

Book 1

M.B. 3/5

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: Commencing at the N.W. corner of Lot 6 Block 12, said N.W. corner being at the junction of Victoria Avenue and Taylor Street as delineated upon a certain Map of Record filed at the request of W.E. Pedley in Book I of Maps, page 49 and seq. records of Riverside County, California; thence running N36 1/2 W 50 feet across Victoria Avenue to the S.W. corner of Lot 3 Block 15 thence N54 E 84.0 feet, N54 E 20 feet, N54 E 57.0 feet N54 E 162 feet to the S.E. corner of Lot 1 Block 16; thence running N 29 W 323 feet, N63 1/2 W 400 feet, N22 1/2 W 200 feet, N62 1/2 W 200 feet, N40 feet to the N.E. corner of Lot 2 Block 16; Thence running S67 1/2 W 235 feet, S52 W 40 feet, S11 1/2 W 60 feet S12 E 352 feet, S10 W 80 feet, S24 W 92 feet S27 1/2 W 160 feet, S65 W 600 feet, S65 W 52 feet, S65 W 830 feet, S65 W 22 feet, S65 W 1130 feet, S36 W 6.0 feet, S31 W 120 feet, S79 1/2 W 5.5 feet, S3 E 45 feet, N83 1/2 W 150 feet, S81 W 154 feet, S56 W 92 feet, N30 1/2 W 133 feet, N72 1/2 W 70 feet, S65 W 100 feet, S73 1/2 E 24 feet, S9 1/2 E 42 feet, S33 1/2 E 310 feet, S24 E 120 feet, S78 1/2 E 202 feet, S70 E 316 feet, S42 E 70 feet, S50 1/2 E 330 feet, N37 E 98 feet, S33 E 197 feet, N66 E 145 feet, S24 E 86 feet, S32 1/2 E 197 feet, S24 E 100 feet S87 E 70 feet to the S.E. corner of Lot 1 Block 15; Thence across a gulch S87 E 20 feet to the N.W. corner of Lot 27 Block 14; Thence running N23 E 63 feet, N35 1/2 E 200 feet, N61 E 200 feet, S84 1/2 E 120 feet, S145 feet, S26 1/2 E 165 feet, N53 E 40 feet, N7 E 95 feet, N42 1/2 E 65 E feet, N64 E 100 feet, N88 1/2 E 92 feet, S32 E 70 feet, S28 1/2 E 180 feet, S51 1/2 E 90 feet, N67 E 95 feet, S75 1/2 W 60 feet, S44 1/2 E 110 feet, S64 1/2 E 260 feet, S37 1/2 E 265 feet, N67 1/2 E 150 feet, S80 1/2 E 115 feet, S42 1/2 E 80 feet, S45 E 205 feet, S9 1/2 E 50 feet, S18 E 90 feet, S54 E 80 feet, S44 1/2 E 210 feet, S18 1/2 E 210 feet, S20 W 145 feet, S5 1/2 E 28 feet, S74 1/2 E 65 feet, S4 W 60 feet, S7 1/2 E 85 feet, N6 E 95 feet, S80 E 115 feet, S17 1/2 E 100 feet, N78 E 48 feet, N20 E 255 feet, N69 E 120 feet, S17 E 112 feet, S34 1/2 E 100 feet, S11 E 95 feet, S3 1/2 E 95 feet, S16 E 190 feet, S44 1/2 E 167 feet, S49 W 100 feet, S5 1/2 W 160 feet, S75 E 82 feet, S49 1/2 E 210 feet, S39 E 285 feet, S85 E 40 feet, N70 1/2 E 84 feet, N72 E 38 feet, N12 1/2 W 175 feet, N24 W 200 feet, N9 E 280 feet, N9 E 20 feet, N18 1/2 W 200 feet, N38 1/2 E 160 feet, N18 1/2 E 85 feet, N30 1/2 W 40 feet, S69 1/2 W 100 feet, S64 1/2 W 100 feet, S22 1/2 W 100 feet, N74 W 72 feet to the N.W. corner of Lot 1 Block 14; Thence running N18 W 178 feet, N34 W 111 feet, N40 1/2 W 265 feet, N22 1/2 W 64 feet, N3 1/2 E 76 feet, N7 1/2 W 42 feet, N49 1/2 W 25 feet, N40 1/2 W 188 feet, N26 1/2 E 30 feet, N45 E 26 feet, N57 1/2 W 36 feet, N79 1/2 W 62 feet, N47 1/2 W 265 feet, N89 1/2 W 161 feet, N32 1/2 W 81 feet, N9 1/2 W 144 feet, N62 W 63 feet, N50 1/2 W 90 feet, N9 1/2 W 30 feet, to the S.E. corner of Lot 21 Block 14; Thence running N9 1/2 W 463 feet, N26 W 72 feet, N5 1/2 E 183 feet, N22 1/2 W 35 feet, N72 E 100 feet, N11 W 21 feet, N20 E 19 feet, N3 W 375 feet, N36 W 830 feet to the N.E. corner of Lot 30 Block 14; Thence running N54 E 582 feet, N54 E 50 feet to the point of beginning being the N.W. corner of Lot 6 Block 12.

The above described plot contains a part of the Rancho el Sobrante de San Jacinto and we hereby except 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, Duferin Avenue and Victoria Avenue as delineated upon accompanying map for the purpose of laying pipes or other conduits for carrying 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, 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 their heirs or assigns, to alter the above reservations.

We hereby further certify that the acreage contained in each Lot is given in Red; Lot numbers and dimensions in blue and that this map is drawn to a scale of 200 feet to 1 inch.

In witness whereof we have set hereunto our names this first day of March 1899

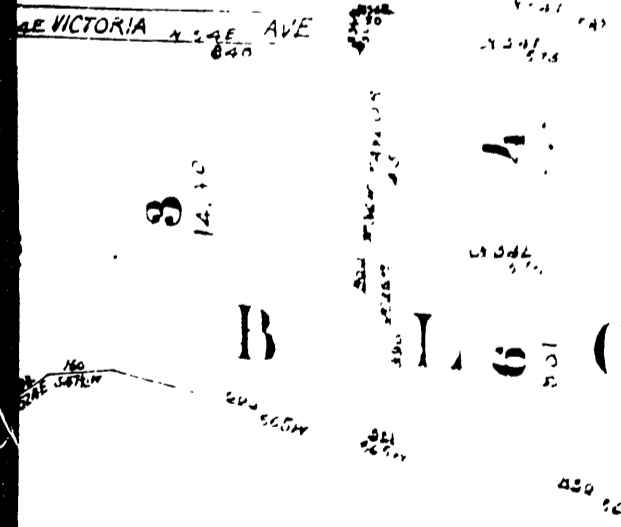
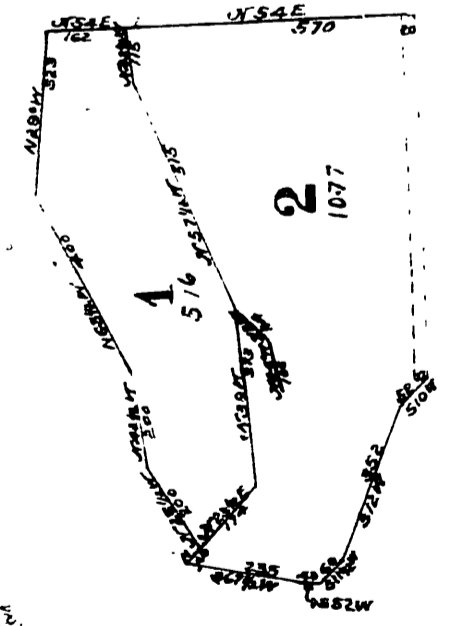
JOHN FLETCHER MOULTON AND  
HERBERT BULKLEY PRAED  
BY WILLIAM EVERARD PEDLEY  
THEIR ATTY. IN FACT

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss

On this 1st day of March in the year A.D. eighteen hundred and ninety nine before me Raymond Best a Notary Public in and for said County of Riverside State of California residing therein duly commissioned and sworn personally appeared William Everard Pedley known to me to be the person described and whose name is subscribed to the foregoing and annexed Map and he acknowledged to me that he subscribed the names of Herbert Bulkley Praed and John Fletcher Moulton thereunto as principals and his own name as Attorney in fact

Witness my hand and Notarial Seal day and year above written  
Raymond Best  
Notary Public in & for Riverside Co. Cal.

Received for Record Mar 2 1899 at 5 min past 11 o'clock A.M. at request of W.E. Pedley, copied in Book No 3 of Maps, page 5 et seq. Records of RIVERSIDE COUNTY CALIFORNIA. E. H. GRUWELL Recorder. Fees \$35.00

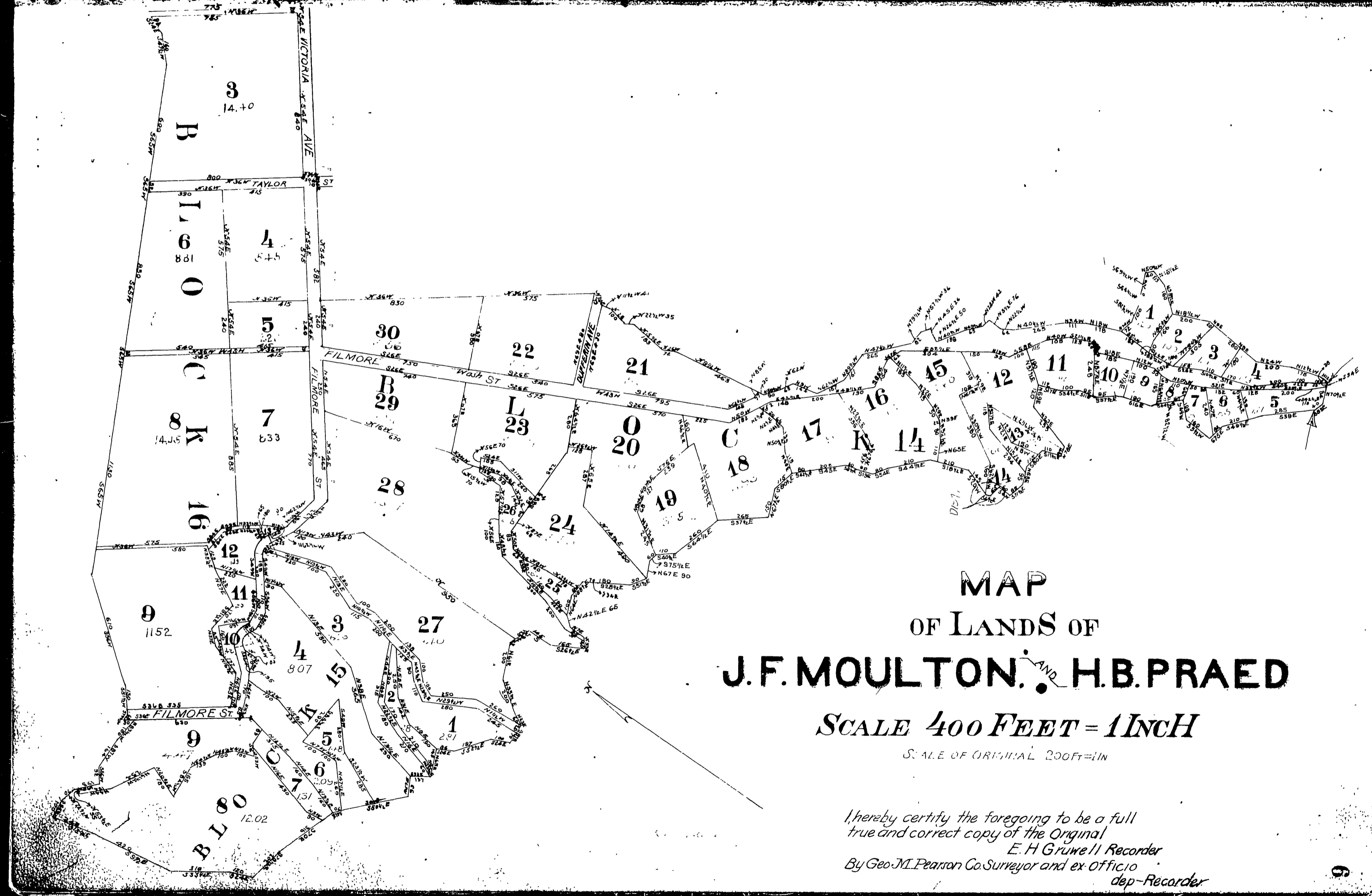


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