

TRACT No. 3646

BEING A SUBDIVISION OF A PORTION OF THE RANCHO TEMECULA IN THE COUNTY OF RIVERSIDE AS SHOWN IN BOOK 1 OF PATENTS AT PAGE 57, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, BEING ALSO SHOWN AS PORTIONS OF BLOCKS 15, 17, 19 AND 22 BY "MAP OF SUBDIVISIONS OF LAND OF THE DAUDA LAND AND WATER CO." ON FILE IN BOOK 11, PAGE 507, OF MAPS, RECORDS OF SAN DIEGO COUNTY CALIFORNIA

FILED
On September 20, 1967
At 2:50 P.M.
No.
W.D. BALOGH
County Recorder

By Deanna B. Ueland
Deputy

Fee \$ 7.00
Filed by County Clerk
Subdivision Guarantee T.I. & T. Co.

OWNER'S CERTIFICATE

We hereby certify that we are the owners of the land included within the subdivision shown upon this map consisting of 2 sheets, we are the only persons whose consent is necessary to pass a clear title to said land and hereby consent to the making and filing of the map and subdivision as shown within the colored border lines. We hereby offer for dedication to public use for street purposes the areas designated as Lots A, B, C, D, E, F, and G, and for construction and maintenance of all public utilities, the easements designated as "PLUE Lots H, I, and J" ("Barrier Strips") are dedicated to the County of Riverside. We also offer to dedicate to Public Use, which dedication shall occur at such time as requested by the County of Riverside, easements adjoining roads within this tract for construction and maintenance of slopes at a ratio of 1 1/2:1 that extend outside the dedicated road rights of way. We also dedicate to public use the easements for future highway purposes shown hereon. As a condition of dedication of Lot G and the easements for future highway purposes and as a dedication of access rights to the public while that portion of State Highway No. 71 as shown hereon remains a public right of way, the owners of Lots 20, 23 and 26 to 34 inclusive, abutting these public roads, and during such time will have no rights of access, whatever as such except the general easement of travel. Any change in alignment or width that results in the location thereof shall terminate this condition and dedication of access rights as to the part vacated.

RANCHO CALIFORNIA A PARTNERSHIP (OWNED)

BY: TEMECULA INVESTMENT COMPANY

By:
Vice President

By:
Assistant Secretary

BY: TEMECULA PROPERTIES, INC.

By:
Vice President

By:
Assistant Secretary

BY: KAISER RANCHO CALIFORNIA, INC.

By:
Vice President

By:
Assistant Secretary

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 upon the annexed map for unpaid State, County, Municipal, or local taxes or special assessments, collected as taxes, except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ 24,500.00.

Dated August 9, 1967

DONNA BOUER DABCOCK
County Tax Collector

By:
Deputy

PLANNING COMMISSION CERTIFICATE

Tract No. 3646, being a portion of the original approved tentative map of Tract No. 3290 has been designated as a unit of Tract No. 3290 pursuant to the provisions of Section 518, of ordinance 460 of the County of Riverside. The tentative map of Tract No. 3290 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 March, 1965.

Secretary, Riverside County Planning Commission

COUNTY ACCEPTANCE

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 the easements designated for future highway purposes, Lots H, I, and J ("Barrier Strips") are accepted contingent upon the extension and improvement of the streets.

Dated Sept 18, 1967

Chairman of the Board of Supervisors
County of Riverside, State of California

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.

DONALD D. SULLIVAN
County Clerk and Ex-Officio Clerk
of the Board of Supervisors

By:
Deputy

SOIL REPORT

A preliminary soil report was prepared by Donald R. Warren, Co. Engineers, 930 W. Sunset Blvd, Los Angeles, Calif. on the 3rd day of July, 1967 as required by the Health and Safety Code, Section 17953.

Pursuant to the provisions of Section 15687 of the Business and Professions Code, the signatures of the following assessor and/or right of way holders were omitted, because they cannot ripen into the title:
The California Electric Power Company, now Southern California Edison Company, by deed recorded in Book 571 page 157 of Deeds, and by deed recorded in Book 1238 page 69 of Official Records, Southern Streets Power Company, now Southern California Edison Company, by deed recorded in Book 745 page 486 of Deeds, Southern Counties Gas Company, by deed recorded July 7, 1949 in Book 1090 page 428 and June 29, 1950 in Book 2334 page 579, of Official Records; Metropolitan Water District of Southern California, by deed recorded October 27, 1949 in Book 1118 page 376 of Official Records, and December 1, 1953 in Book 1531 page 11 of Official Records.

SURVEYOR'S CERTIFICATE

I, J.W. McIntire, do hereby certify that I am a Licensed Land Surveyor of the State of California, and that this map consisting of 2 sheets correctly represents a survey made under my supervision in June, 1967 that the monuments shown hereon actually exist and are of the character and occupy the position indicated or will be in place within one year after recordation of this map that said monuments are sufficient to enable the survey to be retraced and that the survey is true and complete as shown.

Dated June 30, 1967

Signed
J.W. McIntire L.S. 2602

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the within annexed map, that the subdivision shown thereon is 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 State Laws and County Subdivision Regulations have been complied with, and that I am satisfied that this map is technically correct.

Dated Sept 14, 1967

A.C. KEITH
County Surveyor

By:
Deputy

ACKNOWLEDGEMENT

State of California) ss.
County of Orange) ss.
On this 22 day of April, 1967, before me BOTH G. EVANS, a Notary Public in and for said County and State, personally appeared LESLIE CARROLL, known to me to be the VICE-PRESIDENT and ROBERT K. KAWASZAK, known to me to be the SECRETARY of TEMECULA INVESTMENT COMPANY, the corporation that executed the within instrument as partner of RANCHO CALIFORNIA, a partnership, 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 bylaws or a resolution of its Board of Directors as such partner, and acknowledged to me that such partnership executed the same.

My Commission Expires August 30, 1967

Notary Public

ACKNOWLEDGEMENT

State of California) ss.
County of Orange) ss.
On this 15 day of May, 1967, before me EVRYN STEWART, a Notary Public in and for said County and State, personally appeared FRED W. GREENLAW, known to me to be the VICE-PRESIDENT and ROSE & GALINDO, known to me to be the ASSISTANT SECRETARY of TEMECULA PROPERTIES, INC., the corporation that executed the within instrument as partner of RANCHO CALIFORNIA, a partnership, 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 bylaws or a resolution of its Board of Directors as such partner, and acknowledged to me that such partnership executed the same.

My Commission Expires April 30, 1970

Notary Public

ACKNOWLEDGEMENT

State of California) ss.
County of Orange) ss.
On this 15 day of May, 1967, before me EVRYN STEWART, a Notary Public in and for said County and State, personally appeared DONALD S. BROWN, known to me to be the VICE-PRESIDENT and JAMES HUDNETH, known to me to be the ASSISTANT SECRETARY of KAISER RANCHO CALIFORNIA, INC., the corporation that executed the within instrument as partner of RANCHO CALIFORNIA, a partnership, 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 bylaws or a resolution of its Board of Directors as such partner, and acknowledged to me that such partnership executed the same.

My Commission Expires April 30, 1970

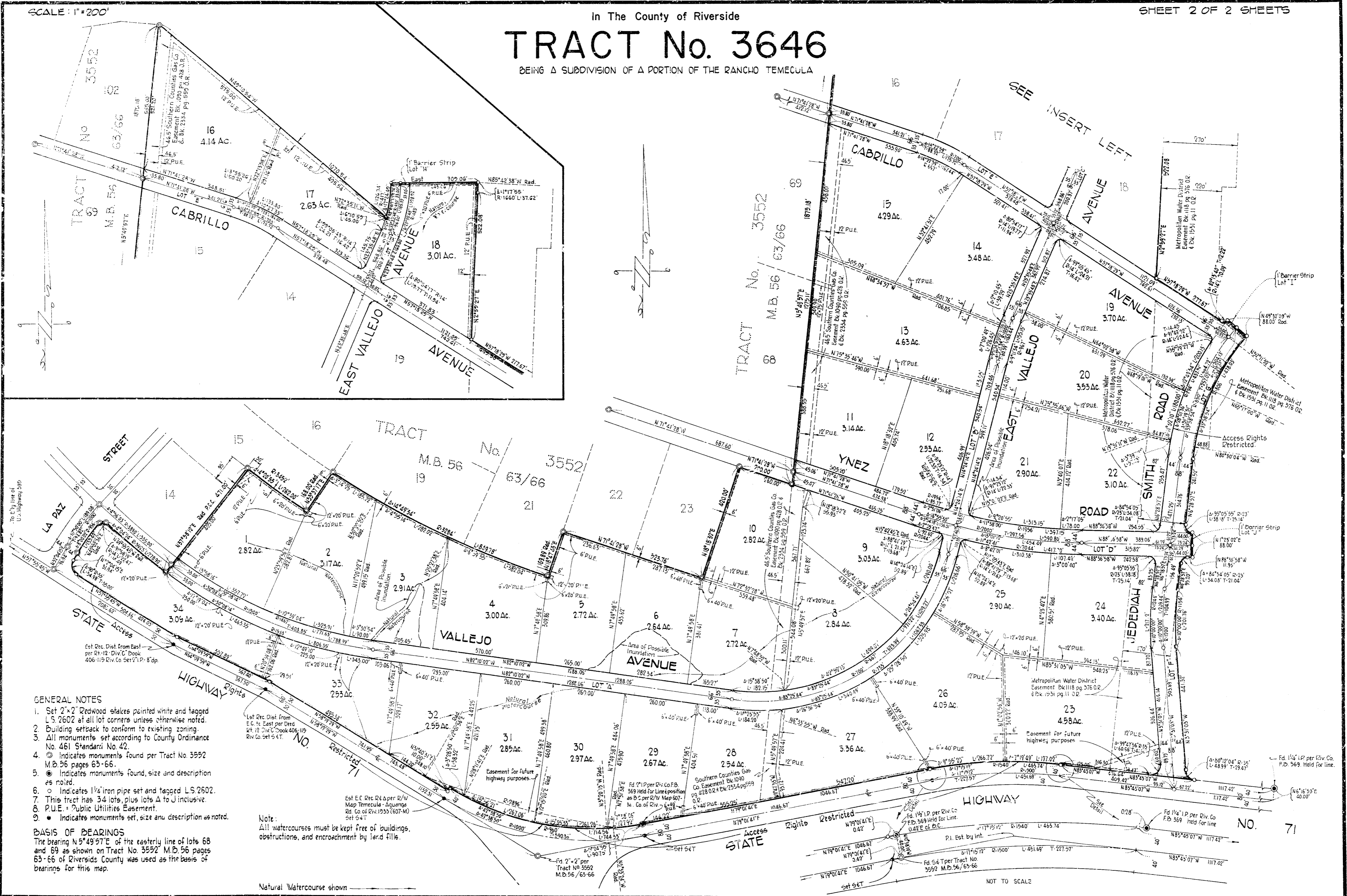
Notary Public

57/87

SCALE: 1"=200'

SHEET 2 OF 2 SHEETS

In The County of Riverside
TRACT No. 3646
 BEING A SUBDIVISION OF A PORTION OF THE RANCHO TEMECULA



- GENERAL NOTES**
1. Set 2"x2" Redwood stakes painted white and tagged L.S. 2602 at all lot corners unless otherwise noted.
 2. Building setback to conform to existing zoning.
 3. All monuments set according to County Ordinance No. 461 Standard No. 42.
 4. Indicates monuments found per Tract No. 3552 M.B. 56 pages 63-66.
 5. Indicates monuments found, size and description as noted.
 6. Indicates 1 1/2" iron pipe set and tagged L.S. 2602.
 7. This tract has 34 lots, plus lots A to J inclusive.
 8. P.U.E. = Public Utilities Easement.
 9. Indicates monuments set, size and description as noted.

BASIS OF BEARINGS
 The bearing N5°49'57"E of the easterly line of lots 68 and 69 as shown on Tract No. 3552 M.B. 56 pages 63-66 of Riverside County was used as the basis of bearings for this map.

Note:
 All watercourses must be kept free of buildings, obstructions, and encroachment by land fills.

Natural Watercourse shown

MB 57/87

NO. 71