

PARCEL MAP NO. 11,510

BEING A DIVISION OF PARCEL 2 OF THAT PARCEL MAP RECORDED IN BOOK 4 OF PARCEL MAPS, AT PAGE 81, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

JANUARY 1979

OWNER'S CERTIFICATE

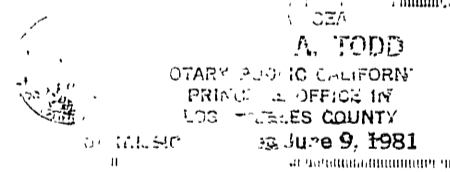
WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE OR INTEREST IN THE LAND SUB-DIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP, AS SHOWN WITHIN THE COLORED BORDER, AND WE HEREBY OFFER FOR DEDICATION, FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES, IN, UNDER, UPON, OVER, AND ALONG PARCELS 1-12, INCLUSIVE, THE EASEMENT DESIGNATED AS "BLANKET P.U.E.", RESERVING, HOWEVER, TO THE UNDERSIGNED OWNERS, OUR SUCCESSORS, AND ASSIGNS IN INTEREST, THE RIGHT TO CONSTRUCT IMPROVEMENTS ON PARCELS 1-12, INCLUDING PRIVATE STREETS; PROVIDED, HOWEVER, THAT SUCH EASEMENTS SHALL NOT INTERFERE WITH THE USE AND ENJOYMENT OF PARCELS 1-12 AND THE IMPROVEMENTS THEREON, BY OWNERS IN SAID LAND DIVISION; AND PROVIDED FURTHER, HOWEVER, THAT NO SUCH IMPROVEMENTS SHALL BE CONSTRUCTED UPON SAID PARCELS 1-12, UNLESS SAME HAVE BEEN APPROVED AS TO THE LOCATION BY THE CITY OF RIVERSIDE, CALIFORNIA, SO AS NOT TO INTERFERE WITH THE AFORESAID EASEMENTS HEREBY OFFERED FOR DEDICATION, WHICH SUCH APPROVAL BY SAID CITY OF RIVERSIDE, CALIFORNIA SHALL NOT BE UNREASONABLY WITHHELD AND WE FURTHER HEREBY OFFER FOR DEDICATION FOR CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES THE AREA DESIGNATED AS "30' WATERLINE EASEMENT".

T. & S. ASSOCIATES #1, A LIMITED PARTNERSHIP
Mark Thompson Jay C. Self
A GENERAL PARTNER A GENERAL PARTNER

UNITED CALIFORNIA BANK, A CALIFORNIA CORPORATION
Shirley M. Welskopf Vice Pres. Leslie C. Strand Asst. Secy.

NOTARY ACKNOWLEDGEMENT

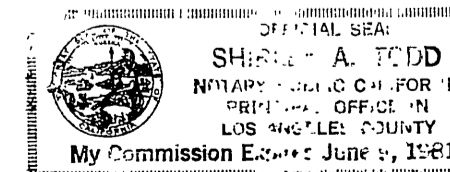
STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
ON THIS 24th DAY OF JULY, 1979, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARK A. THOMPSON AND JAY C. SELF KNOWN TO ME TO BE Two OF THE PARTNERS OF THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.



Shirley A. Todd
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES ON 6-9-81

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF LOS ANGELES }
ON THIS 24th DAY OF JULY, 1979, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SHIRLEY M. WELSKOPF KNOWN TO ME TO BE THE VICE PRESIDENT AND LESLIE C. STRAND KNOWN TO ME TO BE THE ASST. SECY. OF UNITED CALIF. ORNIA BANK, A CALIFORNIA CORPORATION OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, 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 SEAL.



Shirley A. Todd
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES ON 6-9-81

PUBLIC UTILITY CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES
ALL WATER FEES AND CHARGES HAVE BEEN PAID FOR PARCELS NO 1 THRU NO 12.

ELECTRIC FACILITIES
NO ELECTRIC FEES COLLECTED FOR PARCELS NO 1 THRU NO 12.

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 July 31, 1979 BY: Everett C. Ross

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

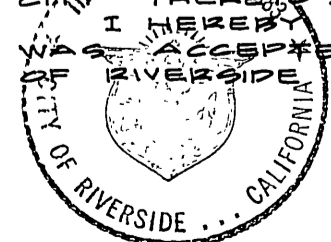
AN EASEMENT FOR WATER LINE FACILITIES RECORDED JUNE 23, 1978 AS INSTRUMENT NO 129833, O. R. RIV. CO. CALIF.

EVERETT C. ROSS
PUBLIC UTILITIES DIRECTOR

DATED July 31, 1979 BY: Everett C. Ross

CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 11,510 AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS AND THE CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THEREON AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THEREON.
I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 7th DAY OF August, 1979.



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

RECORDER'S CERTIFICATE

FILED THIS 10 DAY OF Aug 1979 AT 3:00 P.M. IN BOOK 68 OF PARCEL MAPS AT PAGES 89, 60, 461 AT THE REQUEST OF THE CITY ENGINEER.

FEES \$ 9.00 DONALD D. SULLIVAN
COUNTY RECORDER
No 169470 BY: Jamera J. McClellan
DEPUTY

SUB'N. GITEE FIRST AMERICAN TITLE CO.

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 T. & S. ASSOCIATES #1 IN APRIL 1976.
I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED JANUARY 18, 1979

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

SIGNATURE OMISSION

UNDER THE PROVISIONS OF SECTION 66436 (c) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

- 1) AN EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY BY DEED RECORDED MAY 25, 1978 AS INSTR. NO 106028 OF O.R. OF RIV. CO. CALIF., CANNOT BE LOCATED FROM RECORD.
- 2) AN EASEMENT IN FAVOR OF JUARCO CORPORATION FOR DRIVEWAY PURPOSES BY DEED RECORDED JUNE 9, 1970 AS INSTR. NO. 53808 O.R. RIV. CO. CALIF.
- 3) AN EASEMENT IN FAVOR OF CITY OF RIVERSIDE FOR SANITARY SEWER FACILITIES BY DEED RECORDED JUNE 9, 1978 AS INSTR. NO. 118237 O.R. RIV. CO. CALIF.
- 4) EXCEPTING ONE-HALF OF ANY AND ALL OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS, 500 FEET OR MORE BELOW THE SURFACE OF THE PROPERTY AS RESERVED IN DEEDS FROM SOUTHERN FINANCE SERVICE, RECORDED OCTOBER 30, 1968 IN BOOK 3010 PAGE 79 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; AND ALSO AS INSTRUMENT NO. 93089 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO RECORDED MAY 29, 1962 AS INSTRUMENT NO. 50029 AND MAY 29, 1962 AS INSTRUMENT NO. 50028 ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 2nd DAY OF August, 1979 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

ROBERT C. WALES R.C.E 18733
CITY ENGINEER

BY: Robert C. Wales

TENTATIVE MAP APPROVED SEPT. 21, 1978

City copies 68

59 P.M. 68/59

P.M. 68/59

PARCEL MAP NO. 11,510

BEING A DIVISION OF PARCEL 2 OF THAT PARCEL MAP RECORDED IN BOOK 4 OF PARCEL MAPS, AT PAGE 81, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JANUARY 1979 SCALE: 1" = 100'

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

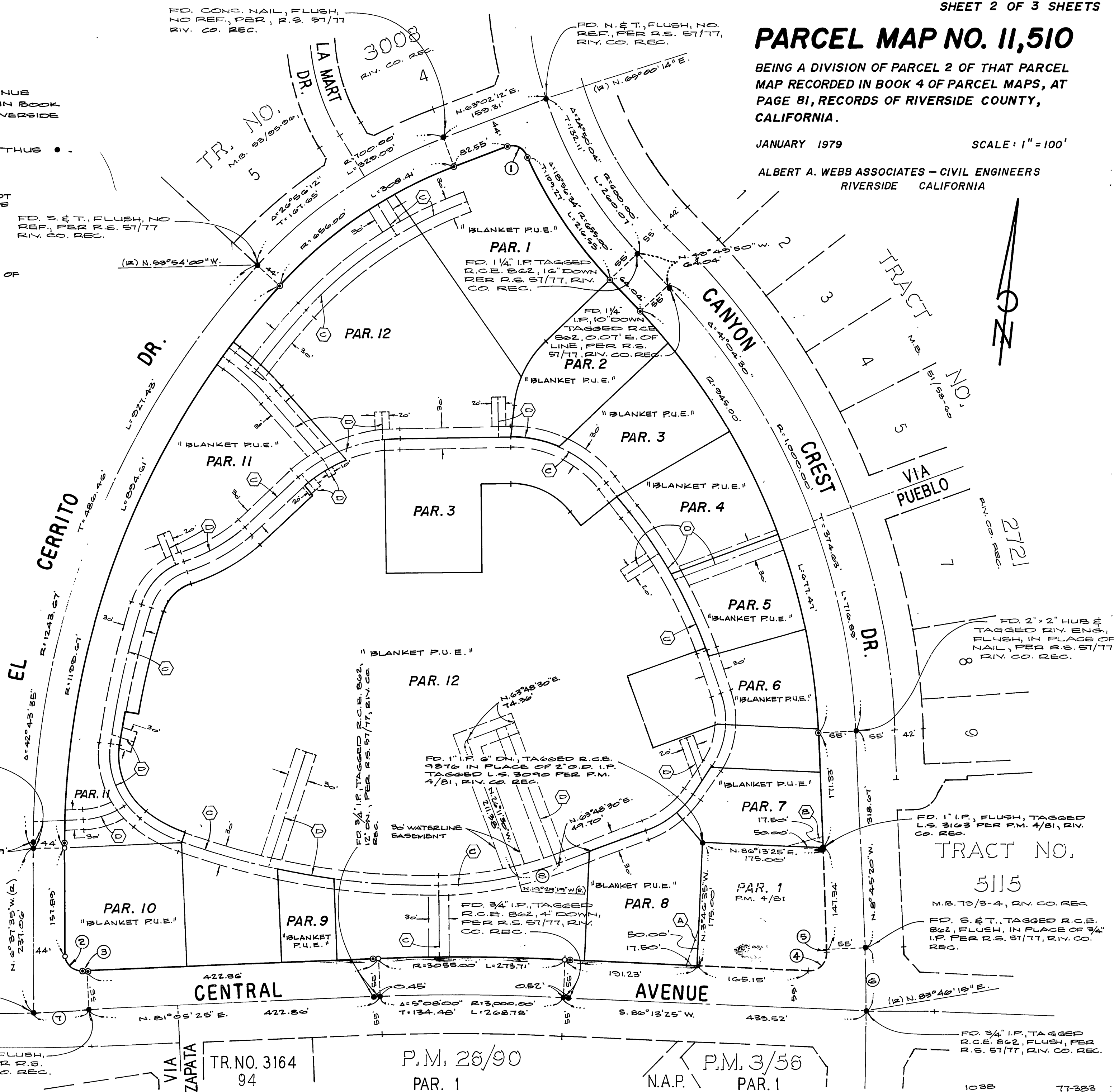
ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF CENTRAL AVENUE TAKEN AS S. 86°13'25"W. AS SHOWN ON MAP RECORDED IN BOOK 57 OF RECORDS OF SURVEY AT PAGE 77, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. THIS PARCEL MAP CONTAINS 22.11 ACRES NET.
4. SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS AND B.C.'S AND E.C.'S IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
5. SET 1" I.P. TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○, UNLESS OTHERWISE NOTED.
6. SET "SURE FIRE" STUDS TAGGED R.C.E. 9876 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
7. FOUND 3/4" I.P. FLUSH, TAGGED R.C.E. 862 AT ALL POINTS SHOWN THUS ⊙ PER R.S. 57/77, RIV. CO. REC.

- (A) AN EASEMENT FOR DRIVEWAY PURPOSES CONVEYED TO JUARCO CORP. AS PAR. 3 BY INSTRUMENT NO. 53808, RECORDED JUNE 9, 1970, RIV. CO. REC.
- (B) AN EASEMENT FOR DRIVEWAY PURPOSES CONVEYED TO JUARCO CORP. AS PARCEL 2 BY INSTRUMENT NO. 53808, RECORDED JUNE 9, 1970, RIV. CO. REC.
- (C) AN EASEMENT 30' IN WIDTH FOR PURPOSES OF SANITARY SEWER FACILITIES CONVEYED TO THE CITY OF RIVERSIDE BY INSTRUMENT NO. 118237, RECORDED JUNE 9, 1976, RIV. CO. REC.
- (D) AN EASEMENT FOR PURPOSES OF WATER LINE FACILITIES CONVEYED TO THE CITY OF RIVERSIDE BY INSTRUMENT NO. 120833, RECORDED JUNE 23, 1978, RIV. CO. REC.

CURVE DATA

NO	Δ	R	T	L
①	86°04'32"	23.00'	21.41'	34.55'
②	91°59'51"	23.00'	23.82'	36.93'
③	0°17'09"	1945.00'	-	9.70'
④	94°52'58"	23.00'	25.05'	38.09'
⑤	0°05'47"	1945.00'	-	3.21'
⑥	2°31'35"	2,000.00'	44.10'	88.19'
⑦	2°17'00"	2,000.00'	39.86'	79.70'
⑧	6°42'11"	530.00'	31.04'	62.00'



FD. 3/4" I.P. TAGGED R.C.E. 862, FLUSH, PER R.S. 57/77, RIV. CO. REC.

FD. 3/4" I.P. TAGGED R.C.E. 862, 7" DOWN, PER R.S. 57/77, RIV. CO. REC.

FD. 1/2" I.P. TAGGED R.C.E. 862, 12" DOWN, PER R.S. 57/77, RIV. CO. REC.

FD. 1/2" I.P. TAGGED R.C.E. 862, 12" DOWN, PER R.S. 57/77, RIV. CO. REC.

FD. 2" x 2" HUB & TAGGED RIV. ENG. FLUSH, IN PLACE OF NAIL, PER R.S. 57/77, RIV. CO. REC.

FD. 1" I.P. FLUSH, TAGGED R.C.E. 862, PER R.S. 57/77, RIV. CO. REC.

FD. S. & T. TAGGED R.C.E. 862, FLUSH, IN PLACE OF 3/4" I.P. PER R.S. 57/77, RIV. CO. REC.

FD. 3/4" I.P. TAGGED R.C.E. 862, FLUSH, PER R.S. 57/77, RIV. CO. REC.



P.M. 68/60

P.M. 68/60

TR. NO. 3164
94

P.M. 26/90
PAR. 1

P.M. 3/56
N.A.P. PAR. 1

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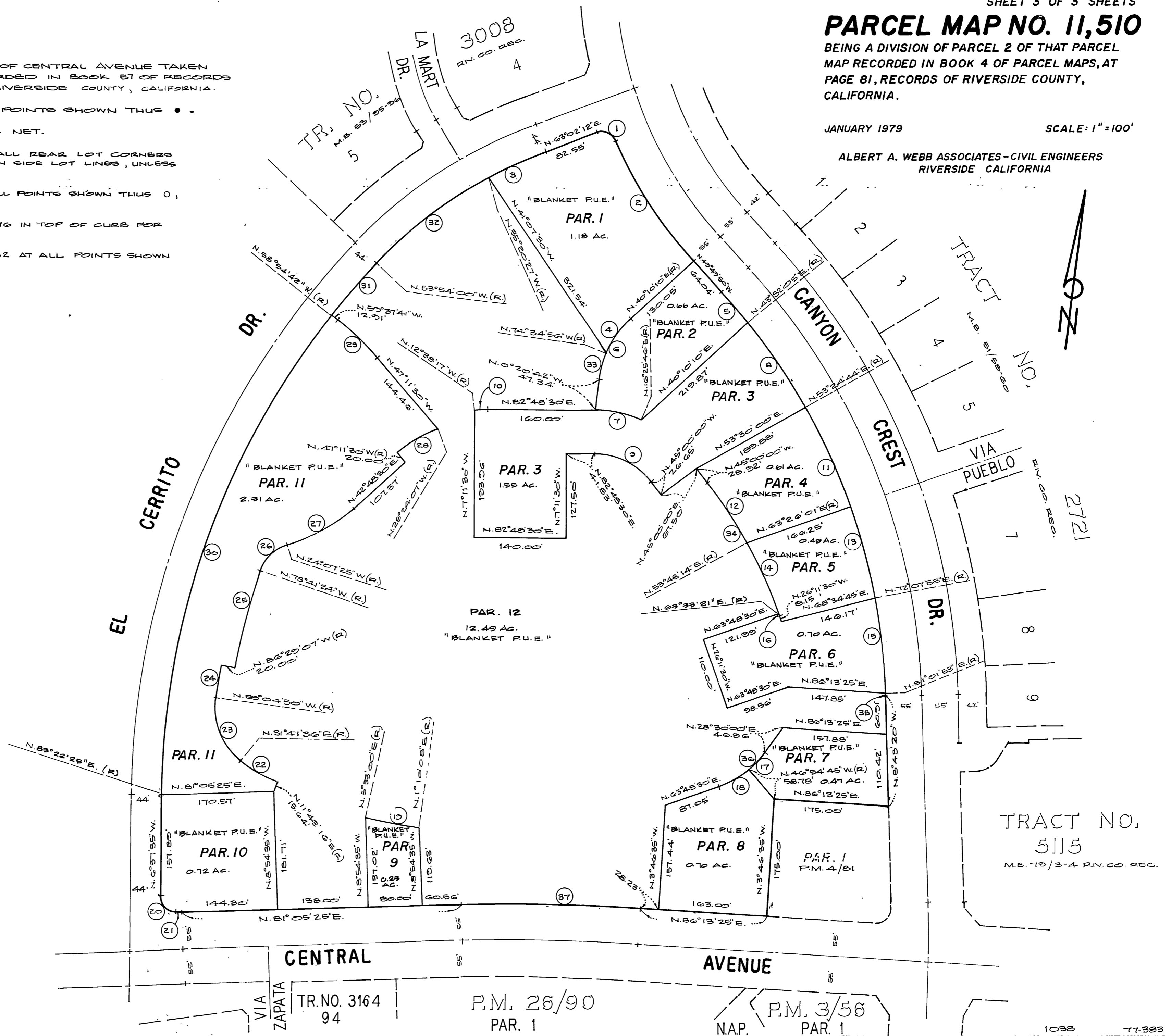
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CURVE DATA

Nº	Δ	R	T	L
1	86°04'32"	23.00'	21.48'	34.55'
2	18°56'34"	655.00'	109.27'	216.55'
3	8°22'39"	656.00'	48.04'	95.32'
4	24°45'02"	150.00'	32.91'	64.80'
5	3°41'55"	345.00'	30.51'	61.00'
6	4°30'52"	150.00'	55.36'	106.07'
7	23°37'16"	175.00'	36.59'	72.15'
8	9°32'39"	345.00'	78.89'	157.42'
9	52°11'30"	107.50'	52.65'	97.92'
10	5°26'47"	230.00'	10.94'	21.86'
11	10°01'17"	345.00'	82.85'	165.29'
12	8°48'14"	700.00'	53.88'	107.56'
13	8°41'57"	345.00'	71.88'	143.48'
14	10°00'16"	700.00'	61.27'	122.23'
15	8°53'55"	345.00'	73.53'	146.77'
16	0°15'09"	700.00'	1.54'	3.08'
17	14°35'15"	140.00'	17.92'	35.64'
18	20°43'15"	140.00'	25.59'	50.63'
19	4°22'52"	1070.92'	40.96'	81.89'
20	91°59'51"	23.00'	23.82'	36.93'
21	0°17'09"	1945.00'	4.85'	9.70'
22	20°04'20"	185.00'	32.74'	64.81'
23	59°01'34"	105.00'	59.56'	108.35'
24	2°35'43"	1129.67'	25.59'	51.17'
25	7°47'43"	1109.67'	75.60'	150.97'
26	54°33'59"	65.00'	33.52'	61.90'
27	23°04'05"	285.00'	58.16'	114.74'
28	18°47'23"	215.00'	35.57'	70.51'
29	12°26'11"	377.48'	41.13'	81.93'
30	37°42'53"	1199.67'	409.74'	789.68'
31	5°00'42"	1199.67'	52.50'	104.94'
32	18°33'33"	656.00'	107.18'	212.48'
33	15°45'46"	150.00'	20.76'	41.27'
34	18°33'21"	700.00'	114.35'	226.70'
35	0°12'47"	345.00'	1.76'	3.51'
36	35°18'30"	140.00'	44.56'	86.28'
37	5°08'00"	3055.00'	136.98'	273.71'



PM. 68/61

PM. 68/61

68/61