

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 501 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.

DATED Aug. 1, 1978
EVERETT C. ROSS
DIRECTOR OF PUBLIC UTILITIES

BY: Everett C. Ross

OWNERS CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE 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, AS SHOWN WITHIN THE COLORED BORDER AND WE HEREBY OFFER FOR DEDICATION FOR STREET PURPOSES LOTS "A" AND "B", AND FURTHER WE HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES, THE EASEMENT DESIGNATED AS "10" P.U.E."

CITY NATIONAL BANK, AS TRUSTEE

Robert D. Beaudry

TITLE INSURANCE AND TRUST COMPANY,
A CORPORATION, AS TRUSTEE.

Robert C. Wright
Asst. Secy.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON THIS 1st DAY OF August, 1978, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Robert C. Wright KNOWN TO ME TO BE THE Asst. Secy. AND C. Wright KNOWN TO ME TO BE THE Asst. Secy. OF 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 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 AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL



Dee Hardy
NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE
MY COMMISSION EXPIRES 9-21-1981
8611

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 12445

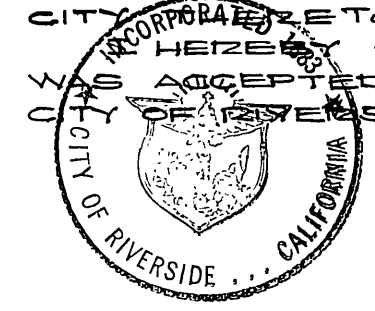
SHOWING A DIVISION OF LOTS 4 & 5 AND PORTIONS OF LOTS 3 & 8 IN BLOCK 29 AND A PORTION OF LOT LL (LYON AVENUE) OF LA SIERRA GARDENS PER MAP BOOK II PAGES 42-50, RECORDS OF RIVERSIDE COUNTY, CALIF. AND A PORTION OF LOT 16 IN BLOCK 42 OF THE RIVERSIDE LAND AND IRRIGATING CO. PER MAP BOOK I PAGE 70, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
MAY, 1978

CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 12445 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, AND THE 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.

HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 22nd DAY OF August, 1978.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

PUBLIC UTILITY CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES - NO FEES COLLECTED FOR PARCEL NO. 1.

ELECTRIC FACILITIES - NO 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
PUBLIC UTILITIES DIRECTOR

DATED Aug 1, 1978 BY Everett C. Ross

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }

ON THIS 15th DAY OF JUNE, 1978, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Robert C. Beaudry KNOWN TO ME TO BE THE Vice President AND Trust Officer OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID 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 AS TRUSTEE.

WITNESS MY HAND AND OFFICIAL SEAL.



Janis I. Kaufman
NOTARY PUBLIC IN AND FOR SAID COUNTY & STATE
MY COMMISSION EXPIRES 1-31-81

RECORDER'S CERTIFICATE

FILED THIS 23 DAY OF August, 1978 AT 2:00 P. M. IN BOOK 54 OF PARCEL MAPS AT PAGE 6 & 7 AT THE REQUEST OF THE CITY ENGINEER.

FEE \$7.00 DONALD D. SULLIVAN,
COUNTY RECORDER.
NO 178303 BY: Samera L. Hillix
DEPUTY

SUB'N. G'TEE TITLE INSURANCE AND TRUST COMPANY

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 AT REQUEST OF HAHN DEVCORP. IN APRIL, 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 FULLFILLED PRIOR TO THE FILING OF THE PARCEL MAP.

DATED April 7, 1978

John H. Staaf
JOHN H. STAAF R.L.S. 3481

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIFEN INTO FEE:

1. COUNTY OF SAN BERNARDINO, AN EASEMENT FOR PUBLIC HIGHWAY, BY DEED RECORDED FEBRUARY 3, 1977 IN BOOK R, PAGE 548 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

MITWORTH CORPORATION IN INSTRUMENT RECORDED DECEMBER 26, 1967 AS INSTRUMENT NO. 113293 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIF. HOLDER OF MINERAL RIGHTS AS RESERVED IN SAID INSTRUMENT.

CITY ENGINEERS CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 8th DAY OF August, 1978 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

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

BY: William D. Gardner, RCE 11405

TENTATIVE MAP APPROVED April 20, 1978

P.M. 54/6

P.M. 54/6

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 12445

SHOWING A DIVISION OF LOTS 4 & 5 AND PORTIONS OF LOTS 3 & 8 IN BLOCK 29 AND A PORTION OF LOT LL (LYON AVENUE) OF LA SIERRA GARDENS PER MAP BOOK 11, PAGES 42-50, RECORDS OF RIVERSIDE COUNTY, CALIF. AND A PORTION OF LOT 16 IN BLOCK 42 OF THE RIVERSIDE LAND AND IRRIGATING CO. PER MAP BOOK 1 PAGE 70 RECORDS OF SAN BERNARDINO COUNTY, CALIF.

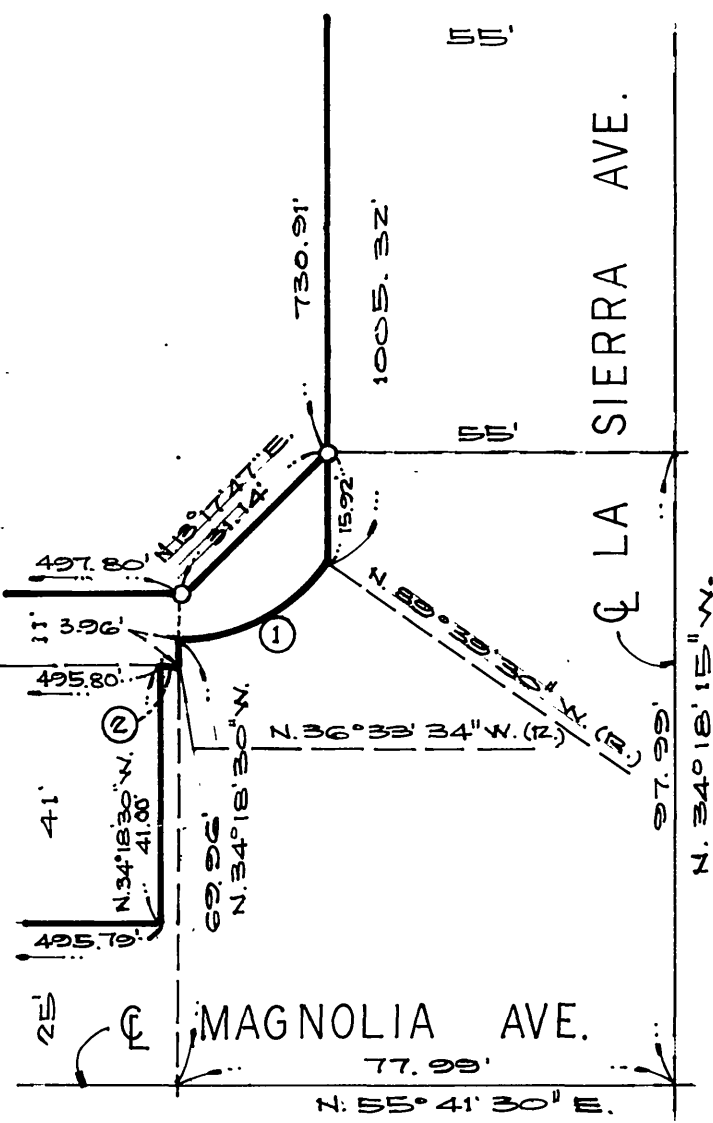
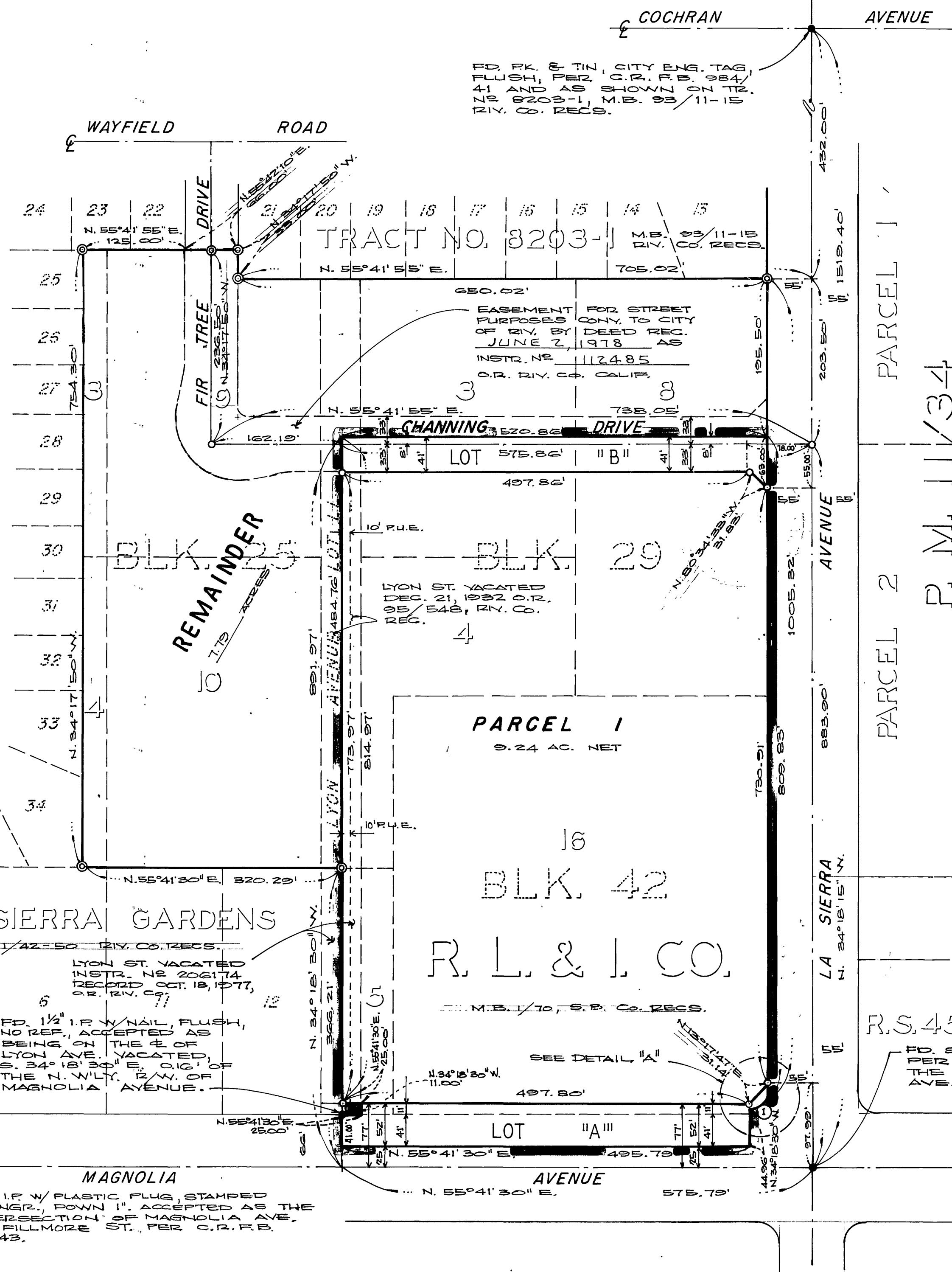
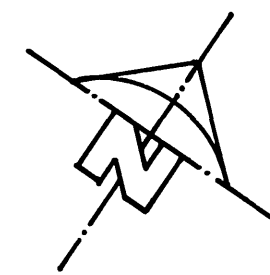
MAY 1978 ALBERT A. WEBB ASSOCIATES SCALE 1"=100'
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF LA SIERRA AVE. TAKEN AS N. 34° 18' 15" W. AS SHOWN ON MAP OF TRACT NO 8203-1 ON FILE IN BOOK 93 OF MAPS, AT PAGE 11 THROUGH 15 THERE OF, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.
2. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS 0.
3. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
4. 1" IRON PIPE TAGGED R.C.E. 22015 TO BE SET FLUSH, AT ALL POINTS SHOWN THUS ⊙, PER TR. NO 8203-1, M.B. 93/11-15, RIV. CO. RECORDS.

CURVE DATA

NO	A	R	T	L
①	55°21'00"	28.00	14.68'	27.05'
②	02°15'04"	50.00	0.98	1.96



DETAIL "A"
SCALE: 1" = 30'

TO 1" IRON PLASTIC FLUG, STAMPED CITY ENGR. DOWN 1". ACCEPTED AS THE INTERSECTION OF MAGNOLIA AVE. AND FILLMORE ST. PER C.R.F.B. 974/43.

R.S. 45/79

TO BRK. W/TIL, NO REF, FITS 2 TIED PER C.R.F.B. 980/72 ACCEPTED AS THE INTERSECTION OF MAGNOLIA AVE. & LA SIERRA AVE.

P.M. 54/7

P.M. 54/7