

PREPARED BY  
**McDaniel & Assoc.**  
CIVIL ENGINEERS & SURVEYORS  
501 North Anaheim Blvd.  
Anaheim, Calif. 92805.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# PARCEL MAP

BEING A DIVISION OF PARCELS 2 AND 3 AS SHOWN BY A MAP ON FILE IN BOOK 11 OF PARCEL MAPS, PAGE 7, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA IN LOT 1 BLOCK 3 OF THE SUBDIVISION OF SEC. 30, T.2S., R.4W., S.B.B.4M.

SEPTEMBER 1976

SCALE 1" = 30'

## RECORDER'S CERTIFICATE

FILED THIS 18 DAY OF November 1976  
AT 1:00 P.M. IN BOOK 29 OF PARCEL MAPS  
AT PAGE 11 AT THE REQUEST OF THE CITY ENGINEER  
FEE \$ 5.00 W. D. BALOGH, COUNTY RECORDER

No. 177754 BY: Harold C. Benke  
DEPUTY  
SUBDIVISION GUARANTEE Safe Co.

### ENGINEERS CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF DAVID HORNE ON AUGUST 23, 1976. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF.

A. R. McDaniel 9-6-76  
A. R. Mc DANIEL R.C.E. 9808

### OWNERSHIP CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF, OR HAVE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARY OF THE SUBDIVISION SHOWN ON THIS MAP. THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID REAL PROPERTY, THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE COLORED BOUNDARY LINE.

UNIVERSITY PLAZA, A LIMITED PARTNERSHIP  
BY: David Horne AND Bernard Granz  
PARTNER (DAVID HORNE) PARTNER (BERNARD GRANZ)

### CITY ENGINEERS CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 17<sup>th</sup> DAY OF November 1976. FOR CONFORMANCE WITH TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE AND WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

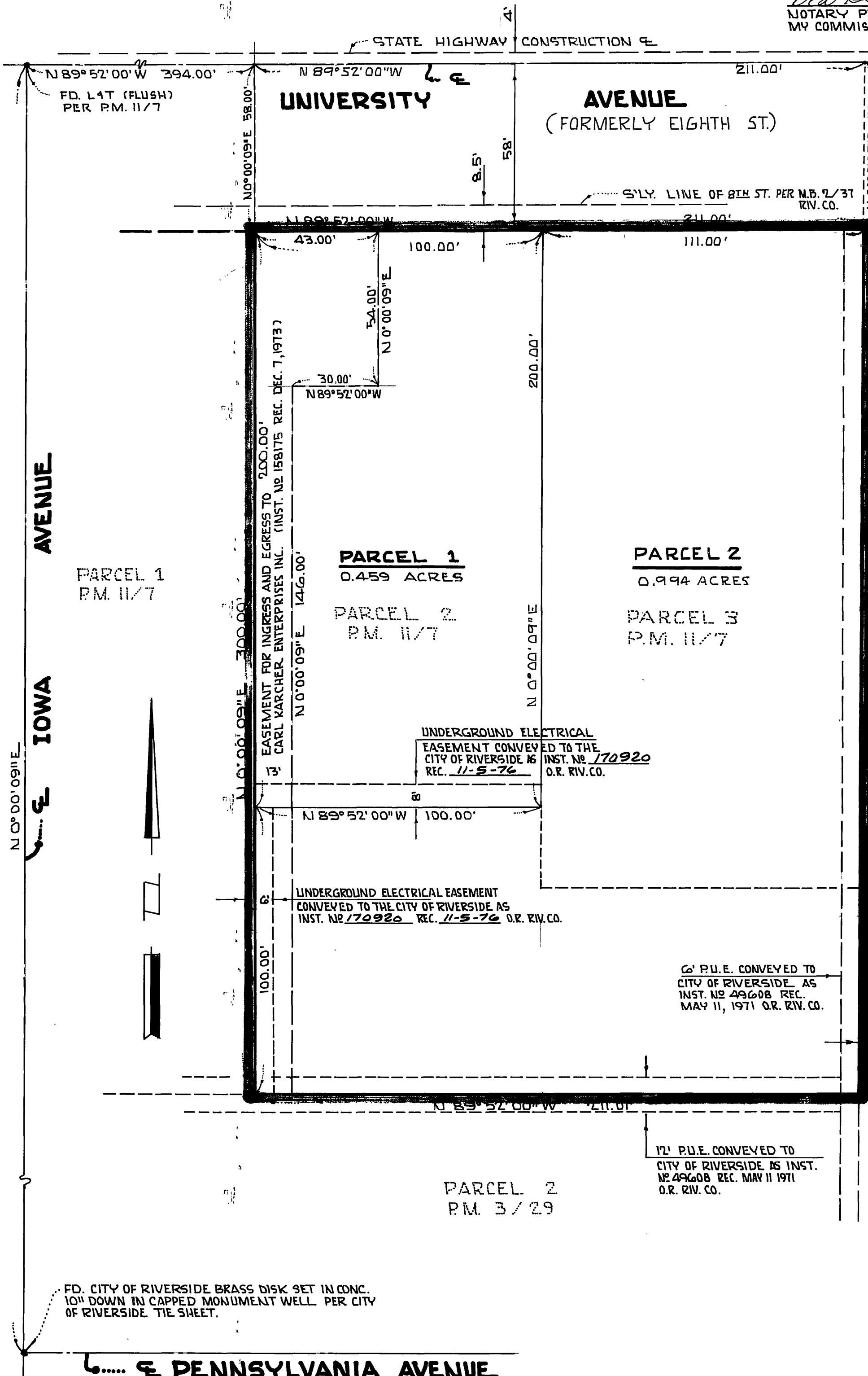
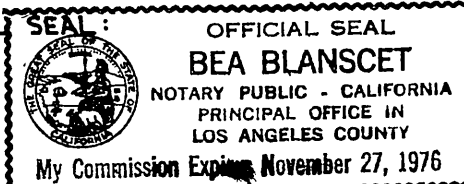
JAMES F. MARTINEK, CITY ENGINEER R.C.E. 8134

BY: J. Martinek  
TENTATIVE MAP APPROVED DECEMBER 18, 1975

STATE OF CALIFORNIA } ss  
COUNTY OF LOS ANGELES }

ON THIS 8<sup>th</sup> DAY OF SEPTEMBER 1976, BEFORE ME BEA BLANSCHET A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED DAVID L. HORNE AND BERNARD GRANZ KNOWN TO ME TO BE THE PARTNERS OF THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL  
Bea Blanchet  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY COMMISSION EXPIRES NOV. 27 1976



### SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436(b)(1) OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING ARE OMITTED.

CARL KARCHER ENTERPRISES, INC A CALIFORNIA CORPORATION, HOLDER OF A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY DEED RECORDED AS INST. NO 158175, DEC. 7 1973, O.R. RIV. CO.

PURSUANT TO THE PROVISIONS OF SECTION 66436(b)(3)(i) OF THE SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLLOWING ARE OMITTED.

GULF OIL CORPORATION A CORPORATION, OWNER OF OIL AND MINERAL RIGHTS BY DEED RECORDED JULY 17, 1967 AS INST. NO 61599, O.R. RIV. CO.

PURSUANT TO THE PROVISIONS OF SECTION 66436(b)(1) OF THE SUBDIVISION MAP ACT. THE SIGNATURE OF THE FOLLOWING HAVE BEEN OMITTED THE CITY OF RIVERSIDE. SO. CAL. GAS CO. AND PACIFIC TELEPHONE CO. FOR EASEMENTS RESERVED IN DEED RECORDED AUGUST 11, 1966 AS INST. NO 81702. O.R. RIV. CO.

### UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

THE EASEMENT BEING A 6.00 FT. AND 12.00' EASEMENT FOR PUBLIC UTILITIES PER DEED RECORDED AS INST. NO 49608. MAY 11, 1971, O.R. RIV. CO; AND FOR ELECTRIC AND WATER EASEMENTS RESERVED BY THE CITY OF RIVERSIDE IN DEED RECORDED AUGUST 11 1966, AS INST. NO 81702, O.R. RIV. CO. DATED THIS 6 DAY OF November 1976

EVERETT C. ROSS BY Everett C. Ross  
DIRECTOR OF UTILITIES

### UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:  
WATER FACILITIES: ALL FRONTAGE FEES HAVE BEEN PAID FOR PARCELS NO 1 AND NO 2  
ELECTRIC FACILITIES: NO UNDERGROUND ELECTRIC FRONT FOOTAGE FEES REQUIRED.  
EASEMENTS: ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED THIS 6 DAY OF November 1976  
EVERETT C. ROSS BY Everett C. Ross  
DIRECTOR OF PUBLIC UTILITIES

PARCEL 2  
R.S. 52/57

12' P.U.E. CONVEYED TO CITY OF RIVERSIDE AS INST. NO 43620 REC MAY 19, 1967

### ENGINEERS NOTES

- 1. BASIS OF BEARINGS IS THE CENTERLINE OF IOWA AVENUE TAKEN AS N 0° 00' 09" E AS SAME AS SHOWN IN MAP ON FILE IN BOOK 3 OF PARCEL MAPS, PAGE 29, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
- 2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THIS

FD. CITY OF RIVERSIDE BRASS DISK SET IN CONC. 10" DOWN IN CAPPED MONUMENT WELL PER CITY OF RIVERSIDE TIE SHEET.