

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

PARCEL MAP NO. 37915

THOSE PORTIONS OF LOTS 277, 277A, 277B, 278, 278A, 278B, LOT "M"(VACATED) AND LOT "N"(VACATED) OF CAMP ANZA SUBDIVISION NO. 1, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGES 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, RANCHO LA SIERRA - SUPULVEDA, PROTRACTED SECTION1, T3S, R6W.

TAIT & ASSOCIATES, INC.
SANTA ANA, CA

AUGUST 5, 2020

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: CHICAGO TITLE
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; 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";

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 "BLANKET P.U.E."

WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREETS AND EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66445 (j) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP OF CAMP ANZA SUBDIVISION NO. 1 RECORDED BOOK 22, PAGE 81 OF TRACT MAPS, RIVERSIDE COUNTY.
2. THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR PUBLIC UTILITY PURPOSES RECORDED MAY 19, 1959 AS INSTRUMENT NO. 43071, IN BOOK 2474, PAGE 453 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
3. THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THAT CERTAIN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRIC LINE, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND APPLIANCES RECORDED OCTOBER 21, 1959 AS INSTRUMENT NO. 90125, IN BOOK 2566, PAGE 542 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
4. THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THAT CERTAIN EASEMENT GRANTED TO LA GRANADA WATER COMPANY, A CORPORATION FOR WATER TRANSMISSION AND DISTRIBUTION FACILITIES AND LINES RECORDED JANUARY 5, 1960 AS INSTRUMENT NO. 537, IN BOOK 2609, PAGE 449 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
5. THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THAT CERTAIN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRIC LINE, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND APPLIANCES RECORDED AUGUST 24, 1960 AS INSTRUMENT NO. 74707, IN BOOK 2755, PAGE 81 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
6. THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THAT CERTAIN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRIC LINE, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND APPLIANCES RECORDED FEBRUARY 8, 1961 AS INSTRUMENT NO. 11038, IN BOOK 2846, PAGE 156 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
7. THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THAT CERTAIN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRIC LINE, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND APPLIANCES RECORDED MAY 31, 1962 AS INSTRUMENT NO. 50917, IN BOOK 3151, PAGE 368 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
8. THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, TOGETHER WITH ALL NECESSARY APPURTENANCES RECORDED APRIL 9, 2008 AS INSTRUMENT NO. 2008-0175397 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

OWNER: HW RIVERSIDE ARLINGTON LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

BENEFICIARY

KEYBANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS BENEFICIARY OF DEED OF TRUST RECORDED JANUARY 30, 2020 AS DOCUMENT NO. 2020-0047487 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

BY: _____

NAME: _____

TITLE: _____

CITY ENGINEER'S CERTIFICATE

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 PARCEL MAP NO. 37915, APPROVED BY THE COMMUNITY ECONOMIC & DEVELOPMENT DIRECTOR ON OCTOBER 29, 2021 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: _____ GILBERT M. HERNANDEZ
RCE 69170 LIC. EXP. 6/30/24
CITY ENGINEER

BY: _____



CITY CLERK'S CERTIFICATE

RESOLVED: THIS MAP CONSISTING OF 4 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 37915.

"LOT A" IS 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" IS HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES;

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

THE FOLLOWING STREETS AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445 (j) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP OF CAMP ANZA SUBDIVISION NO. 1 RECORDED BOOK 22, PAGE 81 OF TRACT MAPS, RIVERSIDE COUNTY.
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8. THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, TOGETHER WITH ALL NECESSARY APPURTENANCES RECORDED APRIL 9, 2008 AS INSTRUMENT NO. 2008-0175397 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS _____ DAY OF _____, 20____.

DONESIA GAUGE
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 HW RIVERSIDE ARLINGTON LLC, A COLORADO LIMITED LIABILITY COMPANY, ON MAY 16, 2019. I HEREBY STATE THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE MARCH 31, 2024, AND THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

MICHAEL FURLONG, P.L.S. 8899 DATE



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 LIC. EXP. 12/31/23
CITY SURVEYOR

BY: _____



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

PARCEL MAP NO. 37915

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CAMP ANZA SUBDIVISION NO. 1, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
AS PER MAP RECORDED IN BOOK 22 PAGES 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY, RANCHO LA SIERRA - SUPULVEDA, PROTRACTED SECTION 1, T3S, R6W.

TAIT & ASSOCIATES, INC.
SANTA ANA, CA

AUGUST 5, 2020

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 _____)
) SS
COUNTY OF _____)
ON _____ BEFORE ME, _____, 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
NAME PRINTED
MY COMMISSION EXPIRES: _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

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 _____)
) SS
COUNTY OF _____)
ON _____ BEFORE ME, _____, 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
NAME PRINTED
MY COMMISSION EXPIRES: _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

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
MATHEW JENNINGS
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__

MATHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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
INTERESTS CANNOT RIPEN INTO A FEE:

RECIPROCAL EASEMENT AGREEMENT EXECUTED BY PALM SPRINGS OIL CO., A CALIFORNIA
CORPORATION, SUCCESSOR IN INTEREST TO OASIS PETRO ENERGY CORPORATION AND THE
ARLINGTON RIVERSIDE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, SUCCESSORS IN
INTEREST TO ARLINGTON PLAZA PROPERTIES RECORDED MAY 23, 1983 AS INSTRUMENT NO.
100422 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

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.

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.

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO RIVERSIDE WATER COMPANY, A
CORPORATION, HOLDER OF AN EASEMENT FOR WATER PIPES, DITCHES AND OTHER CONDUITS
RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 294 AND IN BOOK 42, PAGE 296 BOTH OF DEEDS,
SAN BERNARDINO COUNTY. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT
DISCLOSED OF RECORD.)

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO LA SIERRA HEIGHTS WATER COMPANY, A
DEFUNCT CORPORATION, HOLDER OF AN EASEMENT FOR WATER DITCHES, CANALS, PIPE LINES,
FLUMES RECORDED MAY 17, 1911 IN BOOK 327, PAGE 227 AND RECORDED DECEMBER 6, 1911 IN
BOOK 341, PAGE 167 BOTH OF DEEDS, RECORDS OF RIVERSIDE COUNTY. (THE EXACT LOCATION
AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO TWIN BUTTES WATER COMPANY, HOLDER
OF AN EASEMENT FOR WATER DITCHES, CANALS, PIPE LINES, FLUMES AND CONDUITS RECORDED
AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. (THE
EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO ARLINGTON MUTUAL WATER COMPANY,
HOLDER OF AN EASEMENT FOR PIPES, POLES AND CONDUITS RECORDED FEBRUARY 13, 1925 IN
BOOK 629, PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. (THE EXACT LOCATION AND
EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO ARLINGTON UTILITY COMPANY, A
CORPORATION, HOLDER OF AN EASEMENT FOR SANITARY SEWER LINES RECORDED FEBRUARY
28, 1962 AS INSTRUMENT NO. 18590, IN BOOK 3087, PAGE 28 OF OFFICIAL RECORDS, RIVERSIDE
COUNTY.

TODD M. CORBIN,
PUBLIC UTILITIES GENERAL MANAGER

DATE: _____ 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 PARCELS 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: _____ 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: _____

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

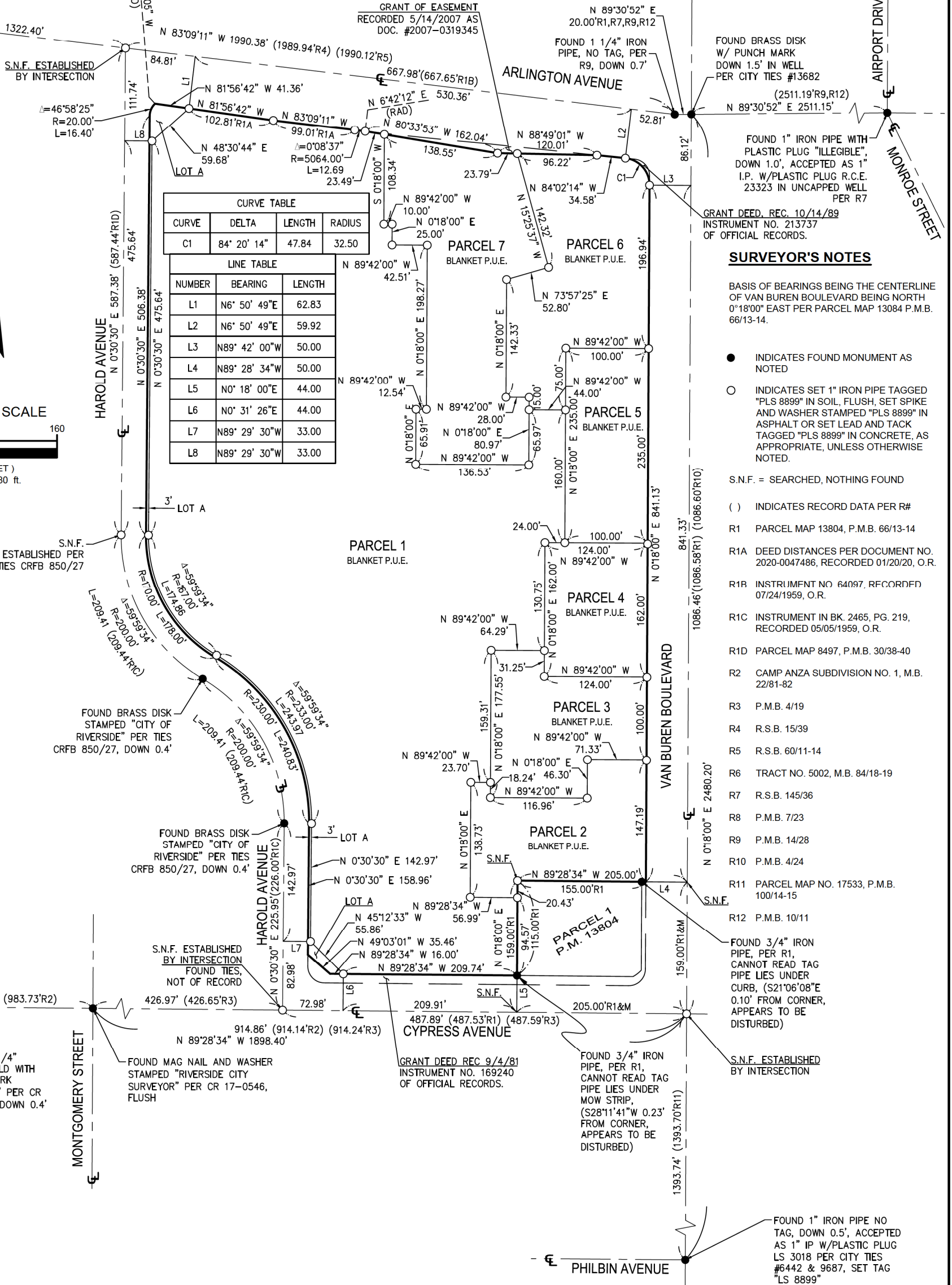
PARCEL MAP NO. 37915

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TAIT & ASSOCIATES, INC.
SANTA ANA, CA

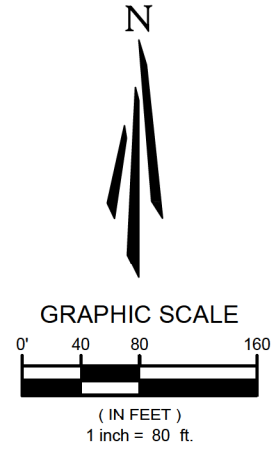
AUGUST 5, 2020

FOUND PUNCHED 3" BRASS DISK STAMPED "SECOND ORDER SURVEY CONTROL-CITY OF RIVERSIDE-DEPT. OF PUBLIC WORKS-ENGINEERING DIVISION-SURVEY SECTION G3D" IN MONUMENT WELL. LID IS DOWN 1.2', ACCEPTED AS PI. CENTERLINE ARLINGTON AVE. PER CITY TIE 457.



CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	84° 20' 14"	47.84	32.50

LINE TABLE		
NUMBER	BEARING	LENGTH
L1	N6° 50' 49"E	62.83
L2	N6° 50' 49"E	59.92
L3	N89° 42' 00"W	50.00
L4	N89° 28' 34"W	50.00
L5	N0° 18' 00"E	44.00
L6	N0° 31' 26"E	44.00
L7	N89° 29' 30"W	33.00
L8	N89° 29' 30"W	33.00



SURVEYOR'S NOTES

BASIS OF BEARINGS BEING THE CENTERLINE OF VAN BUREN BOULEVARD BEING NORTH 0°18'00" EAST PER PARCEL MAP 13084 P.M.B. 66/13-14.

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1" IRON PIPE TAGGED "PLS 8899" IN SOIL, FLUSH, SET SPIKE AND WASHER STAMPED "PLS 8899" IN ASPHALT OR SET LEAD AND TACK TAGGED "PLS 8899" IN CONCRETE, AS APPROPRIATE, UNLESS OTHERWISE NOTED.
- S.N.F. = SEARCHED, NOTHING FOUND
- () INDICATES RECORD DATA PER #/
- R1 PARCEL MAP 13804, P.M.B. 66/13-14
- R1A DEED DISTANCES PER DOCUMENT NO. 2020-0047486, RECORDED 01/20/20, O.R.
- R1B INSTRUMENT NO. 64097, REC. ORDFD 07/24/1959, O.R.
- R1C INSTRUMENT IN BK. 2465, PG. 219, RECORDED 05/05/1959, O.R.
- R1D PARCEL MAP 8497, P.M.B. 30/38-40
- R2 CAMP ANZA SUBDIVISION NO. 1, M.B. 22/81-82
- R3 P.M.B. 4/19
- R4 R.S.B. 15/39
- R5 R.S.B. 60/11-14
- R6 TRACT NO. 5002, M.B. 84/18-19
- R7 R.S.B. 145/36
- R8 P.M.B. 7/23
- R9 P.M.B. 14/28
- R10 P.M.B. 4/24
- R11 PARCEL MAP NO. 17533, P.M.B. 100/14-15
- R12 P.M.B. 10/11

FOUND 3/4" IRON PIPE, PER R1, CANNOT READ TAG PIPE LIES UNDER CURB, (S21°06'08"E 0.10' FROM CORNER, APPEARS TO BE DISTURBED)

S.N.F. ESTABLISHED BY INTERSECTION

FOUND 1" IRON PIPE NO TAG, DOWN 0.5', ACCEPTED AS 1" IP W/PLASTIC PLUG LS 3018 PER CITY TIES #6442 & 9687, SET TAG LS 8899"

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

PARCEL MAP NO. 37915

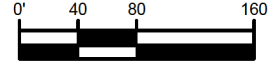
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 OF SAID COUNTY, RANCHO LA SIERRA - SUPULVEDA, PROTRACTED SECTION 1, T3S, R6W.

TAIT & ASSOCIATES, INC.
 SANTA ANA, CA

AUGUST 5, 2020

N

GRAPHIC SCALE



(IN FEET)
 1 inch = 80 ft.

EASEMENT NOTES

- ① EASEMENT(S) IN FAVOR OF RIVERSIDE WATER COMPANY, A CORPORATION FOR WATER PIPES, DITCHES AND OTHER CONDUITS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 294 AND IN BOOK 42, PAGE 296 BOTH OF DEEDS, SAN BERNARDINO COUNTY. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)
- ② EASEMENT(S) LA SIERRA HEIGHTS WATER COMPANY, A CORPORATION FOR WATER DITCHES, CANALS, PIPE LINES, FLUMES AND CONDUITS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED MAY 17, 1911 IN BOOK 327, PAGE 227 AND RECORDED DECEMBER 6, 1911 IN BOOK 341, PAGE 167 BOTH OF DEEDS. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)
- ③ EASEMENT(S) IN FAVOR OF TWIN BUTTES WATER COMPANY FOR WATER DITCHES, CANALS, PIPE LINES, FLUMES AND CONDUITS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)
- ④ EASEMENT(S) IN FAVOR OF ARLINGTON MUTUAL WATER COMPANY FOR PIPES, POLES AND CONDUITS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED FEBRUARY 13, 1925 IN BOOK 629, PAGE 218 OF DEEDS. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)
- ⑬ EASEMENT(S) IN FAVOR OF ARLINGTON UTILITY COMPANY, A CORPORATION FOR SANITARY SEWER LINES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED FEBRUARY 28, 1962 AS INSTRUMENT NO. 18590, IN BOOK 3087, PAGE 28 OF OFFICIAL RECORDS.
- ⑭ EASEMENT(S) IN FAVOR OF CITY OF RIVERSIDE, A MUNICIPAL CORPORATION FOR SANITARY SEWER AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED APRIL 27, 1962 AS INSTRUMENT NO. 39220, IN BOOK 3128, PAGE 134 OF OFFICIAL RECORDS.
- ⑯ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED RECIPROCAL EASEMENT AGREEMENT EXECUTED BY PALM SPRINGS OIL CO., A CALIFORNIA CORPORATION, SUCCESSOR IN INTEREST TO OASIS PETRO ENERGY CORPORATION AND THE ARLINGTON RIVERSIDE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, SUCCESSORS IN INTEREST TO ARLINGTON PLAZA PROPERTIES RECORDED MAY 23, 1983 AS INSTRUMENT NO. 100422 OF OFFICIAL RECORDS. (BLANKET IN NATURE.)
- ⑱ EASEMENT(S) IN FAVOR OF CITY OF RIVERSIDE FOR AVIGATION AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED NOVEMBER 25, 2003 AS INSTRUMENT NO. 2003-928357 OF OFFICIAL RECORDS. (BLANKET IN NATURE, AFFECTS A PORTION OF THE PROPERTY BEING SUBDIVIDED. DOES NOT INCLUDE THE NORTHEAST 161.61' x 145.00', A PORTION OF PARCEL 6 AND 7.)

