

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

**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

COUNTY OF \_\_\_\_\_ } SS.

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 \_\_\_\_\_

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 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: \_\_\_\_\_, 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  
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: \_\_\_\_\_, 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, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL  
NECESSARY WATER DITCHES, PIPES, FLUMES 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 26, 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  
APPLIANCES AS MAY BE PROPER TO BE CONSTRUCTED, MAINTAINED OR USED IN CONNECTION  
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 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.

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  
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE  
REQUEST OF DALE SEXTON ON APRIL 19, 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. 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  
LS 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 RISE INTO A FEE:

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

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

SURVEYOR'S NOTES

### BASIS OF BEARINGS

**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

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 207 / 82-84  
R3-INDICATES RECORD DATA PER CITY TIE NO. 3534

R4-INDICATES RECORD DATA PER PMB 97/51-52

R5-INDICATES RECORD DATA PER PMB 70 / 62-63  
R6-INDICATES RECORD DATA PER CR 96-0138

CF-CALCULATED FROM



GRAPHIC SCALE



( IN FEET )  
inch = 100 ft.

