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TRACT 36654

BEING A SUBDIVISION OF A PORTION OF LOTS 5 & 12 IN BLOCK 6 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY ON FILE IN BOOK 1, PAGE 72 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LYING IN SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

PSOMAS, RIVERSIDE

APRIL, 2014

RECORDER'S STATEMENT

FILED THIS 16th DAY OF OCTOBER 2014 AT 12:32 PM BOOK 443 OF MAPS, AT PAGES 32-35 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE. NO: 2014-0893616 FEE: \$ 16.00

LARRY W. WARD
ASSESSOR-COUNTY CLERK-RECORDER

BY: Marie Shuman J. Olsen
DEPUTY

SUBDIVISION GUARANTEE:
ORANGE COAST TITLE COMPANY

CITY

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "N".

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "D" & LOTS "F" THROUGH "K", INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINE, ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES THE EASEMENTS DESIGNATED AS "10' P.U.E."

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES LOT "C", LOTS "F" THROUGH "K", INCLUSIVE AND THE EASEMENT DESIGNATED AS "SEWER EASEMENT"

WE HEREBY DEDICATE TO THE PUBLIC AN "AVIGATION EASEMENT" AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH LOT "K", INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR EMERGENCY ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM SERVICES RELATED TO TRASH REMOVAL, PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, CABLE TELEVISION AND COMMUNICATION SYSTEMS, THE EASEMENT DESIGNATED AS "SANITATION SERVICES EASEMENT".

WE HEREBY RESERVE LOTS "A" THROUGH "D" & LOTS "F" THROUGH "K", INCLUSIVE, INDICATED AS "PRIVATE STREET", FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RESERVE LOT "E" - COMMON AREA, LOT "L" - COMMON AREA, LOT "M" - COMMON AREA, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RESERVE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE STORM DRAIN FACILITIES LOTS "B", "C", "H" AND "J".

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO ADAMS STREET FROM LOTS 1, 2, 3, 4, 35, 36, 37, 38, LOT "D" & LOT "A".

FH II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY DOING BUSINESS AS FRONTIER COMMUNITIES

BY: James Pruitt BY: Richard Munkvold
(PRINT NAME) JAMES PRUITT (PRINT NAME) RICHARD MUNKVOLD
(TITLE) PRESIDENT (TITLE) CHIEF FINANCIAL OFFICER

BANK OF THE WEST, A CALIFORNIA BANKING CORPORATION, BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED MAY 20, 2014 AS INSTRUMENT NO. 2014-0184070, OFFICIAL RECORDS, RIVERSIDE COUNTY.

NAME: _____ TITLE: JEWEL, SUP

NOTARY ACKNOWLEDGEMENT

SEE SHEET 2 OF 4 FOR NOTARY ACKNOWLEDGEMENTS.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GEOTEK, INC. ON MARCH 26, 2014 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

UTILITIES EASEMENT STATEMENT

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

AN EASEMENT FOR WATER DITCHES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, RECORDED AUGUST 14, 1885, IN BOOK 42, PAGE 294 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.

AN EASEMENT FOR WATER DITCHES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, RECORDED AUGUST 14, 1885, IN BOOK 42, PAGE 296 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.

A PUBLIC UTILITIES EASEMENT RESERVED IN PARCEL 1 OF QUITCLAIM DEED IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED AUGUST 11, 1971 AS INSTRUMENT NO. 90291, O.R. RIVERSIDE COUNTY, CALIFORNIA.

GIRISH BALACHANDRAN,
PUBLIC UTILITIES GENERAL MANAGER

DATE 9/12/2014 BY: G. Mulligan
MB

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL LOTS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

GIRISH BALACHANDRAN,
PUBLIC UTILITIES GENERAL MANAGER

DATE 9/12/2014 BY: G. Mulligan
MB

TAX COLLECTOR'S 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, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$. This certification excludes any supplemental tax assessments not yet extended.

DATE: October 14, 2014 DON KENT
COUNTY TAX COLLECTOR
BY: Valerie May DEPUTY

SURVEYOR'S STATEMENT

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 AND LOCAL ORDINANCE AT THE REQUEST OF FRONTIER COMMUNITIES ON APRIL, 2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE SEPTEMBER 1, 2015 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 09/09/2014

Clifford A. Simental
CLIFFORD A. SIMENTAL
P.L.S. 5022



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT 36654 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON FEBRUARY 25, 2014 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATE: 9/15/2014

THOMAS J. BOYD
RCE 36170 LIC. EXP. 6/30/16
CITY ENGINEER

BY: Thomas J. Boyd



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATE: 9/15/14

CURTIS C. STEPHENS
L.S. 7519 LIC. EXP. 12/31/15
CITY SURVEYOR

BY: Curtis C. Stephens



CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL EXCEPT FOR THOSE NOTED BELOW.

None

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE: 9/15/2014

BRENT A. MASON
FINANCE DIRECTOR / TREASURER

BY: Scott Keith

CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 4 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 36654.

LOT "N" IS HEREBY ACCEPTED FOR PUBLIC STREET PURPOSES SUBJECT TO THE INSTALLATION OF IMPROVEMENTS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF RIVERSIDE.

LOTS "A" THROUGH "D" & LOTS "F" THROUGH "K", INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES.

THE EASEMENTS DESIGNATED AS "10' P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINE, ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

LOT "C", LOTS "F" THROUGH "K", INCLUSIVE AND THE EASEMENT DESIGNATED AS "SEWER EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

AN "AVIGATION EASEMENT" AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH LOT "K", INCLUSIVE IS HEREBY ACCEPTED.

THE EASEMENT DESIGNATED AS "SANITATION SERVICES EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR EMERGENCY ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM SERVICES RELATED TO TRASH REMOVAL, PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, CABLE TELEVISION AND COMMUNICATION SYSTEMS.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO ADAMS STREET, FROM LOTS 1, 2, 3, 4, 35, 36, 37, 38, LOT "D" & LOT "A" IS HEREBY ACCEPTED.

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.

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 7th DAY OF October, 2014.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: Colleen J. Nicol

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.

DATE: _____, 2014

CASH OR SURETY TAX BOND
DON KENT
COUNTY TAX COLLECTOR

BY: _____ DEPUTY

TRACT 36654

BEING A SUBDIVISION OF A PORTION OF LOTS 5 & 12 IN BLOCK 6 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY ON FILE IN BOOK 1, PAGE 72 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LYING IN SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

PSOMAS, RIVERSIDE

APRIL, 2014

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CITY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Orange

ON September 10, 2014 BEFORE ME, Tracy Lee Epps, Notary Public
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED Jon Ely
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE Tracy Lee Epps

PRINT NAME: Tracy Lee Epps

MY COMMISSION EXPIRES: Oct. 22, 2017 Comm #2042889

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Orange

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF San Bernardino

ON September 10, 2014 BEFORE ME, G. Lovett, a notary public
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED Richard Munkvold
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE G. Lovett

PRINT NAME: G. Lovett

MY COMMISSION EXPIRES: July 15, 2016

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Bernardino

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF San Bernardino

ON September 10, 2014 BEFORE ME, G. Lovett, a notary public
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED James Previti
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE G. Lovett

PRINT NAME: G. Lovett

MY COMMISSION EXPIRES: July 15, 2016

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Bernardino

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

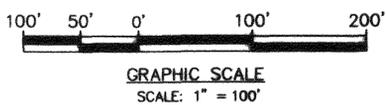
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CITY

TRACT 36654

BEING A SUBDIVISION OF A PORTION OF LOTS 5 & 12 IN BLOCK 6 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY ON FILE IN BOOK 1, PAGE 72 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LYING IN SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

PSOMAS, RIVERSIDE

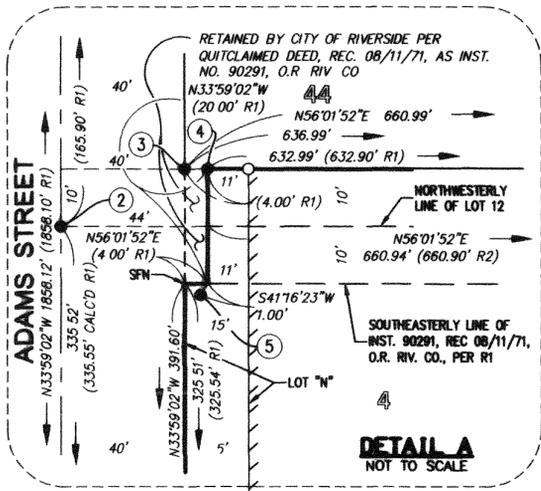
APRIL, 2014



GRAPHIC SCALE
SCALE: 1" = 100'

VERBENA DRIVE

Lot Area Table		
Lot #	Area SF	Area AC
E	42366.27	0.97
L	1219.10	0.03
M	1216.68	0.03



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ADAMS STREET BEING N 33°59'02" W AS SHOWN ON RECORD OF SURVEY 128/53, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SURVEYORS NOTES

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" I.P., TAGGED LS 5022, FLUSH, UNLESS NOTED OTHERWISE.
- SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 5022", FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- IN THE OCCURRENCE WHERE THE REAR LOT CORNER CAN NOT BE SET, FLUSH WITH GROUND, A NAIL & TAG STAMPED "LS 5022" WILL BE PLACED ON THE INSIDE FACE OF THE TRACT WALL ON THE SIDE LOT LINE.
- SET NAIL & TAG STAMPED "LS 5022" IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.
- GROSS ACREAGE = 7.94 ACRES
- NET ACREAGE = 7.76 ACRES
- SFN - DENOTES SEARCHED FOUND NOTHING
- () - RECORD PER RECORD REFERENCE.
- (R) - RADIAL BEARING.
- //// - INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS RESTRICTED.
- - INDICATES STREET NAME CHANGE LOCATION

RECORD REFERENCE

- R1 - INDICATES MEASURED & RECORD DATA PER RECORD OF SURVEY 128/53, UNLESS OTHERWISE NOTED.
- R2 - INDICATES RECORD DATA PER RECORD OF SURVEY 13/47
- R3 - INDICATES RECORD DATA PER CALIFORNIA SQUARE, M.B. 25/87-88
- R4 - INDICATES RECORD DATA PER MAGNOLIA VILLAGE TRACT, M.B. 23/72
- R5 - INDICATES MEASURED DATA, ALSO RECORD DATA PER PARCEL 3 DESCRIBED IN DEED TO LADDIE E. BERAN, ET UX., REC. 11/07/46, BOOK 802, PAGE 115, ET SEQ., O.R. RIVERSIDE COUNTY, CALIFORNIA.

MONUMENT LIST

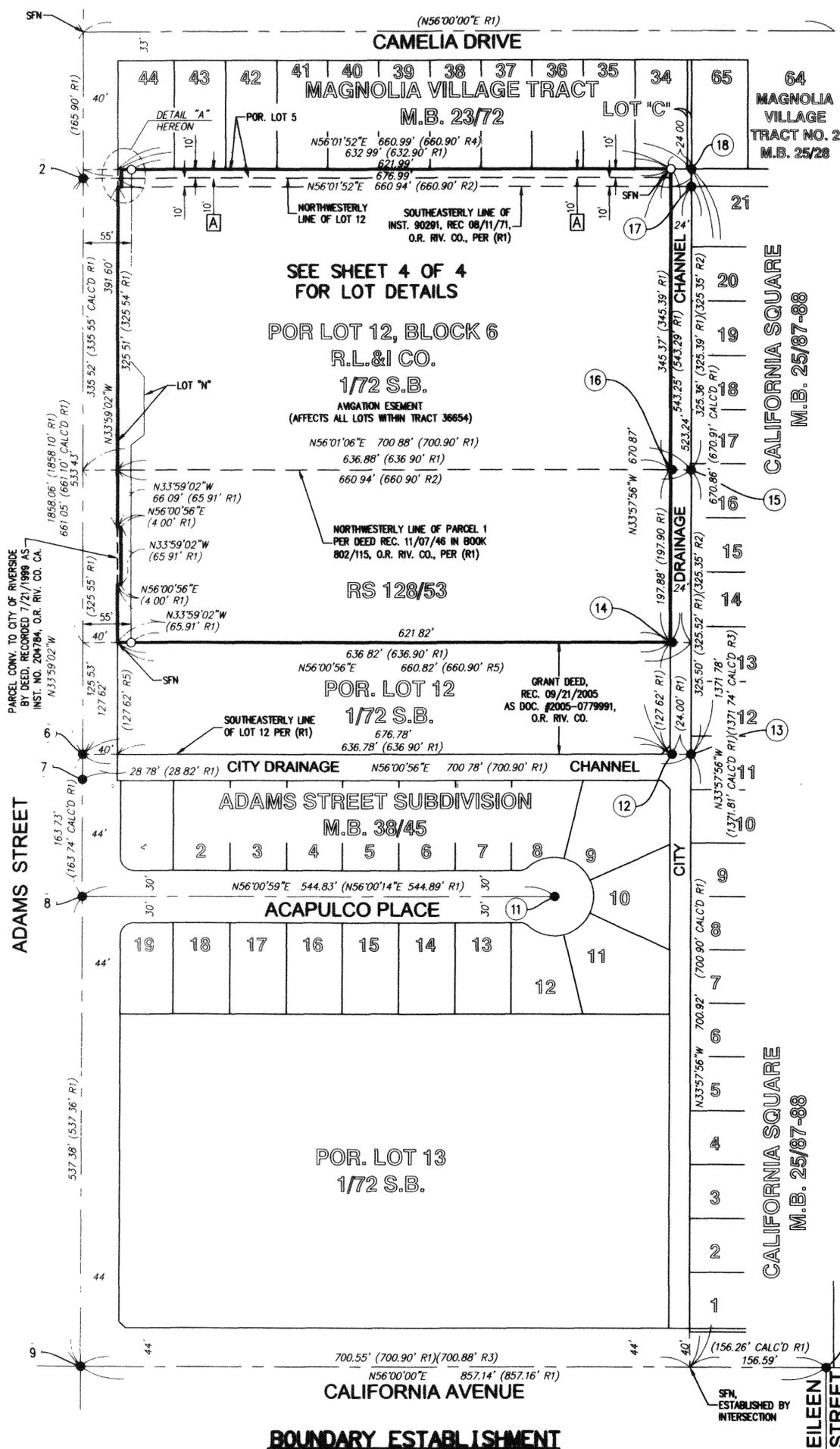
- ① POINT FALLS ON MANHOLE, RE-ESTABLISHED PER CITY OF RIVERSIDE TIE SHEET 2471.TIF PER (R1).
- ② FOUND 1" IRON PIPE W/ NAIL & TAG, DN. 0.5", STAMPED "LS 5390", ON THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 12 PER (R1).
- ③ FOUND 1" IRON PIPE, W/ PLASTIC PLUG & TACK, FLUSH, STAMPED "LS 5390", PER (R1).
- ④ FOUND 1" IRON PIPE, W/ PLASTIC PLUG & TACK, UP 0.1", STAMPED "LS 5390", PER (R1).
- ⑤ FOUND 1" IRON PIPE, W/ PLASTIC PLUG & TACK, UP 0.1", STAMPED "LS 5390", PER (R1), DISTURBED, NOT USED FOR ESTABLISHMENT, S41°16'23"W 1.00'.
- ⑥ FOUND 1" IRON PIPE W/ NAIL & TAG, FLUSH, STAMPED "LS 5390", ON THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LOT 12 PER (R1).
- ⑦ FOUND 1" IRON PIPE W/ NAIL & TAG, FLUSH, STAMPED "LS 5390", PER (R1).
- ⑧ FOUND 1" IRON PIPE W/ NAIL & TAG, FLUSH, STAMPED "LS 5390", PER (R1).
- ⑨ POINT FALLS ON MANHOLE, RE-ESTABLISHED PER CITY OF RIVERSIDE TIE SHEET 1663.TIF PER (R1).
- ⑩ FOUND PK NAIL WITH TAG, STAMPED "RIVERSIDE CITY SURVEYOR", FLUSH, PER (R1) & PER CITY OF RIVERSIDE TIE SHEET 13321.TIF.
- ⑪ FOUND 3/4" IRON PIPE, NO TAG, PER (R1).
- ⑫ FOUND 1" IRON PIPE, W/ PLASTIC PLUG, UP .25", STAMPED "LS 5390", PER (R1), N56°00'56"E 0.13'.
- ⑬ FOUND 1" IRON PIPE W/ NAIL & TAG, FLUSH, STAMPED "LS 5390", PER (R1).
- ⑭ FOUND 1" IRON PIPE, W/ PLASTIC PLUG & TACK, FLUSH, STAMPED "LS 5390", PER (R1), N56°00'56"E 0.22', HELD FOR LINE.
- ⑮ FOUND 3/4 IRON PIPE, NO TAG, UP 0.5", PER (R1) & (R2). SET TAG STAMPED "LS 5022".
- ⑯ FOUND 1" IRON PIPE, W/ PLASTIC PLUG & TACK, FLUSH, STAMPED "LS 5390", PER (R1), N56°01'06"E 0.20', HELD FOR LINE.
- ⑰ FOUND 3/4" IRON PIPE W/ TAG, STAMPED "LS 1825", UP 0.2", PER (R1) & (R2) AT MOST WLY COR LOT 21, OF CALIFORNIA SQUARE, M.B. 25/87-88
- ⑱ FOUND 2x2 W/ TACK & TAG, STAMPED "RCE 1126", UP 0.05', NO REFERENCE, ACCEPTED AS THE MOST EASTERLY CORNER OF LOT C PER M.B. 23/72.

EASEMENT NOTES

AN EASEMENT FOR WATER DITCHES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, RECORDED 08/14/1885, IN BOOK 42, PAGE 294 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.

AN EASEMENT FOR WATER DITCHES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, RECORDED 08/14/1885, IN BOOK 42, PAGE 296 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.

PUBLIC UTILITIES EASEMENT RESERVED IN PARCEL 1 OF QUITCLAIM DEED IN FAVOR OF THE CITY OF RIVERSIDE RECORDED 08/11/71, AS INST. NO. 90291, OFFICIAL RECORDS RIV. CO., CA. (PLOTTED HEREON)



BOUNDARY ESTABLISHMENT

EILEEN STREET

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

TRACT 36654

BEING A SUBDIVISION OF A PORTION OF LOTS 5 & 12 IN BLOCK 6 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY ON FILE IN BOOK 1, PAGE 72 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LYING IN SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

PSOMAS, RIVERSIDE

APRIL, 2014

SURVEYORS NOTES

- INDICATES FOUND MONUMENT AS NOTES
- INDICATES SET 1" I.P., TAGGED LS 5022, FLUSH, UNLESS NOTED OTHERWISE.
- SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 5022", FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- IN THE OCCURRENCE WHERE THE REAR LOT CORNER CAN NOT BE SET, FLUSH WITH GROUND, A NAIL & TAG STAMPED "LS 5022" WILL BE PLACED ON THE INSIDE FACE OF THE TRACT WALL ON THE SIDE LOT LINE.
- SET NAIL & TAG STAMPED "LS 5022" IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.
- - - INDICATES STREET NAME CHANGE LOCATION
- ////// INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS RESTRICTED.

SHEET 4 OF 4 SHEETS

CONTINUED

GROSS ACREAGE = 7.94 ACRES

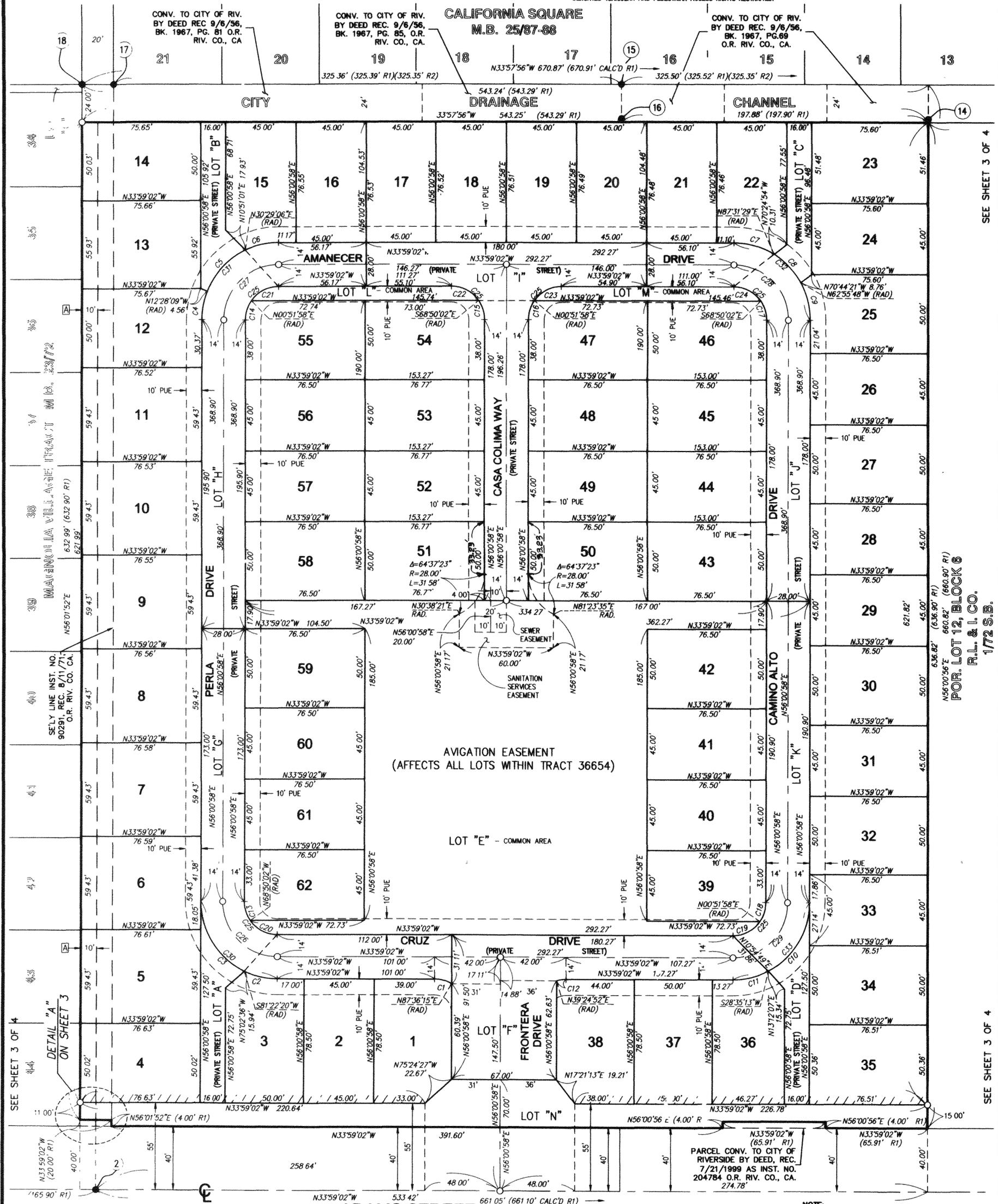
NET ACREAGE = 7.76 ACRES

SFN - DENOTES SEARCHED FOUND NOTHING

() - RECORD PER RECORD REFERENCE.

(RAD) - RADIAL BEARING.

CITY



SEE SHEET 3 OF 4

SEE SHEET 3 OF 4

FOR LOT 12, BLOCK 6
R.L. & I. CO.
172 S.B.

Curve #	Delta	Length	Radius
C1	31°35'17"	11.58'	21.00'
C2	25°21'22"	21.69'	49.00'
C3	64°38'38"	55.28'	49.00'
C4	21°30'53"	18.40'	49.00'
C5	42°57'15"	36.74'	49.00'
C6	25°31'52"	21.83'	49.00'
C7	31°30'31"	26.95'	49.00'

Curve #	Delta	Length	Radius
C8	29°32'43"	25.27'	49.00'
C9	28°56'46"	24.76'	49.00'
C10	62°34'15"	53.51'	49.00'
C11	27°25'45"	23.46'	49.00'
C12	16°36'06"	6.08'	21.00'
C13	34°51'00"	12.77'	21.00'
C14	34°51'00"	12.77'	21.00'

Curve #	Delta	Length	Radius
C15	34°51'00"	12.77'	21.00'
C16	34°51'00"	12.77'	21.00'
C17	34°51'00"	12.77'	21.00'
C18	34°51'00"	12.77'	21.00'
C19	55°09'00"	20.21'	21.00'
C20	55°09'00"	20.21'	21.00'
C21	55°09'00"	20.21'	21.00'

Curve #	Delta	Length	Radius
C22	55°09'00"	20.21'	21.00'
C23	55°09'00"	20.21'	21.00'
C24	55°09'01"	20.21'	21.00'
C25	90°00'00"	32.99'	21.00'
C26	90°00'00"	54.98'	35.00'
C27	90°00'00"	54.98'	35.00'
C28	90°00'00"	54.98'	35.00'

Curve #	Delta	Length	Radius
C29	90°00'00"	54.98'	35.00'
C30	90°00'00"	76.97'	49.00'
C31	90°00'00"	76.97'	49.00'
C32	90°00'00"	76.97'	49.00'
C33	90°00'00"	76.97'	49.00'

