

GROSS AREA: 6.744 ACRES  
NET AREA: 6.631 ACRES  
2 PARCELS

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

# PARCEL MAP 37351

THE NORTHEASTERLY ONE-HALF OF LOT 2 OF BLOCK 21 OF ARLINGTON HEIGHTS, AS SHOWN BY MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, IN BOOK 11 OF MAPS, PAGES 20 AND 21, THEREOF, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA LYING WITHIN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

RICK ENGINEERING COMPANY  
RIVERSIDE, CA

SEPTEMBER 2018

SHEET 1 OF 3 SHEETS

## 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 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, LOT "A" AND LOT "B".

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

WE HEREBY REQUEST THAT THE FOLLOWING EASEMENT, WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66445 (J) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRICAL DISTRIBUTION SYSTEM AND INCIDENTAL PURPOSES RECORDED NOVEMBER 16, 1965 AS INSTRUMENT NO. 129922, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LINCOLN-VAN BUREN PROPERTIES, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY

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

TITLE: \_\_\_\_\_

## CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF THREE (3) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 37351.

LOT "A" AND LOT "B" 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.

LOT "A" AND LOT "B" ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

THE EASEMENT DESIGNATED AS "BLANKET P.U.E." IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THAT THE FOLLOWING EASEMENT IS HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445 (J) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRICAL DISTRIBUTION SYSTEM AND INCIDENTAL PURPOSES RECORDED NOVEMBER 16, 1965 AS INSTRUMENT NO. 129922, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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 \_\_\_\_\_, 2018.

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

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

## 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 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.

\_\_\_\_\_  
PUBLIC UTILITIES GENERAL MANAGER

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

## UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILLING OF THE ANNEXED MAP.

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE EASEMENTS AND RIGHTS OF WAY OVER AND ACROSS THE LAND HEREIN DESCRIBED FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, RENEWING AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATERWAYS, OR CONDUITS AND CONNECTIONS AND SUCH APPLIANCES AS MAY BE PROPER TO BE CONSTRUCTED, MAINTAINED OR USED IN CONNECTION THEREWITH, AND ALSO SUCH RIGHTS AND RESERVATIONS AS ARE SPECIFIED UPON THE MAP OF ARLINGTON HEIGHTS, AS RECORDED IN BOOK 11, PAGES 20 AND 21, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID EASEMENTS IS BLANKET IN NATURE.

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE EASEMENTS ASSOCIATED WITH THE DOCUMENT RECORDED AUGUST 25, 1909 IN BOOK 201 OF DEEDS, PAGE 351, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID EASEMENT IS BLANKET IN NATURE.

\_\_\_\_\_  
PUBLIC UTILITIES GENERAL MANAGER

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

## 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: \_\_\_\_\_ EDWARD ENRIQUEZ  
INTERIM 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

## 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: \_\_\_\_\_, 20\_\_\_\_

JON CHRISTENSEN  
COUNTY TAX COLLECTOR

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

## 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/\_\_\_\_  
CITY SURVEYOR

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



## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
AT \_\_\_\_\_ M IN BOOK \_\_\_\_\_ OF PARCEL 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 COMPANY

## 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 LINCOLN-VAN BUREN PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ON AUGUST 1, 2018. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE AUGUST 1, 2020, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: \_\_\_\_\_

WILLIAM F. ROHAL L.S. 8805



## 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 37351 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE DEVELOPMENT REVIEW COMMITTEE ACTING ON BEHALF OF THE ZONING ADMINISTRATOR AS DEFINED IN CHAPTER 19.910 OF THE ZONING CODE (TITLE 19 OF THE RIVERSIDE MUNICIPAL CODE), ON JULY 25, 2018 AND ANY APPROVED ALTERATIONS THEREOF; AND 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.

DATE: \_\_\_\_\_

JEFFREY THOMAS HART  
RCE 70910 LIC. EXP. 6/30/\_\_\_\_  
INTERIM CITY ENGINEER



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

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RICK ENGINEERING COMPANY  
RIVERSIDE, CA

SEPTEMBER 2018

### 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 THE DOCUMENT.

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } SS.

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 AND OFFICIAL SEAL

SIGNATURE \_\_\_\_\_

NAME:  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION \* OF NOTARY: \_\_\_\_\_

### 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 INTEREST CANNOT RIPEN INTO FEE.

EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE GAGE CANAL COMPANY, SUCCESSOR IN INTEREST TO THE RIVERSIDE TRUST COMPANY LIMITED FOR TELEGRAPH AND TELEPHONE LINES AND APPURTENANCES AND RIGHTS INCIDENTAL THERETO, AND IN ADDITION, SUCH RIGHTS AND RESERVATIONS AS ARE SPECIFIED UPON THE MAP OF ARLINGTON HEIGHTS AS RECORDED IN BOOK 11, PAGES 20 AND 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

### SOILS REPORT

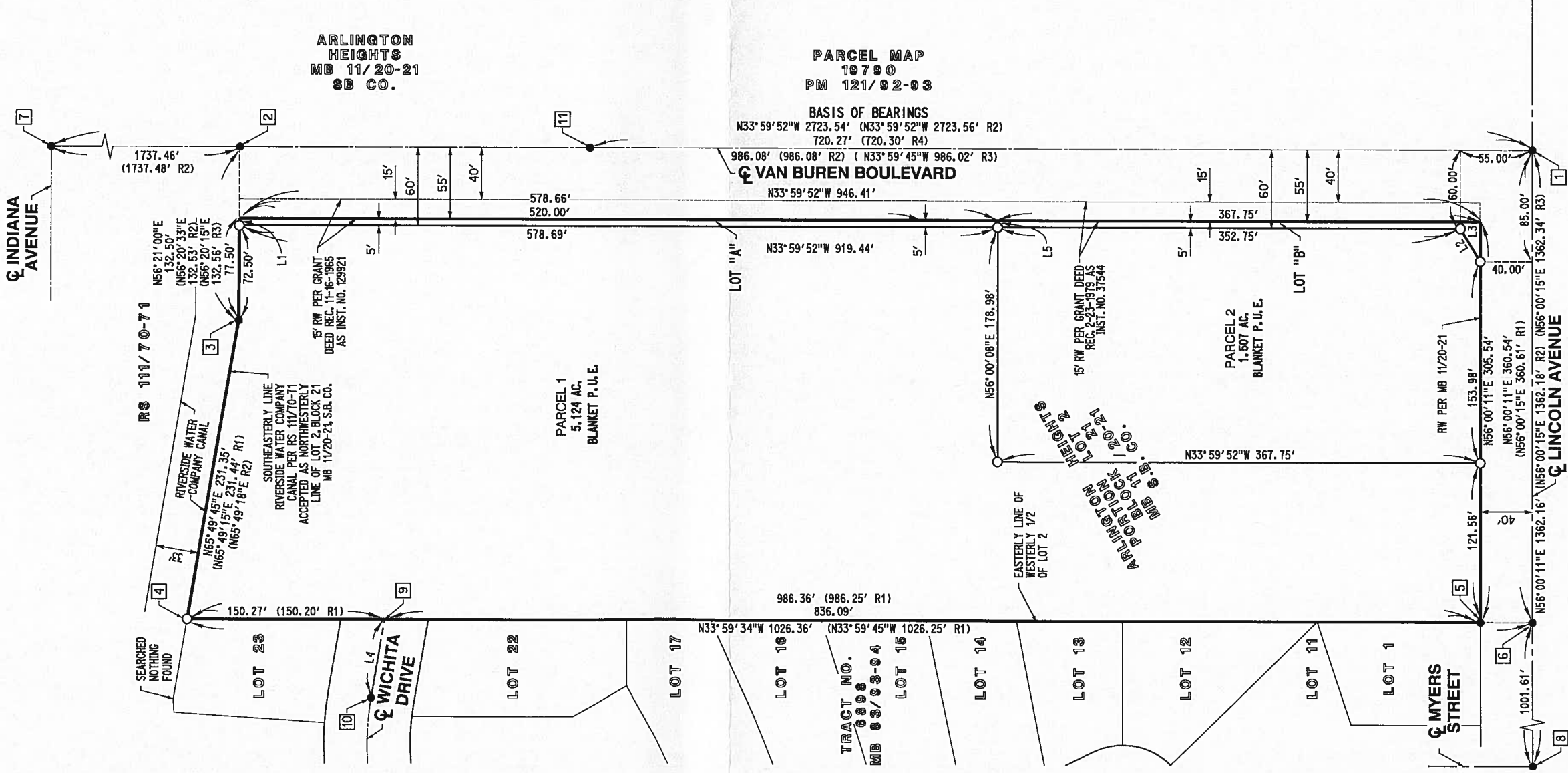
A PRELIMINARY SOILS REPORT **WAS NOT** PREPARED FOR THIS SUBDIVISION. A PRELIMINARY SOILS REPORT AND FINAL COMPACTION REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT FOR THE PARCELS SHOWN HEREON.

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RICK ENGINEERING COMPANY  
RIVERSIDE, CA

SEPTEMBER 2018



### SURVEYOR'S NOTES

BASIS OF BEARINGS IS THE CENTERLINE OF VAN BUREN BOULEVARD PER RECORD OF SURVEY 111/70-71, SHOWN AS N33°59'52"W.

- - INDICATES FOUND MONUMENTS AS NOTED.
- - INDICATES SET 1" IRON PIPE TAGGED LS 8805, FLUSH.
- THIS PARCEL MAP CONTAINS 6.744 ACRES GROSS.
- THIS PARCEL MAP CONTAINS 2 PARCELS.
- - INDICATES SUBDIVISION BOUNDARY.
- ( ) - INDICATES RECORD DATA PER RECORD MAP REFERENCE.

### RECORD MAP REFERENCES

- R1 - INDICATES RECORD DATA PER MB 83/93-94.
- R2 - INDICATES RECORD DATA PER RS 111/70-71.
- R3 - INDICATES RECORD DATA PER MB 80/91-94.
- R4 - INDICATES RECORD DATA PER PM 121/92-93.

### MONUMENT NOTES

- FD 1" IRON PIN DN 0.4', PER RS 111/70-71 & CITY OF RIVERSIDE TIE SHEET #4926.TIF DATED 5-14-97. CL INT. VAN BUREN BLVD. & LINCOLN AVE. SET TAG LS 8805.
- FD 1" IP W/TAG "RCE 9876", DN. 0.3' CL VAN BUREN PER RS 111/70-71.
- FD 1" IP W/TAG "RCE 9876", DN. 1.0' PER RS 111/70-71 HELD RECORD ANGLE PER RZ.
- SEARCHED NOTHING FOUND. ESTABLISHED BY INTERSECTION.
- FD 1" IP OPEN, FLUSH ACCEPTED AS POINT ON THE N'LY RIGHT OF WAY LINCOLN AVE. & THE N'LY LINE OF THE TRACT BOUNDARY PER R1. SET TAG LS 8805.
- FD 1" IP W/TAG "RCE 9876", FLUSH PER MB 83/93-94 CL LINCOLN AVE.
- GEAR SPIKE W/WASHER "LS 7024", FLUSH NO REFERENCE ACCEPTED AS CL INT. INDIANA AVE. & VAN BUREN BLVD. PER RS 111/70-71.
- FD 1" IP W/TAG "LS 5390", FLUSH CL INT. MYERS STREET & LINCOLN AVE. PER PM 227/45-49.
- ESTABLISHED BY CITY TIE SHEET 985.TIF. HELD FOR POINT ON EASTERLY LINE OF WESTERLY 1/2 OF LOT 2. SET 1" IP. TAGGED LS 8805.
- FD 1" IP, NO TAG, FLUSH ACCEPTED AS EC CL WICHITA DR. PER MB 83/93-94. SET TAG LS 8805.
- FD 1" IP W/TAG "RCE 26821", FLUSH PER PM 121/92-93.

### EASEMENT NOTES

- THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE EASEMENTS AND RIGHTS OF WAY OVER AND ACROSS THE LAND HEREIN DESCRIBED FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, RENEWING AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATERWAYS, OR CONDUITS AND CONNECTIONS AND SUCH APPLIANCES AS MAY BE PROPER TO BE CONSTRUCTED, MAINTAINED OR USED IN CONNECTION THEREWITH, AND ALSO SUCH RIGHTS AND RESERVATIONS AS ARE SPECIFIED UPON THE MAP OF ARLINGTON HEIGHTS, AS RECORDED IN BOOK 11, PAGES 20 AND 21, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID EASEMENTS IS BLANKET IN NATURE.
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NAME	DIRECTION	LENGTH
L1	N 56°21'00" E	5.00'
L2	N 25°02'17" E	28.18'
L3	N 56°00'11" E	30.00'
L4	N 65°54'06" E	60.62'
L5	(N 65°49'15" E	60.57' R1)
	(N 56°00'08" E	5.00'



TRACT NO. 4884  
MB 76/97-98