

# TRACT NO. 37754

BEING A SUBDIVISION OF A PORTION OF BLOCK 23, BLOCK 27, AND LOT LL (LYON AVENUE) OF LA SIERRA GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, AT PAGES 42 THROUGH 50, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN PROTRACTED SECTION 14, T.3S. R.6W., IN RANCHO LA SIERRA SEPULVEDA, M.B. 6/70.



APRIL 2020

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 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:  
CHICAGO TITLE INSURANCE COMPANY

## 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 UTILITY PURPOSES AND OTHER PUBLIC SERVICES, LOTS "A" AND "E";

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES LOTS "A" AND "E", AND THE EASEMENTS DESIGNATED AS "SEWER EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES LOTS "A" AND "E", AND THE EASEMENTS DESIGNATED AS "WATERLINE FACILITIES EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS EASEMENTS FOR EMERGENCY ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM SERVICES RELATED TO TRASH REMOVAL, PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, CABLE TELEVISION AND COMMUNICATION SYSTEMS, THE EASEMENTS DESIGNATED AS "SANITATION SERVICES EASEMENT".

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 "PUBLIC UTILITY EASEMENT".

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, LOT "A" AND "E", INDICATED AS "PRIVATE STREET", SAID PRIVATE STREET IS FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS, LOT OWNERS, AND INVITEES, WITHIN THIS TRACT MAP.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, LOTS "B" THROUGH "D", INCLUSIVE, INDICATED AS "COMMON SPACE", SAID COMMON SPACE IS FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNS, LOT OWNERS, AND INVITEES, WITHIN THIS TRACT MAP.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, THE EASEMENTS DESIGNATED AS "PRIVATE DRIVEWAY EASEMENT" AS SHOWN HEREON, SAID ACCESS EASEMENT IS FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNS, LOT OWNERS, AND INVITEES, WITHIN THIS TRACT MAP.

LA SIERRA 34, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA  
ITS MANAGER

MICHAEL FINN  
CHIEF FINANCIAL OFFICER, NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA

## 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 NATIONAL COMMUNITY RENAISSANCE ON APRIL 14, 2020. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2023, 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: 11-13-2020

EDY P. ADKISON  
EDY P. ADKISON L.S. 5390  
EXPIRATION DATE: 9-30-22



## 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: \_\_\_\_\_ CURTIS C. STEPHENS  
L.S. 7519, EXP. 12-31-2021  
CITY SURVEYOR



## 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. 37754 APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON NOVEMBER 14, 2019 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 THIS MAP HAVE BEEN APPROVED; THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THE SAME ARE CHECKED AND APPROVED; AND ALL IMPROVEMENTS HAVE BEEN 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: \_\_\_\_\_ GILBERT M. HERNANDEZ R.C.E. 69170  
LIC. EXP. 6/30/2022  
CITY ENGINEER



## NOTARY ACKNOWLEDGMENT

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 } S.S.  
ON 11/18/20 BEFORE ME, Monica Rodriguez, Notary Public PERSONALLY  
APPEARED Michael Finn

\_\_\_\_\_, 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

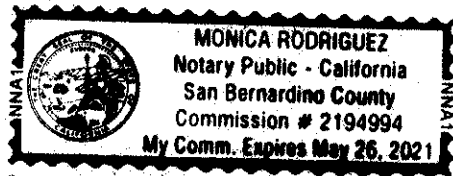
PRINT NAME Monica Rodriguez

SIGNATURE [Signature]

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2194994

MY COMMISSION EXPIRES: 5/26/21

COUNTY OF PRINCIPAL PLACE OF BUSINESS San Bernardino



## CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FIVE (5) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 37754.

LOTS "A" AND "E" ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

LOTS "A" AND "E", AND THE EASEMENTS DESIGNATED AS "SEWER EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

LOTS "A" AND "E", AND THE EASEMENTS DESIGNATED AS "WATERLINE FACILITIES EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES.

THE EASEMENTS DESIGNATED AS "SANITATION SERVICES EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR EMERGENCY ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM SERVICES RELATED TO TRASH REMOVAL, PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, CABLE TELEVISION AND COMMUNICATION SYSTEMS.

THE EASEMENTS DESIGNATED AS "PUBLIC UTILITY EASEMENT" 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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

EVA ARSEO, INTERIM CITY CLERK  
OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: \_\_\_\_\_

## 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:

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: \_\_\_\_\_ EDWARD ENRIQUEZ  
CHIEF FINANCIAL OFFICER / CITY TREASURER

BY: \_\_\_\_\_

## 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.

DATE: \_\_\_\_\_ TODD M. CORBIN,  
PUBLIC UTILITIES GENERAL MANAGER

BY: \_\_\_\_\_, DEPUTY

## 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.

CITY OF RIVERSIDE, AS SUCCESSOR IN INTEREST TO THE CITIZENS DOMESTIC WATER COMPANY, AN EASEMENT FOR WATER PIPELINES, DITCHES OR FLUMES, BY DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 ET SEQ., RECORDS OF RIVERSIDE COUNTY.

DATE: \_\_\_\_\_ TODD M. CORBIN,  
PUBLIC UTILITIES GENERAL MANAGER

BY: \_\_\_\_\_, DEPUTY

## SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY ALBUS-KEEFE & ASSOCIATES, INC ON OCTOBER 18, 2018 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

## 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: \_\_\_\_\_ MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_, DEPUTY

## 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: \_\_\_\_\_ 2021 CASH OR SURETY TAX BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_, DEPUTY

# TRACT NO. 37754

BEING A SUBDIVISION OF A PORTION OF BLOCK 23, BLOCK 27, AND LOT LL (LYON AVENUE) OF LA SIERRA GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, AT PAGES 42 THROUGH 50, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN PROTRACTED SECTION 14, T.3S. R.6W., IN RANCHO LA SIERRA SEPULVEDA, M.B. 6/70.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2020

### BENEFICIARY

HOUSING AUTHORITY OF THE CITY OF RIVERSIDE, A PUBLIC BODY, CORPORATE AND POLITIC, AS BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 31, 2020 AS DOCUMENT NO. 2020-0407654, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THE HOUSING AUTHORITY OF THE CITY OF RIVERSIDE, A PUBLIC AGENCY

BY [Signature]  
AL ZELINKA, FAICB, EXECUTIVE DIRECTOR

ATTEST [Signature]  
EVA ARSEO,  
INTERIM AUTHORITY SECRETARY

APPROVED AS TO FORM  
BY [Signature]  
Kristi J Smith  
Interim City Attorney

### BENEFICIARY

CITIZENS BUSINESS BANK, BENEFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 16, 2020 AS DOCUMENT NO. 2020-0633111, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

sen [Signature]  
GLOU XU, AVP, CONSTRUCTION LOAN OFFICER  
CITIZENS BUSINESS BANK

### NOTARY ACKNOWLEDGMENT

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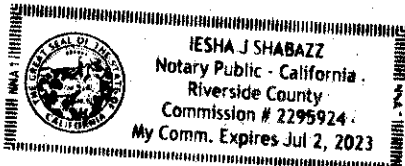
STATE OF CALIFORNIA Riverside } s.s.  
COUNTY OF Riverside  
ON February 21, 2021 BEFORE ME, Iesha J Shabazz, Notary Public PERSONALLY  
APPEARED Al Zelinka

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

PRINT NAME Iesha J Shabazz  
SIGNATURE [Signature]  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2295924  
MY COMMISSION EXPIRES: 7/2/2023  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside



### NOTARY ACKNOWLEDGMENT

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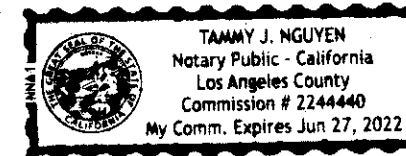
STATE OF CALIFORNIA San Bernardino } s.s.  
COUNTY OF San Bernardino  
ON NOV. 18, 2020 BEFORE ME, Tammy J. Nguyen, Notary Public PERSONALLY  
APPEARED Sen Xu

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

PRINT NAME Tammy J. Nguyen  
SIGNATURE [Signature]  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2244440  
MY COMMISSION EXPIRES: June 27, 2022  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Los Angeles



### NOTARY ACKNOWLEDGMENT

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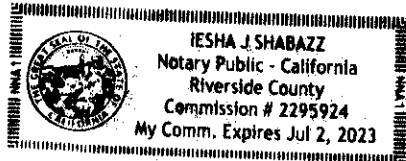
STATE OF CALIFORNIA Riverside } s.s.  
COUNTY OF Riverside  
ON February 21, 2021 BEFORE ME, Iesha J Shabazz, Notary Public PERSONALLY  
APPEARED Eva Arseo

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

PRINT NAME Iesha J Shabazz  
SIGNATURE [Signature]  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2295924  
MY COMMISSION EXPIRES: 7/2/2023  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside



**SURVEYOR'S NOTES**

THIS MAP CONTAINS 3.74 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

**BASIS OF BEARINGS**

THE CENTERLINE OF LA SIERRA BEING NORTH 34°18'15" WEST PER TRACT MAP NO. 3677-3, FILED IN BOOK 86 OF MAPS, AT PAGES 31-33, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

**MONUMENT NOTES**

● - INDICATES FOUND MONUMENT AS NOTED.

○ - INDICATES SET 1" I.P. & LS 5390 TAG, FLUSH.

SET 1" I.P. & LS 5390 TAG, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS.

SET LEAD & LS 5390 TAG IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES.

( ) - INDICATES RECORD DATA PER REFERENCE LISTED BELOW.

R&M - INDICATES RECORD AND MEASURED DATA

R1 - INDICATES RECORD DATA PER TR. 5677-3, MB 86/31-33

R2 - INDICATES RECORD DATA PER TR. 23407, MB 218/10-12

R3 - INDICATES RECORD DATA PER TR. 6763-1, MB 87/42-45

R4 - INDICATES RECORD DATA PER PM 22642, PMB 150/26-27

R5 - INDICATES RECORD DATA PER PM 6/52

C.C.&R'S FOR THIS MAP RECORDED AS DOC. NO. \_\_\_\_\_, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

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

SHEET 3 OF 5 SHEETS

# TRACT NO. 37754

BEING A SUBDIVISION OF A PORTION OF BLOCK 23, BLOCK 27, AND LOT LL (LYON AVENUE) OF LA SIERRA GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, AT PAGES 42 THROUGH 50, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN PROTRACTED SECTION 14, T.3S. R.6W., IN RANCHO LA SIERRA SEPULVEDA, M.B. 6/70.

**adkan ENGINEERS**  
RIVERSIDE, CA

APRIL 2020

CLARKSDALE DRIVE  
LA SIERRA AVENUE  
FD. PK & WASHER TAGGED "RIV. CITY SURVEY", FLUSH, IN LIEU OF 1" I.P. TAGGED "RE 9876" PER TR. 6763-1, MB 87/42-45 AND CITY OF RIVERSIDE TIE SHEET 14274. ACCEPTED AS THE CL INT. OF LA SIERRA AVE. AND CLARKSDALE DR.  
TR. 6763-1  
MB 87/42-45

FD. 1" I.P. ILLEGIBLE, DOWN 0.3', ACCEPTED AS THE CL INT. OF COLLETT AVE. AND LA SIERRA AVE. PER TR. 6763-1, MB 87/42-45 AND CITY OF RIVERSIDE TIE SHEET 14278. SET TAG "LS 5390".  
TR. 6763-1  
MB 87/42-45

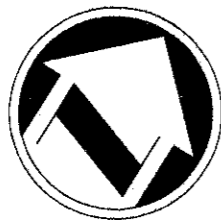
FD. PK & WASHER TAGGED "RIV. CITY SURVEY", FLUSH, IN LIEU OF 1" I.P. TAGGED "RCE 11842" PER CITY OF RIVERSIDE TIE SHEET 7517. ACCEPTED AS THE CL INT. OF COLLETT AVE. AND SUNROSE DR. PER TR. 23407, MB 218/10-12.  
N57°54'45"E  
210.16'(R2)

FOUND 1" I.P., WITH NAIL, ILLEGIBLE, DOWN 0.3'. ACCEPTED AS THE CL INT. OF COLLETT AVE. AND STONEWALL DR. PER TR. 6763-1, MB 87/42-45. SET TAG "LS 5390".  
TR. 6763-1  
MB 87/42-45

FD. 1" I.P., TAGGED "RCE 9876", DOWN 0.3' PER TR. 6763-1, MB 87/42-45.  
TR. 6761  
MB 89/61-63

COLLETT AVE. (CONST.)  
12.01'(R3)  
864.69'(R3) (864.76'R4)  
N57°54'15"E 997.79'(R3 CALC)  
(N57°54'15"E 997.86'R4)

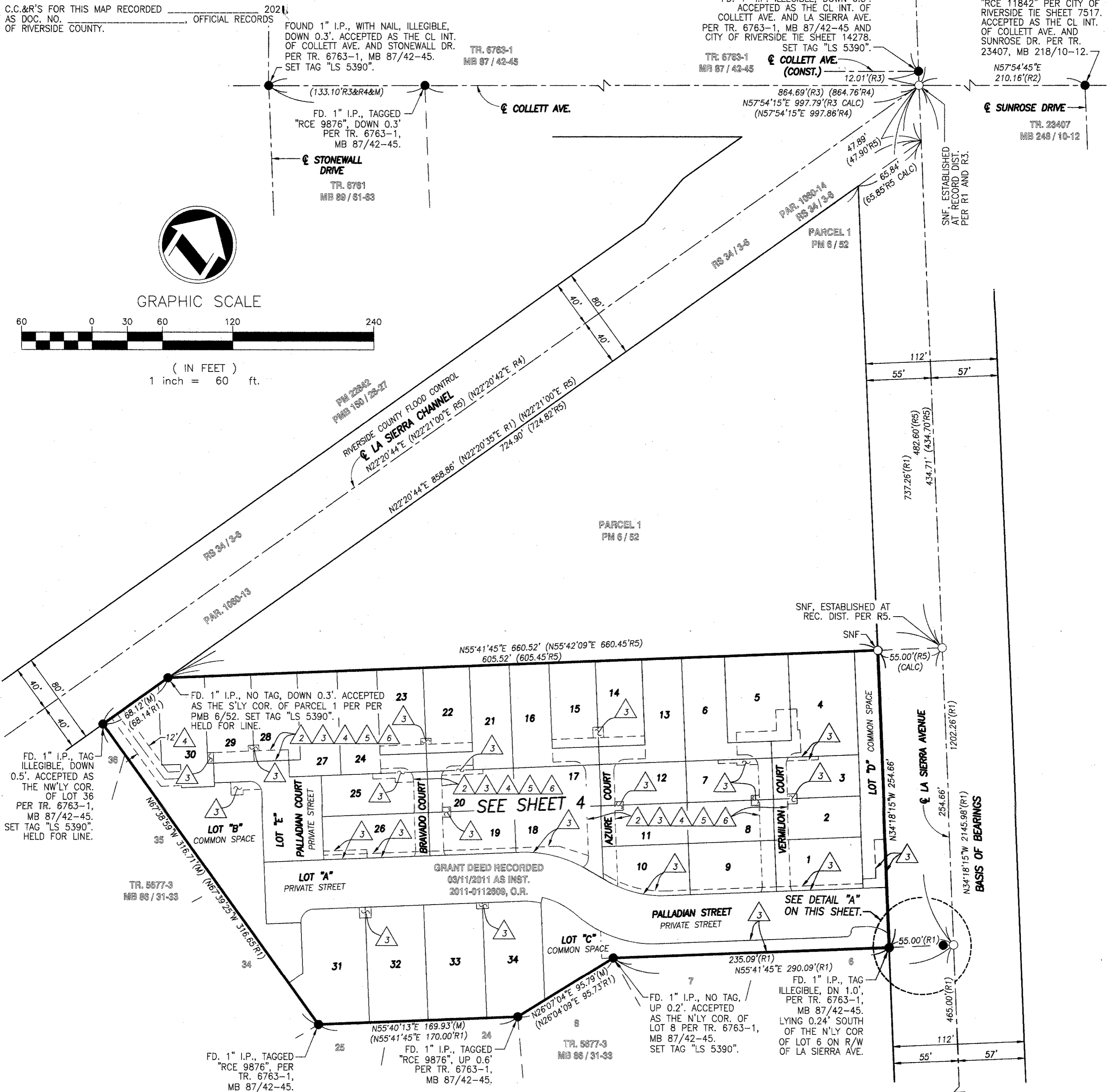
SUNROSE DRIVE  
TR. 23407  
MB 218/10-12



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.



FD. 1" I.P., TAG ILLEGIBLE, DOWN 0.5'. ACCEPTED AS THE NW'LY COR. OF LOT 36 PER TR. 6763-1, MB 87/42-45. SET TAG "LS 5390". HELD FOR LINE.

TR. 5677-3  
MB 86/31-33

FD. 1" I.P., TAGGED "RCE 9876", PER TR. 6763-1, MB 87/42-45.

TR. 5677-3  
MB 86/31-33

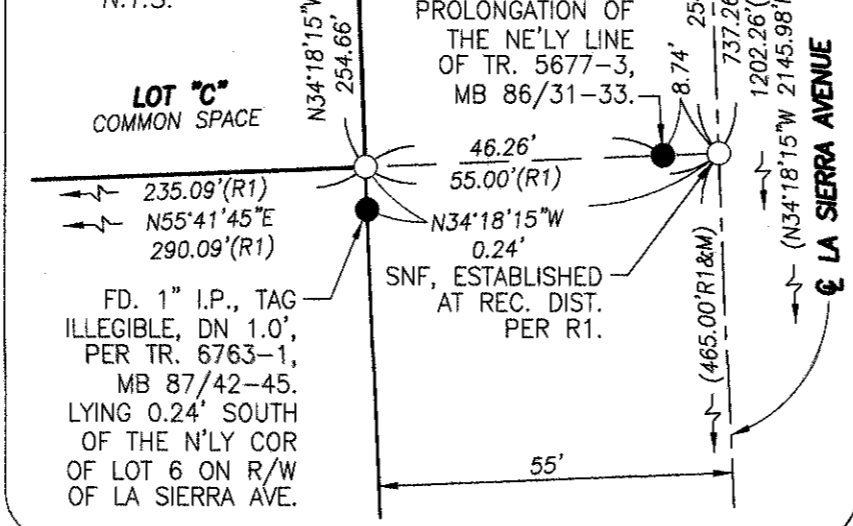
FD. 1" I.P., TAG ILLEGIBLE, DN 1.0', UP 0.2'. ACCEPTED AS THE N'LY COR. OF LOT 8 PER TR. 6763-1, MB 87/42-45. LYING 0.24' SOUTH OF THE N'LY COR OF LOT 6 ON R/W OF LA SIERRA AVE.

**EASEMENT NOTES**

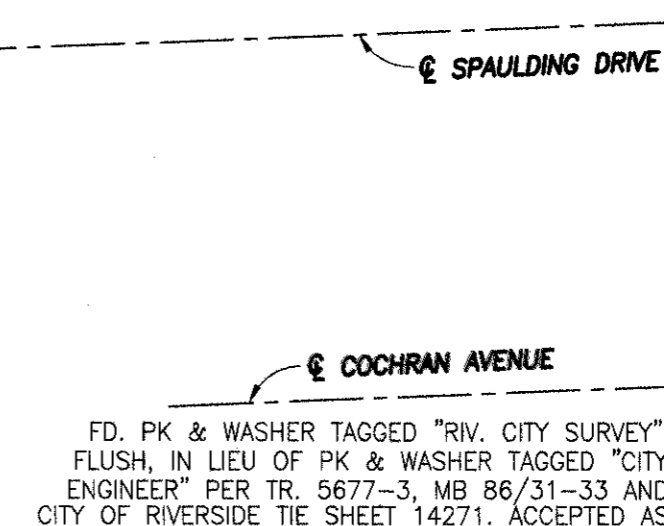
CITY OF RIVERSIDE, AS SUCCESSOR IN INTEREST TO THE CITIZENS DOMESTIC WATER COMPANY, AN EASEMENT FOR WATER PIPELINES, DITCHES OR FLUMES, BY DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 ET SEQ., RECORDS OF RIVERSIDE COUNTY.

- 1 INDICATES A "PRIVATE DRIVEWAY EASEMENT" AS RESERVED HEREON.
- 2 INDICATES A "PUBLIC UTILITY EASEMENT" AS DEDICATED HEREON.
- 3 INDICATES A "SEWER EASEMENT" AS DEDICATED HEREON.
- 4 INDICATES A "WATERLINE FACILITIES EASEMENT" AS DEDICATED HEREON.
- 5 INDICATES A "SANITATION SERVICES EASEMENT" AS DEDICATED HEREON.

**DETAIL "A"**  
N.T.S.



FD. PK & WASHER TAGGED "RIV. CITY SURVEY", FLUSH, IN LIEU OF PK & WASHER TAGGED "CITY ENGINEER" PER TR. 5677-3, MB 86/31-33 AND CITY OF RIVERSIDE TIE SHEET 14272. ACCEPTED AS THE CL INT. OF LA SIERRA AVE. AND SPAULDING DR.



**SURVEYOR'S NOTES**

THIS MAP CONTAINS 3.74 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

**BASIS OF BEARINGS**

THE CENTERLINE OF LA SIERRA BEING NORTH 34°18'15" WEST PER TRACT MAP NO. 3677-3, FILED IN BOOK 86 OF MAPS, AT PAGES 31-33, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

**MONUMENT NOTES**

- - INDICATES FOUND MONUMENT AS NOTED.
- - INDICATES SET 1" I.P. & LS 5390 TAG, FLUSH.
- SET 1" I.P. & LS 5390 TAG, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS.
- SET LEAD & LS 5390 TAG IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES.
- ( ) - INDICATES RECORD DATA PER REFERENCE LISTED BELOW.
- R&M - INDICATES RECORD AND MEASURED DATA
- R1 - INDICATES RECORD DATA PER TR. 5677-3, MB 86/31-33
- R2 - INDICATES RECORD DATA PER TR. 23407, MB 218/10-12
- R3 - INDICATES RECORD DATA PER TR. 6763-1, MB 87/42-45
- R4 - INDICATES RECORD DATA PER PM 22642, PMB 150/26-27
- R5 - INDICATES RECORD DATA PER PM 6/52

C.C.&R'S FOR THIS MAP RECORDED \_\_\_\_\_ 2021, AS DOC. NO. \_\_\_\_\_, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

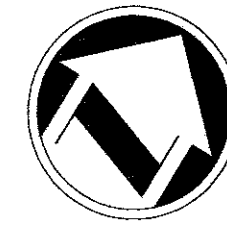
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 37754

BEING A SUBDIVISION OF A PORTION OF BLOCK 23, BLOCK 27, AND LOT LL (LYON AVENUE) OF LA SIERRA GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, AT PAGES 42 THROUGH 50, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN PROTRACTED SECTION 14, T.3S. R.6W., IN RANCHO LA SIERRA SEPULVEDA, M.B. 6/70.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2020



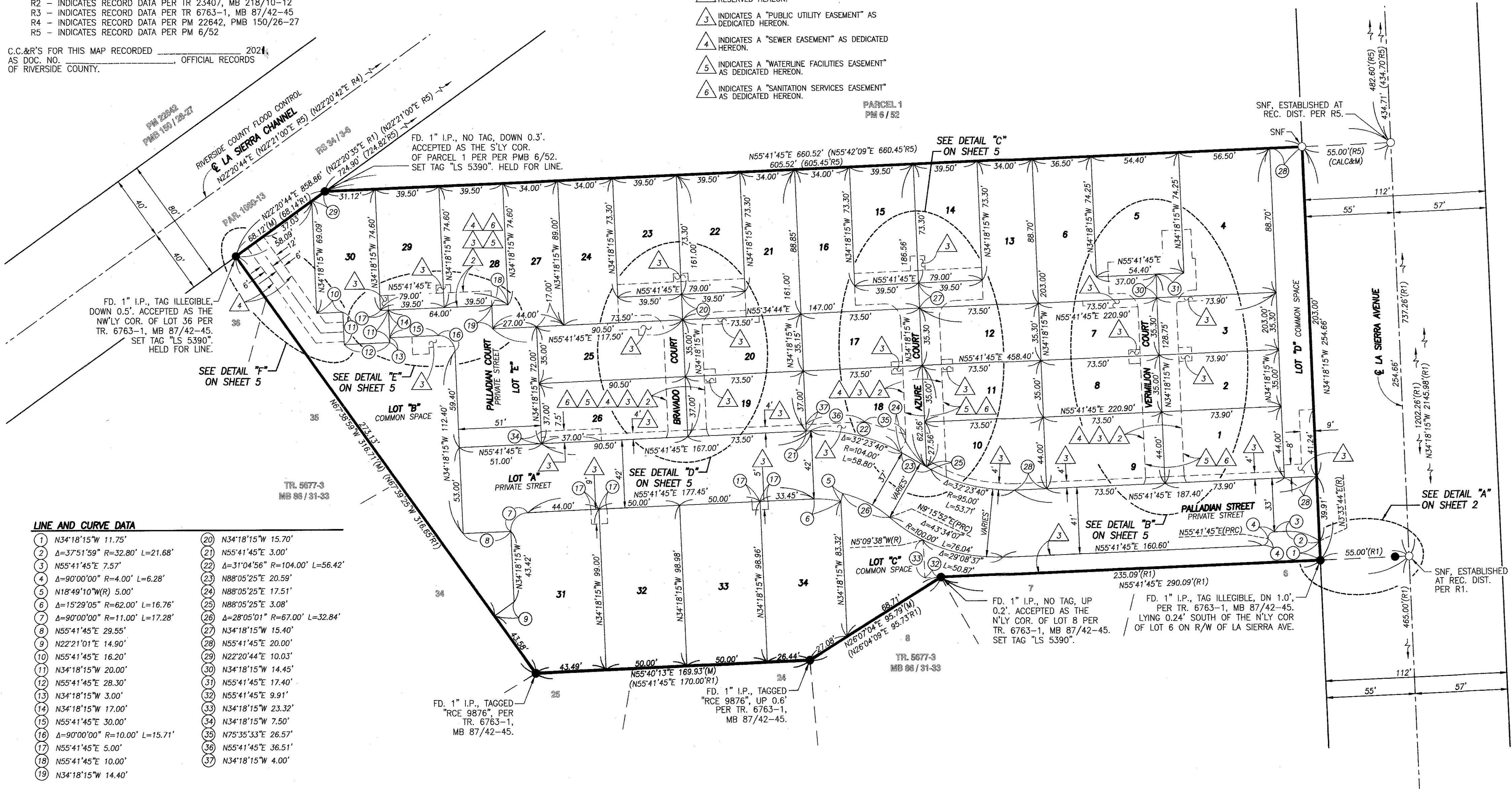
GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

**EASEMENT NOTES**

- 1 CITY OF RIVERSIDE, AS SUCCESSOR IN INTEREST TO THE CITIZENS DOMESTIC WATER COMPANY, AN EASEMENT FOR WATER PIPELINES, DITCHES OR FLUMES, BY DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 ET SEQ., RECORDS OF RIVERSIDE COUNTY.
- 2 INDICATES A "PRIVATE DRIVEWAY EASEMENT" AS RESERVED HEREON.
- 3 INDICATES A "PUBLIC UTILITY EASEMENT" AS DEDICATED HEREON.
- 4 INDICATES A "SEWER EASEMENT" AS DEDICATED HEREON.
- 5 INDICATES A "WATERLINE FACILITIES EASEMENT" AS DEDICATED HEREON.
- 6 INDICATES A "SANITATION SERVICES EASEMENT" AS DEDICATED HEREON.



**LINE AND CURVE DATA**

- |                                  |                                   |
|----------------------------------|-----------------------------------|
| 1 N34°18'15"W 11.75'             | 20 N34°18'15"W 15.70'             |
| 2 Δ=37°51'59" R=32.80' L=21.68'  | 21 N55°41'45"E 3.00'              |
| 3 N55°41'45"E 7.57'              | 22 Δ=31°04'56" R=104.00' L=56.42' |
| 4 Δ=90°00'00" R=4.00' L=6.28'    | 23 N88°05'25"E 20.59'             |
| 5 N18°49'10"W(R) 5.00'           | 24 N88°05'25"E 17.51'             |
| 6 Δ=15°29'05" R=62.00' L=16.76'  | 25 N88°05'25"E 3.08'              |
| 7 Δ=90°00'00" R=11.00' L=17.28'  | 26 Δ=28°05'01" R=67.00' L=32.84'  |
| 8 N55°41'45"E 29.55'             | 27 N34°18'15"W 15.40'             |
| 9 N22°21'01"E 14.90'             | 28 N55°41'45"E 20.00'             |
| 10 N55°41'45"E 16.20'            | 29 N22°20'44"E 10.03'             |
| 11 N34°18'15"W 20.00'            | 30 N34°18'15"W 14.45'             |
| 12 N55°41'45"E 28.30'            | 31 N55°41'45"E 17.40'             |
| 13 N34°18'15"W 3.00'             | 32 N55°41'45"E 9.91'              |
| 14 N34°18'15"W 17.00'            | 33 N34°18'15"W 23.32'             |
| 15 N55°41'45"E 30.00'            | 34 N34°18'15"W 7.50'              |
| 16 Δ=90°00'00" R=10.00' L=15.71' | 35 N75°35'33"E 26.57'             |
| 17 N55°41'45"E 5.00'             | 36 N55°41'45"E 36.51'             |
| 18 N55°41'45"E 10.00'            | 37 N34°18'15"W 4.00'              |
| 19 N34°18'15"W 14.40'            |                                   |

FD. 1" I.P., TAGGED "RCE 9876", PER TR. 6763-1, MB 87/42-45.

TR. 5677-3 MB 86/31-33

FD. 1" I.P., NO TAG, UP 0.2'. ACCEPTED AS THE N'LY COR. OF LOT 8 PER TR. 6763-1, MB 87/42-45. SET TAG "LS 5390".

FD. 1" I.P., TAG ILLEGIBLE, DN 1.0'. PER TR. 6763-1, MB 87/42-45. LYING 0.24' SOUTH OF THE N'LY COR OF LOT 6 ON R/W OF LA SIERRA AVE.

SNF, ESTABLISHED AT REC. DIST. PER R1.

**SURVEYOR'S NOTES**

THIS MAP CONTAINS 3.74 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

**BASIS OF BEARINGS**

THE CENTERLINE OF LA SIERRA BEING NORTH 34°18'15" WEST PER TRACT MAP NO. 3677-3, FILED IN BOOK 86 OF MAPS, AT PAGES 31-33, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

**MONUMENT NOTES**

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- SET LEAD & LS 5390 TAG IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES.
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- R5 - INDICATES RECORD DATA PER PM. 6/52

C.C.&R'S FOR THIS MAP RECORDED \_\_\_\_\_ 2021, AS DOC. NO. \_\_\_\_\_, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

**LINE AND CURVE DATA**

1 Δ=29°20'26" R=10.00' L=5.12'	36 Δ=52°55'30" R=10.00' L=9.24'
2 Δ=90°00'00" R=10.00' L=15.71'	37 N34°18'15"W 3.92'
3 Δ=39°03'00" R=10.00' L=6.82'	38 N34°18'15"W 3.75'
4 Δ=50°57'00" R=10.00' L=8.89'	39 N34°18'15"W 3.80'
5 N55°41'45"E 2.80'	40 N34°18'15"W 2.30'
6 N55°41'45"E 1.90'	41 N34°18'15"W 1.34'
7 N55°41'45"E 5.50'	42 N55°41'45"E 4.50'
8 N34°18'15"W 8.75'	43 N34°18'15"W 4.50'
9 N34°18'15"W 10.75'	44 Δ=31°34'50" R=10.00' L=5.51'
10 N34°18'15"W 19.50'	45 N34°18'15"W 11.75'
11 N55°41'45"E 7.50'	46 Δ=50°34'48" R=10.00' L=8.83'
12 N88°05'25"E 3.08'	47 Δ=39°25'12" R=10.00' L=6.88'
13 Δ=6°32'20" R=95.00' L=10.84'	48 Δ=50°47'43" R=10.00' L=8.87'
14 Δ=6°47'32" R=10.00' L=1.19'	49 Δ=39°12'17" R=10.00' L=6.84'
15 Δ=01°18'44" R=104.00' L=2.38'	50 N34°18'15"W 11.70'
16 Δ=58°43'26" R=10.00' L=10.25'	51 Δ=53°07'48" R=10.00' L=9.27'
17 N34°18'15"W 7.75'	52 Δ=36°52'12" R=10.00' L=6.44'
18 Δ=30°00'00" R=10.00' L=5.24'	53 Δ=23°37'16" R=10.00' L=4.12'
19 N34°18'15"W 7.80'	54 Δ=13°27'14" R=10.00' L=2.35'
20 N34°18'15"W 9.10'	55 N22°20'44"E 9.06'
21 N55°41'45"E 5.00'	56 N22°20'44"E 6.00'
22 N34°18'15"W 11.00'	57 N55°35'39"E 17.48'
23 N55°41'45"E 10.25'	58 N55°35'39"E 14.25'
24 N34°18'15"W 4.00'	59 N55°35'39"E 11.02'
25 N55°41'45"E 15.54'	60 N34°18'15"W 20.00'
26 Δ=72°32'33" R=10.00' L=12.66'	61 N34°18'15"W 1.87'
27 N34°18'15"W 4.90'	62 N34°18'15"W 6.00'
28 N34°18'15"W 5.00'	63 N34°18'15"W 6.13'
29 N55°41'45"E 8.00'	64 N67°38'52"W 7.36'
30 N55°41'45"E 7.00'	65 N67°38'52"W 2.06'
31 N34°18'15"W 2.00'	66 N55°41'45"E 16.20'
32 N34°18'15"W 3.00'	67 N55°41'45"E 15.07'
33 Δ=19°46'53" R=10.00' L=3.45'	68 N55°41'45"E 1.13'
34 N34°18'15"W 9.00'	69 N34°18'15"W 1.72'
35 N34°18'15"W 4.50'	

**EASEMENT NOTES**

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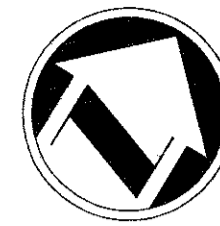
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**TRACT NO. 37754**

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**adkan ENGINEERS**  
RIVERSIDE, CA

APRIL 2020



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

