

**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 AS 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 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, LOTS "A" AND "B".

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO CHASE ROAD, FROM LOT 1, AS SHOWN ON THE ANNEXED MAP.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, WATERLINE FACILITIES, ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES, LOT "C".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, THE EASEMENTS DESIGNATED AS "2.5' P.U.E" AND "10' P.U.E"

WE HEREBY RESERVE LOT "C" INDICATED AS "PRIVATE DRIVE", FOR PRIVATE USE AND FOR INGRESS AND EGRESS PURPOSES FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS SUBDIVISION.

WE HEREBY RESERVE FOR PRIVATE USE, LOT "D" FOR LANDSCAPE AND DRAINAGE PURPOSES FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND LOT OWNERS WITHIN THIS SUBDIVISION.

WE HEREBY RESERVE THE EASEMENT DESIGNATED AS "10' 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.

MH CHASE RUN LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: [Signature] BY: \_\_\_\_\_  
PRINT NAME MICHAEL J. LUTZ PRINT NAME \_\_\_\_\_  
TITLE CHIEF OPERATING OFFICER TITLE \_\_\_\_\_

**BENEFICIARY STATEMENT**

HOMESTREET BANK, A WASHINGTON STATE CHARTERED SAVINGS BANK, BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 16, 2015 AS INSTRUMENT NO. 2015-0020858 OF OFFICIAL RECORDS.

BY: [Signature] BY: \_\_\_\_\_  
PRINT NAME ANTHONY COPILATO PRINT NAME \_\_\_\_\_  
TITLE VICE PRESIDENT TITLE \_\_\_\_\_

**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 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.

DATED 12/7/15 BRENT A. MASON  
FINANCE DIRECTOR / TREASURER  
BY: [Signature]

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 33506**

BEING A SUBDIVISION OF A PORTION OF LOT 11 AND THAT PORTION OF BOWMAN STREET (VACATED) OF ROSE TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 12, T. 2 S., R. 5 W., JURUPA RANCHO M.B. 1/47 S.B.

**IW CONSULTING ENGINEERS, INC. CIVIL ENGINEERING \* LAND SURVEYING**  
RIVERSIDE, CA. JULY 2014

**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. 33506.

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

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO CHASE ROAD FROM LOT 1, IS HEREBY ACCEPTED.

LOT "C" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, WATERLINE FACILITIES, ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

THE EASEMENTS DESIGNATED AS "2.5' P.U.E" AND "10' P.U.E" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

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 5th DAY OF JANUARY, 2016.

COLLEEN J. NICOL  
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA  
BY: [Signature]

**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 MH CHASE RUN LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ON APRIL 25, 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 BEFORE APRIL 29, 2016 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.

DATED 10/23/2015  
[Signature]  
JEFFREY M. BARNES, L.S. 7663  
EXPIRES DEC. 31, 2016



**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.

DATED 11/13/2015 GIRISH BALACHANDRAN  
PUBLIC UTILITIES GENERAL MANAGER  
BY: [Signature]

**SOILS REPORT**

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY LOR GEOTECHNICAL GROUP, INC. ON JUNE 7, 2006 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

**RECORDER'S STATEMENT**

FILED THIS 30th DAY OF JANUARY, 2016, AT 11:52 AM IN BOOK 448 OF MAPS, AT PAGES 89-92 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.  
FEE \$ 16.00 NO. 2016-0020316

PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER  
BY: [Signature] DEPUTY  
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 6,200.00 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.

DATED January 14, 2016

CASH OR SURETY TAX BOND  
DON KENT  
COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

**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 \$ 6,200.00.

DATED January 14, 2016 DON KENT  
COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

**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. 33506 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON MAY 15, 2007 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.

JEFFREY THOMAS HART  
RCE 70910, LIC. EXP. 6/30/17  
INTERIM CITY ENGINEER



BY: [Signature]

**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.

DATED 12/10/15 CURTIS C. STEPHENS  
L.S. 7519 LIC. EXP. 12/31/15  
CITY SURVEYOR



BY: [Signature]

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 33506**

BEING A SUBDIVISION OF A PORTION OF LOT 11 AND THAT PORTION OF BOWMAN STREET (VACATED) OF ROSE TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 12, T. 2 S., R. 5 W., JURUPA RANCHO M.B. 1/47 S.B.

**IW CONSULTING ENGINEERS, INC. CIVIL ENGINEERING \* LAND SURVEYING**  
**RIVERSIDE, CA. JULY 2014**

**NOTARY ACKNOWLEDGEMENT**

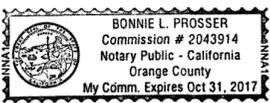
STATE OF CALIFORNIA )  
COUNTY OF Orange )

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.

ON October 27, 2015 BEFORE ME, Bonnie L. Prosser, Notary Public  
PERSONALLY APPEARED Anthony Lopilato  
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 Bonnie L. Prosser Bonnie L. Prosser PRINT NAME  
NOTARY PUBLIC, STATE OF CA. COMMISSION NO. 2043914  
MY COMMISSION EXPIRES 10-31-17  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Orange



**NOTARY ACKNOWLEDGEMENT**

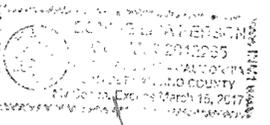
STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO )

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.

ON October 29 2015 BEFORE ME, BONNIE USA PERSON, NOTARY PUBLIC  
PERSONALLY APPEARED MICHAEL J. LUTZ  
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 [Signature] BONNIE USA PERSON PRINT NAME  
NOTARY PUBLIC, STATE OF CA. COMMISSION NO. 2012265  
MY COMMISSION EXPIRES 3-15-17  
COUNTY OF PRINCIPAL PLACE OF BUSINESS SAN BERNARDINO



**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.

1. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY AND THE RIVERSIDE CANAL COMPANY FOR DITCHES, FLUMES, CONDUITS AND INCIDENTAL PURPOSES THERETO PER DEED RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635 AND AUGUST 14, 1885 IN BOOK 42, PAGES 294 AND 296 BOTH OF DEEDS, BOTH RECORDS OF SAN BERNARDINO COUNTY. SAID EASEMENTS ARE NOT PLOTTABLE FROM RECORD.
2. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE FOR PUBLIC UTILITY PER DOCUMENT RECORDED OCTOBER 5, 1990 AS INSTRUMENT NUMBER 369406 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
3. AN EASEMENT RESERVED IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, FOR PUBLIC UTILITIES, PER RESOLUTION NO. 91-318 OF BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, RECORDED SEPTEMBER 27, 1991 AS INSTRUMENT NUMBER 334564 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

GIRISH BALACHANDRAN,  
PUBLIC UTILITIES GENERAL MANAGER

DATE 11/13/2015 BY: [Signature]

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE:

1. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC SERVICES PER DOCUMENT RECORDED OCTOBER 5, 1990 AS INSTRUMENT NUMBER 369406 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
2. AN EASEMENT RESERVED IN FAVOR OF CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE FOR PUBLIC SERVICES PER RESOLUTION NO. 91-318 OF THE BOARD OF SUPERVISORS, RECORDED SEPTEMBER 27, 1991 AS INSTRUMENT NUMBER 334564 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
3. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION FOR THE TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS, RECORDED OCTOBER 8, 2014 AS INSTRUMENT NUMBER 2014-0383204 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

**IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**TRACT NO. 33506**

BEING A SUBDIVISION OF A PORTION OF LOT 11 AND THAT PORTION OF BOWMAN STREET (VACATED) OF ROSE TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 12, T. 2 S., R. 5 W. JURUPA RANCHO M.B. 1/47 S.B.

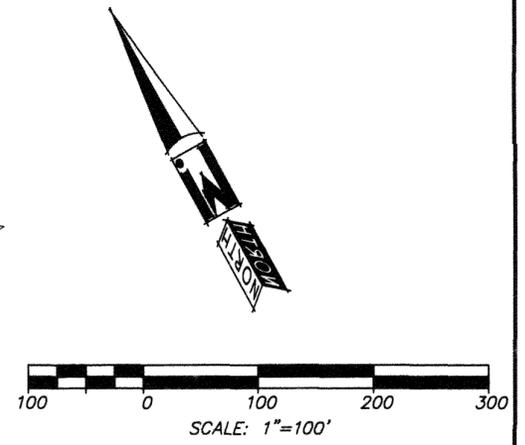
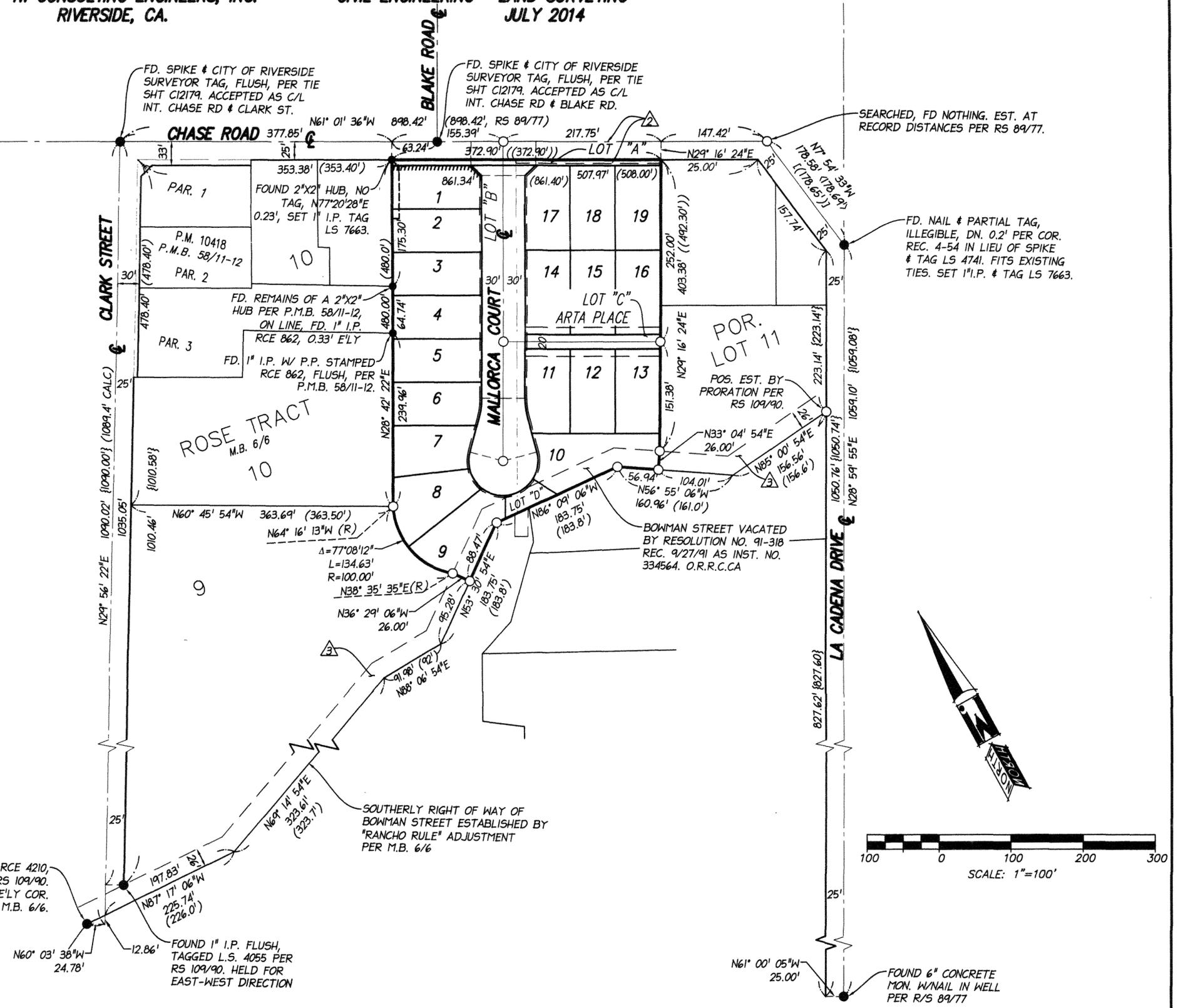
**IW CONSULTING ENGINEERS, INC.**      **CIVIL ENGINEERING \* LAND SURVEYING**  
 RIVERSIDE, CA.      JULY 2014

**SURVEYOR'S NOTES**

1. BASIS OF BEARINGS IS THE CENTERLINE OF CHASE ROAD BEING N.61°01'36"W. AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 89, PAGES 77 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● DENOTES FOUND MONUMENTS AS NOTED.
3. ○ DENOTES SET 1" I.P. TAGGED LS 7663, FLUSH, UNLESS OTHERWISE NOTED.
4. SET NAIL AND LS 7663 TAG IN BLOCK WALL OR FOOTING AT ALL REAR LOT CORNERS.
5. SET NAIL AND LS 7663 TAG IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. ( ) DENOTES RECORD DATA PER ROSE TRACT, MB 6/6 RIV. CO.
7. [ ] DENOTES RECORD DATA PER PARCEL MAP 10418, PMB 58/11-12 RIV. CO.
8. { } DENOTES RECORD DATA PER RECORD OF SURVEY, RS 109/90 RIV. CO.
9. (( )) DENOTES RECORD DATA PER DEED REC. 5/04/2005 AS DOC. NO. 2005-353902, O.R.R.C.
10. < > DENOTES RECORD DATA PER R.S. 89/77 RIV. CO.
11. [ ( ) ] DENOTES RECORD DATA PER TRACT NO. 29097, M.B. 285/42-44 RIV. CO.
12. // INDICATES WAIVED VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.
13. THIS MAP CONTAINS 4.19 ACRES.

**EASEMENT NOTES**

1. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY AND THE RIVERSIDE CANAL COMPANY FOR DITCHES, FLUMES, CONDUITS AND INCIDENTAL PURPOSES THERETO PER DEED RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635 AND RECORDED AUGUST 14, 1885 IN BOOK 42, PAGES 294 AND 296, BOTH OF DEEDS, BOTH RECORDS OF SAN BERNARDINO COUNTY. SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.
2. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PER DOCUMENT RECORDED OCTOBER 5, 1990 AS INSTRUMENT NUMBER 369406 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
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4. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION FOR THE TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS, RECORDED OCTOBER 8, 2014 AS INSTRUMENT NUMBER 2014-0383204 OF OFFICIAL RECORDS, RIVERSIDE COUNTY. SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 33506**

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**IW CONSULTING ENGINEERS, INC. CIVIL ENGINEERING \* LAND SURVEYING**  
**RIVERSIDE, CA. JULY 2014**

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2. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PER DOCUMENT RECORDED OCTOBER 5, 1990 AS INSTRUMENT NUMBER 369406 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
3. AN EASEMENT RESERVED IN FAVOR OF CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE FOR PUBLIC UTILITIES AND PUBLIC SERVICES PER RESOLUTION NO. 91-318 OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, RECORDED SEPTEMBER 27, 1991 AS INSTRUMENT NUMBER 334564 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
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CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TAN
C1	23.40'	48.00'	27°55'46"	11.94'
C2	33.00'	48.00'	39°23'09"	17.18'
C3	61.22'	100.00'	35°04'27"	31.60'
C4	35.00'	48.00'	41°46'43"	18.32'
C5	73.41'	100.00'	42°03'45"	38.45'
C6	45.54'	48.00'	54°21'34"	24.65'
C7	38.99'	48.00'	46°32'48"	20.65'
C8	26.97'	103.00'	15°00'00"	13.56'
C9	175.93'	48.00'	210°00'00"	179.14'
C10	26.97'	103.00'	15°00'00"	13.56'

