

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# PARCEL MAP NO. 11852

BEING A DIVISION OF A PORTION OF LOTS 14, 15, & 16, BLOCK 36 AND LOTS 1 & 2, BLOCK 37 OF LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, & UBRUN PLACE, FORMERLY INDIANA AVENUE (VACATED).

ANACAL ENGINEERING CO.; ANAHEIM, CALIFORNIA.  
SEPTEMBER, 1978.

### RECORDER'S CERTIFICATE:

FILED THIS 9 DAY OF May 1979  
AT 9:50 am 76,77 & 78 M.  
BOOK 64 OF PARCEL MAPS AT  
THE REQUEST OF THE CITY ENGINEER  
FEE: \$980  
N<sub>o</sub>: 94984

DONALD D. SULLIVAN  
COUNTY RECORDER

By: Jamara S. McCoellan  
DEPUTY

SUB. G'TEE: TITLE INSURANCE AND TRUST

### OWNER'S CERTIFICATES:

WE HEREBY CERTIFY THAT WE ARE THE ONLY OWNERS 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 COLORED BORDER AND WE HEREBY OFFER FOR DEDICATION TO THE PUBLIC FOR STREET PURPOSES LOT "A"; FOR TRAFFIC SIGNALS AND APPURTENANCES, THE AREA DESIGNATED "TRAFFIC SIGNAL EASEMENT"; FOR PUBLIC UTILITY PURPOSES, THE AREAS DESIGNATED "PUBLIC UTILITY EASEMENT"; FOR SEWER PURPOSES, THE AREA DESIGNATED "SEWER EASEMENT"; AND FOR ELECTRICAL DISTRIBUTION PURPOSES, THE AREA DESIGNATED "10' ELECTRICAL EASEMENT"; AND FURTHER, THE UNDERSIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO PARCEL 1 AS SHOWN ON THE ANNEXED MAP, ON, OVER, AND ACROSS TYLER STREET ADJOINING SAID PARCEL. WE ALSO DEDICATE FOR SEWER PURPOSES THAT AREA DESIGNATED AS "EASEMENT FOR SEWER PURPOSES."

James R. Watson  
James R. Watson (as his sole and separate property)

David A. Dunn      Dianne S. Dunn  
David A. Dunn      Dianne S. Dunn

Kenneth D. Hinsvark      Madelyn Hinsvark  
Kenneth D. Hinsvark      Madelyn Hinsvark

TITLE INSURANCE AND TRUST COMPANY, a California corporation  
as Trustee

### 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 THE REQUEST OF DUNN & CO. IN JUNE, 1978 I HEREBY STATE THAT THE PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IF ANY.

DATED: SEPTEMBER, 1978.

C. J. Queyrel  
C. J. QUEYREL L.S. 2988

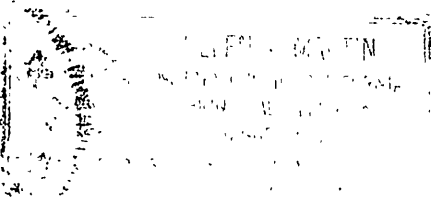
### CITY ENGINEER'S CERTIFICATE.

THIS MAP HAS BEEN EXAMINED THIS 18<sup>th</sup> DAY OF APRIL 1979 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

By: Robert C. Wales  
ROBERT C. WALES R.C.E. 18793  
CITY ENGINEER

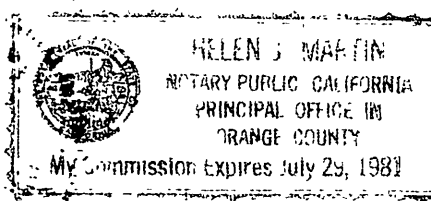
### NOTARY ACKNOWLEDGEMENTS.

STATE OF CALIFORNIA } S.S.  
COUNTY OF ORANGE }  
ON THIS 19<sup>th</sup> DAY OF MARCH, 1979 BEFORE ME, HELEN J. MARTIN  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES R. WATSON, KNOWN TO ME TO BE THE PERSON DESCRIBED IN, AND WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.  
MY COMMISSION EXPIRES: July 29, 1981 WITNESS MY HAND AND OFFICIAL SEAL.



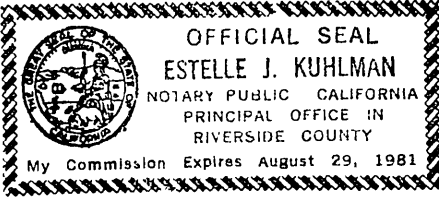
Helen J. Martin  
NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY.

STATE OF CALIFORNIA } S.S.  
COUNTY OF ORANGE }  
ON THIS 17<sup>th</sup> DAY OF MARCH, 1979 BEFORE ME, HELEN J. MARTIN  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID A. DUNN and DIANE S. DUNN, KNOWN TO ME 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: July 29, 1981 WITNESS MY HAND AND OFFICIAL SEAL.



Helen J. Martin  
NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY.

STATE OF CALIFORNIA } S.S.  
COUNTY OF RIVERSIDE }  
ON THIS 21<sup>st</sup> DAY OF MARCH, 1979 BEFORE ME, Estelle J. Kuhlman  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KENNETH D. HINSVARK and MADELYN HINSVARK, KNOWN TO ME 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: August 29, 1981 WITNESS MY HAND AND OFFICIAL SEAL.



Estelle J. Kuhlman  
NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY.

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) S.S.  
On this            day of           , 1979, 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, 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           . Witness my hand and official seal.

            
Notary Public in and for said County  
and State

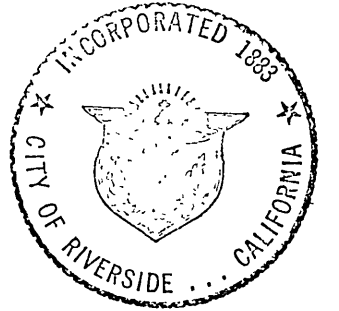
Tentative Map Approved: February 23, 1978

### CITY CLERK'S CERTIFICATE.

RESOLVED: THAT THIS MAP CONSISTING TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 11852 AND THAT THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS 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 17<sup>th</sup> DAY OF April 1979.

By: Alice A. Hare  
ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE



### UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

#### WATER FACILITIES

FRONTAGE FEES ONLY HAVE BEEN PAID FOR PARCEL NO. 1. NO WATER FEES AND CHARGES HAVE BEEN PAID FOR PARCELS NO. 2, NO. 3 AND NO. 4.

#### ELECTRIC FACILITIES

NO ELECTRIC FEES PAID

#### 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: April 16, 1979

By: Everett C. Ross

### UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE, BEING OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, DOES HEREBY CONSENT TO THE MAKING AND FILING OF THE ANNEXED MAP:

- 1. AN EASEMENT FOR WATER DITCHES, PIPES, FLUMES AND APPARATUS TO RIVERSIDE WATER COMPANY AS SHOWN, RECORDED AUGUST 14, 1886, IN BOOK 42, PAGE 236 OF DEEDS.

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

DATED: April 16, 1979

By: Everett C. Ross

SCALE: 1" = 100'

SHEET 2 OF 3 SHEETS

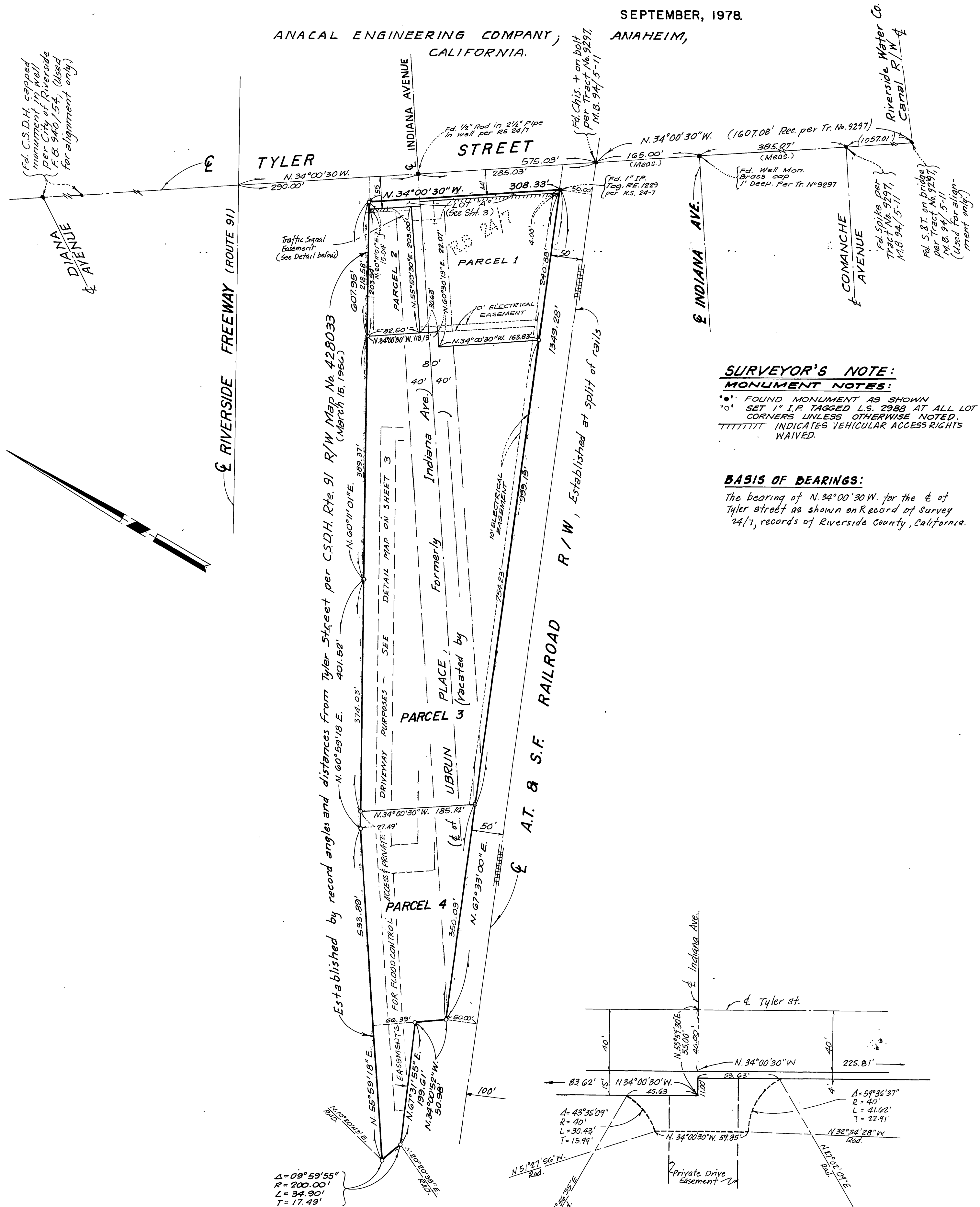
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SEPTEMBER, 1978.

ANACAL ENGINEERING COMPANY, ANAHEIM, CALIFORNIA.

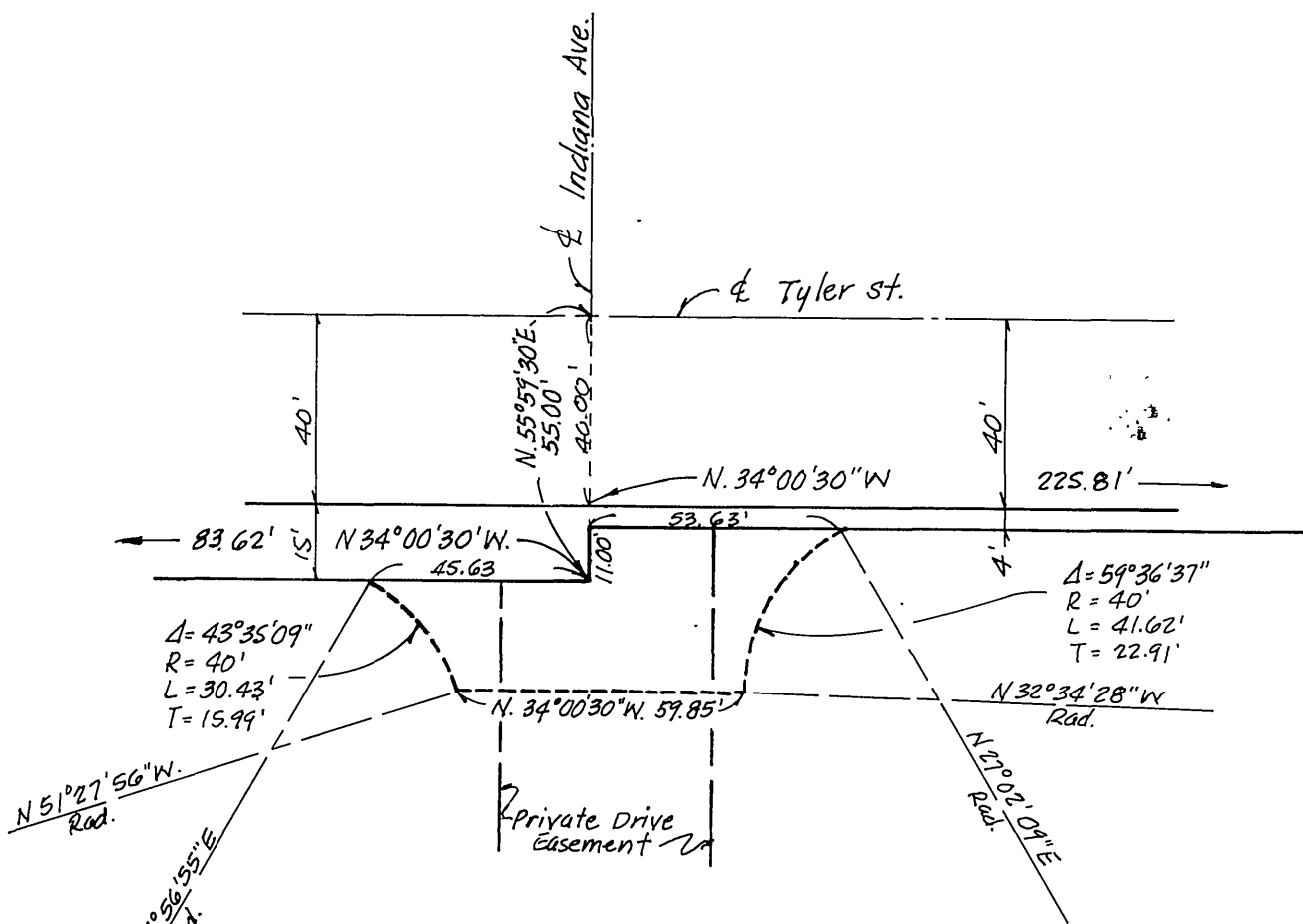


### SURVEYOR'S NOTE: MONUMENT NOTES:

"•" FOUND MONUMENT AS SHOWN  
 "o" SET 1" I.P. TAGGED L.S. 2988 AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.  
 TTTTTT INDICATES VEHICULAR ACCESS RIGHTS WAIVED.

### BASIS OF BEARINGS:

The bearing of N. 34° 00' 30" W. for the centerline of Tyler Street as shown on Record of Survey 24/7, records of Riverside County, California.



TRAFFIC SIGNAL EASEMENT DETAIL  
Scale: 1" = 40'

SCALE: 1" = 40'

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET 3 OF 3 SHEETS 78

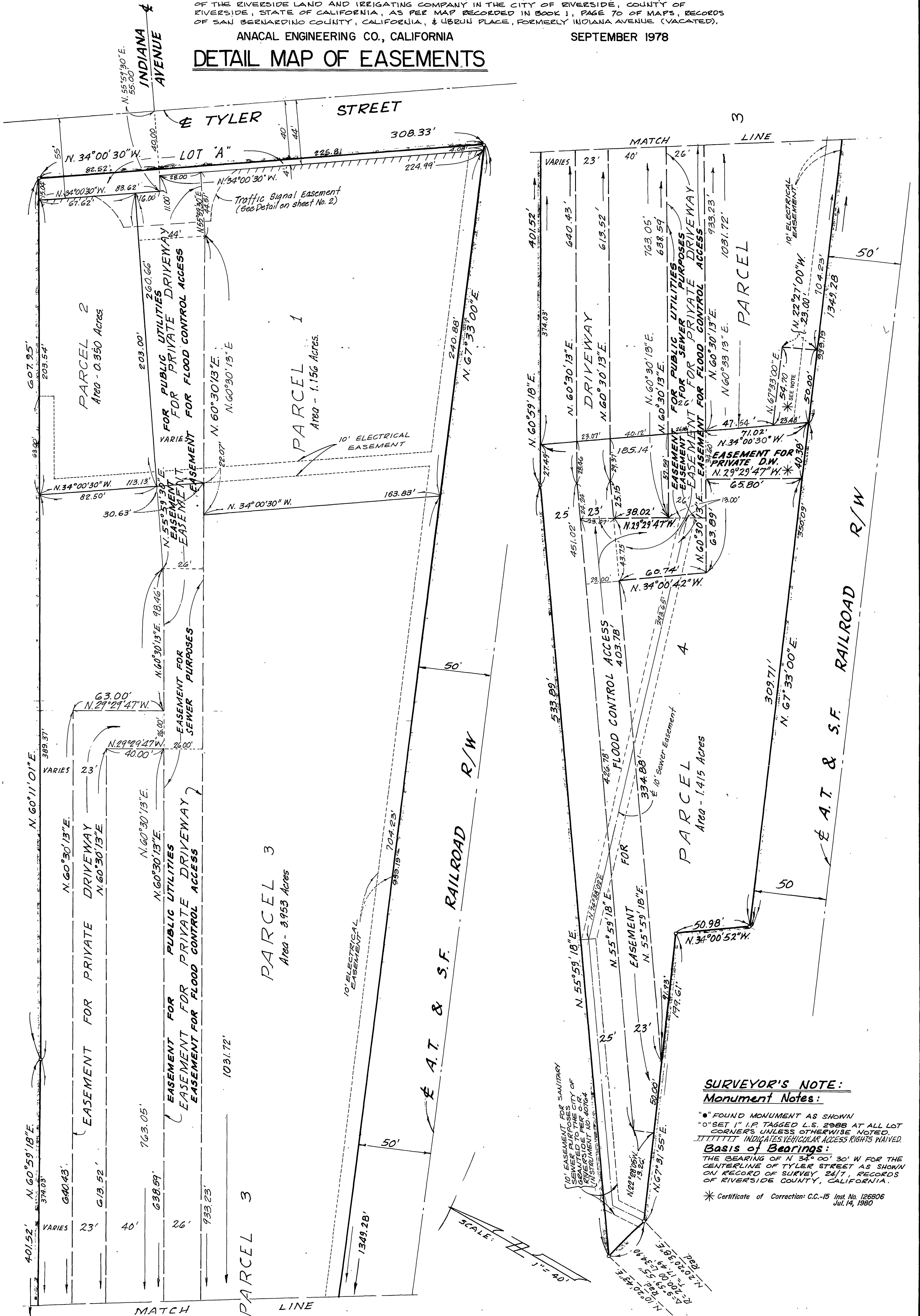
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ANACAL ENGINEERING CO., CALIFORNIA

SEPTEMBER 1978

## DETAIL MAP OF EASEMENTS



### SURVEYOR'S NOTE: Monument Notes:

"O" FOUND MONUMENT AS SHOWN  
 "O" SET 1" I.P. TAGGED L.S. 2988 AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.  
 "TTTTT" INDICATES VEHICULAR ACCESS RIGHTS WAIVED.

**Basis of Bearings:**  
 THE BEARING OF N 34° 00' 30" W FOR THE CENTERLINE OF TYLER STREET AS SHOWN ON RECORD OF SURVEY 24/7, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

\* Certificate of Correction: C.C.-15 Inst. No. 126806 Jul. 14, 1980