

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Parcel Map as shown within the colored border. We hereby dedicate to public use for street and public utility purposes, Lots "A" and "B".

TEQMAR ENTERPRISES, a General Partnership

James F. Davidson, Jr. James W. Miller
General Partner General Partner

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as Trustee under Deed of Trust Rec. Jan. 30, 1981 as Inst. No. 17186, O.R. Riv. Co., Co.

Notary signatures and seals for Agnes P. Brown and another notary.

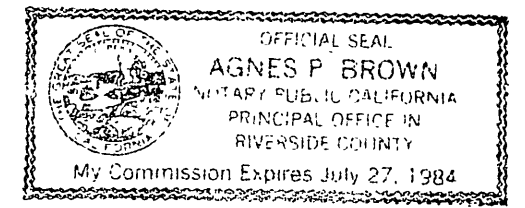
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss

On this 25th day of February, 1981, before me, Agnes P. Brown a Notary Public in and for said County and State, personally appeared James F. Davidson, Jr. and James W. Miller known to me to be two 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.

My commission expires on 7/27/84.



Agnes P. Brown
Notary Public in and for said County and State

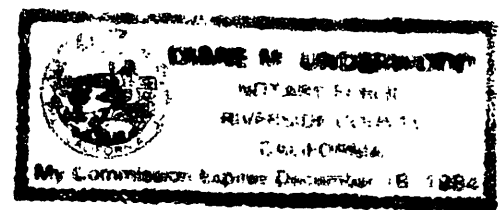
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss

On this 26th day of February, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donald H. Gowan, known to me to be the President, and Donald H. Key, known to me to be the Secretary of FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

My commission expires 12-18-84

WITNESS my hand and official seal.



Donald H. Gowan
Notary Public in and for said County and State

PARCEL MAP 11299

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA

BEING A DIVISION OF A PORTION OF LOTS 158 AND 159 OF THE LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS AT PAGE 3 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. IN JURUPA RANCHO.

SEPTEMBER 1980

J. F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

UTILITY EASEMENTS

The City of Riverside, being the owner of the below described Easements, hereby consents to the making and filing of the annexed map.

A right of way for construction and maintenance of all necessary water ditches, pipes or flumes for irrigation or domestic purposes, in favor of the City of Riverside, Successor in interest to Riverside Canal Company and Riverside Water Company, in Deed recorded April 26, 1882 in Book 28, page 635 and in Deed recorded August 14, 1885 in Book 42, pages 294 through 296, inclusive, respectively, both of Deeds, Records of San Bernardino County, California. Said right of way cannot be located from records.

Date March 13, 1981

EVERETT C. ROSS
Director of Public Utilities

By Everett C. Ross

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

Backup Facility Capacity Charges for 3 units have been paid for Parcel #1. Water fees and charges including Backup Facility Capacity Charges for 4 units have been paid for Parcel #2.

Electric Facilities

Electric fees have been paid for Parcels #1 and #2 but developer installed facilities have not been installed.

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: March 13, 1981

By Everett C. Ross

RECORDER'S CERTIFICATE

Filed this 25 day of MARCH, 1981, at 12:00 P.M. in Book 90 of Parcel Maps, at Pages 12+13 at the request of the City Engineer.

DONALD D. SULLIVAN, County Recorder

By Debbie Ann Stogers
Deputy

No. 52481

Fee \$ 7.00

Sub. G'tee First American Title Insurance Company

CITY ENGINEER'S CERTIFICATE

This map has been examined this 19th day of MARCH, 1981, 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

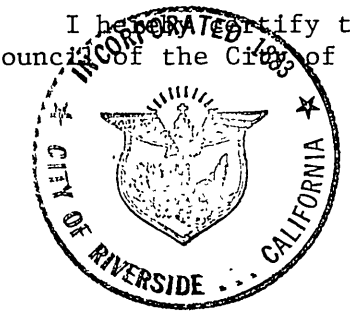
TENTATIVE MAP APPROVED October 20, 1977

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Two (2) sheets be, and the same is hereby accepted as the final map of P.M. No. 11299 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 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 24th day of March, 1981.



ALICE A. HARE
City Clerk of the City of Riverside, California

By Alice A. Hare

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 and local ordinance at the request of TEQUESQUITE ENTERPRISES on May 9, 1980.

I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

James F. Davidson, Jr. L.S. 3018

IN THE CITY OF RIVERSIDE  
RIVERSIDE COUNTY CALIFORNIA

# PARCEL MAP 11299

BEING A DIVISION OF A PORTION OF LOTS 158 AND 159  
OF THE LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION  
AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS AT PAGE  
3 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.  
IN JURUPA RANCHO.

SEPTEMBER 1980 SCALE: 1"=30'  
**J.F. DAVIDSON ASSOCIATES**  
RIVERSIDE, CALIFORNIA

### SURVEYOR'S NOTES

- Bearing are based upon the Centerline of Palm Avenue as being N. 28° 51' 00" E. per BRAEMAR TERRACE SUBDIVISION, filed in Map Book 39 Page 60, Records of Riverside County, California.
- Indicates Set 3/4" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted.
  - Indicates found monuments as noted.
  - Indicates record data per M.B. 39/60.

