

COPY 445/93

# TRACT NO. 34236

BEING A SUBDIVISION OF A PORTION OF THE RIVERSIDE WATER COMPANY CANAL LYING IN LOTS 11 AND 14 IN BLOCK 51 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS AT PAGE 72 THEREOF, AND A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 3 SOUTH, RANGE 6 WEST OF RANCHO EL SOBRANTE DE SAN JACINTO PER MAPS FILED IN BOOK 1, PAGE 8 OF MAPS AND BOOK 7, PAGE 10 OF MAPS, ALL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

SEPTEMBER 2013

### RECORDER'S STATEMENT

FILED THIS 7 DAY OF July, 2015 AT 3:00 PM.  
IN BOOK 445 OF MAPS, AT PAGES 93-96,  
AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.  
NO. 2015-0284340  
FEE 816  
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER  
BY: Agarrett, DEPUTY

SUBDIVISION GUARANTEE:  
FIRST AMERICAN TITLE COMPANY

### OWNER'S STATEMENT

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

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "D", INCLUSIVE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES, LOT "E".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENT DESIGNATED AS "STORM DRAIN EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS EASEMENTS FOR A MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE THE EASEMENTS DESIGNATED AS "MULTIPURPOSE RECREATIONAL TRAIL EASEMENT". SAID EASEMENTS SHALL BE MAINTAINED IN THEIR IMPROVED CONDITION BY OURSELVES, SUCCESSOR'S HEIRS AND ASSIGNS. THE CITY OF RIVERSIDE WILL NOT HAVE ANY RESPONSIBILITIES THEREOF. SAID EASEMENTS SHALL BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EARTH FILL, AND DEPOSITS.

WE HEREBY RESERVE TO OURSELVES, SUCCESSORS, AND ASSIGNEES, FOR THE BENEFIT OF THE PUBLIC, TO PRESERVE, MANAGE AND MAINTAIN SAID LAND IN ITS NATURAL CONDITION, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EQUIPMENT, AND EARTH/FILL OR DEPOSIT, THE EASEMENTS DESIGNATED AS "OPEN SPACE EASEMENT." SUCH OPEN SPACE EASEMENT DOES NOT INCLUDE ANY PUBLIC RIGHTS OF ACCESS AND THE PUBLIC SHALL NOT HAVE ANY RESPONSIBILITY OF MAINTENANCE THEREOF.

WE HEREBY RESERVE THE EASEMENTS DESIGNATED AS "PRIVATE DRAINAGE EASEMENT", AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP, FOR STORM DRAIN PURPOSES.

WE HEREBY RESERVE LOT "E", INDICATED AS "PRIVATE STREET", FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RESERVE THE EASEMENTS DESIGNATED AS "PRIVATE LANDSCAPE EASEMENT," AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, AND ASSIGNEES FOR LANDSCAPE PURPOSES.

KARGER CORPORATION, INC., A CALIFORNIA CORPORATION

BY: [Signature]  
(PRINT NAME) BRETT KARGER  
(TITLE) PRESIDENT

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENT

### 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 \$ 10,100.00.

DATE: June 25, 2015

DON KENT  
COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 10,100.00 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: June 25 2015

CASH OR SURETY BOND

DON KENT  
COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

### CITY TREASURER'S CERTIFICATE

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 OR ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS RELATED TO SPECIAL DISTRICTS LOCATED WITHIN THE CITY OF RIVERSIDE THAT ARE NOT ADMINISTERED BY THE CITY

DATE: 5/26/15

BRETT A. MASON  
FINANCE DIRECTOR / TREASURER

BY: [Signature]

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY CHJ INCORPORATED ON MAY 10, 2006 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

### 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 BRETT KARGER IN SEPTEMBER 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2018, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

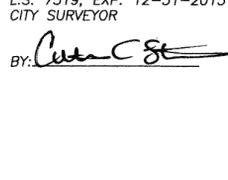
DATE: 5-15-2015  
[Signature]  
EDY P. ADKISON L.S. 5390  
EXPIRATION DATE: 9-30-16



### 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

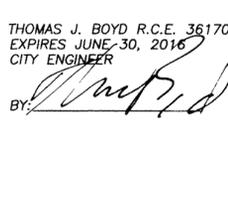
DATE: 5-27-15  
[Signature]  
CURTIS C. STEPHENS  
L.S. 7519, EXP. 12-31-2015  
CITY SURVEYOR



### 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 NO. 34236 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON MARCH 23, 2010 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 THIS 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: 5/27/2015  
[Signature]  
THOMAS J. BOYD R.C.E. 36170  
EXPIRES JUNE 30, 2016  
CITY ENGINEER



### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FOUR (4) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 34236.

LOTS "A" THROUGH "D", INCLUSIVE ARE 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 "E" ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

THE EASEMENT DESIGNATED AS "STORM DRAIN EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THE EASEMENTS DESIGNATED AS "MULTIPURPOSE RECREATIONAL TRAIL EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE.

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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 9th DAY OF June, 2015.

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

BY: [Signature]

### 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: May 21, 2015

BY: [Signature]  
mb

COPY 445/94

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

SHEET 2 OF 4 SHEETS

# TRACT NO. 34236

BEING A SUBDIVISION OF A PORTION OF THE RIVERSIDE WATER COMPANY CANAL LYING IN LOTS 11 AND 14 IN BLOCK 51 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS AT PAGE 72 THEREOF, AND A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 3 SOUTH, RANGE 6 WEST OF RANCHO EL SOBRANTE DE SAN JACINTO PER MAPS FILED IN BOOK 1, PAGE 8 OF MAPS AND BOOK 7, PAGE 10 OF MAPS, ALL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

SEPTEMBER 2013

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF Riverside

ON May 14, 2013 BEFORE ME, Melissa Lazio, NOTARY PUBLIC,  
PERSONALLY APPEARED Brett Varage

Brett Varage, 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 AND OFFICIAL SEAL

SIGNATURE Melissa Lazio

PRINT NAME Melissa Lazio

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 1973921

MY COMMISSION EXPIRES: April 28, 2016

COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside



COPY 445/96

# TRACT NO. 34236

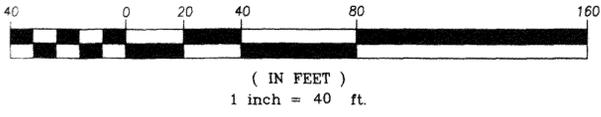
BEING A SUBDIVISION OF A PORTION OF THE RIVERSIDE WATER COMPANY CANAL LYING IN LOTS 11 AND 14 IN BLOCK 51 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS AT PAGE 72 THEREOF, AND A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 3 SOUTH, RANGE 6 WEST OF RANCHO EL SOBRANTE DE SAN JACINTO PER MAPS FILED IN BOOK 1, PAGE 8 OF MAPS AND BOOK 7, PAGE 10 OF MAPS, ALL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

SEPTEMBER 2013



GRAPHIC SCALE



## SURVEYOR'S NOTES

### BASIS OF BEARINGS

THE WESTERLY LINE OF LOT 2 OF THE COMBINATION TRACT, MB 7/14 PER RECORD OF SURVEY ON FILE IN BOOK 132, OF RECORD OF SURVEYS, PAGE 75 THEREOF, RECORDS OF RIVERSIDE COUNTY, BEING NORTH 34°04'25" WEST WAS HELD AS THE BASIS OF BEARINGS FOR THE MAP.

### MONUMENT NOTES

- -INDICATES FOUND MONUMENT AS NOTED
  - ⊙ -INDICATES FOUND 1"IP & RCE 30534 PLASTIC PLUG, FLUSH PER TRACT NO. 20804, MB 171/22-24, UNLESS OTHERWISE NOTED
  - -INDICATES FOUND LEAD & TACK TIE PER CITY OF RIVERSIDE FB LL40, PGS 111-113
  - -INDICATES SET 1"IP & LS 5390 TAG, FLUSH
  - △ -INDICATES SET S&W LS 5390 FLUSH
- SET 1"IP & LS 5390 TAG, FLUSH AT ALL REAR LOT CORNERS & ANGLE POINTS.  
SET LEAD & LS 5390 TAG IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES.

CRFB-INDICATES CITY OF RIVERSIDE FIELD BOOK  
SNF-INDICATES SEARCHED, NOTHING FOUND

( ) -INDICATES RECORDED DATA PER REFERENCE LISTED BELOW

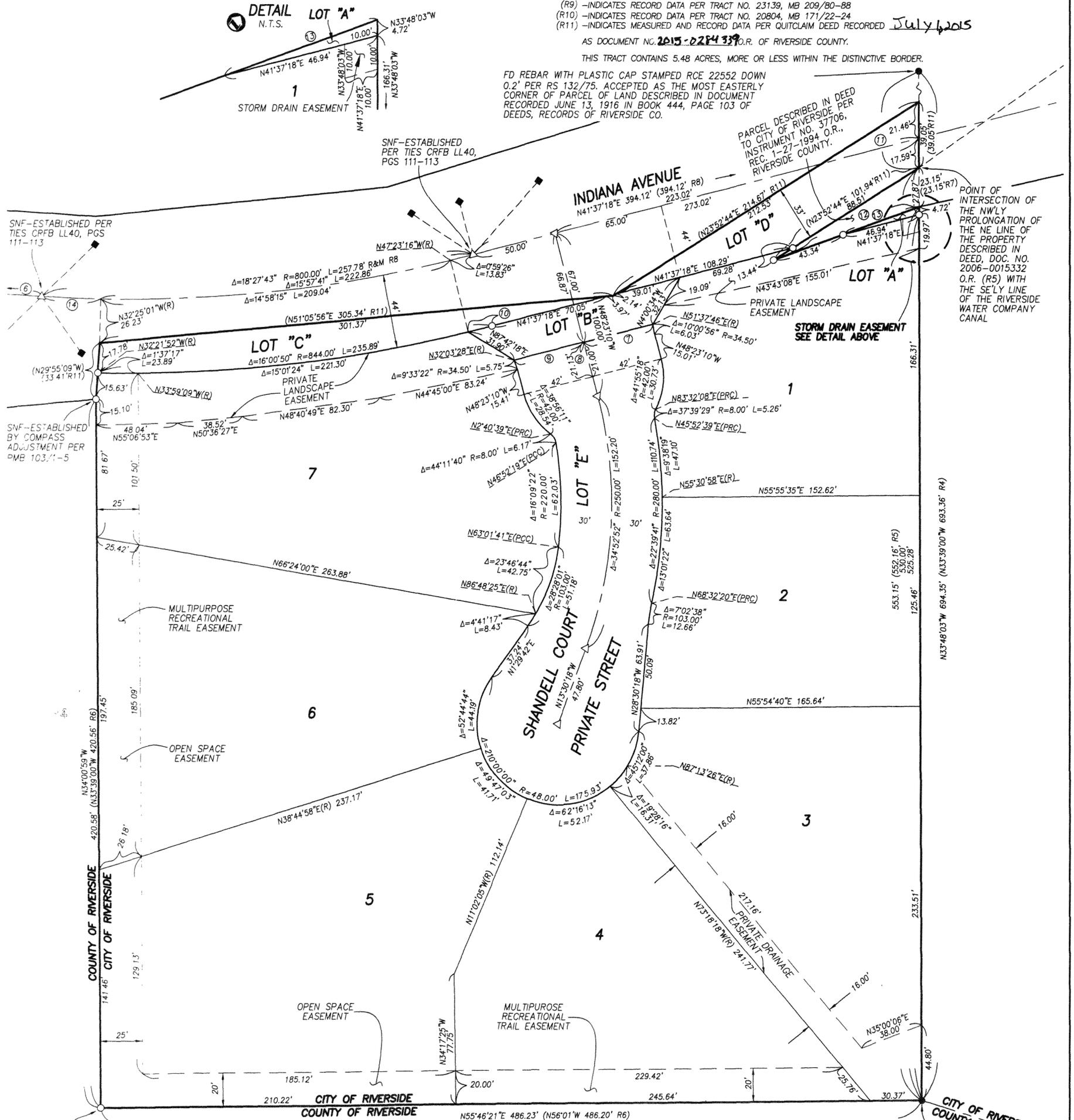
- (R1) -INDICATES RECORD DATA PER RS 132/75
- (R2) -INDICATES RECORD DATA PER TRACT NO. 32470, MB 410/34-36
- (R3) -INDICATES RECORD DATA PER DEED RECORDED JUNE 13, 1916 IN BOOK 444, PAGE 103 OF DEEDS, RECORDS OF RIVERSIDE COUNTY
- (R4) -INDICATES RECORD DATA PER RS 68/54-58
- (R5) -INDICATES RECORD DATA PER DEED RECORDED JANUARY 6, 2006 AS DOCUMENT NO. 2006-0015332, O.R. OF RIVERSIDE COUNTY
- (R6) -INDICATES RECORD DATA PER PM NO. 17160, PMB 103/1-5
- (R7) -INDICATES RECORD DATA PER GRANT DEED RECORDED JANUARY 27, 1994 AS INSTRUMENT NO. 037706, O.R. OF RIVERSIDE COUNTY
- (R8) -INDICATES RECORD DATA PER CITY OF RIVERSIDE FB LL40, PGS 111-113
- (R9) -INDICATES RECORD DATA PER TRACT NO. 23139, MB 209/80-88
- (R10) -INDICATES RECORD DATA PER TRACT NO. 20804, MB 171/22-24
- (R11) -INDICATES MEASURED AND RECORD DATA PER QUITCLAIM DEED RECORDED July 2015 AS DOCUMENT NO. 2015-0224339, O.R. OF RIVERSIDE COUNTY.

THIS TRACT CONTAINS 5.48 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

FD REBAR WITH PLASTIC CAP STAMPED RCE 22552 DOWN 0.2' PER RS 132/75. ACCEPTED AS THE MOST EASTERLY CORNER OF PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED JUNE 13, 1916 IN BOOK 444, PAGE 103 OF DEEDS, RECORDS OF RIVERSIDE CO.

PARCEL DESCRIBED IN DEED TO CITY OF RIVERSIDE PER INSTRUMENT NO. 37706, REC. 1-27-1994 O.R., RIVERSIDE COUNTY.

POINT OF INTERSECTION OF THE NW'LY PROLONGATION OF THE NE LINE OF THE PROPERTY DESCRIBED IN DEED, DOC. NO. 2006-0015332 O.R. (R5) WITH THE SE'LY LINE OF THE RIVERSIDE WATER COMPANY CANAL



SNF-ESTABLISHED BY COMPASS ADJUSTMENT PER PMB 103/1-5

RS 68 / 54-58

TRACT NO. 23139  
MB 209 / 80-88

94

### COURSE DATA

- ⑥ N60°05'01"E 215.72' (215.70/R8)
- ⑦ N41°36'50"E 42.53'
- ⑧ N48°23'10"W 0.13'
- ⑨ N41°36'50"E 42.48'
- ⑩ Δ=0°59'26" R=844.00' L=14.59'
- ⑪ N33°48'03"W 141.20'(141.20' R5)
- ⑫ N36°12'01"E 91.68'(91.68/R7)
- ⑬ N36°12'01"E 48.34'
- ⑭ Δ=2°30'02" R=800.00' L=34.91'

FD 3/4"IP & RE 9876 TAG, FLUSH PER PMB 103/1-5