

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP 12433

Being a division of Parcel 1 of P.M. 5776 as shown per Map on file in Book 12 Page 96 of Parcel Maps, Records of Riverside County, Calif. Located in Section 18, T.3 S., R.4 W., S.B.M.

Scale 1" = 200' October 1978
Robert L. Taylor Civil Engineer

RECORDER'S CERTIFICATE

Filed this 21 day of March 1979, at 1:00 P.M. in Book 62 of Parcel Maps, at page 84, at the request of the of the County Clerk.

No. 56285
Fee \$5.00
Donald D. Sullivan, County Recorder
By: Sumner L. McClatchy Deputy
Subdivision Guarantee First American Title Ins. Co., Inc.

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 as the request of Bill J. Duncan on 2/27/78. 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 fulfilled prior to the filing of the parcel map.

Robert L. Taylor 10/23/78
ROBERT L. TAYLOR R.C.E. 10470

COUNTY SURVEYOR'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and local ordinance.
Dated: 3-8-79

A.E. Newcomb
A.E. NEWCOMB
COUNTY SURVEYOR

BOARD OF SUPERVISOR'S CERTIFICATE

The County of Riverside, State of California, by and through its duly authorized officers hereby approves said parcel map. The Offers of Dedication made hereon are hereby not accepted.
Dated March 13, 1979 County of Riverside, State of California

BY: J. L. B...
Chairman of the Board of Supervisors

ATTEST:

DONALD D. SULLIVAN
County Clerk and ex-officio Clerk of the Board of Supervisors

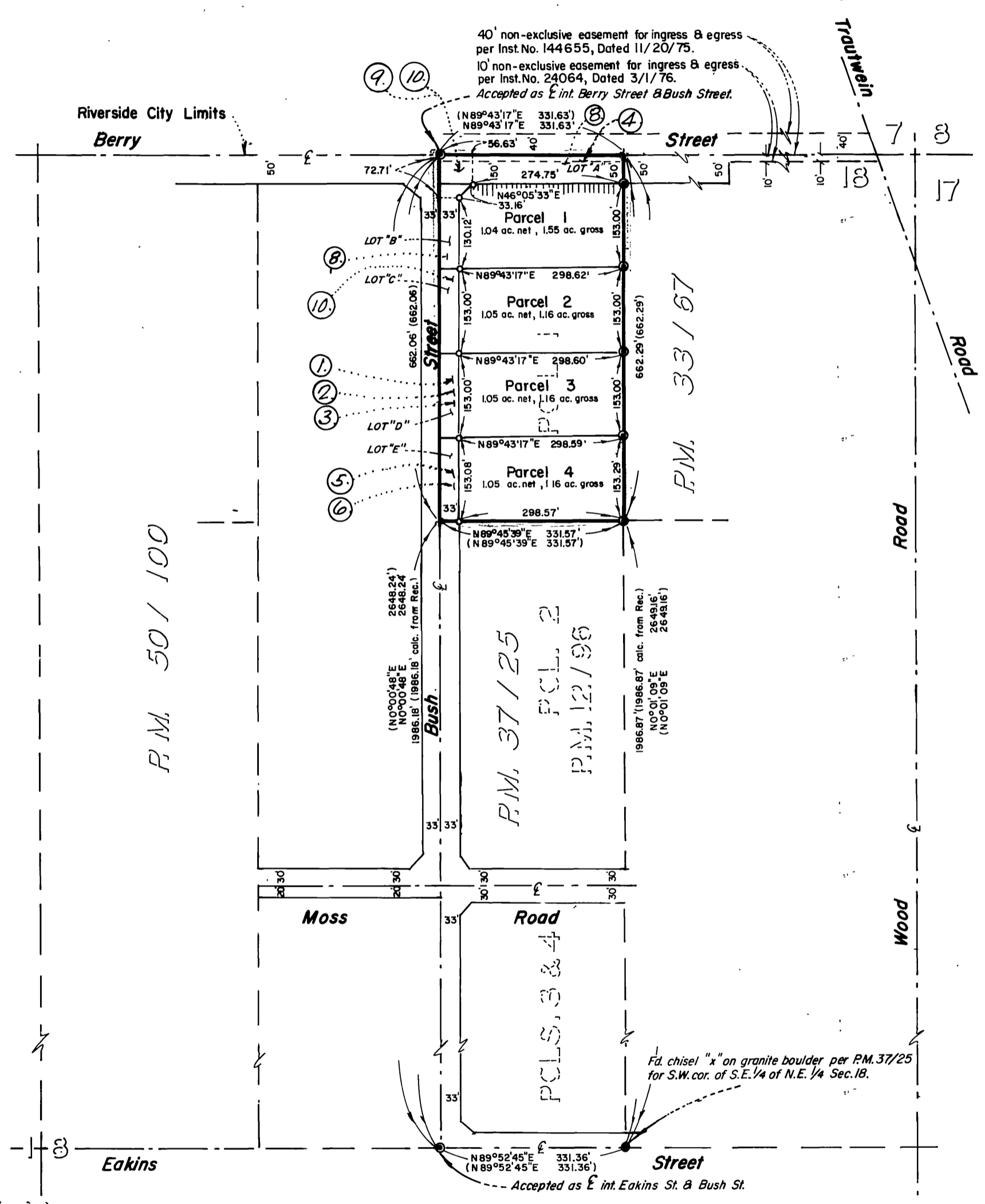
BY: Nancy Brown
Deputy

OWNER'S CERTIFICATE

We hereby certify that we are the owners of the land included within the subdivisions shown hereon, that we are the only persons whose consent is necessary to pass a clear title to said land and that we consent to the making and recording of this parcel map as shown within the colored border line. We hereby dedicate to public use for street and public utility purposes, Lots A through E inclusive. As a condition of Dedication of Lot A, Berry St., the owners of Parcel 1 abutting this highway and during such time will have no rights of access whatever as such except the general easement of travel.

Bill J. Duncan Katherine J. Duncan

Earl Gottfried, Trustee for the Earl Gottfried Trust



NOTARY ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }

On this 12 day of February 1979 before me Jody D. Tallis a Notary Public in and for said County and State, personally appeared:

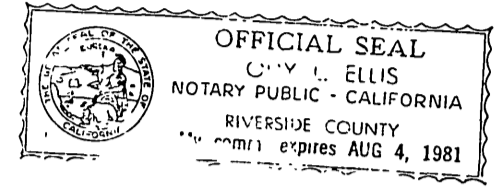
Bill Duncan, Katherine J. Duncan and Carl Gottfried

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

Witness my hand and official seal

Jody D. Tallis

Notary Public in and for said County & State My Commission Expires August 4, 1981



NOTARY ACKNOWLEDGEMENT

State of California } S.S.
County of Riverside }

On this ___ day of ___ 197___ before me ___ a Notary Public in and for said County and State personally appeared ___

known to me to be the ___ President and ___ known to me to be the ___ Secretary of ___ a California Corporation, as the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the 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.

Witness my hand and official.

Notary Public in and for said County & State My Commission expires: ___

ENGINEER'S NOTES

- Denotes monument found as noted.
- ⊙ Denotes 1/4" I.P. tagged R.C.E. 10470 found flush, unless otherwise noted per P.M. 33/67 & P.M. 37/25.
- Denotes 1/4" I.P. tagged R.C.E. 10470 set flush, unless otherwise noted.

BASIS OF BEARINGS has been taken from the centerline of Berry St as shown by P.M. 37/25, Records of Riverside Co. as being N89°43'17".

TTTT Denotes access rights restricted.

() Denotes distances & bearings per P.M. 37/25.

5.04 total gross acres.

EASEMENT NOTES

- Easement for road and public utility purposes to Basic Land Development Inc. per Inst. #25878, recorded 3/8/1965 (33' wide)
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- Easement for road and public utility purposes to Dominic Tavaglione per Inst. #78721, recorded 7/8/1965 (33' wide)
- Easement for road and public utility purposes to University Terrace, Inc. per Inst. #127036, recorded 12/12/1969 (40' wide)
- Declaration of Dedication for road and public utility purposes to Riverside County per Inst. #46343, recorded 5/19/1974
- Easement for pipelines to Western Municipal Water District per Inst. #133886, recorded 7/15/1977 (33' wide)
- Easement for pipelines to Western Municipal Water District per Inst. #168910, recorded 8/29/1977
- Easement for utilities to Southern California Edison Co. per Inst. #185130, recorded 9/20/1977 (North 50' & West 33')
- Easement for pipelines, ingress and egress to Western Municipal Water District per Inst. #216795, recorded 10/31/1977 (North 30')
- Easement for pipelines to Southern California Gas Co. per Inst. #239985, recorded 12/2/77 (North 50' & West 33')