

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA
PARCEL MAP 10,443
SHOWING PORTIONS OF LOTS 8, 9 & 10 IN BLOCK 2 OF LANDS OF RIVERSIDE
LAND & IRRIGATING CO. IN BOOK 1 PAGE 70 OF MAPS, SAN BERNARDINO CO. RECORDS
SEPTEMBER, 1977 **ERNEST PINTOR LAND SURVEYOR** SCALE: 1" = 100'
RIVERSIDE, CALIFORNIA.

OWNER'S CERTIFICATE
We hereby certify that we are the owners of the land included within this 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 this Parcel Map as shown within the colored border line. We hereby dedicate to public use for street purposes, Lot "A" through "B" inclusive.
VAN BUREN VENTURES, A PARTNERSHIP.
BY: NEVADA INVESTMENT AND DEVELOPMENT COMPANY INC. A NEVADA CORPORATION
George Reade PRESIDENT
BY: OLD SAIL COMPANY A CALIFORNIA CORPORATION.
Thacher Threlkeld PRESIDENT.
CHICAGO TITLE INSURANCE COMPANY, A MISSOURI CORPORATION, AS TRUSTEE.

J. O. Brunett Robert L. Davis
Asst. Vice President Asst. Secretary

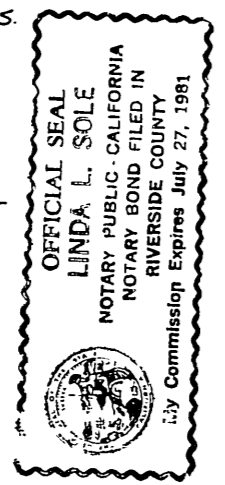
NOTARY ACKNOWLEDGEMENT
State of California } 9.5
County of Riverside }
On this 8th day of March, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared, George Reade known to me to be the President and Thacher Threlkeld known to me to be the Secretary of Nevada Investment and Development Co. Inc. and Thacher Threlkeld known to me to be the President of Old Sail Company, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporations, said corporations being known to me to be the partners of Van Buren Ventures, the partnership that executed the within instrument, and acknowledged to me that such corporations executed the same as such partners and that such partnership executed the same.
WITNESS my hand and official seal.
My commission expires: 6-24-81
Linda Regehr
Notary Public in and for County and State.

NOTARY ACKNOWLEDGEMENT
State of California } 9.5
County of Riverside }
On this 9th day of February, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared, J. O. Brunett known to me to be the Asst. V.P. and Robert L. Davis known to me to be the Asst. Secretary of Chicago Title Insurance Company as trustee, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation there in 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.
WITNESS my hand and official seal.
My commission expires 7/27/81
Linda L. Sole
Notary Public in and for said County and State.

UTILITIES CERTIFICATE
I hereby certify as follows:
Water Facilities
No fees and charges have been paid for Parcel No. 1
Electric Facilities
No fees have been paid for Parcel No. 1.
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. The existing 20' pipeline easement and pipeline must be protected or relocated at the developer's expense per City of Riverside.
EVERETT C. ROSS
Director of Public Utilities
Dated: March 29, 1978

Fd 1 1/4 Brass disc w/punch hole per RS 43/29, flush

Fd 1 1/4 Brass disc per RS 51/83 dn 3



24' granted to City of Riverside for St. purposes per deed rec. in book 222 page 195 of deeds, Riv. Co. Records.

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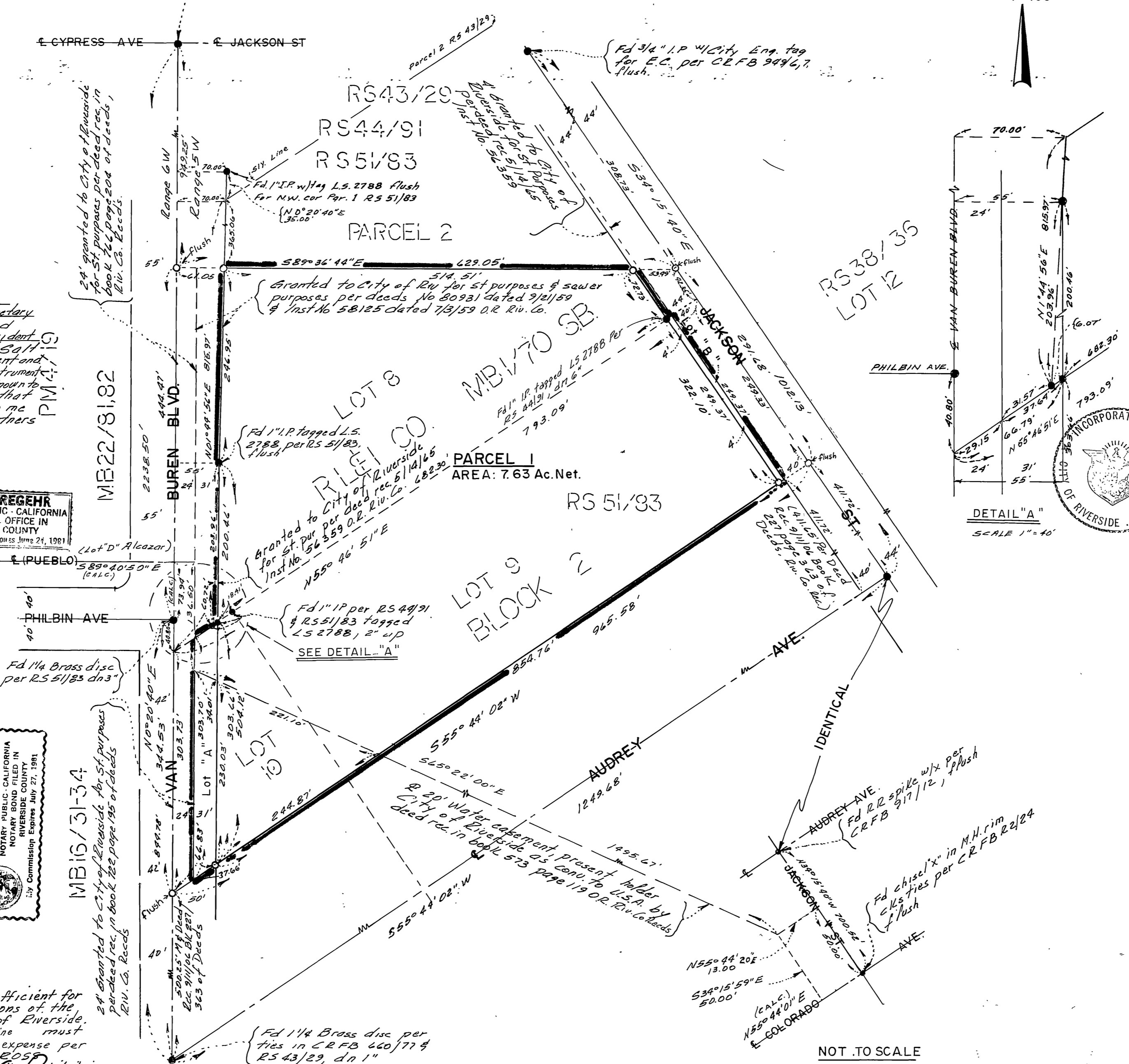
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RECORDER'S CERTIFICATE
Filed this 5th day of April, 1978, at 3:55 P.M. in Book 48 of Parcel Maps, of page 33 at the request of the City Engineer
W.D. Balogh
County Recorder
No. 65072
by Harold C. Beale Deputy
SUB. G'TEE: SAFECO TITLE INSURANCE CO.
CITY ENGINEER'S CERTIFICATE
This map has been examined this 29th day of March, 1978, for conformance with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code.
Having City Engineer
Robert C. Wales R.C.E. 18793
by Robert C. Wales

Tentative Parcel Map approved 7-21-77.
SURVEYOR'S CERTIFICATE
This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act, at the request of Allen Cooke on August 15, 1977. I hereby state that the parcel map procedures of the local agency have been complied with and that this parcel map conforms to the approved tentative map and the conditions of approval which were required to be fulfilled prior to the filing of the parcel map.
Ernest Pintor
ERNEST PINTOR L.S. 3259

CITY CLERK CERTIFICATE
Resolved that this map consisting of one (1) sheet be and the same is hereby accepted as the Final Map of Parcel Map 10,443, and the streets are hereby accepted as public streets, and the City Clerk is hereby authorized and directed to attest said map by signing her name thereto as a 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 4th day of April, 1978.
City Clerk of the City of Riverside
by Alice A. Hare
Alice A. Hare

SURVEYOR'S NOTES:
● Indicates found monuments as noted
○ Indicates set 1" I.P. tagged L.S. 3259, up 2" unless otherwise noted.
Basis of Bearing taken from the R of Van Buren Blvd being N00°20'40"E per RS 43/29, Records of Riverside County, California.

UTILITIES EASEMENT CERTIFICATE
The City of Riverside being the owner of the following described easements does hereby consent to the making and filing of the annexed map.
1- Easement for water purposes conveyed to Riverside Water Co. by deed rec. Aug. 14, 1885 in Book 42, page 296, S.B. Co. Records
2- 20' Easement for water pipelines, conveyed to U.S.A. by deed rec. 3/31/43 in book 573 page 119 O.R. Riv. Co. California.

Director of Public Utilities
Everett C. Ross
Dated: March 29, 1978

P.M. 48/33

P.M. 48/33