

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 borderline. We hereby dedicate to public use for street and public utility purposes, Lot "A". Further we hereby dedicate for construction and maintenance of electrical public utility facilities, the area designated as "6' P.U.E.". Further we hereby dedicate to public use, the area designated as "20' EQUESTRIAN HIKING EASEMENT".

Arturo Fong, Agnes Fong, Willie Wong, Dorothy Wong

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as Trustee under Deed of Trust Rec. Feb. 3, 1977 as Inst. No. 18751, O.R. Riv. Co., Calif.

Wayne A. Ross, Asst. Sec'y

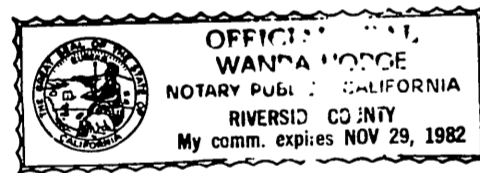
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF Riverside) SS

On this 10th day of March, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ARTURO FONG, AGNES FONG, WILLIE WONG and DOROTHY WONG

known to me to be the persons described in, and whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

My commission expires Nov. 29, 1982 Witness my hand and official seal.



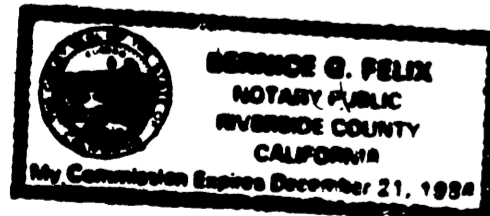
Wanda Hodge, Notary Public in and for said County and State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF RIVERSIDE) SS

On this 30th day of March, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Wayne A. Ross, known to me to be the Asst. 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 commissions expires 12/21/84 WITNESS my hand and official seal.



George G. Felix, Notary Public in and for said County and State

PARCEL MAP 10458

IN THE CITY OF RIVERSIDE RIVERSIDE COUNTY, CALIFORNIA

LOT 3 OF BLOCK 47, A PORTION OF ST. LAWRENCE STREET (VACATED) AND A PORTION OF LOT 4 OF BLOCK 44 OF "ARLINGTON HEIGHTS" AS SHOWN IN MAP BOOK 11 PAGES 20 & 21 SAN BERNARDINO COUNTY RECORDS.

J. F. DAVIDSON ASSOCIATES RIVERSIDE, CALIFORNIA OCTOBER 1979

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

No water fees collected for Parcel #1. Frontage fees, water connection charges, acreage fees and Backup Facility Capacity Charges have been paid for Parcel #2.

Electric Facilities

All electric fees have been paid 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: October 5, 1981

By: Everett C. Ross

CITY ENGINEER'S CERTIFICATE

This map has been examined this 5th day of OCTOBER, 1981, for conformance with the requirements of the Subdivision Map Act and Title 48 of the Riverside Municipal Code.

ROBERT C. WALES R.C.E. 18793 City Engineer

By: Robert C. Wales

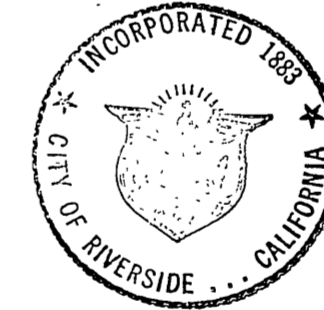
TENTATIVE MAP APPROVED July 21, 1977

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. 10458 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 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 13th day of October, 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 TO CHI ON on June 8, 1977.

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



SIGNATURE OMISSION

In accordance with Section 66436 (c)(1) of the Subdivision Map Act of the State of California, the signatures of the following easement holders have been omitted since their interest cannot ripen into fee.

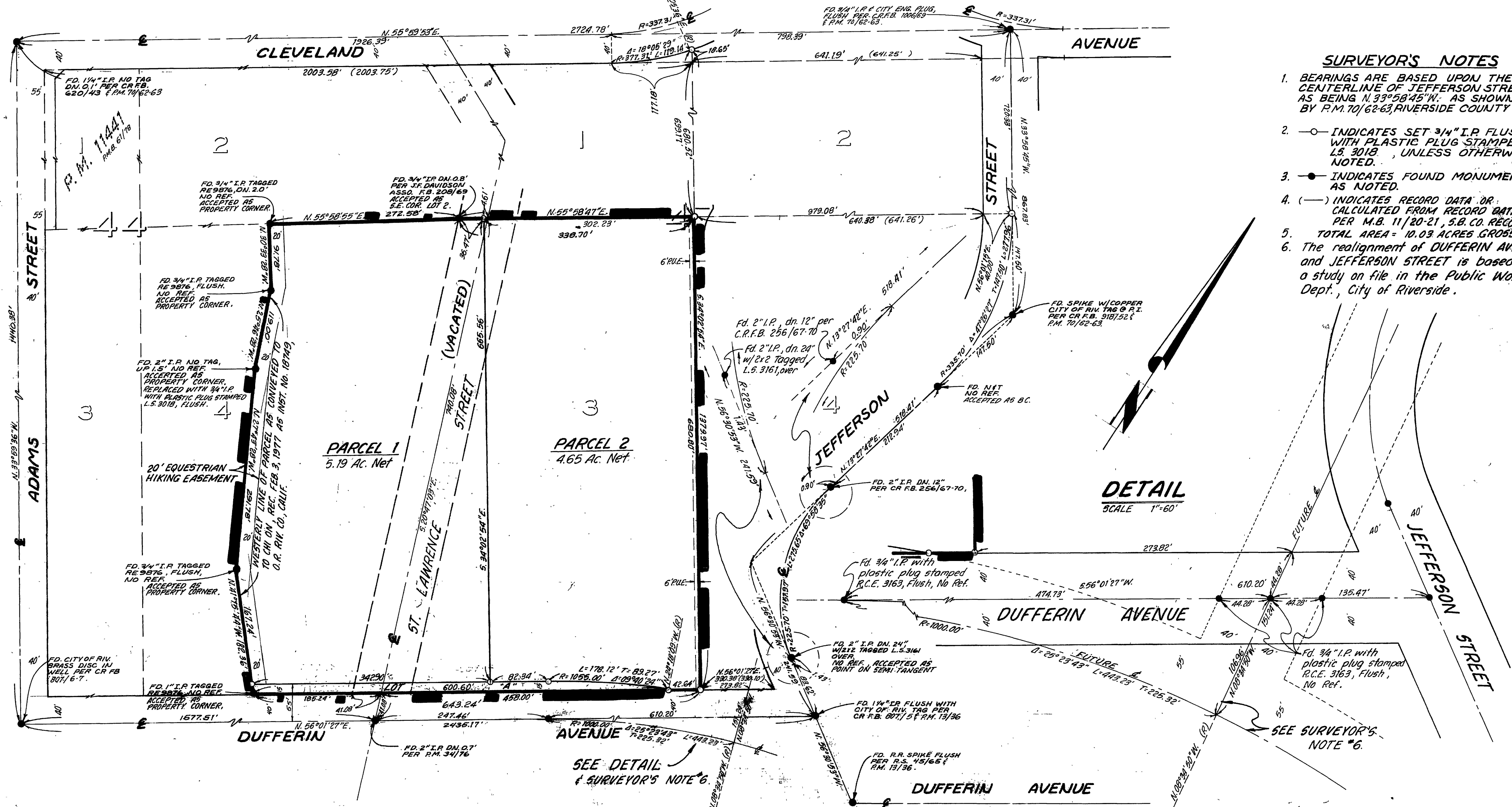
A right of way reserved to the Gage Canal Company, for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for the purpose of irrigation and domestic use; as reserved on the Map of Arlington Heights as shown by Map on file in Book 11 pages 20 and 21 of Maps, Records of San Bernardino County, California; the exact location thereof not being disclosed by the records.

9.6/100
P.M.B. 96/100

IN THE CITY OF RIVERSIDE
RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP 10458

LOT 3 OF BLOCK 47, A PORTION OF ST. LAWRENCE STREET (VACATED) AND A PORTION OF LOT 4 OF BLOCK 44 OF "ARLINGTON HEIGHTS" AS SHOWN IN MAP BOOK 11 PAGES 20 & 21 SAN BERNARDINO COUNTY RECORDS.

OCTOBER 1979
SCALE 1"=100'
J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA



- SURVEYOR'S NOTES**
1. BEARINGS ARE BASED UPON THE CENTERLINE OF JEFFERSON STREET AS BEING N. 33° 58' 45" W. AS SHOWN BY R.M. 70/62-63, RIVERSIDE COUNTY REC.
 2. ○ INDICATES SET 3/4" I.P. FLUSH WITH PLASTIC PLUG STAMPED L.S. 3018, UNLESS OTHERWISE NOTED.
 3. ● INDICATES FOUND MONUMENTS AS NOTED.
 4. (---) INDICATES RECORD DATA OR CALCULATED FROM RECORD DATA PER M.B. 11/20-21, S.B. CO. RECORDS.
 5. TOTAL AREA = 10.03 ACRES GROSS.
 6. The realignment of DUFFERIN AVENUE and JEFFERSON STREET is based on a study on file in the Public Works Dept., City of Riverside.

DETAIL
SCALE 1"=60'

P.M.B. 96/100