

TRACT MAP NO. 34688

SHEET 1 OF 2

BEING A SUBDIVISION OF A PORTION OF LOT 4, IN BLOCK 21 OF THE LANDS OF THE RIVERSIDE LAND & IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 72 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA. LOCATED IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

FOR CONDOMINIUM PURPOSES

MATTHEW CHRISTIAN EHE, PLS 9410
ENVIRONMENTAL HIGHTECH ENGINEERING
SAN BERNARDINO, CALIFORNIA

OCTOBER 2017

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2018
AT _____ M., IN BOOK _____ OF MAPS, AT
PAGES _____ AT THE REQUEST OF
THE CITY CLERK OF THE CITY OF RIVERSIDE.
NO. _____
FEE _____
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER
BY: _____, DEPUTY
SUBDIVISION GUARANTEE: _____
FIRST AMERICAN TITLE INSURANCE COMPANY

OWNERS STATEMENT

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

I HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES THE EASEMENT DESIGNATED AS "WATERLINE EASEMENT".

I HEREBY DEDICATE TO THE PUBLIC AN "AVIGATION EASEMENT" AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOT 1.

WEN TU CHEN DATE

NOTARY ACKNOWLEDGEMENT

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.

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____ - A NOTARY PUBLIC

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: _____

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.

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: _____ ADAM RAYMOND
CHIEF FINANCIAL OFFICER/CITY TREASURER

BY: _____

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: _____, 20____
CASH OR SURETY TAX BOND

JON CHRISTENSEN
COUNTY TAX COLLECTOR
BY: _____, DEPUTY

SIGNATURE OMISSIONS

PURSUANT TO SECTION 86436 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 FOR A FLUME OR WATER DITCH FOR DISTRIBUTION OF WATER IN FAVOR OF HARVEY MARTINI, ET UX., RECORDED NOVEMBER 8, 1917 IN BOOK 470, PAGE 195, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.
2. AN EASEMENT FOR A FLUME OR WATER DITCH FOR DISTRIBUTION OF WATER IN FAVOR OF CHAS K. CHANSLOR, ET UX., RECORDED SEPTEMBER 22, 1922 IN BOOK 573, PAGE 345, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.
3. AN EASEMENT FOR A FLUME OR WATER DITCH FOR DISTRIBUTION OF WATER IN FAVOR OF CHAS K. CHANSLOR, ET UX., RECORDED JANUARY 4, 1923 IN BOOK 564, PAGE 122, AND RECORDED FEBRUARY 2, 1923 IN BOOK 564, PAGE 391, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENTS CANNOT BE LOCATED FROM THE RECORD.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY PACIFIC GEOTECH, INC. ON 4-8-2016 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 34688

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

AN "AVIGATION EASEMENT" AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOT 1 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 _____ DAY OF _____, 20____

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

BY: _____

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 YUE ZHAO & FANG FEI TAN ON JULY 31, 2016. 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 DECEMBER 31, 2018 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: 4/16/2018 MATTHEW CHRISTIAN EHE
L.S. 9410 LIC. EXP. 12/31/19

BY: _____

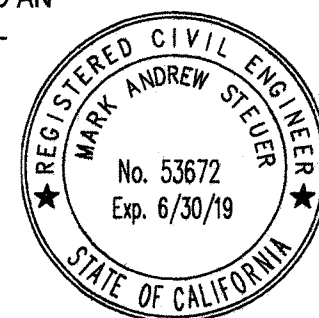


CITY ENGINEER'S STATEMENT

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 MAP NO. 34688 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON JULY 11, 2006 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 LOT 1 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: _____ MARK ANDREW STEUER
R.C.E. 53672 LIC. EXP. 6/30/19
CITY ENGINEER

BY: _____



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: _____ CURTIS C. STEPHENS
L.S. 7519 LIC. EXP. 12/31/19
CITY SURVEYOR

BY: _____



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 \$ _____.
DATE: _____, 2018

JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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.

DATE: _____ PUBLIC UTILITIES GENERAL MANAGER

BY: _____

SHEET 2 OF 2

FOR CONDOMINIUM PURPOSES

OCTOBER 2017

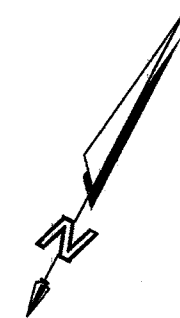


BEARINGS ARE BASED ON THE EASTERLY
LINE OF JEFFERSON STREET AS BEING N34
°00'30" W AS SHOWN ON PARCEL MAP ON
FILE IN BOOK 7 OF PARCEL MAPS AT PAGE
29 THEREOF RECORDS OF RIVERSIDE
COUNTY STATE OF CALIFORNIA.


- MONUMENT FOUND AS NOTED
- SET NAIL & TAG LBS 9410 ATOP 2' BLOCK WALL
- () INDICATES RECORD DATA PER P.M. 7/29
UNLESS OTHERWISE NOTED
- [] INDICATES MEASURED DATA, ALSO
RECORD DATA PER PARCEL DESCRIBED
IN DEED TO PAUL TZENG BY DOCUMENT
RECORDED 7/9/2003 AS DOCUMENT NO.
2003-509901, O.R. RIV. CO. CA.
- { } INDICATES RECORD DATA PER PARCEL
DESCRIBED IN DEED TO WEN CHEN BY
DOCUMENT RECORDED 1/28/2011 AS
DOCUMENT NO. 2011-45851, O.R. RIV.
CO. CA.
- < > INDICATES RECORD DATA PER M.B. 27/76,
UNLESS OTHERWISE NOTED.
- [/] INDICATES RECORD DATA PER M.B. 38/23.

EASEMENT NOTES

1. AN EASEMENT FOR A FLUME OR WATER DITCH FOR DISTRIBUTION OF WATER IN FAVOR OF HARVEY MARTINI, ET UX., RECORDED NOVEMBER 8, 1917 IN BOOK 470, PAGE 195, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.
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GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.