

## PARCEL MAP NO. 37809

LOT 4 AND A PORTION OF LOT 2, BLOCK 52 OF THE MAP OF ARLINGTON HEIGHTS, FILED IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, IN SECTIONS 9 & 10  
TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

DECEMBER 2020

## 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:  
FIRST AMERICAN TITLE COMPANY

## 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.

DALE WAYNE SEXTON, SR. AND JEANNETTE LOU SEXTON, TRUSTEES OF THE FAMILY TRUST OF DALE WAYNE SEXTON, SR. AND JEANNETTE LOU SEXTON, DATED JULY 22, 2004

DALE WAYNE SEXTON, SR., TRUSTEE

JEANNETTE LOU SEXTON, TRUSTEE

## 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 \_\_\_\_\_ ss.  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, NOTARY PUBLIC,  
PERSONALLY APPEARED

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 \_\_\_\_\_

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO. \_\_\_\_\_

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

COUNTY OF PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE COUNTY RECORDER, RIVERSIDE COUNTY, CALIFORNIA, FOR THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES, EXCISE TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: \_\_\_\_\_, 2021

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 IS NO LIEN UPON THE PROPERTY SHOWN ON THE MAP FOR 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: \_\_\_\_\_, 2021

MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

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

## 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 FOR A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, ITS ASSIGNEES, FOR THE CONSTRUCTION, MAINTENANCE AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, TUBES, AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE, THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR FLUMES, PIPES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED JUNE 28, 1902 IN BOOK 147, PAGE 113 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST FOR EASEMENTS AND RIGHTS OF WAY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, RENEWING AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATER WAYS OR CONDUITS AND CONNECTIONS AND SUCH APPARATUS AS MAY BE NECESSARY FOR THE CONSTRUCTION, MAINTENANCE AND MAINTENANCE THEREWITH, AND ALSO SUCH RIGHTS AND RESERVATIONS AS ARE SPECIFIED UPON THE MAP OF ARLINGTON HEIGHT, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

TODD CORBIN  
PUBLIC UTILITIES GENERAL MANAGER

DATE: \_\_\_\_\_, 2021

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

## PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY THE SUBDVIDER 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.

DATE: \_\_\_\_\_, 2021

TODD M. CORBIN,  
PUBLIC UTILITIES GENERAL MANAGER

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

## 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.

## SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMITY WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND IS APPROVED AT THE RECORD OF DAIRY SECTORS, RIVERSIDE, CALIFORNIA, DECEMBER 2020. I HEREBY STATE THAT THIS SURVEY 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. THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: \_\_\_\_\_, 2021

EDY P. ADKISON, LS 5390



## 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: \_\_\_\_\_, 2021

CURTIS C. STEPHENS  
L.S. 7519, LIC. EXP. 12-31-2021  
CITY SURVEYOR

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



## 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. 37809, APPROVED BY THE CITY OF RIVERSIDE DEVELOPMENT REVIEW COMMITTEE ON JUNE 17, 2020 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: \_\_\_\_\_, 2021

GILBERT M. HERNANDEZ, R.C.E. 69170  
LIC. EXPIRES 6-30-2022  
CITY ENGINEER

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



## CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 37809.

THE OFFER OF DEDICATION FOR "PUBLIC STREET AND HIGHWAY PURPOSES", RECORDED SEPTEMBER 27, 1985 AS INSTRUMENT NO. 218436, O.R. RIVERSIDE COUNTY, 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.

THE OFFER OF DEDICATION FOR "IMPROVEMENTS", RECORDED SEPTEMBER 27, 1985 AS INSTRUMENT NO. 218436, O.R. RIVERSIDE COUNTY, IS HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

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

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

CITY CLERK  
OF THE CITY OF RIVERSIDE, CALIFORNIA

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: \_\_\_\_\_, 2021

EDWARD ENRIQUEZ  
CHIEF FINANCIAL OFFICER/ CITY TREASURER

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

## 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 RIPE INTO A FEE:

MARCH INLAND PORT AIRPORT AUTHORITY, A CALIFORNIA AIRPORT AUTHORITY, ITS SUCCESSORS, ASSIGNS, LESSEES, SUBLICSEES, LICENSEES AND INVITÉS, HOLDER OF AN EASEMENT FOR AVIATION AND INDUSTRIAL PURPOSES, RECORDED JANUARY 11, 2005 AS INSTRUMENT NO. 2005-0027723 OF OFFICIAL RECORDS.

## PARCEL MAP NO. 37809

LOT 4 AND A PORTION OF LOT 2, BLOCK 52 OF THE MAP OF ARLINGTON HEIGHTS, FILED IN BOOK 11,  
PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; IN SECTIONS 9 & 10  
TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

DECEMBER 2020

**adkan**  
ENGINEERS  
RIVERSIDE, CA

## SURVEYOR'S NOTES

BASIS OF BEARINGS  
THE CENTERLINE OF GRACE STREET PER PM NO. 29477, BOOK  
207, PAGES 82 THROUGH 84 INCLUSIVE OF PARCEL MAPS,  
WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

## MONUMENT NOTES

- INDICATES FOUND MONUMENTS AS NOTED
- INDICATES SET 1"IP & LS 5390 TAG DOWN 0.2', EXCEPT  
AS NOTED

( ) INDICATES RECORD DATA PER REFERENCE LISTED BELOW  
R1-INDICATES RECORD DATA PER MB 11/20-21 SBCo.  
R2-INDICATES RECORD DATA PER PMB 70 / 82-63  
R3-INDICATES RECORD DATA PER CITY TIE NO. 3534  
R4-INDICATES RECORD DATA PER PMB 97/91-52  
R5-INDICATES RECORD DATA PER PMB 70 / 62-63  
R6-INDICATES RECORD DATA PER CR 96-0138  
CF-CALCULATED FROM



GRAPHIC SCALE

( IN FEET )

1 inch = 100 ft.

