

PARCEL MAP NO. 37607

(FOR FINANCING PURPOSES)

BEING A SUBDIVISION OF PARCEL "B" OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P19-0398
RECORDED JULY 16, 2020 AS INSTRUMENT NO. 2020-313030 OF OFFICIAL RECORDS, IN THE CITY OF RIVERSIDE, COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

adkan
ENGINEERS
RIVERSIDE, CA

OCTOBER 2023

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025 AT _____, M.,
IN BOOK _____ OF 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 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.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC
ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES THE EASEMENTS DESIGNATED AS "BLANKET PUBLIC UTILITY EASEMENT";
EXCLUDING ANY BUILDING SITES.

RANCHO PACIFIC GLOBAL PARTNERS INC., A CALIFORNIA CORPORATION

BY: _____
NAME: ASHKAN ETEMADIAN
TITLE: CHIEF OPERATING OFFICER

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, _____, 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/HEY 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

PRINT NAME _____

SIGNATURE _____

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS _____

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 ASH ETEMADIAN ON OCTOBER 12,
2023. I HEREBY STATE THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE
MAP, IF ANY. I HEREBY STATE ALL THE 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.

DATE: _____

EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9-30-26



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: _____

DOUGLAS B. WEBBER
L.S. 9477, EXP. 12-31-2026
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. 37607 APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON
NOVEMBER 19, 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.

DATE: _____

NATHAN T. MUSTAFA R.C.E. 83654
U.C. EXP. 03/31/2027
CITY ENGINEER

BY: _____



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.

CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO RIVERSIDE WATER COMPANY AND THE RIVERSIDE CANAL COMPANY, HOLDER OF AN
EASEMENT FOR WATER DITCHES, PIPES, OR FLUMES THAT MAY BE REQUIRED FOR THE IRRIGATION AND INCIDENTAL
PURPOSES, RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635, AND AUGUST 14, 1885 IN BOOK 42, PAGE 294, AND IN
BOOK 42, PAGE 296, ALL OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

CITY OF RIVERSIDE A CALIFORNIA CHARTER CITY AND MUNICIPAL CORPORATION, HOLDER OF A NON-EXCLUSIVE PERPETUAL
EASEMENT FOR ACCESS, INGRESS, EGRESS AND CIRCULATION OF PEDESTRIANS AND VEHICLES PER AMENDMENT TO GRANT OF
EASEMENT AND EASEMENT AGREEMENT RECORDED NOVEMBER 29, 2007 AS DOCUMENT NO. 2007-720099, OF OFFICIAL
RECORDS.

CITY OF RIVERSIDE A CALIFORNIA CHARTER CITY AND MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC STREET
PER CORRECTED FINAL ORDER OF CONDEMNATION RECORDED DECEMBER 13, 2007 AS DOCUMENT NO. 2007-0744622,
CORRECTED BY CORRECTED FINAL NOTICE OF CONDEMNATION RECORDED JANUARY 08, 2008 AS DOCUMENT NO. 2008-0016396,
AMENDED BY AMENDED F.O.C. RECORDED MAY 15, 2008 AS DOCUMENT NO. 2008-0261723, CORRECTED BY CORRECTED F.O.C.
RECORDED JUNE 16, 2008 AS DOCUMENT NO. 2008-327245, ALL OF OFFICIAL RECORDS.

CITY OF RIVERSIDE A CALIFORNIA CHARTER CITY AND MUNICIPAL CORPORATION, HOLDER OF A TEMPORARY CONSTRUCTION
EASEMENT FOR THE PURPOSE OF WIDENING AND IMPROVING VAN BUREN BOULEVARD AND THE BRIDGE STRUCTURE,
RECORDED MARCH 19, 2013 AS DOCUMENT NO. 2013-0132786 AND RECORDED AUGUST 29, 2013 AS DOCUMENT
NO. 2013-042957, BOTH OF OFFICIAL RECORDS.

CITY OF RIVERSIDE A CALIFORNIA CHARTER CITY AND MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR WATER
QUALITY MANAGEMENT PLAN IMPLEMENTATION MAINTENANCE AND INCIDENTAL PURPOSES RECORDED JULY 16, 2020
AS DOCUMENT NO. 2020-313031 OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.

CITY OF RIVERSIDE, A CALIFORNIA CHARTER CITY AND MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC
UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 17, 2021 AS INSTRUMENT NO. 2021-0555483, OFFICIAL RECORDS,
OF RIVERSIDE COUNTY, CALIFORNIA.

DATE: _____ DAVID A. GARCIA,
PUBLIC UTILITIES GENERAL MANAGER

BY: _____, DEPUTY

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENTS HOLDERS HAVE
BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE.

ROBERT VACCHER AND ANITA HUSTED, HOLDER OF A NON-EXCLUSIVE PERPETUAL EASEMENT, FOR ACCESS, INGRESS, EGRESS
AND CIRCULATION OF PEDESTRIANS AND VEHICLES PER GRANT DEED WITH RESERVATION OF EASEMENT RECORDED NOVEMBER 29,
2007 AS DOCUMENT NO. 2007-072096, OF OFFICIAL RECORDS.

MAGNOLIA CROSSINGS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND IN-N-OUT BURGERS, A CALIFORNIA CORPORATION,
HOLDERS OF A NON-EXCLUSIVE COMMON AREA AND UTILITY SYSTEMS EASEMENT FOR COMMON AREA ACCESS, UTILITIES AND
INCIDENTAL PURPOSES, RECORDED APRIL 06, 2020 AS DOCUMENT NO. 2020-0153547, OF OFFICIAL RECORDS. SAID EASEMENT
CANNOT BE PLOTTED FROM RECORD.

SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND
INCIDENTAL PURPOSES RECORDED JANUARY 08, 2021 AS INSTRUMENT NO. 2021-0011449 OF OFFICIAL RECORDS. EASEMENT IS
BASED ON THE PHYSICAL LOCATION OF PIPE AND CANNOT BE PLOTTED FROM RECORD.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOIL EXPLORATION COMPANY, INC. ON JULY
15, 2016 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 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: _____ DAVID A. GARCIA,
PUBLIC UTILITIES GENERAL MANAGER

BY: _____, DEPUTY

CITY CLERK'S CERTIFICATE

RESOLVED, THIS MAP CONSISTING OF FOUR (4) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT
MAP NO. 37607.

THE EASEMENTS DESIGNATED AS "BLANKET PUBLIC UTILITY EASEMENTS" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE
CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THEREAS TO 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 _____, 20____.

DONESIA GAUSE, CITY CLERK
OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: _____

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: _____ MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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: _____ 2025

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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: _____

(FOR FINANCING PURPOSES)

adkan
ENGINEERS
RIVERSIDE, CA

(IN FEET)
1 inch = 60 ft.



THIS MAP CONTAINS 2.84 ACRES, MORE OR LESS WITHIN THE
DISTINCTIVE BORDER.

BASIS OF BEARINGS

THE CENTERLINE OF VAN BUREN BOULEVARD BEING NORTH 34°01'15" WEST PER RECORD OF SURVEY, FILED IN BOOK 54 OF RECORDS OF SURVEY, AT PAGE 86, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS FINAL TRACT MAP.

- * - INDICATES FOUND MONUMENT AS NOTED.
 ○ - INDICATES SET 1" I.P. & "LS 5390" TAG, FLUSH, UNLESS OTHERWISE NOTED.
 SET 1" I.P. & LS 5390 TAG, FLUSH AT ALL REAR PARCEL CORNERS AND ANGLE POINTS.
 SET LEAD & LS 5390 TAG IN TOP OF CURB AT PROLONGATION OF SIDE PARCEL LINES.
 △ - INDICATES SET SPIKE AND WASHER, "LS 5390", FLUSH.
 (R1) - DENOTES RECORD DATA PER MB 26/17.
 (R2) - DENOTES RECORD DATA PER PMB 104/1.
 (R3) - DENOTES RECORD DATA PER RS 54/86.
 (R4) - DENOTES RECORD DATA CALTRANS R/W MAP NO. 000054.
 (R5) - DENOTES RECORD DATA PER RS 48/83.
 (R6) - DENOTES RECORD DATA PER CALTRANS RIGHT OF WAY MAP NO. 204--548.
 (R7) - DENOTES RECORD DATA PER PERFECTING GRANT DEED RECORDED JULY 16, 2020
 IN INSTRUMENT NO. 2020-0373029, OF OFFICIAL RECORDS.
 (R8) - DENOTES RECORD DATA PER FINAL JUDGEMENT AND FINAL ORDER OF CONDEMNATION,
 RECORDED AUGUST 29, 2013 AS DOCUMENT NO. 2013-0425957, OF OFFICIAL RECORDS.
 (M) - INDICATES MEASURED
 () - INDICATES FOUND DATA AS NOTED.
 SNF - INDICATES SEARCHED NOTHING FOUND
 //_ - INDICATES RESTRICTED ACCESS
 COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS MAP RECORDED _____, 2024, AS
 DOCUMENT NO. _____, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

EASEMENT NOTES:

- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE ADJOINING FREeway, RELINQUISHED PER GRANT DEED RECORDED AUGUST 30, 1956 IN BOOK 1865, PAGE 32, OF OFFICIAL RECORDS.
- △ A NON-EXCLUSIVE PERPETUAL EASEMENT RESERVED BY ROBERT WAGNER AND ANITA HUSTED, INCORPORATED, INCORPORATED, AND CIRCULATION OF PEDESTRIANS AND VEHICLES PER GRANT DEED WITH RESERVATION OF EASEMENT RECORDED NOVEMBER 29, 2007 AS DOCUMENT NO. 2007-0720096, OF OFFICIAL RECORDS.
- △ A NON-EXCLUSIVE PERPETUAL EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, FOR ACCESS INGRESS, EGRESS AND CIRCULATION OF PEDESTRIANS AND VEHICLES PER AMENDMENT TO GRANT OF EASEMENT AND AMENDMENT TO GRANT RECORDED NOVEMBER 29, 2007 AS DOCUMENT NO. 2007-720099, OF OFFICIAL RECORDS.
- △ AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR PUBLIC STREET PER CORRECTED FINAL ORDER OF CONDEMNATION RECORDED DECEMBER 13, 2007 AS DOCUMENT NO. 2007-04622, CORRECTED BY CORRECTION AND AMENDMENT RECORDED JANUARY 08, 2008 AS DOCUMENT NO. 2008-01616396, AMENDED BY AMENDED F.O.C. RECORDED MAY 15, 2008 AS DOCUMENT NO. 2008-0261723, CORRECTED BY CORRECTED F.O.C. RECORDED JUNE 16, 2008 AS DOCUMENT NO. 2008-3272445, ALL OF OFFICIAL RECORDS.
- △ A TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR THE PURPOSE OF WIDENING AND IMPROVING VAN BUREN BOULEVARD AND THE BRIDGE STRUCTURE, RECORDED MARCH 19, 2013 AS DOCUMENT NO. 2013-0132786 AND RECORDED AUGUST 29, 2013 AS DOCUMENT NO. 2013-0429597, BOTH OF OFFICIAL RECORDS.
- △ AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY FOR WATER RIGHTS, DITCHES, PIPELINES, AND INCIDENTAL PURPOSES RECORDED APRIL 26, 1982 IN BOOK 28, PAGE 635, AND AUGUST 14, 1985 IN BOOK 42, PAGES 294 AND 296, ALL OF DEEDS, RECORDS OF SALE, AND RECORDS OF EASEMENT. SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.
- △ A NON-EXCLUSIVE COMMON AREA AND UTILITY SYSTEMS EASEMENT IN FAVOR OF MAGNOLIA CROSSINGS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND IN-N-OUT BURGERS, A CALIFORNIA CORPORATION FOR COMMON AREA ACCESS, UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 06, 2020 AS DOCUMENT NO. 2020-0153547, OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.
- △ AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 08, 2021 AS INSTRUMENT NO. 2021-0011449 OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.
- △ AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR WATER QUALITY MANAGEMENT PLAN IMPLEMENTATION MAINTENANCE AND INCIDENTAL PURPOSES RECORDED JULY 16, 2020 AS DOCUMENT NO. 2020-0130301 OF OFFICIAL RECORDS. SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.
- △ AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, A CALIFORNIA CHARTER CITY AND MUNICIPAL CORPORATION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 17, 2021 AS INSTRUMENT NO. 2021-0555483 OF OFFICIAL RECORDS.
- △ INDICATES A BLANKET "PUBLIC UTILITY EASEMENT", AS DEDICATED HEREON, EXCLUDING ANY BUILDING SITES.

MONUMENT NOTES:

- 1 PD. FK NAIL WITH TAG STAMPED "LS 8509" PER PMB 258/73-74.
- 2 FD. 3/4" IP OPEN, DOWN 0.3" PER CITY THE BOOK 13984. SET TAG "LS 5390"
- 3 SNF, ESTABLISHED AT RECORD DISTANCE OF 10.49" PER RS 54/86, SET 1" IP TAGGED "LS 5390"
- 4 FD. 3/4" IP DOWN 0.3", NO REFERENCE, LYING S21°43'E 0.52", NOT ACCEPTED, SET 1" IP & TAG "LS 5390" AT MOST NORTHERLY PROPERTY CORNER.
- 5 SNF, ESTABLISHED PER CITY OF RIVERSIDE THE BOOK 13982, FALLS ON SEWER MANHOLE.
- 6 FD. SPIKE & "LS 5390" WASHER, FLUSH, PER MB 500/68-72.
- 7 FD. SPIKE & "LS 7024" WASHER, FLUSH, PER PARCEL MAP NO. 37351, PMB 246/23-25.

COURSE DATA

- ① $\Delta=84^{\circ}46'14''$ $R=50.00''$ $L=73.99''$ ($\Delta=84^{\circ}46'14''$ $R=50.00''$ $L=73.99''$ R6)
- ② $\Delta=31^{\circ}39'06''$ $R=50.00''$ $L=25.62''$ ($\Delta=31^{\circ}39'12''$ $R=50.00''$ $L=27.62''$ R8)
- ③ $N61^{\circ}11'51''E$ $37.82'$ ($N61^{\circ}13'43''E$ $37.82'R$)
- ④ $N59^{\circ}59'06''E$ $1332.40'$ ($N56^{\circ}22'09''E$ $1332.43'R$)
- ⑤ $N34^{\circ}01'15''W$ $82.88'$ ($N34^{\circ}01'15''W$ $82.30'R$)
- ⑥ $N55^{\circ}41'44''W$ $70.71'$
- ⑦ $N55^{\circ}56'58''E$ $25.00''$
- ⑧ $\Delta=15^{\circ}55'23''$ $R=92.50''$ $L=25.71''$
- ⑨ $\Delta=5^{\circ}45'51''$ $R=92.50''$ $L=9.31''$
- ⑩ $\Delta=13^{\circ}46'35''$ $R=67.50''$ $L=16.23''$
- ⑪ $\Delta=7^{\circ}54'39''$ $R=67.50''$ $L=9.32''$
- ⑫ $\Delta=21^{\circ}41'14''$ $R=92.50''$ $L=35.01''$
- ⑬ $\Delta=21^{\circ}41'14''$ $R=67.50''$ $L=25.55''$

(FOR FINANCING PURPOSES)

SEE DETAIL
ON SHEET 4

OCTOBER 2023

- (1) $\Delta=84^{\circ}46'54''$ $R=50.00''$ $L=73.99'$ ($\Delta=84^{\circ}46'54''$ $R=50.00''$ $L=73.99'$ R6)
- (2) $\Delta=31^{\circ}39'06''$ $R=50.00''$ $L=27.62'$ ($\Delta=31^{\circ}39'12''$ $R=50.00''$ $L=27.62'$ R6)
- (3) $N61^{\circ}11'51''E$ $37.82'$ ($N61^{\circ}32'53''E$ $37.82'$ R6)
- (4) $N55^{\circ}59'06''E$ $1332.40'$ ($N56^{\circ}22'09''E$ $1332.43'$ R6)
- (5) $\Delta=104^{\circ}04'17''$ $R=60.00''$ $L=11.31'$ ($\Delta=104^{\circ}08'17''$ $R=60.00''$ $L=11.31'$ R7)
- (6) $\Delta=102^{\circ}56'56''$ $R=173.94''$ $L=31.33'$ ($\Delta=103^{\circ}06'08''$ $R=173.94''$ $L=32.19'$ R7)
- (7) $\Delta=1^{\circ}31'26''$ $R=63.46''$ $L=126.80'$ ($\Delta=1^{\circ}30'24''$ $R=4846.44'$ $L=127.44'$ R7)
- (8) $N26^{\circ}52'58''W$ $6.5865'$ ($S26^{\circ}53'04''E$ $5.5867'$ R7)
- (9) $N34^{\circ}01'15''W$ $82.88'$ ($N34^{\circ}01'15''W$ $82.30'$ R7)
- (10) $\Delta=16^{\circ}34'35''$ $R=178.94''$ $L=51.77'$
- (11) $N81^{\circ}47'58''W$ $24.78'$
- (12) $N34^{\circ}01'15''W$ $30.19'$
- (13) $N55^{\circ}58'45''E$ $13.53'$
- (14) $N34^{\circ}01'15''W$ $31.24'$
- (15) $\Delta=53^{\circ}07'48''$ $R=50.00''$ $L=46.36'$

SEE DETAIL "E"
ON SHEET 4

SNF HELD RECORD DISTANCE
116.37' PER PERFECTING GRANT
DEED RECORDED 7/16/2020 AS
INST. NO. 2020-0313029 O.R.

SNF HELD RECORD
DISTANCE 285.98'
PER CAL TRANS
ROW MAP 204-548
(31.54'R7)

DISTANCE 473.76' FROM
E OF INDIANA AVENUE PER

HELD IN
NW,LY

STATE ROUTE 91
CALIFORNIA DEPARTMENT OF
TRANSPORTATION RIGHT OF
WAY MAP NO. 204-548

(IN FEET)
1 inch = 30 ft.

PARCEL MAP NO. 37607

(FOR FINANCING PURPOSES)

BEING A SUBDIVISION OF PARCEL "B" OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LL-P19-0398
RECORDED JULY 16, 2020 AS INSTRUMENT NO. 2020-313030 OF OFFICIAL RECORDS, IN THE CITY OF RIVERSIDE, COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

adkan
ENGINEERS
RIVERSIDE, CA

OCTOBER 2023

SEE SURVEYOR'S, EASEMENT,
AND MONUMENT NOTES
ON SHEET 2

