

35
12/18
GROSS AREA: 1.97 ACRES
NET AREA: 1.93 ACRES
6 LOTS

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

SHEET 1 OF 2

TRACT MAP NO. 37146

BEING A SUBDIVISION OF A PORTION OF LOT 66 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND A PORTION OF HAGINS NORTH ORANGE STREET SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 162 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 13, T. 2 S., R. 5 W., S.B.M.

GIL ZULUETA MENDOZA ASSOCIATES, INC. APRIL 2019
RIVERSIDE, CA

RECORDER'S STATEMENT

FILED THIS 2 DAY OF June, 2021
AT 11:48 AM IN BOOK 478 OF MAPS AT
PAGES 55-56 AT THE REQUEST
OF THE CITY CLERK OF THE CITY OF RIVERSIDE
NO. 2021-0331974
FEE \$11.00

PETER ALDANA
ASSESSOR - COUNTY CLERK - RECORDER

BY: *Matthew Jennings* DEPUTY

SUBDIVISION GUARANTEE:
IRON TITLE COMPANY
CHICAGO

OWNER'S STATEMENT

WE HEREBY STATE 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, LOTS "A" THROUGH "C", INCLUSIVE.

BJ SINGH GHUMAN AND NEERA K. GHUMAN, HUSBAND AND WIFE AS JOINT TENANTS

BJ Singh Ghuman
BJ SINGH GHUMAN

Neera K. Ghuman
NEERA K. GHUMAN

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 San Bernardino } SS

ON April 1, 2021 BEFORE ME, Veronica Torres, NOTARY PUBLIC, PERSONALLY APPEARED BJ Ghuman, 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: *Veronica Torres*
NAME OF NOTARY: Veronica Torres
COUNTY IN WHICH COMMISSIONED: San Bernardino
DATE COMMISSION EXPIRES: Sept. 28, 2023
COMMISSION NUMBER: 2305136

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 San Bernardino } SS

ON April 1, 2021 BEFORE ME, Veronica Torres, NOTARY PUBLIC, PERSONALLY APPEARED Neera K. Ghuman, 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: *Veronica Torres*
NAME OF NOTARY: Veronica Torres
COUNTY IN WHICH COMMISSIONED: San Bernardino
DATE COMMISSION EXPIRES: Sept. 28, 2023
COMMISSION NUMBER: 2305136

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY, 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 noted

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: 4/9/2021

EDWARD ENRIQUEZ
CHIEF FINANCIAL OFFICER/CITY TREASURER

BY: *Edward Enriquez*

CITY CLERK'S CERTIFICATE

RESOLVED: THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 37146.

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

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 THE FORGING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 11th DAY OF May, 2021.

Donesia Gause
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: *Donesia Gause*

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 B.J. GHUMAN ON NOVEMBER 16, 2018. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THEY WILL BE SET IN THOSE POSITIONS BEFORE MARCH 1, 2021, AND THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 03/30/21



Scott E. Ohana
SCOTT E. OHANA, L.S. 7506
EXPIRATION DATE: DECEMBER 31, 2021

CITY SURVEYOR'S STATEMENT

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

DATE: 4/12/21

CURTIS C. STEPHENS
L.S. 7519 LIC. EXP. 12/31/21
CITY SURVEYOR

BY: *Curtis C. Stephens*



CITY ENGINEER'S STATEMENT

I HEREBY STATE, I HAVE EXAMINED THIS MAP, AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT NO. 37146 APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON NOVEMBER 1, 2018 AND ANY APPROVED ALTERATIONS THEREOF; 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; THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP ARE APPROVED; THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION ARE APPROVED; A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS ARE FILED WITH THE PUBLIC WORKS DEPARTMENT AND THE SAME ARE CHECKED AND APPROVED; AND ALL IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, OR 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: April 12, 2021

GILBERT M. HERNANDEZ
RCE 69170 LIC. EXP. 6/30/22
CITY ENGINEER

BY: *Gilbert M. Hernandez*



PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY, 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 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.

TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

DATE: 4/12/21

BY: *Todd M. Corbin*

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$9,400.00 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 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: May 23, 2021

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: *Matthew Jennings*

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 \$9,400.00.

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

DATE: May 23, 2021

BY: *Matthew Jennings*

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. THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST FOR AN EASEMENT FOR RIGHT OF ENTRY UPON AND RIGHT OF WAY OVER SAID LAND FOR ALL WATER PIPES, DITCHES, OTHER CONDUITS AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE WATER COMPANY. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

DATE: 4/12/21

BY: *Todd M. Corbin*

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY FDC & ASSOCIATES CORPORATION ON MAY 22, 2018, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

GROSS AREA: 1.97 ACRES
NET AREA: 1.93 ACRES
6 LOTS

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

SHEET 2 OF 2

TRACT MAP NO. 37146

BEING A SUBDIVISION OF A PORTION OF LOT 66 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND A PORTION OF HAGINS NORTH ORANGE STREET SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 162 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 13, T. 2 S., R. 5 W., S.B.M.

GIL ZULUETA MENDOZA ASSOCIATES, INC. APRIL 2019
RIVERSIDE, CA

BASIS OF BEARING NOTE:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ORANGE STREET, BEING N 29°00'00" E, AS SHOWN ON TRACT MAP NO. 31825, FILED IN BOOK 422, PAGES 57 THROUGH 58, RECORDS OF RIVERSIDE COUNTY.

SURVEYORS NOTES:

- INDICATES FOUND MONUMENT AS NOTED
- SET 1" I.P. TAGGED LS 7526, FLUSH UNLESS OTHERWISE NOTED
- AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- R&M RECORD MATCH
- () INDICATES RECORD DATA PER TRACT NO. 31825, M.B. 422/57-58
- [] INDICATES RECORD DATA PER TRACT NO. 21754, M.B. 178/50-53
- { } INDICATES RECORD DATA PER STRONG ST. HEIGHTS, M.B. 15/53
- ||| INDICATES RECORD DATA PER R.S. 6/31
- ||| INDICATES RECORD DATA PER ELLIOTT TRACT, M.B. 21/3-4
- ||| INDICATES RECORD DATA PER HAGINS NORTH ORANGE STREET SUBDIVISION, M.B. 5/162

EASEMENT NOTES:

INDICATES AN EASEMENT FOR RIGHT OF ENTRY UPON AND RIGHT OF WAY OVER SAID LAND FOR ALL WATER PIPES, DITCHES, OTHER CONDUITS AND INCIDENTAL PURPOSES, IN FAVOR OF RIVERSIDE WATER COMPANY.

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	103.00'	10.41'	5°47'35"
C2	103.00'	4.16'	2°18'56"
C3	48.00'	35.92'	42°52'20"
C4	200.00'	61.93'	17°44'33"
C4	200.00'	61.89'	17°43'49"

LINE DATA

LINE	BEARING	DISTANCE
L1	N 28°59'27" E	30.00'
L2	N 30°18'35" E	45.23'
L3	N 72°01'30" E	20.56'
L4	N 29°00'00" E	15.02'
L5	N 61°00'33" W	14.03'
L6	N 52°54'02" W	40.84'
L7	N 52°54'02" W	9.20'
L8	N 49°45'50" E	4.42'
L9	N 61°00'33" W	98.20'
L10	N 61°00'00" W	33.00'
L11	N 29°00'00" E	45.03'
L12	N 61°00'33" W	46.91'

