

MAP OF LANDS OF
J. F. MOULTON & H. B. PRAED
 SCALE 500 Ft. = 1 INCH
 SCALE OF ORIGINAL 200 Ft. = 1 INCH

This is to certify that the undersigned are the proprietors and owners of all that real property now situate in Riverside County but formerly in San Bernardino County, State of California, bounded and described as follows:

Consisting of (4) four plots of ground:

For the first plot of ground, commencing at the south east corner of Lot 1 Block 16, said south east corner adjoining upon Victoria Avenue as delineated upon a certain map of record filed at request of W.E. Pedley in Book 3 of Maps, page 5 and seq. Records of Riverside County, California; thence running along the southern boundaries of Lot 5 Block 17 N54°E 478 feet to the south east corner of said Lot 5 Block 17; thence across a gulch N54°E 20 feet, thence N54°E 55 feet, N54°E 20 feet, N34°E 380 feet, N54°E 350 feet, N54°E 465 feet, to the south east corner of Lot 1 Block 17; thence N77°E 75 feet to the south east corner of Lot 11 Block 17; thence N350 feet N57°E 630 feet, N310 feet to the north east corner of Lot 16 Block 18; thence running S65W 420 feet, S65W 85 feet, S25°W 175 feet, S41°W 150 feet, S56°W 220 feet, S56°W 225W, S56W 135 feet, S74W 165 feet, N88W 370 feet, S81W 75 feet, S66W 100 feet, S33W 100 feet, S45W 100 feet, S45W 55 feet, N70W 115 feet, S64W 100 feet, S51W 80 feet, S23°W 95 feet, S81W 80 feet, S10E 70 feet, S45E 55 feet, S33E 400 feet, S35E 130 feet, S14E 135 feet, S23W 15 feet, to the north west corner of Lot 10 Block 17; thence S23W 25 feet, S23W 860 feet, S48W 70 feet, S40 feet, S62°E 200 feet, S42°E 200 feet, S63°E 400 feet, S29E 323 feet to the point of beginning being the aforesaid south east corner of Lot 1 Block 16.

Block 11 referred to in the description below is Block 11: Lands of J. F. Moulton and H. B. Praed. Map whereof was filed in the office of the County Recorder of Riverside on the fifth day of September 1895.

For the second plot of ground commencing at the corner common to sections 19 & 30 T.3S. R.5W. & sections 24 & 25 T.3S. 6W. San Bernardino Meridian, said corner being also a corner of the Rancho el Sobrante de San Jacinto. Thence running S88°19'E 180 feet, S88°19'E 118 feet, S88°19'E 25 feet, S88°19'E 245 feet, S88°19'E 105 feet, S88°19'E 780 feet, S36E 95 feet, N40°E 60 feet, N36W 495 feet, S55W 630 feet, N88°19'W 105 feet, N36W 630 feet, N36W 80 feet, N36W 305 feet, S358 feet, S60 feet, S30 feet, to the north west corner of Lot 16 Block 11, thence S368 feet to the place of beginning being the aforesaid corner common to sections 19 & 30 T.3S. R.5W. & sections 24 & 25 T.3S. R.6W. San Bernardino Meridian. This plot comprises parts of Blocks 2 and 3 of the Riverside Trust Company's lands and is an addition to Block 11. And we hereby adopt the accompanying plat as an addition thereto.

FOR THE THIRD PLOT OF GROUND COMMENCING at the north east corner of Lot 9 Block 15 said north east corner adjoining upon Filmore Street as delineated upon a certain Map of record filed at request of W.E. Pedley in Book 3 of Maps, page 5 and seq. Records of Riverside County, California; thence running along the boundary of Lot 13 Block 15 N83°W 150 feet, S87W 154 feet, S56W 92 feet, N50°W 133 feet, N72°W 70 feet, S85°W 100 feet, to the south west corner of Lot 13 Block 15, thence running N46°E 855 feet, S91°E 420 feet, S33°E 310 feet, S24E 120 feet, S66°W 100 feet, S48W 205 feet, N38W 75 feet, N35W 90 feet, N50°E 55 feet, N21W 97 feet, N20°E 78 feet, N28E 170 feet, N33W 70 feet, N33°E 49 feet, N33°W 45 feet, S81W 107 feet, S22°W 86 feet, S77W 76 feet, N20°W 110 feet, N44W 100 feet, N26E 144 feet, N4E 185 feet, N48°W 90 feet, N31W 134 feet, N11°E 89 feet, S77E 145 feet, to the North east corner of Lot 12 Block 15; thence running N13°W 120 feet, N6E 270 feet, S6E 30 feet, S47E 600 feet, S68E 90 feet, N79°E 140 feet, S36E 40 feet to the point of beginning being the north east corner of Lot 9 Block 15.

FOR THE FOURTH PLOT OF GROUND Beginning at the north west corner of Lot 9 Block 16 said North west corner adjoining upon Filmore Street as delineated upon a certain map of record filed at the request of W.E. Pedley in book 3 of Maps, page 5 and seq. records of Riverside County, California. Thence running N36W 35 feet to the south west corner of Lot 17 Block 16; thence N36W 320 feet, N54E 660 feet, N34E 660 feet, N34E 660 feet, N54E 660 feet, to the north east corner of Lot 14 Block 16; thence S36E 600 feet, S65W 605 feet, S65W 605 feet, S65W 620 feet, S65W 620 feet, S65W 620 feet, S36W 50 feet, S36W 110 feet, to the aforesaid south west corner of Lot 17 Block 16; thence S36E to the point of beginning being the aforesaid north west corner of Lot 9 Block 16. The above described plot contains a part of Rancho el Sobrante de San Jacinto, and Lots 12, 3 & 4 in Block 69 of the Riverside Land and Irrigating Company, a map of which is of record in the office of the Recorder of San Bernardino County, California.

The above described plots contain a portion of the Rancho el Sobrante de San Jacinto, of the Riverside Land and Irrigating Company's Lands, and of the Riverside Trust Company's Lands and we hereby adopt the accompanying Map as a subdivision thereof. The undersigned hereby reserve to themselves, their heirs or assigns the right to use Taylor Street, Filmore Street, Cross Street, Boundary Lane, Cleveland Avenue and Victoria Avenue as delineated upon accompanying Map for the purpose of laying pipes or other conduits for conveying water across or along said streets and Avenues as well as the right to use said streets and Avenues for laying and maintaining street railways thereon and to run thereon cars propelled by horse, steam, electricity or other motive power. Neither the filing nor the filing and recording of this Map nor any reference thereto in any deed of conveyance shall be construed to give the right to any person, corporation or municipality except the undersigned or their heirs or assigns to abridge the above reservations.

We hereby further certify that the acreage contained in each lot is given in red; Lot numbers and dimensions in black and that this map is drawn to a scale of 200 feet to one inch, in witness whereof we have set our names this 20 day of Oct. 1899.

JOHN FLETCHER MOULTON AND HERBERT BULKLEY PRAED BY WILLIAM EVERARD PEDLEY AS THEIR ATTORNEY IN FACT

STATE OF CALIFORNIA }
 COUNTY OF RIVERSIDE } ss.

On this 20 day of Oct. in the year 1899 before me I.S. Logan a Notary Public in and for said County and State personally appeared William Everard Pedley personally known to me to be the person whose name is subscribed to the within instrument as the Attorney-in-fact of John Fletcher Moulton and Herbert Bulkley Praed and the said William Everard Pedley acknowledged to me that he subscribed the names of Herbert Bulkley Praed and John Fletcher Moulton thereto as principals and his own name as attorney-in-fact.

Witness my hand and seal of Office I.S. Logan Notary Public RIVERSIDE Co. Cal.



RECEIVED FOR RECORD OCT 20 1899 AT 25 MIN PAST 3 O'CLOCK PM
 AT NEWEST BY W.E. PEDLEY COMED IN BOOK NO 3 OF MAPS PAGE 5
 AT THE RECORDS OF RIVERSIDE COUNTY CALIFORNIA

