

In The County of Riverside, State of California

TRACT No. 3752

BEING A SUBDIVISION OF A PORTION OF THE RANCHO TEMECULA IN THE COUNTY OF RIVERSIDE AS SHOWN IN BOOK 1 OF PATENTS AT PAGE 37, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, BEING ALSO SHOWN AS PORTIONS OF BLOCK 22 BY "MAP OF SUBDIVISIONS OF LAND OF THE PAUBA LAND AND WATER CO." ON FILE IN BOOK 11, PAGE 507, OF MAPS, RECORDS OF SAN DIEGO COUNTY CALIFORNIA.

RECORDER'S CERTIFICATE
FILED
On July 31, 1968
At 1:00 PM
No. _____
By: W. D. Balogh
County Recorder
James B. Jangle
Deputy
Fee 9.00
Filed by County Clerk
Subd. Gurantee T. I. T. Co.

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have right, title or interest in the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land; and that we consent to the making and recording of said map and subdivision as shown within the colored border line. We hereby dedicate to public use for street purposes Lots A through F inclusive, and for construction and maintenance of all public utilities, the easements designated as P.U.E. We further dedicate to public use the drainage easements and easement for future highway purposes shown hereon. 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 2:1 that extend outside the dedicated road rights of way. As a condition of dedication of the easement 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 owner of Lot 47 abutting this highway 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 vacation thereof shall terminate this condition of access rights as to the part vacated.

Lots G, H, and I, (1' barrier strips) and the 44 foot roadway easements are dedicated to the County of Riverside



RANCHO CALIFORNIA
A Partnership (Owner)
By: TEMECULA INVESTMENT COMPANY
By: John S. Zell
Vice-President
Assistant Secretary
By: TEMECULA PROPERTIES, INCORPORATED
By: Fred W. Greenland
Vice-President
Assistant Secretary
By: KATISER RANCHO CALIFORNIA, INC.
By: Walter J. Harker
Vice-President
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 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 now a lien but not yet payable, which are estimated to be \$ 14000.00.

Date: July 24, 1968. Donna M. Bower County Tax Collector
By: John Stode Deputy

PLANNING COMMISSION CERTIFICATE

The tentative map of Tract No. 3752 was approved by the Planning Commission of the County of Riverside in accordance with requirements of law in duly authorized meeting held on the 12th day of March, 1968.

Harold J. Evensen
Secretary--Riverside County
Planning Commission

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 because they cannot ripen into fee title:

Metropolitan Water District of Southern California by Deed recorded December 30, 1959, in Book 2607, page 263, Official Records of Riverside County, California
Southern California Edison Company and California Water and Telephone Company (now General Telephone Company of California) by Deed Recorded August 25, 1966, as Instrument No. 86340, Official Records of Riverside County California

MCINTIRE & QUIROS INC MAY 1968

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 dedication, except lots G, H and I (1' barrier strips) are accepted contingent upon the extension and improvement of the streets; the dedication of the drainage easements and easement for highway purposes and the 44' roadway easements are not accepted.
Dated JULY 29, 1968
County of Riverside, State of California

ATTEST:
Donald D. Sullivan
County Clerk and Ex-Officio
Clerk of the Board of Supervisors
By: James Hughes Deputy

By: Floyd McCall
Chairman of the Board of Supervisors

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 19,000.00 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.

Date: JULY 29, 1968
Donald D. Sullivan
County Clerk and Ex-Officio Clerk
of the Board of Supervisors
By: James Hughes 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 three (3) sheets correctly represents a survey made under my supervision during May of 1968; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one year from recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Date: July 3, 1968
John W. McIntire
J. W. McIntire L.S. 2602

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 State Laws and County Subdivision Regulations have been complied with; and that I am satisfied this map is technically correct.

Date: July 26, 1968
A. C. Keith, County Surveyor
By: J. M. Kiddle Deputy

SOIL REPORT

A preliminary soil report was prepared by Donald R. Warren Company Engineers, 930 West Sunset Boulevard, Los Angeles, California on the 21st day of June 1968 as required by the Health and Safety Code Section 17953.

NOTARY ACKNOWLEDGEMENT

State of California
County of ORANGE

On this 15th day of JULY, 1968 before me BETH G. EVANS a Notary Public in and for said County and State personally appeared R. W. POWER known to me to be the VICE-PRESIDENT and JOHN T. FELL known to me to be the SECRETARY of TEMECULA INVESTMENT COMPANY, a California Corporation, 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.

Witness my Hand and Official Seal
My Commission Expires AUGUST 30, 1970

Beth G. Evans
Notary Public in and for said County
and State

NOTARY ACKNOWLEDGEMENT

State of California
County of ALAMEDA

On this 10th day of July, 1968, before me Shae Remell a Notary Public in and for said County and State, personally appeared Shae Remell, Greenlaw known to me to be the VICE-PRESIDENT, and Roger S. Dalloway known to me to be the ASSISTANT SECRETARY of TEMECULA PROPERTIES, INC., a California corporation, 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.

Witness my Hand and Official Seal
My Commission Expires Aug. 24, 1971

Shae Remell
Notary Public in and for said County
and State

NOTARY ACKNOWLEDGEMENT

State of California
County of ALAMEDA

On this 10th day of July, 1968, before me Shae Remell, a Notary Public in and for said County and State personally appeared William Marks known to me to be the VICE-PRESIDENT and Ray E. Hughes known to me to be the ASSISTANT SECRETARY of KAISER RANCHO CALIFORNIA, INC., a California corporation, 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.

Witness my Hand and Official Seal
My Commission Expires Aug. 24, 1971

Shae Remell
Notary Public in and for said County
and State

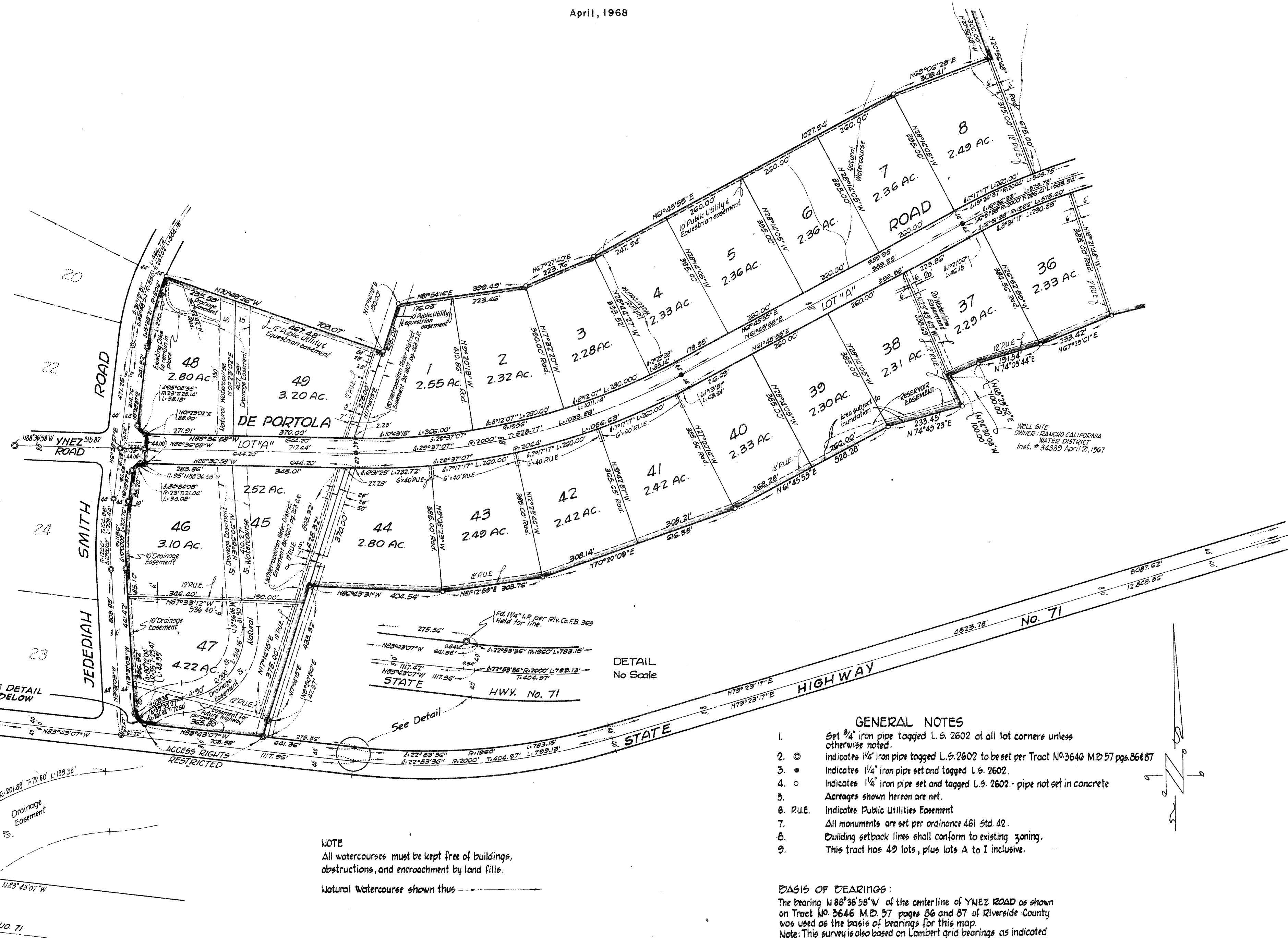
TRACT No. 3752

BEING A SUBDIVISION OF A PORTION OF THE RANCHO TEMECULA

MCINTIRE & QUIROS

April, 1968

TRACT No. 3646
MB 57-86/87



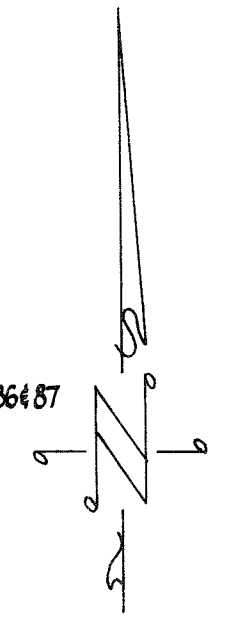
NOTE
All watercourses must be kept free of buildings, obstructions, and encroachment by land fills.
Natural Watercourse shown thus →

DETAIL
No Scale

GENERAL NOTES

1. Set 3/4" iron pipe tagged L.S. 2602 at all lot corners unless otherwise noted.
2. ⊙ Indicates 1/4" iron pipe tagged L.S. 2602 to be set per Tract No. 3646 M.D. 57 pgs. 86 & 87
3. ● Indicates 1/4" iron pipe set and tagged L.S. 2602.
4. ○ Indicates 1/4" iron pipe set and tagged L.S. 2602 - pipe not set in concrete
5. Acreages shown hereon are net.
6. P.U.E. Indicates Public Utilities Easement
7. All monuments are set per ordinance 461 Std. 42.
8. Building setback lines shall conform to existing zoning.
9. This tract has 49 lots, plus lots A to I inclusive.

BASIS OF BEARINGS:
The bearing N 86° 36' 58" W of the center line of YNEZ ROAD as shown on Tract No. 3646 M.D. 57 pages 86 and 87 of Riverside County was used as the basis of bearings for this map.
Note: This survey is also based on Lambert grid bearings as indicated on Tract No. 3554 M.D. 54 Pgs 25 to 30

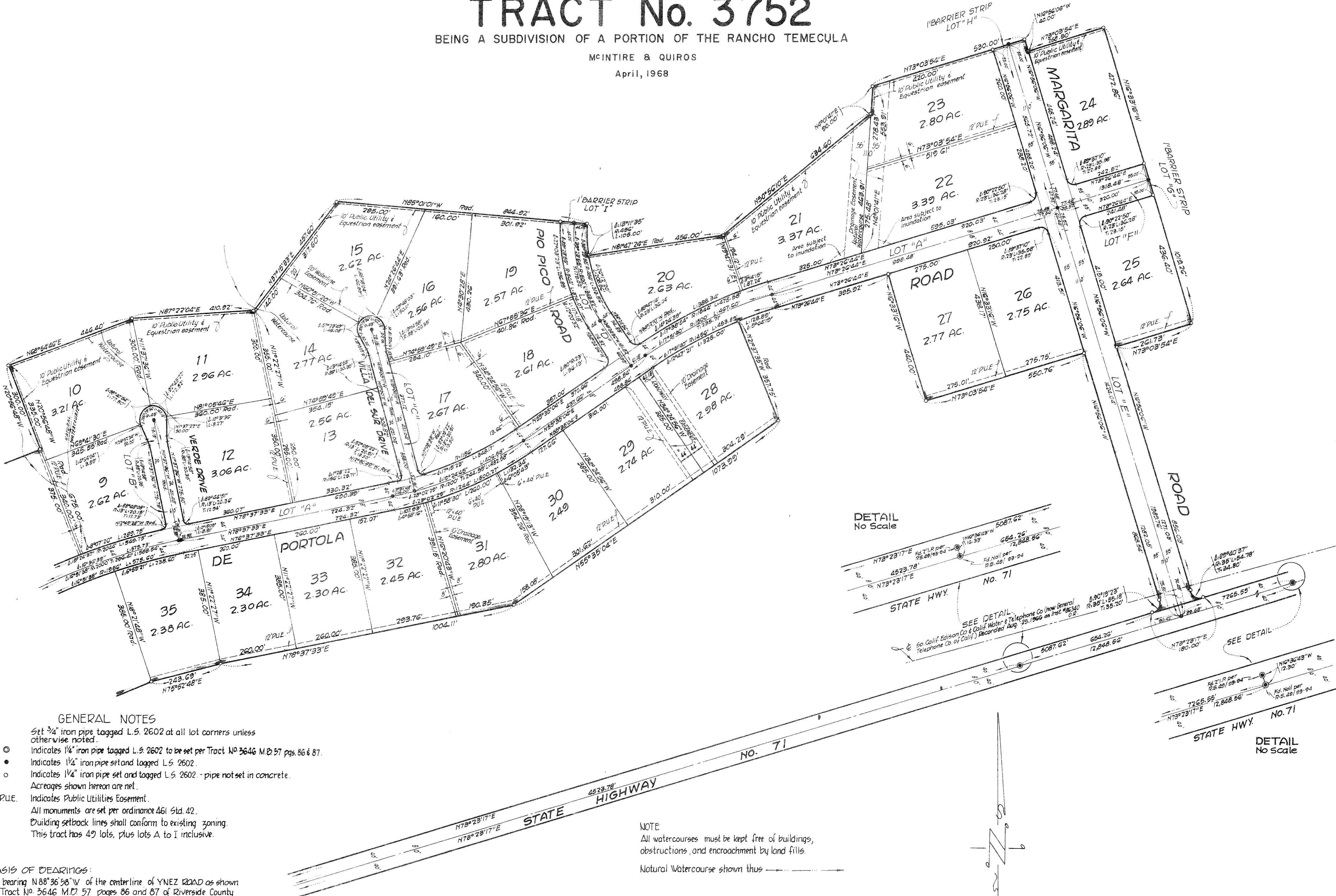


TRACT No. 3752

BEING A SUBDIVISION OF A PORTION OF THE RANCHO TEMECULA

MCINTIRE & QUIROS

April, 1968



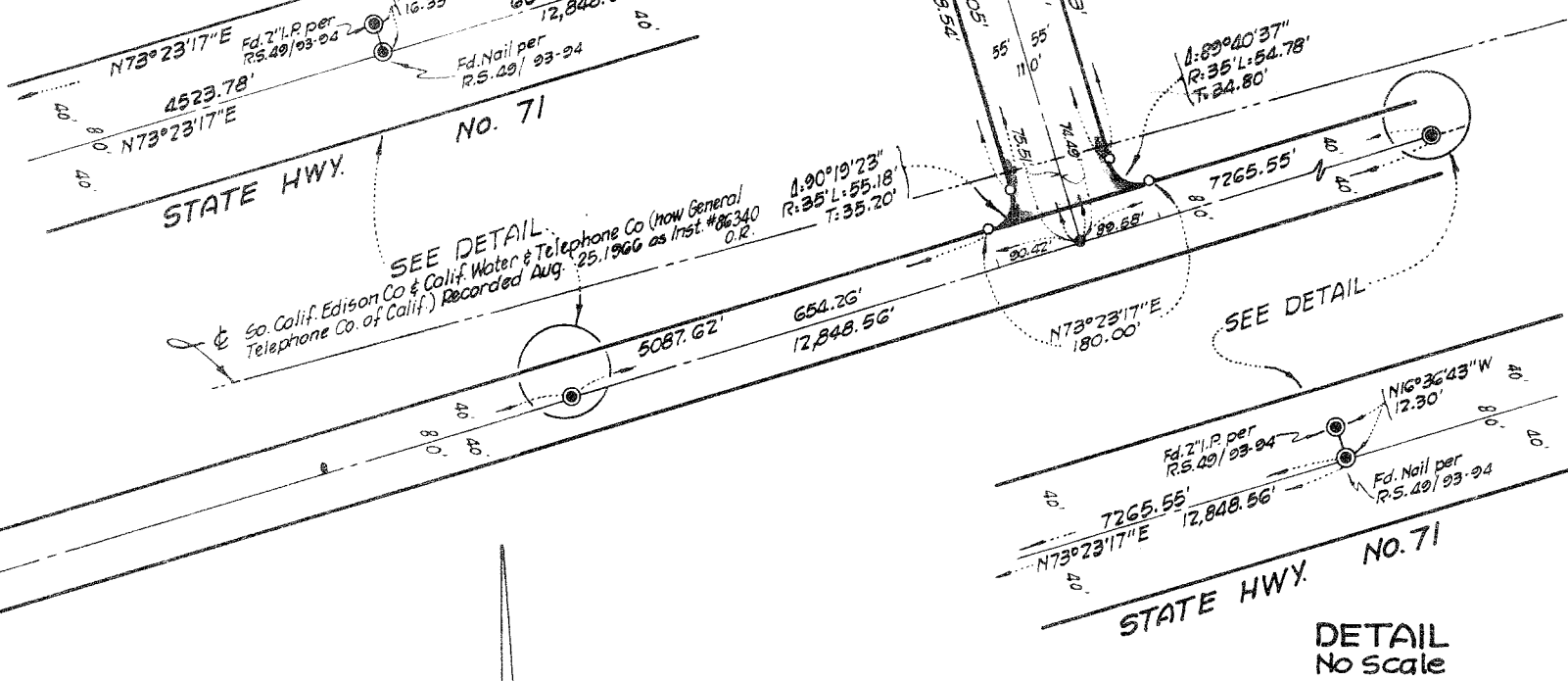
GENERAL NOTES

1. Set 3/4" iron pipe tagged L.S. 2602 at all lot corners unless otherwise noted.
2. ○ Indicates 1/4" iron pipe tagged L.S. 2602 to be set per Tract No. 3646 M.D. 57 pgs. 86 & 87.
3. ● Indicates 1/4" iron pipe set and tagged L.S. 2602.
4. ○ Indicates 1/4" iron pipe set and tagged L.S. 2602 - pipe not set in concrete.
5. Areas shown hereon are net.
6. P.U.E. Indicates Public Utilities Easement.
7. All monuments are set per ordinance 461 Std. 42.
8. Building setback lines shall conform to existing zoning.
9. This tract has 49 lots, plus lots A to I inclusive.

BASIS OF BEARINGS:

The bearing N 88° 36' 58" W of the centerline of YNEZ ROAD as shown on Tract No. 3646 M.D. 57 pages 86 and 87 of Riverside County was used as the basis of bearings for this map.
 Note: This survey is also based on Lambert grid bearings as indicated on Tract No. 3534 M.D. 54 Pgs. 25 to 30.

DETAIL
No Scale



NOTE
 All watercourses must be kept free of buildings, obstructions, and encroachment by land fills.
 Natural Watercourse shown thus