

M.B. 135/22

TRACT NO.12649

RECORDER'S CERTIFICATE

FILED THIS 3 DAY OF NOV 1983
AT 10:45 A.M. IN BOOK 135
OF MAPS, AT 22-24, AT THE
REQUEST OF CLERK OF THE BOARD,
NO. 229682
FEE 2.10

WILLIAM E. CONERLY, COUNTY RECORDER
BY: [Signature] DEPUTY
SUBDIVISION GUARANTEE FIRST AMERICAN
TITLE INSURANCE COMPANY

BEING A SUBDIVISION OF BLOCK 1 AND A PORTION OF BLOCK 12 OF M. A. MURPHY'S SUBDIVISION IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 8, PAGE 66 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH RANGE 4 WEST, S.B.M.

MADOLE & ASSOCIATES

J.M. MADOLE R.C.E. 14814

AUGUST, 1980

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON: THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND: THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "F" INCLUSIVE.

AS A CONDITION OF DEDICATION OF LOT "A" (CENTER STREET), LOT "B" (MICHIGAN AVENUE), AND LOT "C" (SPRING STREET) THE OWNER'S OF LOTS 1 THROUGH 5, INCLUSIVE, 10, 11, 21, 22, AND LOTS 28 THROUGH 32, INCLUSIVE ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS WHATEVER AS SUCH EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

CUNNINGHAM-HIGHGROVE ESTATES, LTD., A LIMITED PARTNERSHIP

BY: HOWARD A. CUNNINGHAM, GENERAL PARTNER
BANK OF PALM SPRINGS, A CALIFORNIA CORPORATION, AS TRS.

PRESIDENT

CIVIL ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 3 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING OCTOBER OF 1980: THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED 7-1, 1983

[Signature]
J.M. MADOLE R.C.E. 14814

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND FOUND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 12649 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON MAY 29, 1979. THE EXPIRATION DATE BEING NOVEMBER 29, 1983. THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND COUNTY REGULATIONS HAVE BEEN COMPLIED WITH: AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE Oct 28 1983

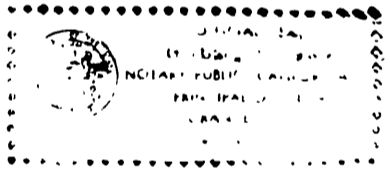
[Signature]
Le Roy C. Smoot COUNTY SURVEYOR

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF ORANGE)

ON SEPTEMBER 15, 1980, BEFORE ME BARBARA J. DEWEY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED HOWARD A. CUNNINGHAM, KNOWN TO ME TO BE THE GENERAL PARTNER OF CUNNINGHAM-HIGHGROVE ESTATES, LTD., A CALIFORNIA LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 9-27-81



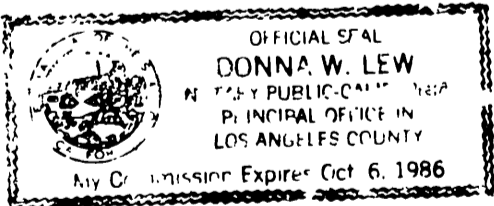
[Signature]
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES)

ON _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ AND _____, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS _____ PRESIDENT AND _____ SECRETARY, ON BEHALF OF BANK OF PALM SPRINGS 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 MY COMMISSION EXPIRES _____



SIGNATURE _____

TAX COLLECTOR CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED 10-18, 1983

R. WAYNE WATTS COUNTY TAX COLLECTOR
BY: [Signature] DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.
DATED _____, 1983

GERALD A. MALONEY
COUNTY CLERK OF THE BOARD OF SUPERVISORS

BY: _____ DEPUTY

BOARD OF SUPERVISOR'S CERTIFICATE

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES.

DATED 11-1, 1983

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BY: [Signature]
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
GERALD A. MALONEY
COUNTY CLERK OF THE BOARD OF SUPERVISORS
BY: [Signature] DEPUTY

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY EARTH RESEARCH ASSOC. ON THE 18TH DAY OF FEBRUARY, 1980 AS REQUIRED BY THE HEALTH AND SAFETY CODE.

EASEMENT NOTES

RIVERSIDE WATER COMPANY, OWNER'S OF AN EASEMENT FOR DITCHES, PIPES AND FLUMES, RECORDED IN BOOK 42, PAGE 296 OF DEEDS, AUGUST 14, 1885. SAID EASEMENT IS NOT PLOTTABLE.

M.B. 135/22

MB 135/22

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 12649

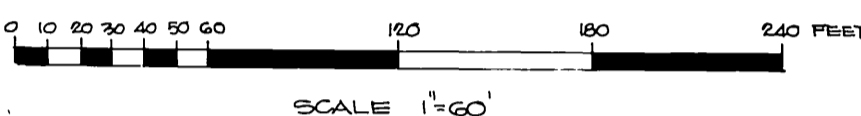
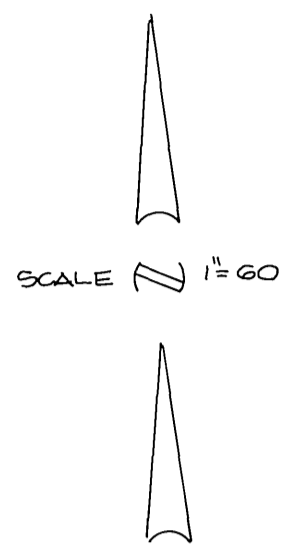
BEING A SUBDIVISION OF BLOCK 1 AND A PORTION OF BLOCK 12 OF M. A. MURPHY'S SUBDIVISION IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 8, PAGE 66 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTION 8, TOWNSHIP 2 SOUTH RANGE 4 WEST, S.B.M.

MADOLE AND ASSOCIATES, INC.

AUGUST, 1980

SEE SHEET NO. 2

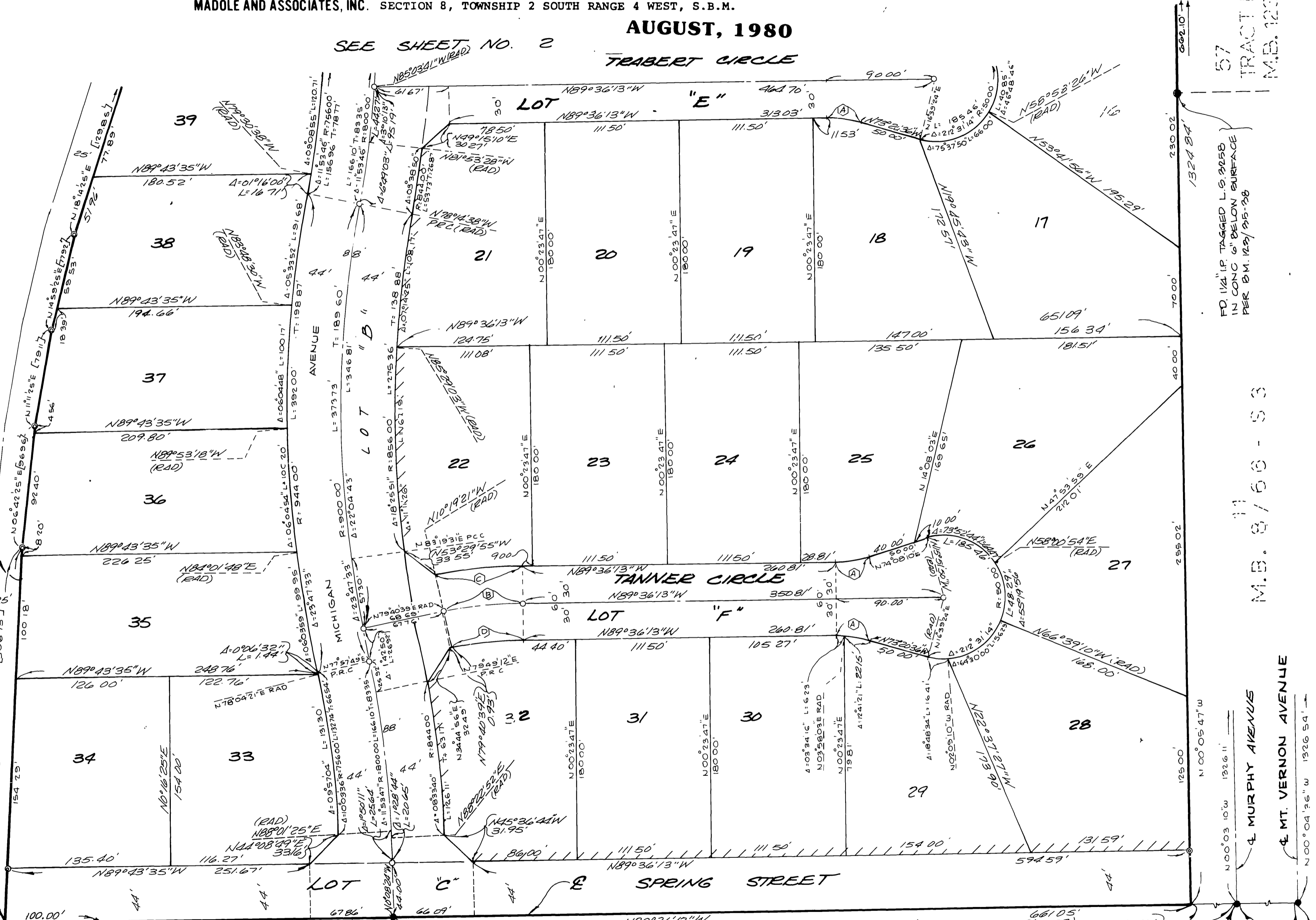
TRABERT CIRCLE



	A	B	C	D
16°15'37"	100.00'	28.38'	14.28'	
10°43'08"	350.00'	65.49'	32.83'	
10°43'08"	380.00'	71.09'	35.65'	
10°43'08"	320.00'	59.87'	30.02'	

E'LY. LINE GAGE CANAL ESTABLISHED PER REC. 2'S DIST. FROM E' SPRING PER RS. 10/78

M.B. 135/24



57

FD 1/4" IF TAGGED L.S. 2258 IN CONC. 6" BELOW SURFACE PER B.M. 123/35-38

M.B. 9/60-93

MURPHY AVENUE

MT. VERNON AVENUE

EST. & INT @ 100.00' WEST OF FD. R.R. SPK. PER CITY OF RIVERSIDE TIES T-27, PG. 2740

FD. R.R. SPIKE. FLUSH PER CITY OF RIVERSIDE TIES T-27, PG. 2740

CENTER SECTION 8 FD 1/2" IP OPEN DN. 17 PER R.S. 25/33 SET TAG R.C.S. 14814

FD. R.R. SPIKE DN. 0.90' NO REF. ACCEPTED AS E' INT SET 1" IP TAGGED R.C.E. 14814, FLUSH

FD 3/4" IP OPEN DN. 22 E.S. 10/78, R.S. 40/22. SET TAG L.S.E. 14814. LOCATED AS WEST 1/4 CORNER SEC. 9

M.B. 135/24