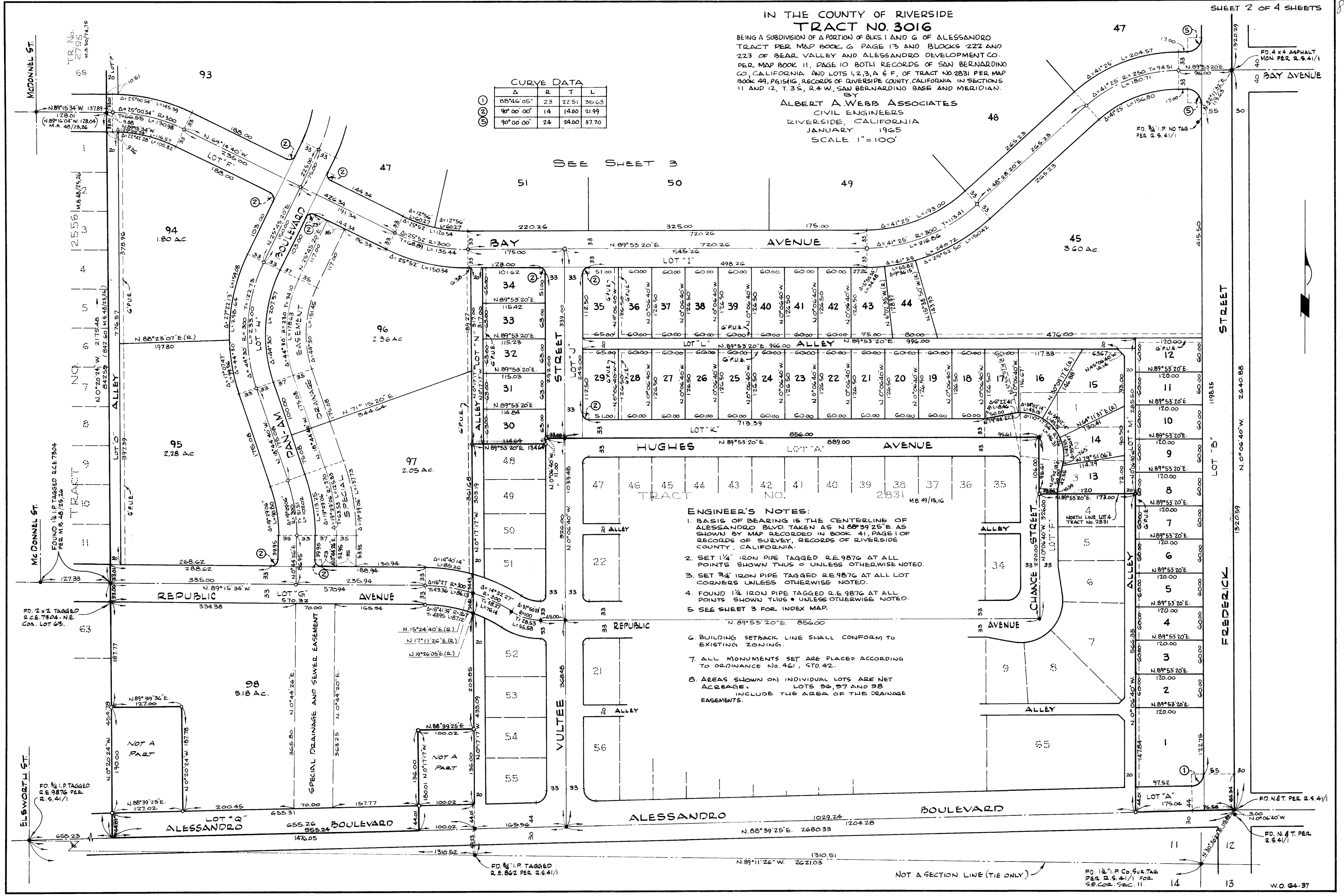
TRACT NO. 3016

BEING A SUBDIVISION OF A PORTION OF BLKS. I AND G OF ALESSANDRO TRACT PER MAP BOOK G PAGE 13 AND BLOCKS 222 AND 223 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. PER MAP BOOK 11, PAGE 10 BOTH RECORDS OF SAN BERNARDINO CO., CALIFORNIA AND LOTS 1, 2, 3, A & F, OF TRACT NO. 2831 PER MAP BOOK 49, PG. 154 G, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA IN SECTIONS 11 AND 12, T. 3 S., R. 4 W., SAN BERNARDINO BASE AND MERIDIAN.

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
JANUARY 1965
SCALE 1" = 100'

CURVE DATA

Δ	R	T	L
88°46'05"	23	27.51	35.63
90°00'00"	14	14.00	21.99
90°00'00"	24	24.00	37.70



ENGINEER'S NOTES:

1. BASIS OF BEARING IS THE CENTERLINE OF ALESSANDRO BLVD. TAKEN AS N. 88°39'25"E AS SHOWN BY MAP RECORDED IN BOOK 41, PAGE 1 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. SET 1/4" IRON PIPE TAGGED R.E. 9876 AT ALL POINTS SHOWN THUS ○ UNLESS OTHERWISE NOTED.
3. SET 3/4" IRON PIPE TAGGED R.E. 9876 AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
4. FOUND 1/4" IRON PIPE TAGGED R.E. 9876 AT ALL POINTS SHOWN THUS ○ UNLESS OTHERWISE NOTED.
5. SEE SHEET 3 FOR INDEX MAP.
6. BUILDING SETBACK LINE SHALL CONFORM TO EXISTING ZONING.
7. ALL MONUMENTS SET ARE PLACED ACCORDING TO ORDINANCE NO. 461, STD. 42.
8. AREAS SHOWN ON INDIVIDUAL LOTS ARE NET ACRES. LOTS 36, 37 AND 38 INCLUDE THE AREA OF THE DRAINAGE EASEMENTS.

FD. 1/4" I.P. CO. SUR. TAG PER R.S. 41/1 FOR S.E. COR. SEC. 11
W.O. G4-37

ENGINEER'S NOTES:

1. BASIS OF BEARING IS THE CENTERLINE OF ALESSANDRO BLVD TAKEN AS N.88°39'25" E. AS SHOWN BY MAP RECORDED IN BOOK 41, PAGE 10 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. SET 1/4" IRON PIPE TAGGED R.E.9876 AT ALL POINTS SHOWN THUS ○ UNLESS OTHERWISE NOTED.
3. SET 3/4" IRON PIPE TAGGED R.E.9876 AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
4. FOUND 1/4" IRON PIPE TAGGED R.E.9876 AT ALL POINTS SHOWN THUS ○ UNLESS OTHERWISE NOTED.
5. BUILDING SETBACK LINE SHALL CONFORM TO EXISTING ZONING.
6. ALL MONUMENTS SET ARE PLACED ACCORDING TO ORDINANCE NO.461, STD.42.
7. AREAS SHOWN ON INDIVIDUAL LOTS ARE NET ACREAGE, LOTS 96, 97 AND 98 INCLUDE THE AREA OF THE DRAINAGE EASEMENTS.

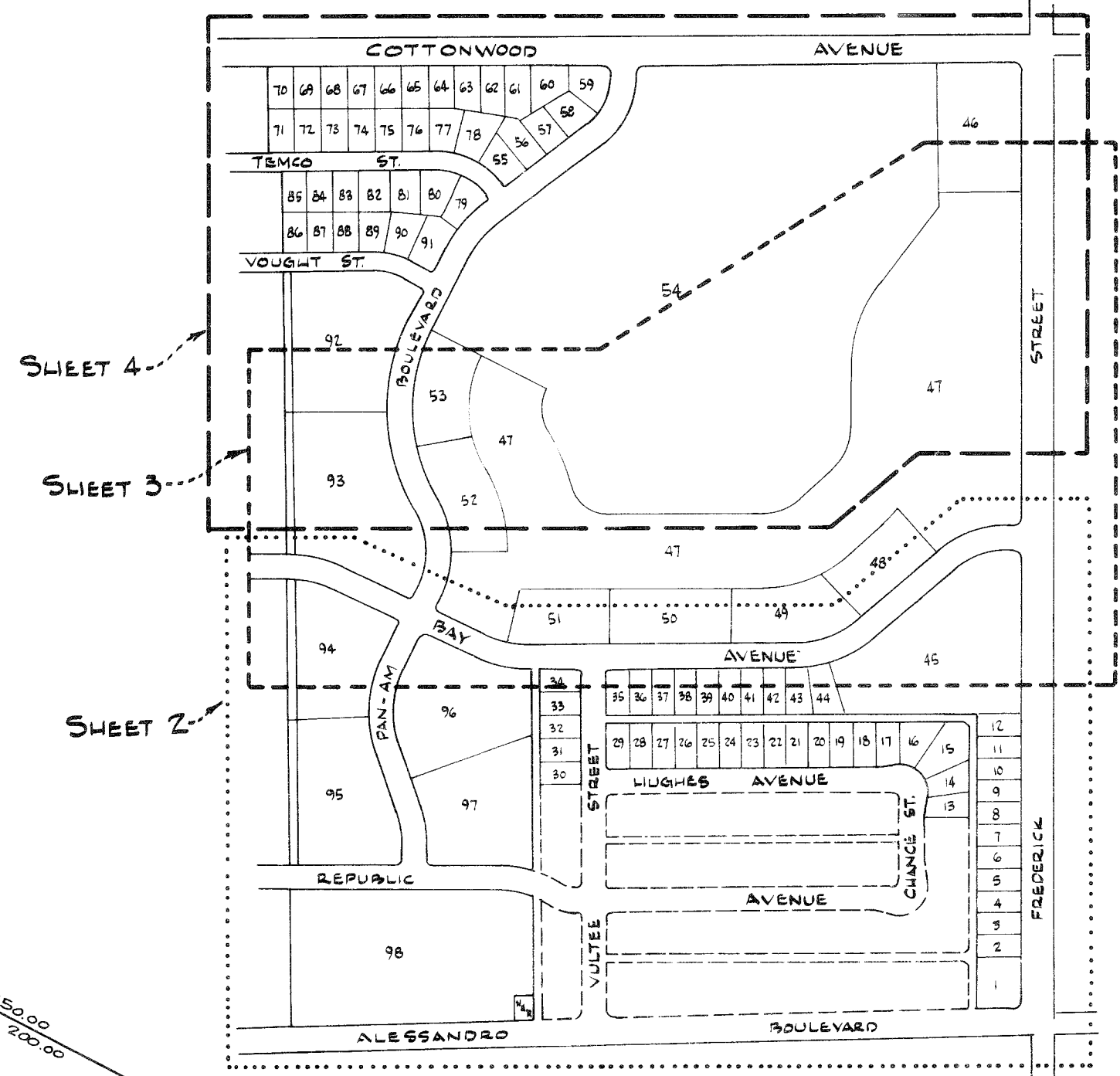
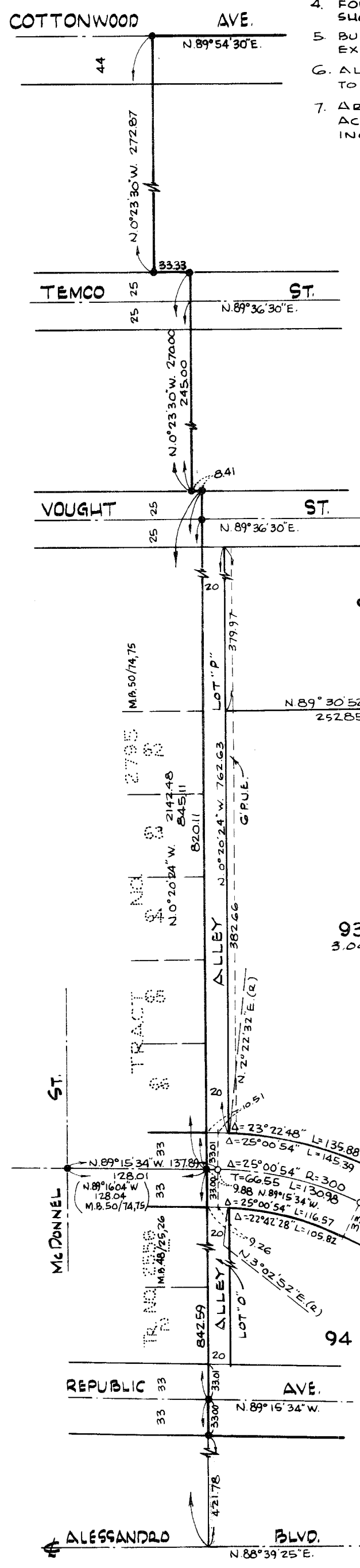
CURVE DATA

Δ	P	T	L
90°00'00"	14	14.00	21.99
90°00'00"	24	24.00	37.70

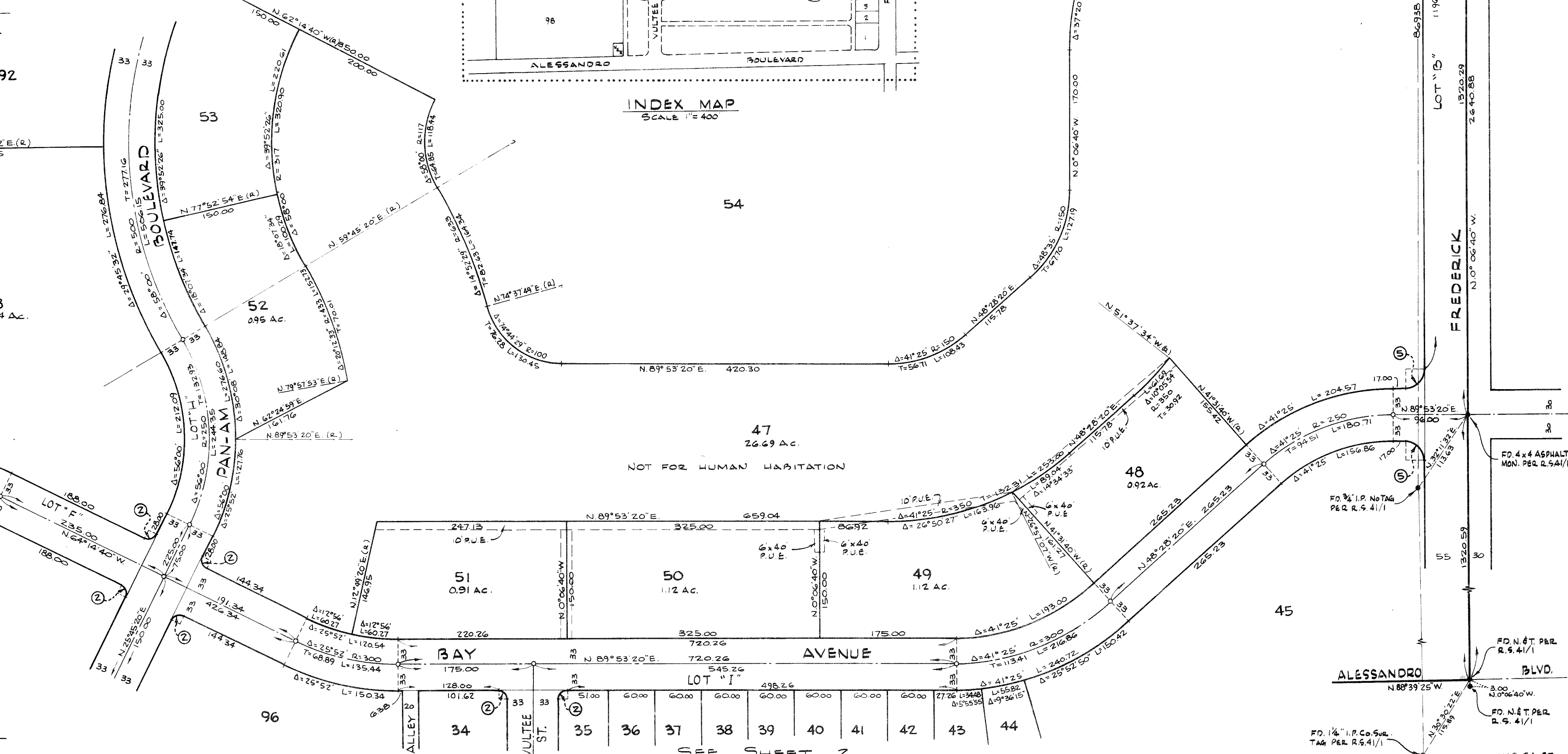
**IN THE COUNTY OF RIVERSIDE
TRACT NO. 3016**

BEING A SUBDIVISION OF A PORTION OF BLS. 1 AND 6 OF ALESSANDRO TRACT PER MAP BOOK 6 PAGE 13 AND BLOCKS 222 AND 223 OF BEAD VALLEY AND ALESSANDRO DEVELOPMENT CO. PER MAP BOOK 11, PAGE 10 BOTH RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA AND LOTS 1, 2, 3, A & F OF TRACT NO. 2831 PER MAP BOOK 49, P.15 & 16, RECORDS OF RIVERSIDE COUNTY CALIFORNIA IN SECTIONS 11 AND 12, T. 3 S., R. 4 W., S. R. B. & M.

BY
**ALBERT A. WERR ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
JANUARY 1965
SCALE 1"=100'**



**INDEX MAP
SCALE 1"=400'**



CURVE DATA

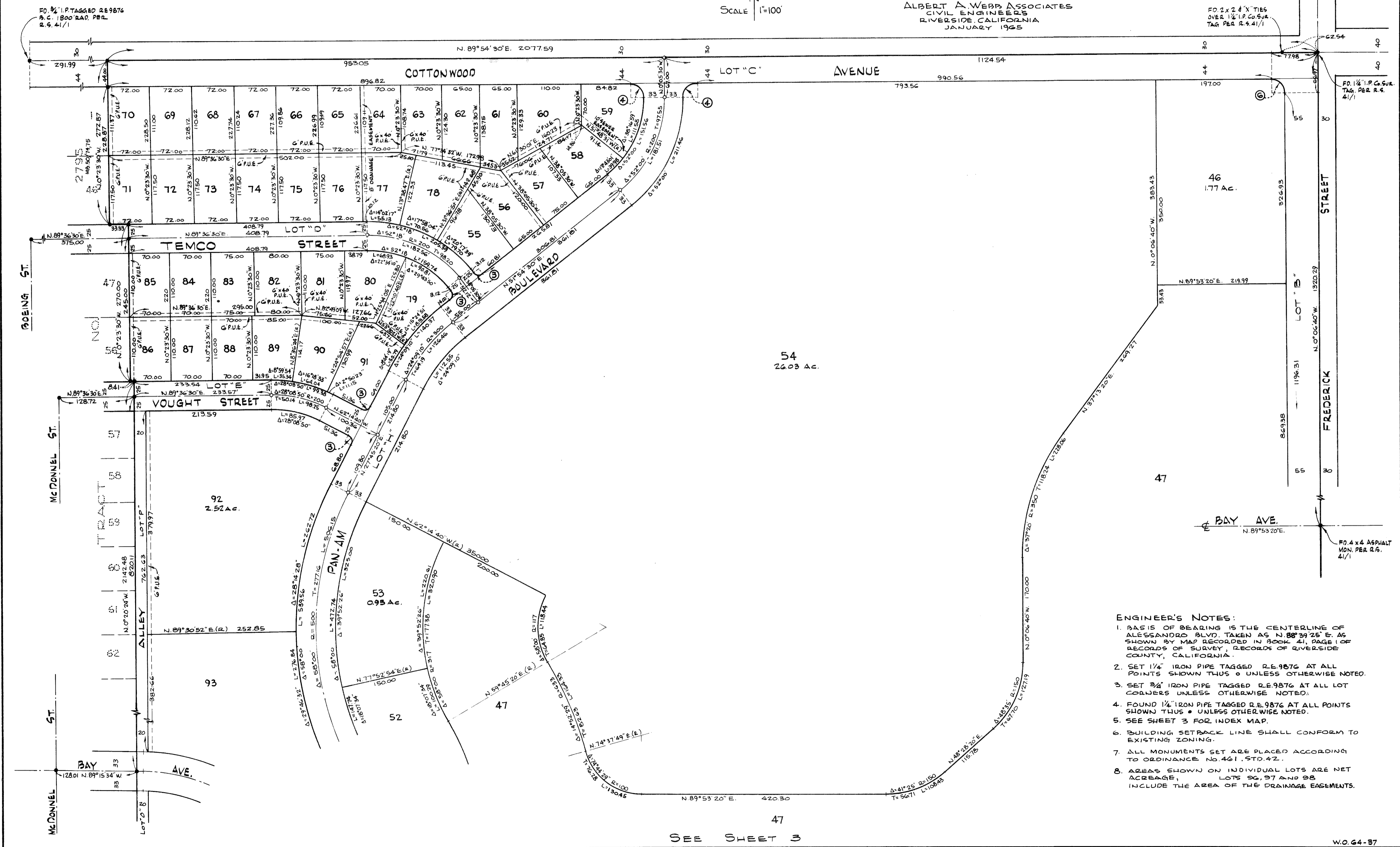
Δ	R	T	L
90° 00' 00"	16	16.00	25.13
90° 00' 00"	23	23.00	36.13
89° 58' 50"	23	22.99	36.12

SCALE 1"=100'

IN THE COUNTY OF RIVERSIDE
TRACT NO. 3016

BEING A SUBDIVISION OF A PORTION OF BLOCKS 222 & 223 OF ALESSANDRO TRACT PER MAP BOOK G, PAGE 13 AND BLOCKS 222 & 223 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. PER MAP BOOK 11, PAGE 10 BOTH RECORDS OF SAN BERNARDINO CO., CALIFORNIA AND LOTS 1, 2, 3, A & F OF TRACT NO. 2831 PER MAP BOOK 49, PG. 15 & 16, RECORDS OF RIVERSIDE CO., CALIFORNIA IN SECTIONS 11 AND 12, T.35, R.4 W., SAN BERNARDINO BASE AND MERIDIAN.

BY
ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
JANUARY 1965



- ENGINEER'S NOTES:**
1. BASIS OF BEARING IS THE CENTERLINE OF ALESSANDRO BLVD TAKEN AS N. 88° 39' 25" E. AS SHOWN BY MAP RECORDED IN BOOK 41, PAGE 1 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 2. SET 1 1/4" IRON PIPE TAGGED R.E. 9876 AT ALL POINTS SHOWN THUS ○ UNLESS OTHERWISE NOTED.
 3. SET 3/4" IRON PIPE TAGGED R.E. 9876 AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 4. FOUND 1 1/4" IRON PIPE TAGGED R.E. 9876 AT ALL POINTS SHOWN THUS ● UNLESS OTHERWISE NOTED.
 5. SEE SHEET 3 FOR INDEX MAP.
 6. BUILDING SETBACK LINE SHALL CONFORM TO EXISTING ZONING.
 7. ALL MONUMENTS SET ARE PLACED ACCORDING TO ORDINANCE NO. 461, STD. 42.
 8. AREAS SHOWN ON INDIVIDUAL LOTS ARE NET ACREAGE, LOTS 56, 57 AND 58 INCLUDE THE AREA OF THE DRAINAGE EASEMENTS.

47
SEE SHEET 3