

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD OF TITLE OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE COLORED BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET PURPOSES, LOTS "A", "B", "C" AND "D". WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES IN, UNDER, UPON, OVER AND ALONG PARCELS THROUGH TO INCLUSIVE THE EASEMENTS DESIGNATED AS "BLANKET P.U.E.". WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE AREAS DESIGNATED AS "12' SEWER EASEMENT". And further the undersigned owners, our successors and assigns in interest hereby relinquish to the City of Riverside, a Municipal Corporation all Vehicular Access Rights appurtenant to Parcels 1, 2 and 4 on the annexed Map, on over and across Magnolia Avenue adjoining said parcels except as noted on the annexed map.

C.T.S. PROPERTIES, a Joint Venture

By: T. & S. DEVELOPMENT, INC. a Joint Venturer, a California Corporation

Mark A. Thompson, President

FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation, as Trustee

Walter A. Hunter, Trust Vice President; Wayne A. Roy, Secretary

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 15817

SHOWING A DIVISION OF LOT 6 AND A PORTION OF LOT 3 IN BLOCK 39 OF R.L. & I. CO. LANDS PER MAP BOOK 1 PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS RIVERSIDE, CALIFORNIA

MARCH 1980

RECORDER'S CERTIFICATE

FILED THIS 29 DAY OF DEC 1980 AT 9:00 A.M. IN BOOK 86 OF PARCEL MAPS AT PAGES 42+43 AT THE REQUEST OF THE CITY ENGINEER.

FEE \$700; No 242031

DONALD D. SULLIVAN COUNTY RECORDER

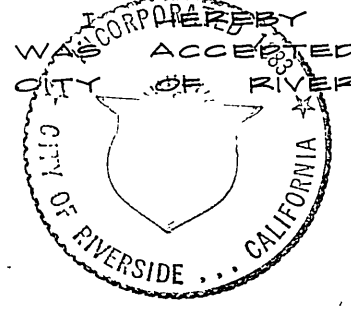
BY: Debbie Ann Stager

SUB'N G'TEE FIRST AMERICAN TITLE INSURANCE CO.

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME ARE HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 15817 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS EXCEPT LOT "D" WHICH IS HEREBY ACCEPTED AS 1' BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "C", AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF THE CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 23rd DAY OF December, 1980.



ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

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 AND LOCAL ORDINANCE AT THE REQUEST OF T. AND S. DEVELOPMENT, INC. ON AUGUST 1979. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: 3/17/80

Ernest N. Webb R.C.E. 9876

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 23rd DAY OF December, 1980 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

ROBERT C. WALES R.C.E. 18793 CITY ENGINEER

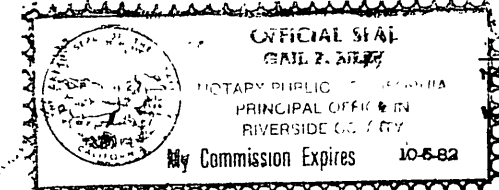
BY: Robert C. Wales

TENTATIVE MAP APPROVED JANUARY 17, 1980

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s. COUNTY OF RIVERSIDE } On this 19th day of December, 1980 before me the undersigned a Notary Public in and for said State, personally appeared Mark A. Thompson, known to me to be the President of T. & S. DEVELOPMENT, INC., a California Corporation, the CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, SAID PERSONS BEING KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING KNOWN TO ME TO BE ONE OF THE JOINT VENTURERS OF C.T.S. PROPERTIES, THE JOINT VENTURE THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME BOTH INDIVIDUALLY AND AS JOINT VENTURER OF SAID JOINT VENTURE AND THAT SAID JOINT VENTURE ALSO EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

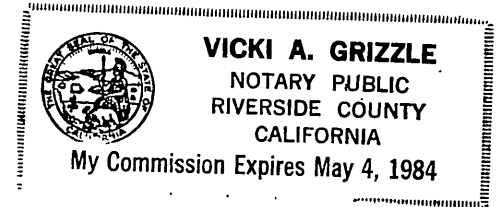


Mark A. Thompson, Notary Public in and for said State My Commission Expires OCTOBER 5, 1982

NOTARY ACKNOWLEDGEMENT

State of California } s.s. County of Riverside } On this 22nd day of December, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared Frederick W. Johnston and Wayne A. Roy, known to be the Asst. Pres. and Asst. Sec. respectively of the Corporation that executed the within instrument, on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the same and acknowledged to me that such Corporation executed the within instrument pursuant to its By-Laws or a Resolution of its Board of Directors, as Trustee

WITNESS my hand and Official seal.



Vicki A. Grizzle, Notary Public in and for said State My Commission expires 5/4/84

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS: WATER AND ELECTRIC FACILITIES

THE OWNED/DEVELOPER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS.

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: Dec. 22, 1980 BY: Don Campbell for E. Ross

UTILITIES EASEMENT CERTIFICATE

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) A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS. SAID EASEMENT NOW VESTS IN THE CITY OF RIVERSIDE AS SUCCESSOR TO THE RIVERSIDE WATER COMPANY.
(2) CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO SOUTHERN CALIF. EDISON CO. FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES BY DEED RECORDED DECEMBER 12, 1947 IN BOOK 875 PAGE 691 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
(3) CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO SOUTHERN CALIF. EDISON CO. FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES BY DEED RECORDED FEBRUARY 28, 1948 IN BOOK 894 PAGE 332 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES

DATED Dec 22, 1980 BY: Don Campbell for E. Ross

SIGNATURE OMISSION

UNDER THE PROVISIONS OF SECTION 66430 (C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

- (1) AN EASEMENT FOR THE HERINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF EUGENE HOWELL DALY, ET AL., IN INSTRUMENT RECORDED SEPTEMBER 22, 1914 IN BOOK 360 PAGE 387 OF DEEDS AND BY MESNE DEEDS OF RECORD, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

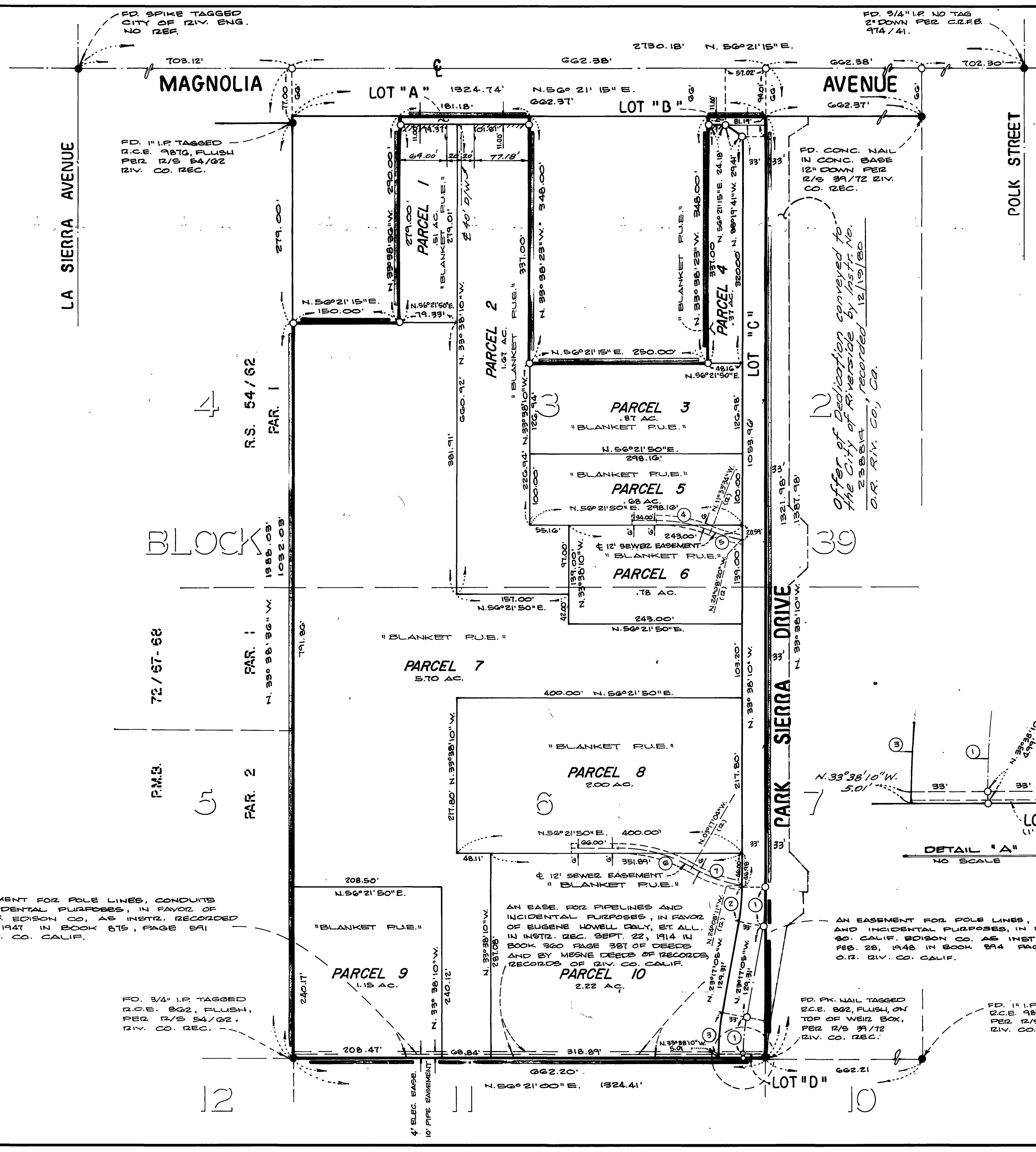
P.M.B.86/42

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP NO. 15817
SHOWING A DIVISION OF LOT 6 AND A PORTION OF LOT 3 IN BLOCK 39 OF R.L. & I. CO. LANDS PER MAP BOOK 1 PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

MARCH 1980

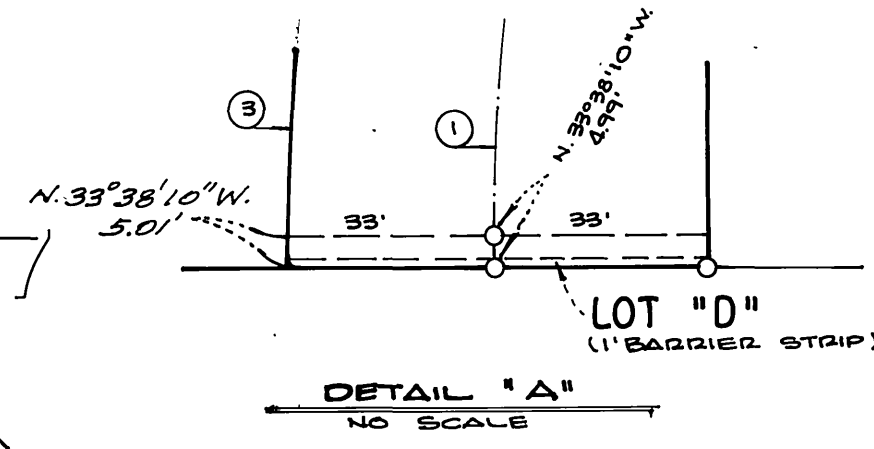
SCALE: 1" = 100'



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE NORTHEASTERLY LINE OF PARCEL 1 TAKEN AS N. 33°38'30"W. AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 54 OF RECORDS OF SURVEY AT PAGE 62 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● DENOTES FOUND MONUMENTS AS NOTED.
3. ○ DENOTES SET 1" IRON PIPE TAGGED R.C.E. 98TG, FLUSH.
4. SET 1" IRON PIPE, FLUSH, TAGGED R.C.E. 98TG AT ALL PARCEL CORNERS, UNLESS OTHERWISE NOTED.
5. SET STEEL PIN TAGGED R.C.E. 98TG IN TOP OF CURB AT ALL SIDE PARCEL LINES PROJECTED.
6. THIS PARCEL MAP CONTAINS 17.10 ACRES, GROSS.
7. LLLLLL Indicates Vehicular Access Rights Waived

Offer of Dedication conveyed to the City of Riverside by Instr. No. 23881, recorded 12/19/80 O.R. Riv. Co., Ca.



CURVE DATA				
№	Δ	R	T	L
1	10°21'05"	300.00'	27.17'	54.20'
2	10°21'05"	267.00'	24.19'	48.24'
3	10°21'05"	333.00'	30.16'	60.16'
4	22°04'36"	200.00'	39.01'	77.06'
5	12°34'46"	200.00'	22.04'	43.91'
6	30°21'06"	200.00'	54.25'	105.95'
7	20°51'01"	200.00'	36.80'	72.79'

AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, IN FAVOR OF SO. CALIF. EDISON CO. AS INSTR. RECORDED DEC. 12, 1941 IN BOOK 875, PAGE 591 O.R. RIV. CO. CALIF.

AN EASE. FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF EUGENE HOWELL DALY, ET AL. IN INSTR. REC. SEPT. 22, 1914 IN BOOK 320 PAGE 387 OF DEEDS AND BY MESNE DEEDS OF RECORDS, RECORDS OF RIV. CO. CALIF.

AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, IN FAVOR OF SO. CALIF. EDISON CO. AS INSTR. RECORDED FEB. 28, 1948 IN BOOK 894 PAGE 332 O.R. RIV. CO. CALIF.

FD. 3/4" I.P. TAGGED R.C.E. 892, FLUSH, PER R/S 54/62, RIV. CO. REC.

FD. PK. NAIL TAGGED R.C.E. 892, FLUSH, ON TOP OF WEIR BOX, PER R/S 39/72, RIV. CO. REC.

FD. 1" I.P. TAGGED R.C.E. 98TG, 6" DOWN PER R/S 39/72, RIV. CO. REC.