236
285

City

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

PARCEL MAP NO. 36474

BEING A SUBDIVISION OF PORTIONS OF LOTS 2 AND 4 OF BLOCK 50 OF ARLINGTON HEIGHTS, PER MAP RECORDED IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. IN SECTION 9, TOWNSHIP 3 SOUTH, RANGE 5 WEST SBM

adkan ENGINEERS

MAY 2012

RECORDER'S STATEMENT

FILED THIS 8th DAY OF April, 2014 AT 3:32 PM., IN BOOK 236 OF PARCEL MAPS, AT PAGES 85-88, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE

NO. 2014-0127816
FEE $16.00

LARRY W. WARD, ASSESSOR-COUNTY CLERK- RECORDER

BY: _____, DEPUTY

SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE INSURANCE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE 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 BORDER LINE.

NINEWAY, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____

PRINT NAME Wallace M. Kreag

PRINT TITLE General Partner

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 MOE KREAG ON MAY 22, 2012. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 5-29-2013

EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9-30-14

LICENSED LAND SURVEYOR — EDY POWELL ADKISON — LS 5390 — EXP. 9-30-14 — STATE OF CALIFORNIA

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON 5-13-13 BEFORE ME, Kristin Hoelting, notary public PERSONALLY APPEARED Wallace Morris Kreag JR.

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 _____ Kristin Hoelting PRINT NAME

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1940922

MY COMMISSION EXPIRES: July 12, 2015

COUNTY OF PRINCIPAL PLACE OF BUSINESS Los Angeles

KRISTIN HOELTING
Commission # 1940922
Notary Public - California
Los Angeles County
My Comm. Expires Jul 12, 2015

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: 3-20-2014

CURTIS C. STEPHENS
L.S. 7519, EXP. 12-31-2015
CITY SURVEYOR

BY: _____

LICENSED LAND SURVEYOR — CURTIS C. STEPHENS — Exp. 12/31/15 — L.S. 7519 — STATE OF CALIFORNIA

SIGNATURE OMISSIONS

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

1. RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JUNE 16, 1983 AS INSTRUMENT NO. 119833 OF OFFICIAL RECORDS.

2. WESTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPELINE AND CANAL PUMP STATION AND INCIDENTAL PURPOSES TOGETHER WITH RIGHTS OF INGRESS AND EGRESS PER DOCUMENT RECORDED APRIL 20, 2004 AS INSTRUMENT NO. 2004-0286741 OF OFFICIAL RECORDS.

3. THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES PER INSTRUMENT NO.45477, RECORDED APRIL 30, 1971 OF OFFICIAL RECORDS.

4. PACIFIC BELL TELEPHONE COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED SEPTEMBER 16, 2004 AS INSTRUMENT NO. 2004-0737988 OF OFFICIAL RECORDS.

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 PARCEL MAP No. 36474 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE ZONING ADMINISTRATOR ON AUGUST 13, 2012 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 HAVE BEEN COMPLIED WITH.

DATE: 3/20/2014

THOMAS J. BOYD R.C.E. 36170
EXPIRES JUNE 30, 2014
CITY ENGINEER

BY: _____

REGISTERED PROFESSIONAL ENGINEER — THOMAS JOHN BOYD — No. C 36170 — Exp. 06/30/14 — CIVIL — STATE OF CALIFORNIA

UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE, BEING THE RECORD OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

A RIGHT OF WAY RESERVED TO THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION NOT BEING DISCLOSED BY THE RECORDS.

DATED March 17, 2014

GIRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

BY: _____ MB 90

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 PARCELS 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 March 17, 2014.

GIRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

BY: _____ MB 89

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS NOT PREPARED FOR THIS SUBDIVISION. A PRELIMINARY SOILS REPORT AND FINAL COMPACTION REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT FOR THE PARCELS SHOWN HEREON.

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.

BRENT A. MASON
FINANCE DIRECTOR/TREASURER

BY: _____

DATED 3/20/2014

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF $ 132,400.00 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 THE 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 APRIL 1, 2014

(CASH) OR ~~SURETY~~ TAX BOND
DON KENT,
COUNTY TAX COLLECTOR

BY: Valerie Mays 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 $ 132,400.00.

DATED APRIL 1, 2014

DON KENT
COUNTY TAX COLLECTOR

BY: Valerie Mays
DEPUTY