

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 32444

BEING A SUBDIVISION OF A PORTION OF LOT 42 OF TRACT NO. 2121, AS SHOWN BY MAP ON FILE IN BOOK 40, PAGES 58 THROUGH 61 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN. LANDMARK SURVEYS INC., VICTORVILLE, CA. JUNE 2016

OWNER'S STATEMENT

WE HEREBY STATE WE ARE THE OWNER 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 PERSON 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 RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO PARCELS 1 AND 2 FROM ALESSANDRO BOULEVARD AND PARCEL 1 FROM VIA VISTA DRIVE.

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

- THE CERTAIN EASEMENT TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION RECORDED NOVEMBER 15, 1963 AS INSTRUMENT NO. 121379, IN BOOK 3536, PAGE 208, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY: Enrique TITLE: Manager
PRINT: KVM PARTNERS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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 RIVERSIDE

ON 06/10/2021, BEFORE ME Joseph Jinbum Kim (Notary)
Enrique

PERSONALLY APPEARED Enrique 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/IT/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTIRETY 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.
NOTARY SIGNATURE Joseph Jinbum Kim

Orange COUNTY
MY PRINCIPAL PLACE OF BUSINESS
PRINT NAME Joseph Jinbum Kim
MY COMMISSION EXPIRES Nov 13, 2024

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 RISE INTO A FEE.

AN EASEMENT GRANTED TO MARCH INLAND PORT AIRPORT AUTHORITY FOR AVIGATION AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 19, 2003 AS INSTRUMENT NO. 03-732649, OR RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY ABI ENGINEERING CONSULTANTS ON JANUARY 30, 2015 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

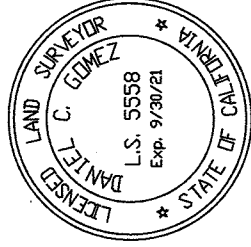
PUBLIC UTILITIES CERTIFICATE

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 ELECTRICAL 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 MANAGER
DATE: 6/23/21 BY: Enrique

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 KVM PARTNERS, LLC, ON JUNE 15, 2016. 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. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



David C. Gomez
DANIEL C. GOMEZ
L.S. 5558
LICENSE EXPIRES 9-30-21

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 BY: _____, DEPUTY
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

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 \$ _____
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

DATE: _____, 20____ BY: _____, DEPUTY

CITY CLERK'S CERTIFICATE

RESOLVED: THIS MAP CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 32444.

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 RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO PARCELS 1 AND 2 FROM ALESSANDRO BOULEVARD AND PARCEL 1 FROM VIA VISTA DRIVE IS HEREBY ACCEPTED.

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

- THE CERTAIN EASEMENT TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION RECORDED NOVEMBER 15, 1963 AS INSTRUMENT 121379, IN BOOK 3536, PAGE 208, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERE TO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS _____ DAY OF _____, 2021.

DONESIA GAUSE
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2021,
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 BY:
COMMONWEALTH LAND TITLE COMPANY

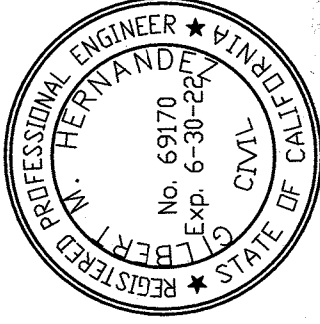
CITY ENGINEER'S STATEMENT

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 PARCEL MAP 32444, APPROVED BY THE CITY OF RIVERSIDE ZONING ADMINISTRATOR ON APRIL 23, 2015 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: June 15, 2021

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

BY: Enrique



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: 6/15/2021

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

BY: Enrique



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: _____

PARCEL MAP NO. 32444

DOWN BY MAP ON
STATE OF CALI
MERIDIAN.
JUNE 2016

Curve	Radius	Length	Delta
C1	2000.00'	180.09'	5'09".33"
C2	1936.00'	38.34'	1'08".05"
C3	1936.00'	45.28'	1'20".24"
C4	1936.00'	83.62'	2'28".29"
C5	1945.00'	10.06'	0'17".47"
C6	25.00'	40.31'	92'23".17"
C7	1943.00'	83.92'	2'28".29"
C8	1945.00'	84.01'	2'28".29"

92°23'17" (R3 &M)

	Station	Distance	Angle	Bearing	Remarks
(C1)	2000.00'	180.25'	5°09'50"	R1)	
(C1)	2000.00'	180.35'	5°10'00"	R2)	

SURVEYORS NOTES

BEARINGS ARE BASED UPON THE CENTERLINE OF WEST VIEW DRIVE AS BEING NORTH 45°18'10"WEST AS SHOWN ON M.B. 169/12-15.

- INDICATES MONUMENT FOUND AS NOTED

- INDICATES SET 1-1/2" O.D.x18" GALV. IRON PIPE, AND L.S. 5558, TAG FLUSH WITH SURFACE (UNLESS OTHERWISE NOTED)

- © INDICATES SET TACK & TAG LS 5558", FL.

INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS RESTRICTED.

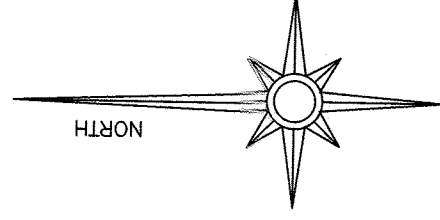
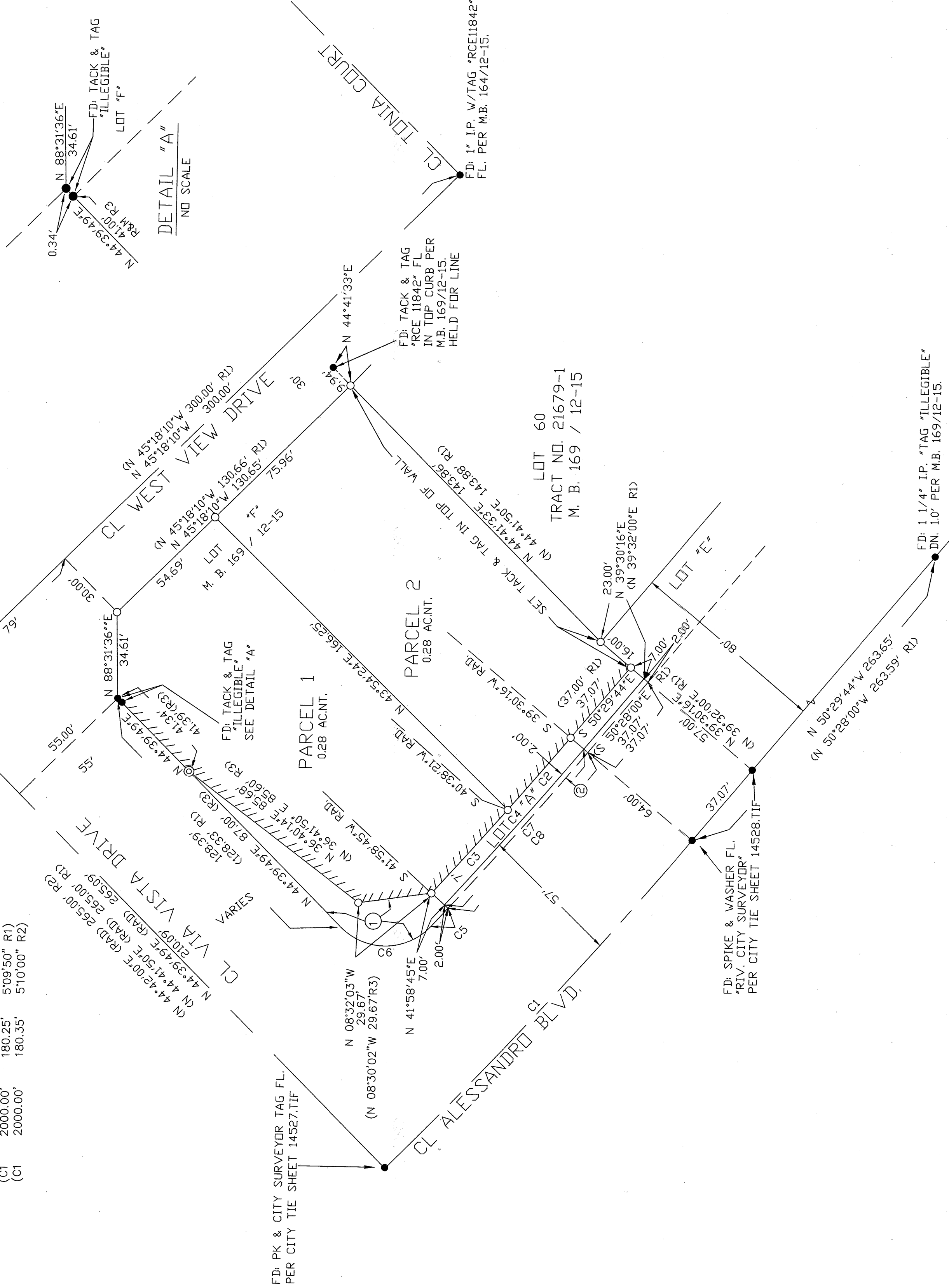
(R1) INDICATES RECORD DATA PER M.B. 169/12-15.
(R2) INDICATES RECORD DATA PER R.S. 41/23.
(R3) INDICATES RECORD DATA PER GRANT DEED TO THE CITY
OF RIVERSIDE, RECORDED 12/12/86 AS INST. NO. 318185,
Q.R. RIV. CO.

THIS PARCEL MAP CONTAINS 0.58 ACRES MORE OR LESS.

EASEMENT NOTES

- ① = GRANT DEED TO THE CITY OF RIVERSIDE,
RECORDED DECEMBER 12, 1986 AS INSTRUMENT NO.
318185, O.R. OF RIVERSIDE COUNTY, CALIFORNIA.

- (2) = EASEMENT AND RIGHT-OF-WAY TO THE CITY OF RIVERSIDE FOR PUBLIC STREET AND HIGHWAY PURPOSES RECORDED AUGUST 04, 2006 AS INST. NO. 574536, DR. OF RIVERSIDE COUNTY.
- EASEMENT GRANTED TO MARCH INLAND AIRPORT AUTHORITY FOR AVIGATION RECORDED SEPTEMBER 19, 2003 AS INST. NO. 03-732649 DR. OF RIVERSIDE COUNTY, CALIFORNIA.



SCALE 1" = 30'

