

NOTARY ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }
On this ___ day of ___ 19 ___,
before me ___ a Notary Public in and for said County and State
personally appeared ___
known to me to be the ___ President and ___
the ___ Secretary of ___
a California Corporation, as ___ the
Corporation that executed the within instrument and
known to me 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 by-laws or a
resolution of its Board of Directors.
WITNESS my hand and official seal.
My Commission expires: ___
Notary Public in and for said County and State

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, STATE OF CALIFORNIA

PARCEL MAP 11602

Being a division of a portion of the N1/2 of the N.E. 1/4 of Section 12, T.3S., R.6W. of Sectionalized Survey of Rancho La Sierra on file in Map Book 6 Page 70 and a portion of Lot "J" (Babb Avenue) Alcazar Tract on file in Map Book 16 Pages 31, 32, 33 and 34, both Records of Riverside County, California.

July 1978

ROBERT L. TAYLOR - Civil Engineer
Riverside California

RECORDER'S CERTIFICATE

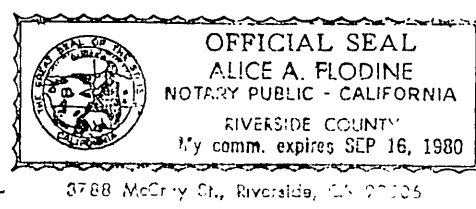
Filed this 29 day of Dec 19 78
at 9:00 in Book 58 of Parcel Maps
at Page 124 at the request of the
City Engineer.
Donald D. Sullivan County Recorder
By Jermara S. Helix
Deputy
No. 273420
Fee \$ 7.00
Sub. G'fee First American Title Insurance Co.

CITY ENGINEER'S CERTIFICATE

This map has been examined this 14th day of
DECEMBER 19 78, for conformance with the requirements
of Title 18 of the Riverside Municipal Code and with the
requirements of Subdivision Map Act.
ROBERT C. WALES, R.C.E. 18793
CITY ENGINEER
By William D. Gardner, R.C.E. 11405
Tentative Map approved. 12/8/77

NOTARY ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }
On this 28 day of JULY 19 78,
before me ALICE A. FLODINE a Notary Public
in and for said County and State, personally appeared
FRED J. TEUNISSEN DENA TEUNISSEN
WILLIAM JOHN TEUNISSEN GALE A. TEUNISSEN
known to me to be the persons whose names ARE
subscribed to the within instrument acknowledged to me
that THEY executed the same.
WITNESS my hand and official seal
My commission expires SEPTEMBER 16, 1980
Alice A. Flodine
Notary Public in and for said County and State



SIGNATURE OMISSION

Under the provisions of Section 66436(c) of the Subdivision Map Act, the following signatures have been omitted.

- 1. An easement over said land for the hereinafter specific purpose and incidental purposes, in favor of Riverside County Flood Control and Water Conservation District, in Instrument recorded August 26, 1976 as Inst. No. 126985 of Official Records of Riverside County, California. Said easement is for underground storm drain.
2. AN EASEMENT OVER SAID LAND FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE CO. FLOOD CONTROL AND WATER CONSERVATION DISTRICT, IN INSTR. REC'D MAR. 11, 1976 AS INSTR. NO 31802 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR UNDERGROUND STORM DRAIN.

UTILITIES CERTIFICATE

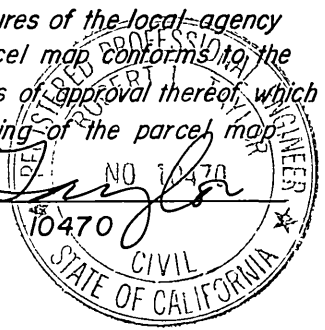
I hereby certify as follows:
WATER FACILITIES: Water connection Charges and frontage fees have been paid for Parcel No. 1. Frontage fees, water connection charges and Backup Facility Capacity Charges have been paid for Parcel No. 2 and No. 3.
ELECTRIC FACILITIES: No electric fees required.
EASEMENTS: 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.

EVERETT C. ROSS
Director of Public Utilities

Dated: 12-14-78 By Everett C. Ross

ENGINEER'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 Fred J. Teunissen on 6/4, 1978. 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 thereof which were required to be fulfilled prior to the filing of the parcel map.
8/2/78 Robert L. Taylor
ROBERT L. TAYLOR, R.C.E. 10470



OWNER'S CERTIFICATE

We hereby certify that we are all and the only parties having any record, title or interest in the land subdivided as shown hereon and we consent to the preparation and recordation of this Parcel Map and we hereby dedicate to the public use for street purposes Lot "A".

Fred J. Teunissen Dena Teunissen
Fred J. Teunissen Dena Teunissen

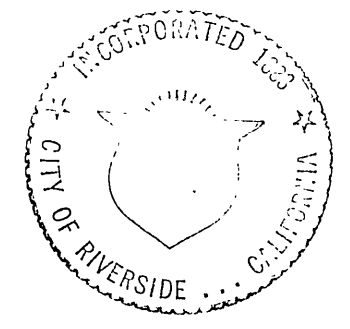
William John Teunissen Gale A. Teunissen
William John Teunissen Gale A. Teunissen

CITY CLERK'S CERTIFICATE

RESOLVED: That this map consisting of 2 sheets be and the same is hereby accepted as the final map of Parcel Map No. 11602 and the streets and easements are hereby accepted as public streets and easements and the City Clerk is hereby authorized and directed to attest said map by signing her name thereunto as 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 19th day of December, 1978.

ALICE A. HARE
City Clerk of the City of Riverside
By Alice A. Hare



UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP:

- 1. CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY FOR PIPELINES, DITCHES OR FLUMES, BY DEED RECORDED MARCH 18, 1926 IN BOOK 663 PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.
2. CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO SOUTHERN SIERRAS POWER COMPANY FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES BY DEED RECORDED JULY 19, 1928 IN BOOK 771 PAGE 511 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY, FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN INSTRUMENT RECORDED SEPTEMBER 13, 1963 AS INSTRUMENT NO 96851 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED Dec 14 1978

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

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 11602

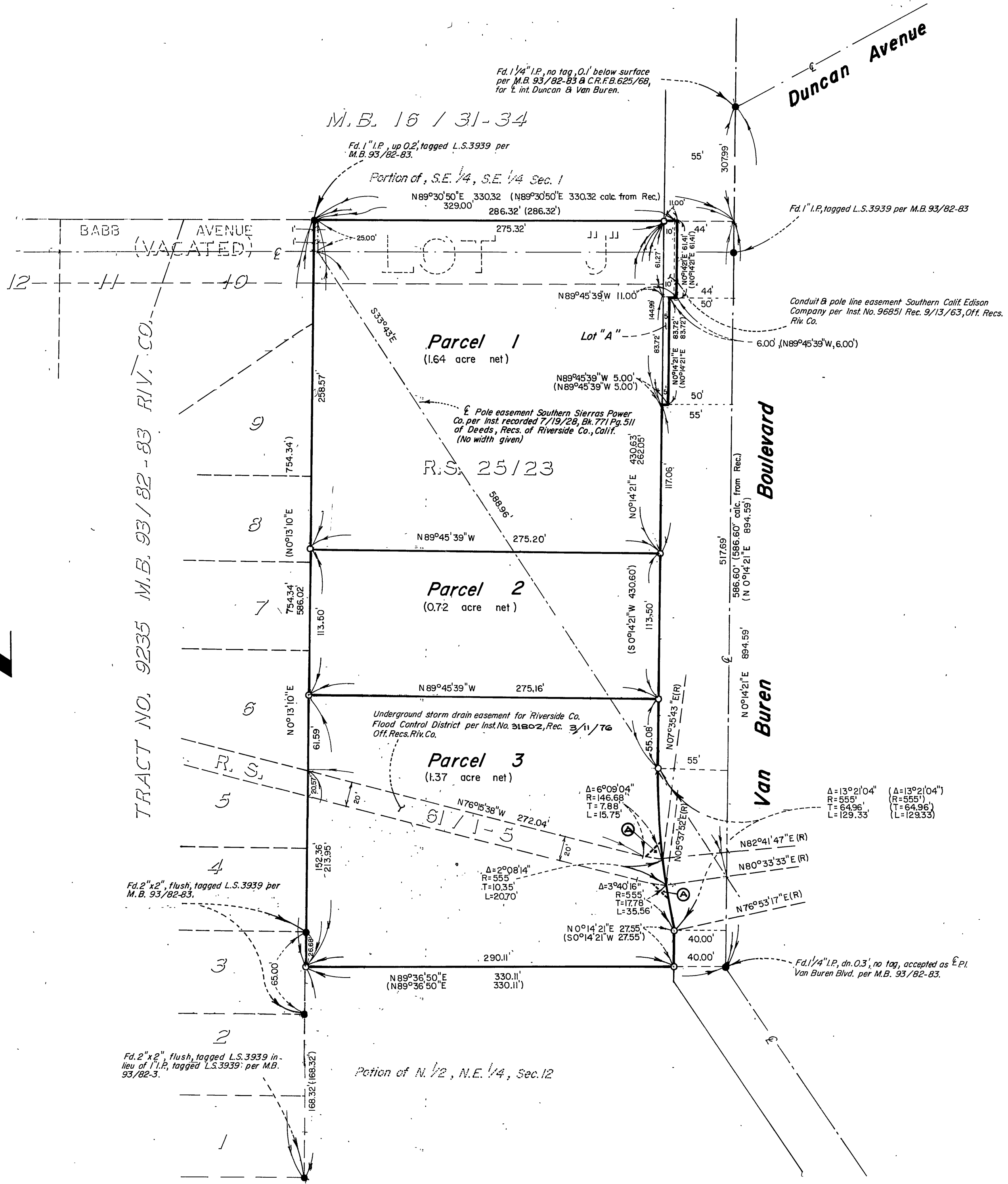
SHOWING A DIVISION OF A PORTION OF THE N 1/2 OF THE NE 1/4 OF SECTION 12, T. 3 S., R. 6 W., OF SECTIONALIZED SURVEY OF RANCHO LA SIERRA ON FILE IN MAP BOOK 6, PAGE 70 AND A PORTION OF LOT "J" (BABB AVENUE) OF ALCAZAR TRACT ON FILE IN BOOK 16 PAGES 31, 32, 33 AND 34, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

JULY 1978

SCALE 1" = 60'

Robert L. Taylor Civil Engineer
RIVERSIDE, CALIFORNIA

P.M. 58/96

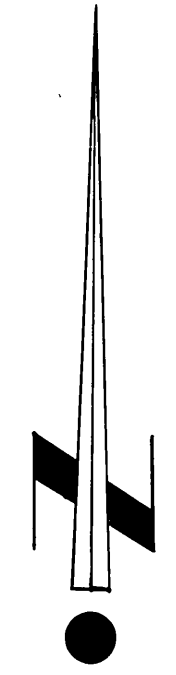


Engineer's Notes

- Denotes monuments found as noted.
- Denotes 1/4" I.P. set flush, unless otherwise noted, tagged R.C.E. 10470.
- () Denotes distances & bearings per M.B. 93/82-83, Riv. Co.

BASIS OF BEARINGS has been taken from the centerline of Van Buren Blvd. as shown per Tract No. 9235, Bk. 93 Pages 82-83 of Map Books, Records of Riverside Co., Calif., as being N0°14'21"E.

(A) UNDERGROUND STORM DRAIN EASEMENT FOR RIVERSIDE CO. FLOOD CONTROL DISTRICT PER INSTR. NO 126985, REC. 2/26/76 OFF. RECS. R.I.V. CO.



P.M. 58/96