

PARCEL MAP NO. 38638

BEING A SUBDIVISION OF PARCEL 1, PARCEL MAP NO. 16289 AS SHOWN ON MAP FILED IN BOOK 79, PAGES 32 AND 33 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LOCATED WITHIN THE SW 1/4 OF THE SW 1/4 OF SECTION 33, T.2S., R.5W., S.B.M.

PSOMAS
RIVERSIDE, CA.

FEBRUARY, 2025

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2026, 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

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 AN EASEMENT FOR PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "A"

WE HEREBY DEDICATE IN FEE TO THE CITY OF RIVERSIDE A BLANKET P.U.E. EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES OVER AND ACROSS PARCEL 1 AND PARCEL 2 SHOWN ON THIS MAP. EXCEPTING PROPOSED BUILDING FOOTPRINTS WITHIN SAID PARCEL 1 AND PARCEL 2.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS AND ASSIGNS THE PRIVATE EASEMENT FOR ACCESS AND UTILITY PURPOSES OVER PARCEL 2 FOR THE BENEFIT OF PARCEL 1, THE PRIVATE EASEMENT DESIGNATED AS "PRIVATE ACCESS AND UTILITY EASEMENT".

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS AND ASSIGNS THE PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF OFFSITE DRAINAGE, THE PRIVATE EASEMENT DESIGNATED AS "10' WIDE PRIVATE DRAINAGE EASEMENT".

RIVERSIDE PROPERTY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

BY: _____

NAME: _____

TITLE: _____

CITY CLERK'S CERTIFICATE

RESOLVED: THIS MAP CONSISTING OF FOUR (4) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 38638.

LOT "A" IS HEREBY ACCEPTED AN EASEMENT 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 AN EASEMENT 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. EXCEPTING PROPOSED BUILDING FOOTPRINTS WITHIN SAID PARCEL 1 AND PARCEL 2.

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 _____, 2026.

DONESIA GAUSE
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.

DATED: _____

DAVID A. GARCIA
PUBLIC UTILITIES GENERAL MANAGER

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.

DATED: _____

EDWARD ENRIQUEZ
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.

DATED: _____

CASH OR SURETY TAX BOND
MATTHEW 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 \$ _____

DATED: _____

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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 NO. 38638, APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON SEPTEMBER 17, 2024 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.

DATED: _____

CHRIS P. SCULLY
RCE 83144, LIC. EXP. 03/31/27
CITY ENGINEER

BY: _____



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.

DATED: _____

DOUGLAS B. WEBBER
L.S. 9477 LIC. EXP. 12/31/26
CITY SURVEYOR

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 RIVERSIDE PROPERTY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON SEPTEMBER 20, 2024. 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 THEY WILL BE SET IN THOSE POSITIONS BEFORE 12/31/2027, AND THE MONUMENTS ARE OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 02/26/2026

Mylar Submittal

SEAN M. SMITH
P.L.S. 8233



PARCEL MAP NO. 38638

BEING A SUBDIVISION OF PARCEL 1, PARCEL MAP NO. 16289 AS SHOWN ON MAP FILED IN BOOK 79, PAGES 32 AND 33 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LOCATED WITHIN THE SW 1/4 OF THE SW 1/4 OF SECTION 33, T.2S., R.5W., S.B.M.

PSOMAS
RIVERSIDE, CA.

FEBRUARY, 2025

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GEOTECHNICAL INVESTIGATIONS ON FEBRUARY 24, 2020 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

UTILITY 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.

10' WIDE EASEMENT AND RIGHT-OF-WAY FOR CONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, AND REMOVAL OF ELECTRICAL LINES AND CABLES FOR TRANSMISSION OF ELECTRICAL ENERGY FOR ANY AND ALL PURPOSES RECORDED MARCH 15, 1963 AS INST. NO. 26398, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.

DAVID A. GARCIA
PUBLIC UTILITIES GENERAL MANAGER

DATED: _____

BY: _____

SIGNATURE OF 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:

1. A NON-EXCLUSIVE EASEMENT AND RIGHT AND PRIVILEGE TO USE DRIVEWAY AREA OF PARCEL 1, PARCEL MAP NO 16289, RECORDED IN BOOK 79, PAGES 32 AND 33 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, FOR INGRESS AND EGRESS, IS HEREBY ESTABLISHED AND WILL BE GRANTED OR RESERVED AS APPROPRIATE FOR THE BENEFIT OF THE BUSINESS LOCATED ON PARCEL 2 OF SAID PARCEL MAP NO. 16289, AS DESCRIBED IN THE COVENANT AND AGREEMENT (PARCEL MAP NO. 16289), RECORDED JUNE 13, 1980 AS INSTRUMENT NO. 109283 OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.

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 _____ } SS
COUNTY OF _____

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

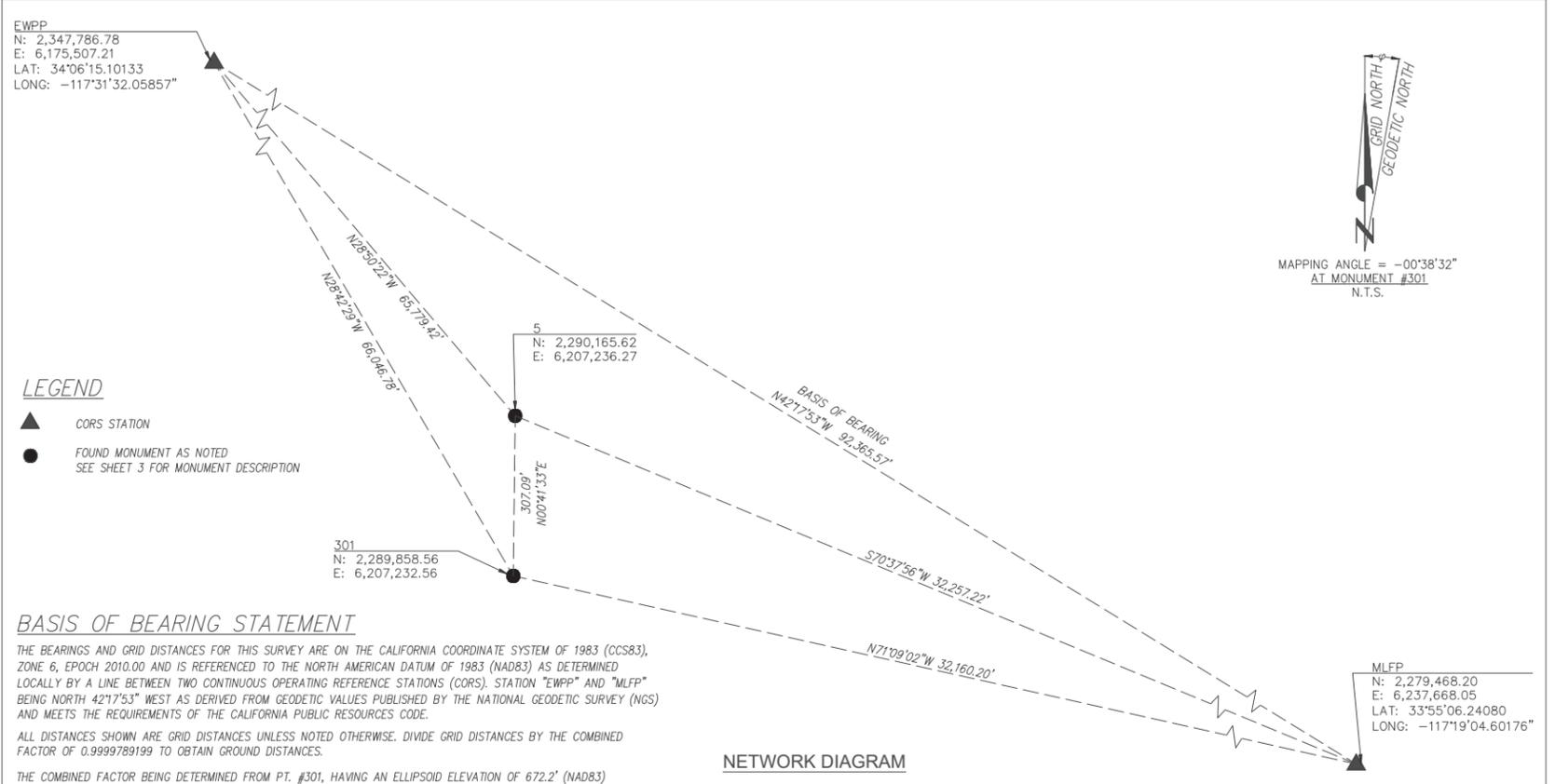
SIGNATURE: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

COMMISSION NO.: _____



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 _____ } SS
COUNTY OF _____

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

SIGNATURE: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

COMMISSION NO.: _____

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PSOMAS
RIVERSIDE, CA.

FEBRUARY, 2025

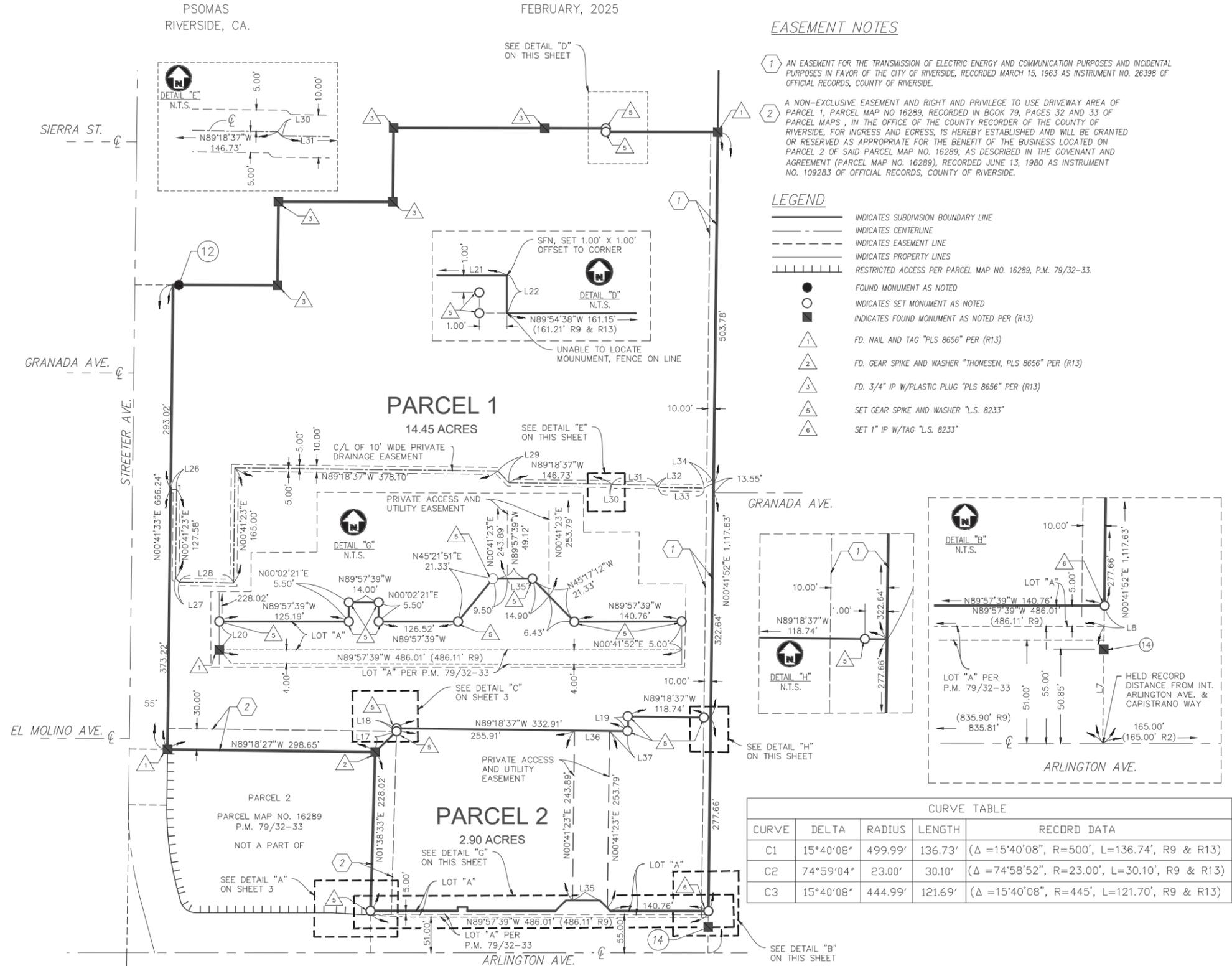
LINE TABLE			
LINE NO.	BEARING	DISTANCE	RECORD DATA
L1	N89°57'39"W	40.00'	(40.00' R2)
L2	N14°58'35"W	79.29'	(79.30' R9 & R13)
L3	N00°41'33"E	80.14'	
L4	N89°49'18"W	44.04'	(44.00' R12)
L5	N89°54'59"W	43.00'	(43.00' R5)
L6	N89°55'06"W	43.02'	(43.00' R5)
L7	N00°41'52"E	55.00'	(55.00' R5)
L8	N00°41'52"E	5.00'	
L9	N01°38'33"E	55.02'	
L10	N89°57'39"W	19.01'	(19.04' R9)
L11	N86°49'22"W	36.53'	(36.54' R9)
L12	N14°58'35"W	17.39'	(17.40' R9 & R13)
L13	N89°18'27"W	55.00'	(55.00' R9)
L14	N00°41'33"E	80.14'	(80.15' R9 & R13)
L15	N89°18'27"W	55.00'	
L16	N89°50'13"W	55.00'	
L17	N46°05'38"E	42.72'	
L18	N01°38'23"E	4.20'	
L19	N00°41'23"E	21.00'	
L20	N01°38'33"E	5.00'	
L21	N89°53'38"W	87.62'	(87.62' R9) (87.62' R13)
L22	N00°33'28"W	5.00'	(5.00' R9) (5.00' R13)
L23	N00°41'00"E	33.00'	(33.00' R7)
L25	N00°41'19"E	100.01'	(100.00' R6)
L26	N89°14'11"W	8.62'	
L27	N44°18'37"W	7.79'	
L28	N89°18'37"W	77.94'	
L29	N44°30'19"W	23.64'	
L30	N44°21'00"W	1.42'	
L31	N89°18'37"W	63.37'	
L32	N44°23'23"W	4.47'	
L33	N89°17'15"W	66.24'	
L34	N62°44'12"E	15.13'	
L35	N89°57'39"W	39.62'	
L36	N89°18'37"W	50.33'	
L37	N89°18'37"W	26.67'	

EASEMENT NOTES

- 1 AN EASEMENT FOR THE TRANSMISSION OF ELECTRIC ENERGY AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED MARCH 15, 1963 AS INSTRUMENT NO. 26398 OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.
- 2 A NON-EXCLUSIVE EASEMENT AND RIGHT AND PRIVILEGE TO USE DRIVEWAY AREA OF PARCEL 1, PARCEL MAP NO. 16289, RECORDED IN BOOK 79, PAGES 32 AND 33 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, FOR INGRESS AND EGRESS, IS HEREBY ESTABLISHED AND WILL BE GRANTED OR RESERVED AS APPROPRIATE FOR THE BENEFIT OF THE BUSINESS LOCATED ON PARCEL 2 OF SAID PARCEL MAP NO. 16289, AS DESCRIBED IN THE COVENANT AND AGREEMENT (PARCEL MAP NO. 16289), RECORDED JUNE 13, 1980 AS INSTRUMENT NO. 109283 OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.

LEGEND

- INDICATES SUBDIVISION BOUNDARY LINE
- INDICATES CENTERLINE
- - - INDICATES EASEMENT LINE
- INDICATES PROPERTY LINES
- ||||| RESTRICTED ACCESS PER PARCEL MAP NO. 16289, P.M. 79/32-33.
- FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT AS NOTED
- INDICATES FOUND MONUMENT AS NOTED PER (R13)
- △ 1 FD. NAIL AND TAG "PLS 8656" PER (R13)
- △ 2 FD. GEAR SPIKE AND WASHER "THONSEN, PLS 8656" PER (R13)
- △ 3 FD. 3/4" IP W/PLASTIC PLUG "PLS 8656" PER (R13)
- △ 5 SET GEAR SPIKE AND WASHER "L.S. 8233"
- △ 6 SET 1" IP W/TAG "L.S. 8233"



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	RECORD DATA
C1	15°40'08"	499.99'	136.73'	(Δ = 15°40'08", R = 500', L = 136.74', R9 & R13)
C2	74°59'04"	23.00'	30.10'	(Δ = 74°58'52", R = 23.00', L = 30.10', R9 & R13)
C3	15°40'08"	444.99'	121.69'	(Δ = 15°40'08", R = 445', L = 121.70', R9 & R13)

