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

TRACT NO. 37740

BEING A SUBDIVISION OF LOT 23 AND PORTION OF LOTS 20, 21, 33, & 34 AS SHOWN BY MAP OF ONWENSIA ON FILE IN BOOK 11, PAGES 98 AND 99 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN PROTRACTED SECTION 11, T. 3 S., R. 6 W., RANCHO LA SIERRA (SEPULVEDA)

WOODARD GROUP
CIVIL ENGINEERING * LAND SURVEYING
RIVERSIDE, CA. JUNE 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 TEXAS
COUNTY OF TRANS

ON FEBRUARY 17, 2022 BEFORE ME, RANDY MATTHEW PRATHER, Notary Public
PERSONALLY APPEARED JEFF FECHTER

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/HEY EXECUTED THE SAME IN HIS/HER/THEIR/ AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR 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 Randy Matthew Prather
PRINT NAME RANDY MATTHEW PRATHER

MY COMMISSION EXPIRES JUNE 5, 2023

MY PRINCIPAL PLACE OF BUSINESS IS TRANS 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 CALIFORNIA Riverside
COUNTY OF TRANS

ON February 17, 2022 BEFORE ME, Tami K. Brown, Notary Public
PERSONALLY APPEARED Dean Cook

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/HEY EXECUTED THE SAME IN HIS/HER/THEIR/ AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR 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 Tami K. Brown
PRINT NAME Tami K. Brown

MY COMMISSION EXPIRES 03/22/2024

MY PRINCIPAL PLACE OF BUSINESS IS Riverside COUNTY.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GEOMAT TESTING LABORATORIES, INC., DATED MAY 15, 2007 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 ELECTRIC FACILITIES FROM THE CITY OF RIVERSIDE TO THE LOTS SHOWN ON THIS MAP; AND ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL EASEMENTS TO THE WATER AND ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

DATED: 3-7-2022

BY: [Signature]

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.

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, AS SUCCESSOR IN INTEREST TO TWIN BUTTES WATER COMPANY, A CORPORATION, FOR WATER DITCHES AND PIPELINES, DEED RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, AS SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AS HOLDER OF AN EASEMENT FOR ELECTRIC LINE, DEED RECORDED JULY 30, 1946 AS INSTRUMENT NO. 4563, IN BOOK 2189, PAGE 59, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, AS SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AS HOLDER OF AN EASEMENT FOR ELECTRIC LINE, RECORDED JULY 30, 1946 AS INSTRUMENT NO. 4563, IN BOOK 765, PAGE 365, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

DATED: 3-7-2022

BY: [Signature]

SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF HEDRICK AVE. BEING N13°22'45"W PER MAP OF ONWENSIA RECORDED IN BOOK 11, PAGE 98 AND 99 OF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● DENOTES FOUND MONUMENT AS NOTED.
3. ○ DENOTES SET 1" IP, WITH PLASTIC PLUG STAMPED LS 6932, FLUSH, OR LEAD, TACK AND LS 6932 TAG ON TOP OF WALL AT REAR LOT CORNERS. SET LS 6932 BRASS TAG ON CENTERLINE MONUMENTS.
4. SET 1" IP, WITH PLASTIC PLUG, OR RAMSET NAIL AND LS 6932 TAG IN WALL FOOTING OR LEAD, TACK AND LS 6932 TAG IN TOP OF CURB ON PROLONGATION OF SIDE LOT LINES FOR ALL FRONT CORNERS.
5. () DENOTES RECORD DATA PER MAP OF ONWENSIA, M.B. 11/98-99.
6. [] DENOTES RECORD DATA PER DOC. # 2004-476853 RECORDED 6/22/2004, OFFICIAL RECORDS RIVERSIDE COUNTY.
8. RAM DENOTES RECORD AND MEASURED DATA.
9. THIS MAP CONTAINS 6.64 ACRES.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA **TRACT NO. 37740**

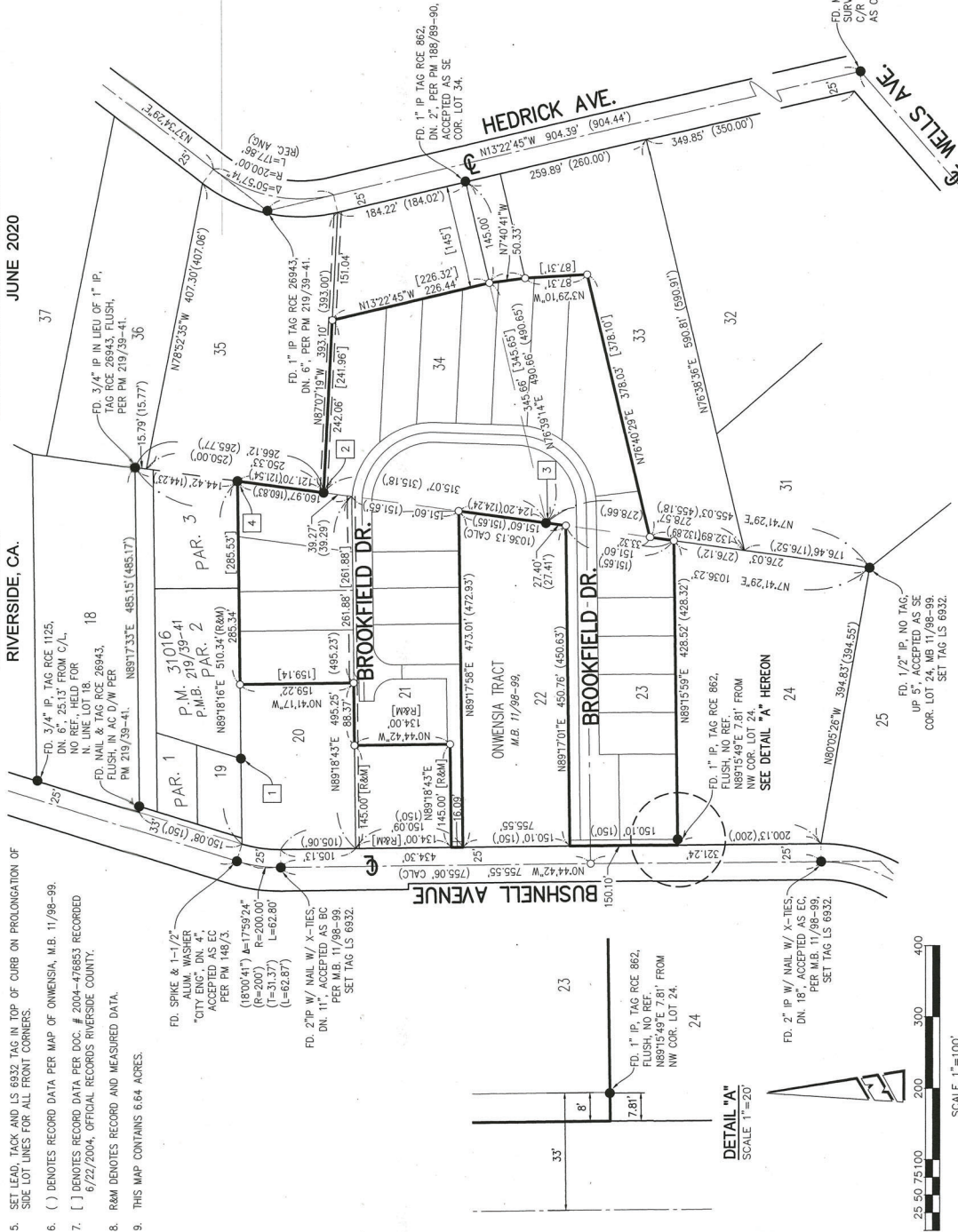
BEING A SUBDIVISION OF LOT 23 AND PORTION OF LOTS 20, 21, 33, & 34 AS SHOWN BY MAP OF ONWENSIA ON FILE IN BOOK 11, PAGES 98 AND 99 OF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN PROTRACTED MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA (SEPULVEDA)

WOODARD GROUP
RIVERSIDE, CA.
CIVIL ENGINEERING * LAND SURVEYING
JUNE 2020

SHEET 3 OF 4 SHEETS

MONUMENT NOTES

1. FOUND 1" IP, TAG RCE 26943, DN. 14", PER PM 219/39-41.
2. FOUND 1" IP, WITH 60D NAIL, NO REF., DOWN 3", 0.65' EASTERLY, ON LINE, SET 1" IP, WITH PLASTIC PLUG STAMPED LS 6932, OR RAMSET NAIL AND LS 6932 TAG, OR LEAD, TACK AND LS 6932 TAG ON TOP OF WALL.
3. FOUND 1-1/4" IP, TAG RCE 862, RUINED, NO REFERENCE, ACCEPTED AS N.W. COR. LOT 33, SET 1" IP, WITH PLASTIC PLUG STAMPED LS 6932, OR RAMSET NAIL AND LS 6932 TAG, OR LEAD, TACK AND LS 6932 TAG ON TOP OF WALL.
4. FOUND 1-1/2" STEEL STAKE, DN. 14" NO REF., NOT ACCEPTED, SET 1" IP WITH PLASTIC PLUG STAMPED LS 6932, OR RAMSET NAIL AND LS 6932 TAG, OR LEAD, TACK AND LS 6932 TAG ON TOP OF WALL.



DETAIL "A"
SCALE 1"=20'

SCALE 1"=100'



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MONUMENT NOTES

- 1 FOUND 1" IP, TAG RCE 26443, DN. 14", PER PM 219/39-41.
- 2 FOUND 1" IP, WITH 600 NAIL, NO REF., DOWN 3", 0.65' EASTERLY, ON LINE, SET 1" IP, WITH PLASTIC PLUG STAMPED LS 6932, OR RAMSET NAIL AND LS 6932 TAG, OR LEAD, TACK AND LS 6932 TAG ON TOP OF WALL.
- 3 FOUND 1-1/4" IP, TAG RCE 862, RUSTED, NO REFERENCE ACCEPTED AS N.W. COR., LOT 33, SET 1" IP, WITH PLASTIC PLUG STAMPED LS 6932, OR RAMSET NAIL AND LS 6932 TAG, OR LEAD, TACK AND LS 6932 TAG ON TOP OF WALL.
- 4 FOUND 1" X 2" STEEL STAKE, DN. 14" NO REF., NOT ACCEPTED, SET 1" IP WITH PLASTIC PLUG STAMPED LS 6932, OR RAMSET NAIL AND LS 6932 TAG, OR LEAD, TACK AND LS 6932 TAG ON TOP OF WALL.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 37740

BEING A SUBDIVISION OF LOT 23 AND PORTION OF LOTS 20, 21, 33, & 34 AS SHOWN BY MAP OF OWENSONIA ON FILE IN BOOK 11, PAGES 98 AND 99 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN PROTRACTED SECTION 11, T. 3 S., R. 6 W., RANCHO LA SIERRA (SEPULVEDA)

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CIVIL ENGINEERING * LAND SURVEYING
RIVERSIDE, CA.
JUNE 2020

SURVEYOR'S NOTES

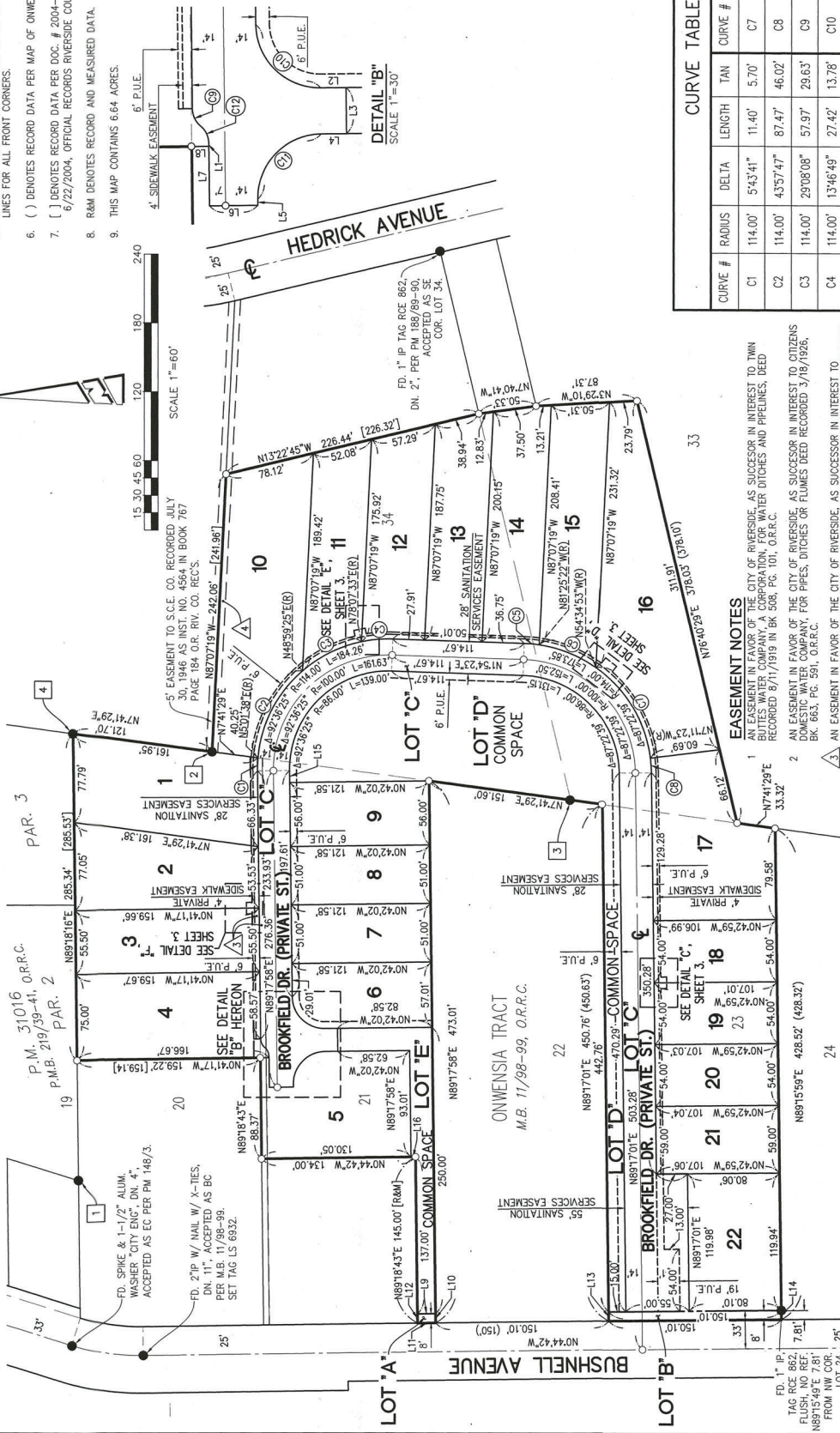
1. BASIS OF BEARINGS IS THE CENTERLINE OF HEDRICK AVE. BEING N132°24'5"W PER MAP OF OWENSONIA RECORDED IN BOOK 11, PAGE 98 AND 99 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● DENOTES FOUND MONUMENT AS NOTED.
3. ○ DENOTES SET 1" IP, WITH PLASTIC PLUG STAMPED LS 6932, FLUSH, SET LS 6932 BRASS TAG ON CENTERLINE MONUMENTS.
4. SET 1" IP, WITH PLASTIC PLUG, OR RAMSET NAIL AND LS 6932 TAG IN WALL FOOTING OR LEAD, TACK AND LS 6932 TAG ON TOP OF WALL AT NEAR LOT CORNERS.
5. SET LEAD, TACK AND LS 6932 TAG IN TOP OF CURB ON PROLONGATION OF SIDE LOT LINES FOR ALL FRONT CORNERS.
6. () DENOTES RECORD DATA PER MAP OF OWENSONIA, M.B. 11/98-99.
7. [] DENOTES RECORD DATA PER DOC. # 2004-478653 RECORDED 6/22/2004, OFFICIAL RECORDS RIVERSIDE COUNTY.
8. R&M DENOTES RECORD AND MEASURED DATA.
9. THIS MAP CONTAINS 6.64 ACRES.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°17'58"E	1.23'
L2	S0°42'02"E	11.00'
L3	S89°17'58"W	20.00'
L4	N0°42'02"W	11.00'
L5	S89°17'58"W	2.75'
L6	N0°42'02"W	21.00'
L7	N89°17'58"E	26.00'
L8	N0°41'17"W	7.46'
L9	N0°44'42"W	16.08'
L10	N89°17'58"E	8.00'
L11	S0°44'42"E	16.09'
L12	S89°18'43"W	8.00'
L13	S89°17'01"W	8.00'
L14	N89°15'59"E	8.00'
L15	S89°17'58"W	10.60'
L16	S0°44'42"E	3.95'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	TAN	DELTA	RADIUS	CURVE #	TAN
C1	114.00'	5°43'41"	11.40'	5.70'	47°23'31"	114.00'	C7	50.03'
C2	114.00'	43°57'47"	87.47'	46.02'	6°28'24"	114.00'	C8	6.45'
C3	114.00'	29°08'08"	57.97'	29.63'	49°27'30"	114.00'	C9	4.61'
C4	114.00'	13°46'49"	27.42'	13.78'	90°00'00"	114.00'	C10	28.00'
C5	114.00'	6°40'16"	13.27'	6.64'	90°00'00"	114.00'	C11	28.00'
C6	114.00'	26°50'28"	53.41'	27.20'	49°27'30"	114.00'	C12	4.61'



EASEMENT NOTES

- 1 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, AS SUCCESSOR IN INTEREST TO TWIN BUTTES WATER COMPANY, A CORPORATION, FOR WATER DITCHES AND PIPELINES, DEED RECORDED 8/11/1919 IN BK 508, PG. 101, O.R.C.
- 2 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, AS SUCCESSOR IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY, FOR PIPES, DITCHES OR FLUMES DEED RECORDED 3/18/1926, BK. 663, PG. 591, O.R.C.
- 3 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, AS SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS HOLDER OF AN EASEMENT FOR ELECTRIC LINE, BY DEED REC. 12/6/1957, INSTR. NO. 86620, BK. 2189, PG. 59, O.R.C.
- 4 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, AS SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AS HOLDER OF AN EASEMENT FOR ELECTRIC LINE, BY DEED REC. 07/30/1946, INSTR. NO. 45653, BK. 765, PG. 365, O.R.C.