

PARCEL MAP NO. 37475

BEING A SUBDIVISION OF PORTIONS OF LOTS 51, 52, 53, 61, 62, AND 63 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, PER MAP FILED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; A PORTION OF FILES SUBDIVISION NO. 4, PER MAP FILED IN BOOK 6, PAGE 60 OF MAPS, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 WEST, JURUPA RANCHO (STEARNS), BOOK 1, PAGE 47 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

adkan
ENGINEERS
RIVERSIDE, CA

JUNE 2018

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 PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOTS "B", "C" AND "E";

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES, LOT "A" AND "D";

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES LOTS "A" AND "D", AND THE EASEMENTS DESIGNATED AS "SEWER EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES LOTS "A" AND "D", AND THE EASEMENTS DESIGNATED AS "WATERLINE FACILITIES EASEMENT".

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT "B", FROM PARCELS 1, 2, 4 AND 10, EXCEPTING THEREFROM ONE 64' ACCESS OPENING FOR PARCELS 2 AND 4 AND TO LOT "C", FROM PARCEL 10.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS EASEMENTS FOR EMERGENCY ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM SERVICES RELATED TO TRASH REMOVAL, PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, CABLE TELEVISION AND COMMUNICATION SYSTEMS, THE EASEMENTS DESIGNATED AS "SANITATION SERVICES EASEMENT".

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 P.U.E."

WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREET AND EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66445(j) OF THE SUBDIVISION MAP ACT:

- CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR SEWER LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 24, 1946 IN BOOK 802, PAGE 560, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR SEWER LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 7, 1952 IN BOOK 1348, PAGE 110, AND IN BOOK 1348, PAGE 163, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND PRIVATE UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 11, 1953 IN BOOK 1507, PAGE 287 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 30, 1953 IN BOOK 1521, PAGE 301, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 6, 1970 AS INSTRUMENT NO. 12193, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 1, 1970 AS INSTRUMENT NO. 41171, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR SANITARY SEWER FACILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 12, 1988 AS INSTRUMENT NO. 228805, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, HOLDER OF EASEMENTS FOR SANITARY SEWER AND GAS LINE FACILITIES, TELEPHONE, TELEGRAPH, AND COMMUNICATION FACILITIES, AND INCIDENTAL PURPOSES RECORDED MAY 5, 1993 AS INSTRUMENT NO. 167305, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR SANITARY SEWER AND GAS LINE FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 23, 1995 AS INSTRUMENT NO. 056345, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR WATER FACILITIES AND ELECTRIC ENERGY DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 24, 1995 AS INSTRUMENT NO. 058118, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- ALL THAT PORTION OF LA CADENA DRIVE DESCRIBED AS SEGMENT 3 ON STATE HIGHWAY MAP BOOK NO. 12, PAGES 41 THROUGH 47, INCLUSIVE, RECORDED NOVEMBER 14, 2016 AS DOCUMENT NO. 2016-0506756, AND BY RELINQUISHMENT OF HIGHWAY RIGHT OF WAY RECORDED JANUARY 25, 2017 AS INSTRUMENT NO. 2017-0031977, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 10, 1963 AS INSTRUMENT NO. 106797, IN BOOK 3506, PAGE 291, AND BY DIRECTOR'S DEED RECORDED OCTOBER 19, 1973 AS INSTRUMENT NO. 137287, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- ALL THAT PORTION OF LA CADENA DRIVE DESCRIBED AS SEGMENT "E" BY MAP OF RELINQUISHMENT RECORDED MARCH 28, 1961, IN BOOK 3, PAGES 1 THROUGH 10, INCLUSIVE OF STATE HIGHWAY MAPS, RECORDS OF RIVERSIDE COUNTY, AND RELINQUISHMENT OF STATE HIGHWAY RECORDED JANUARY 2, 1962 AS INSTRUMENT NO. 329, OF OFFICIAL RECORDS, WITHIN THE BOUNDARY OF THIS TRACT.
- ALL THAT PORTION OF LA CADENA DRIVE CONVEYED TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED OCTOBER 17, 1986 AS INSTRUMENT NO. 260016, OF OFFICIAL RECORDS OF SAID COUNTY, WITHIN THE BOUNDARY OF THIS TRACT.
- ALL THAT PORTION OF THAT EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR RIGHT OF WAY, POLE LINE ANCHORS AND INCIDENTAL PURPOSES, RECORDED JUNE 12, 1959 AS INSTRUMENT NO. 51375, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WITHIN THE BOUNDARY OF THIS TRACT.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, LOTS "A" AND "D", INDICATED AS "PRIVATE STREET". SAID PRIVATE STREET IS FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS, PARCEL OWNERS, AND INVITEES, WITHIN THIS PARCEL MAP.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, THE EASEMENTS DESIGNATED AS "ACCESS EASEMENT" AS SHOWN HEREON. SAID PRIVATE ACCESS EASEMENT IS FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT.

AFG DEVELOPMENT, LLC, CALIFORNIA LIMITED LIABILITY COMPANY

BY: 
JIM GUTHRIE
MANAGING MEMBER

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS AND SIGNATURE OMISSIONS

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: _____ 2022
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: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2022 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

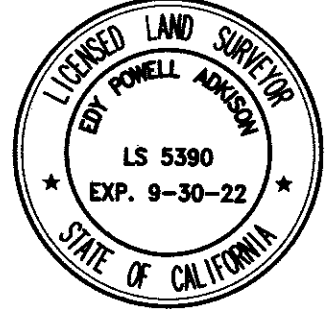
SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE COMPANY

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 JIM GUTHRIE ON SEPTEMBER 5, 2018. 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, OR THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2024, AND THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 5-9-2022


EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9-30-22



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: 5/10/2022

CURTIS C. STEPHENS
L.S. 7519, EXP. 12-31-2023
CITY SURVEYOR

BY: 

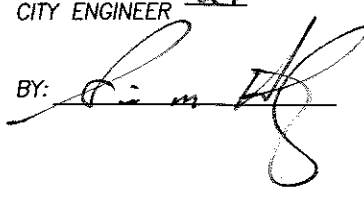


CITY ENGINEER'S STATEMENT

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. 37475 APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON JUNE 4, 2019 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: MAY 10, 2022

GILBERT M. HERNANDEZ R.C.E. 69170
LIC. EXP. 6/30/24
CITY ENGINEER

BY: 



CITY CLERK'S CERTIFICATE

RESOLVED: THIS MAP CONSISTING OF THIRTEEN (13) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 37475.

LOTS "B", "C" AND "E" ARE 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.

LOTS "A" AND "D", INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

THE EASEMENTS DESIGNATED AS "SANITATION SERVICES EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR EMERGENCY ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM SERVICES RELATED TO TRASH REMOVAL, PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, CABLE TELEVISION AND COMMUNICATION SYSTEMS.

LOTS "A" AND "D", AND THE EASEMENTS DESIGNATED AS "SEWER EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

LOTS "A" AND "D", AND THE EASEMENTS DESIGNATED AS "WATERLINE FACILITIES EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT "B", FROM PARCELS 1, 2, 4 AND 10, EXCEPTING THEREFROM ONE 64' ACCESS OPENING FOR PARCELS 2 AND 4 AND TO LOT "C", FROM PARCEL 10 IS HEREBY ACCEPTED.

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

THE FOLLOWING STREET AND EASEMENT ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445(j) OF THE SUBDIVISION MAP ACT:

- CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR SEWER LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 24, 1946 IN BOOK 802, PAGE 560, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR SEWER LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 7, 1952 IN BOOK 1348, PAGE 110, AND IN BOOK 1348, PAGE 163, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND PRIVATE UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 11, 1953 IN BOOK 1507, PAGE 287, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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- CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 6, 1970 AS INSTRUMENT NO. 12193, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 1, 1970 AS INSTRUMENT NO. 41171, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR SANITARY SEWER FACILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 12, 1988 AS INSTRUMENT NO. 228805, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, HOLDER OF EASEMENTS FOR SANITARY SEWER AND GAS LINE FACILITIES, TELEPHONE, TELEGRAPH, AND COMMUNICATION FACILITIES, AND INCIDENTAL PURPOSES RECORDED MAY 5, 1993 AS INSTRUMENT NO. 167305, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR SANITARY SEWER AND GAS LINE FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 23, 1995 AS INSTRUMENT NO. 056345, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR WATER FACILITIES AND ELECTRIC ENERGY DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 24, 1995 AS INSTRUMENT NO. 058118, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- ALL THAT PORTION OF LA CADENA DRIVE DESCRIBED AS SEGMENT 3 ON STATE HIGHWAY MAP BOOK NO. 12, PAGES 41 THROUGH 47, INCLUSIVE, RECORDED NOVEMBER 14, 2016 AS DOCUMENT NO. 2016-0506756, AND BY RELINQUISHMENT OF HIGHWAY RIGHT OF WAY RECORDED JANUARY 25, 2017 AS INSTRUMENT NO. 2017-0031977, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 10, 1963 AS INSTRUMENT NO. 106797, IN BOOK 3506, PAGE 291, AND BY DIRECTOR'S DEED RECORDED OCTOBER 19, 1973 AS INSTRUMENT NO. 137287, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- ALL THAT PORTION OF LA CADENA DRIVE DESCRIBED AS SEGMENT "E" BY MAP OF RELINQUISHMENT RECORDED MARCH 28, 1961, IN BOOK 3, PAGES 1 THROUGH 10, INCLUSIVE OF STATE HIGHWAY MAPS, RECORDS OF RIVERSIDE COUNTY AND RELINQUISHMENT OF STATE HIGHWAY RECORDED JANUARY 2, 1962 AS INSTRUMENT NO. 329, OF OFFICIAL RECORDS, WITHIN THE BOUNDARY OF THIS TRACT.
- ALL THAT PORTION OF LA CADENA DRIVE CONVEYED TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED OCTOBER 17, 1986 AS INSTRUMENT NO. 260016, OF OFFICIAL RECORDS OF SAID COUNTY, WITHIN THE BOUNDARY OF THIS TRACT.
- ALL THAT PORTION OF THAT EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR RIGHT OF WAY, POLE LINE ANCHORS AND INCIDENTAL PURPOSES, RECORDED JUNE 12, 1959 AS INSTRUMENT NO. 51375, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WITHIN THE BOUNDARY OF THIS TRACT.

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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS _____ DAY OF _____, 2022.

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

BY: _____

PARCEL MAP NO. 37475

BEING A SUBDIVISION OF PORTIONS OF LOTS 51, 52, 53, 61, 62, AND 63 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, PER MAP FILED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; A PORTION OF FILES SUBDIVISION NO. 4, PER MAP FILED IN BOOK 6, PAGE 60 OF MAPS, RECORDS OF RIVERSIDE COUNTY. LYING WITHIN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 WEST, JURUPA RANCHO (STEARNS), BOOK 1, PAGE 47 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

adkan
ENGINEERS
RIVERSIDE, CA

JUNE 2018

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 RIVERSIDE } ss.

ON 5/19/22 BEFORE ME, Jesus Corbin, A NOTARY PUBLIC, PERSONALLY
APPEARED Jim Guthrie

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

PRINT NAME Jesus CorbinSIGNATURE [Signature]NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2280370MY COMMISSION EXPIRES: 03/11/23COUNTY OF PRINCIPAL PLACE OF BUSINESS RIVERSIDE

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/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

PRINT NAME _____

SIGNATURE _____

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS _____

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 RIPEN INTO A FEE:

EDGAR J. SWARTOUT, EL AL, HOLDER OF AN EASEMENT FOR FLUME OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED
SEPTEMBER 29, 1921 IN BOOK 553, PAGE 116, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL
PURPOSES, RECORDED APRIL 19, 1927 IN BOOK 715, PAGE 7, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AT&T SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR UTILITIES
AND INCIDENTAL PURPOSES, RECORDED MARCH 16, 1959 IN AS INSTRUMENT NO. 21738, IN BOOK 2432, PAGE 299, OF
OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER
10, 1963 AS INSTRUMENT NO. 106799, IN BOOK 3508, PAGE 80, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR STORM DRAIN
PURPOSES, RECORDED NOVEMBER 1, 2021 AS DOCUMENT NO. 2021-0846747, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA.

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.

DATE: _____

TODD M. CORBIN,
PUBLIC UTILITIES GENERAL MANAGER

BY: _____, DEPUTY

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: _____

TODD M. CORBIN,
PUBLIC UTILITIES GENERAL MANAGER

BY: _____, DEPUTY

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY JOHN R. BYERLY, INC. ON JULY 30, 2018 AS
REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

PARCEL MAP NO. 37475

BEING A SUBDIVISION OF PORTIONS OF LOTS 51, 52, 53, 61, 62, AND 63 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, PER MAP FILED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; A PORTION OF FILES SUBDIVISION NO. 4, PER MAP FILED IN BOOK 6, PAGE 60 OF MAPS, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 WEST, JURUPA RANCHO (STEARNS), BOOK 1, PAGE 47 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

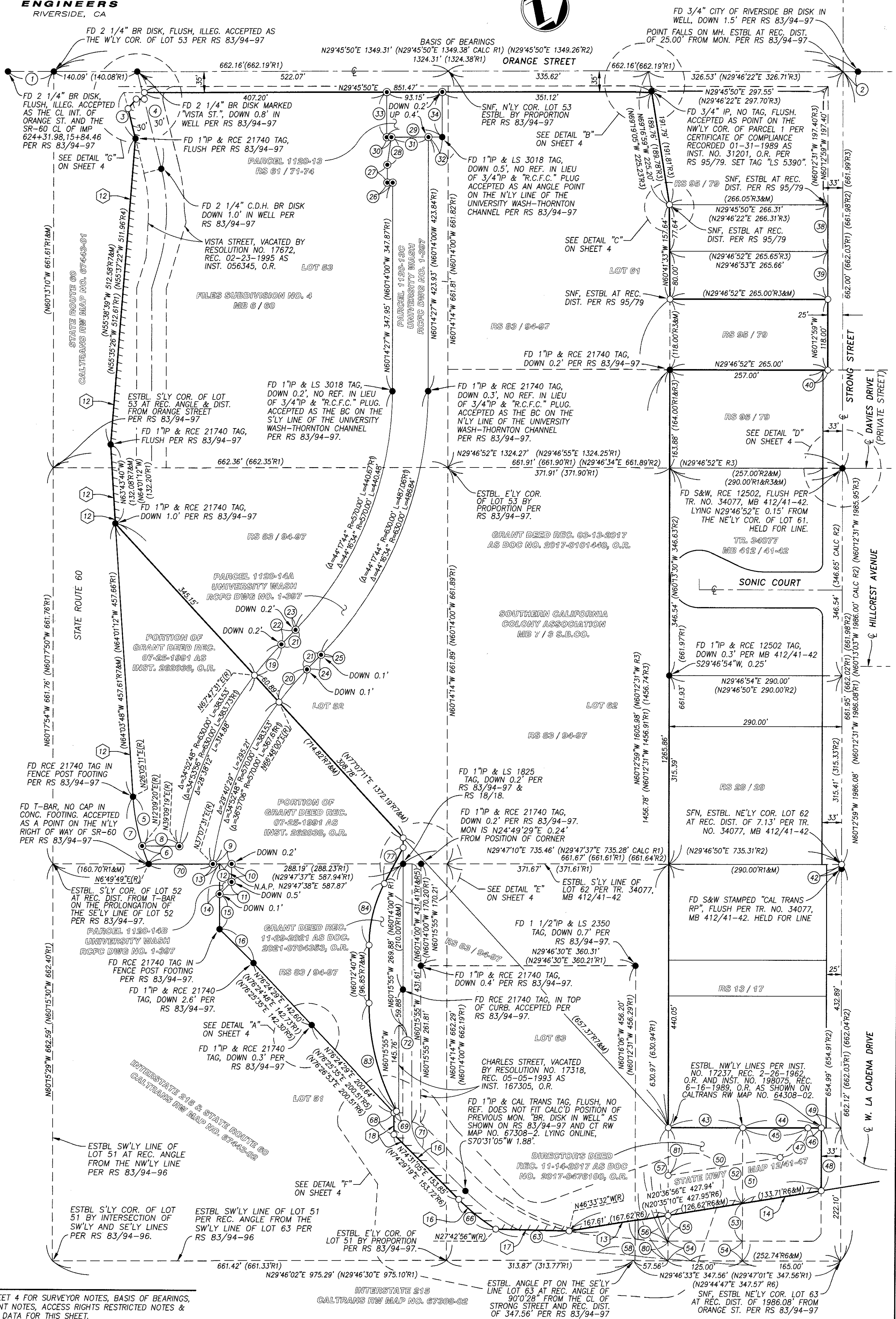
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JUNE 2018

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



NOTE

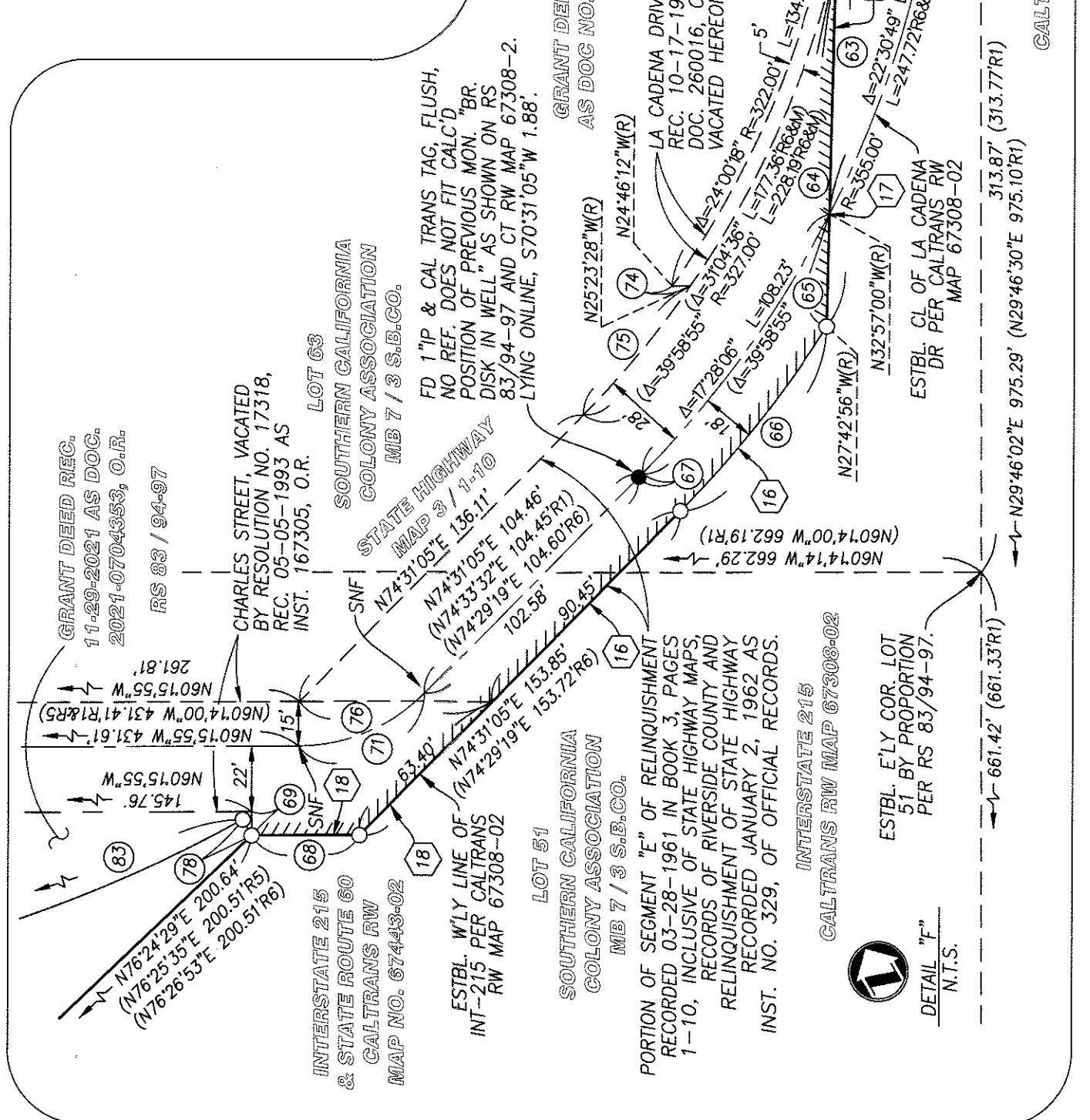
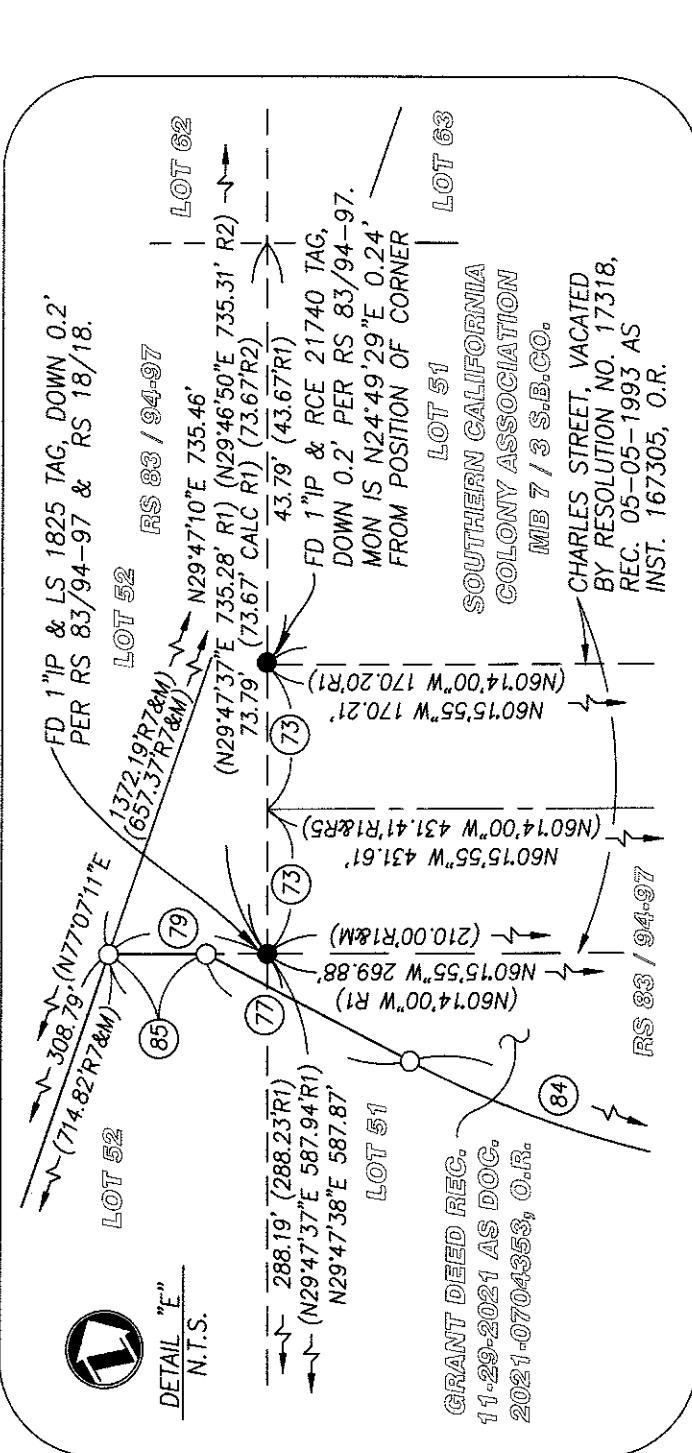
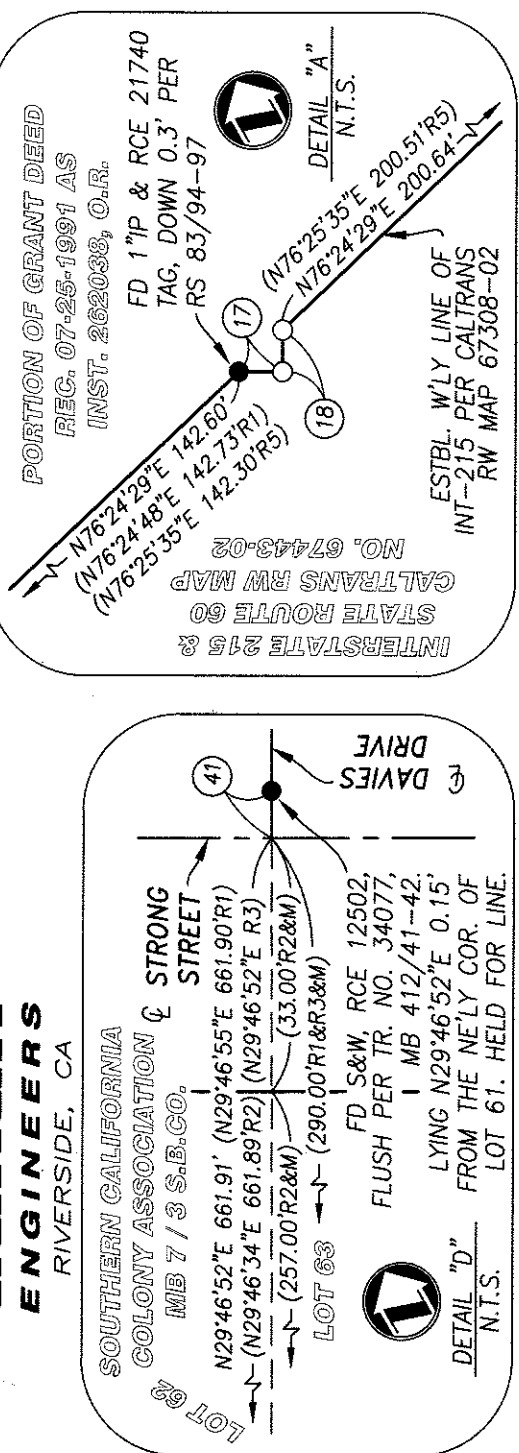
SEE SHEET 4 FOR SURVEYOR NOTES, BASIS OF BEARINGS, EASEMENT NOTES, ACCESS RIGHTS RESTRICTED NOTES & COURSE DATA FOR THIS SHEET.

PARCEL MAP NO. 37475

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COURSE DATA: (FOR SHEETS 3 AND 4)

- 1 N2948°02'E 71.00' (N2948°02'E 77.02'R)
- 2 N2945°50'E 25.00'R (N2946°22'E 25.00'R)
- 3 N74°16'27\"/>

SURVEYOR'S NOTES

THIS MAP CONTAINS 31.72 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

BASIS OF BEARINGS

THE CENTERLINE OF ORANGE STREET BEING NORTH 29°45'50\"/>

MONUMENT NOTES

- - INDICATES FOUND MONUMENT AS NOTED.
- ⊙ - INDICATES FOUND 3/4\"/>
- - INDICATES SET 1\"/>
- () - INDICATES RECORD DATA PER REFERENCE LISTED BELOW.
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- R3 - INDICATES RECORD DATA PER RS 95/79
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- R5 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67443-02
- R6 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67308-02
- R7 - INDICATES RECORD DATA PER GRANT DEED RECORDED NOVEMBER 29, 2021 AS DOC. 2021-0704353, O.R.
- R8 - INDICATES RECORD DATA PER GRANT DEED RECORDED OCTOBER 22, 2021 AS DOC. 2021-0624738, O.R.
- //// - INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED _____, 20____ AS DOCUMENT NOS. _____ AND _____, BOTH OF OFFICIAL RECORDS.

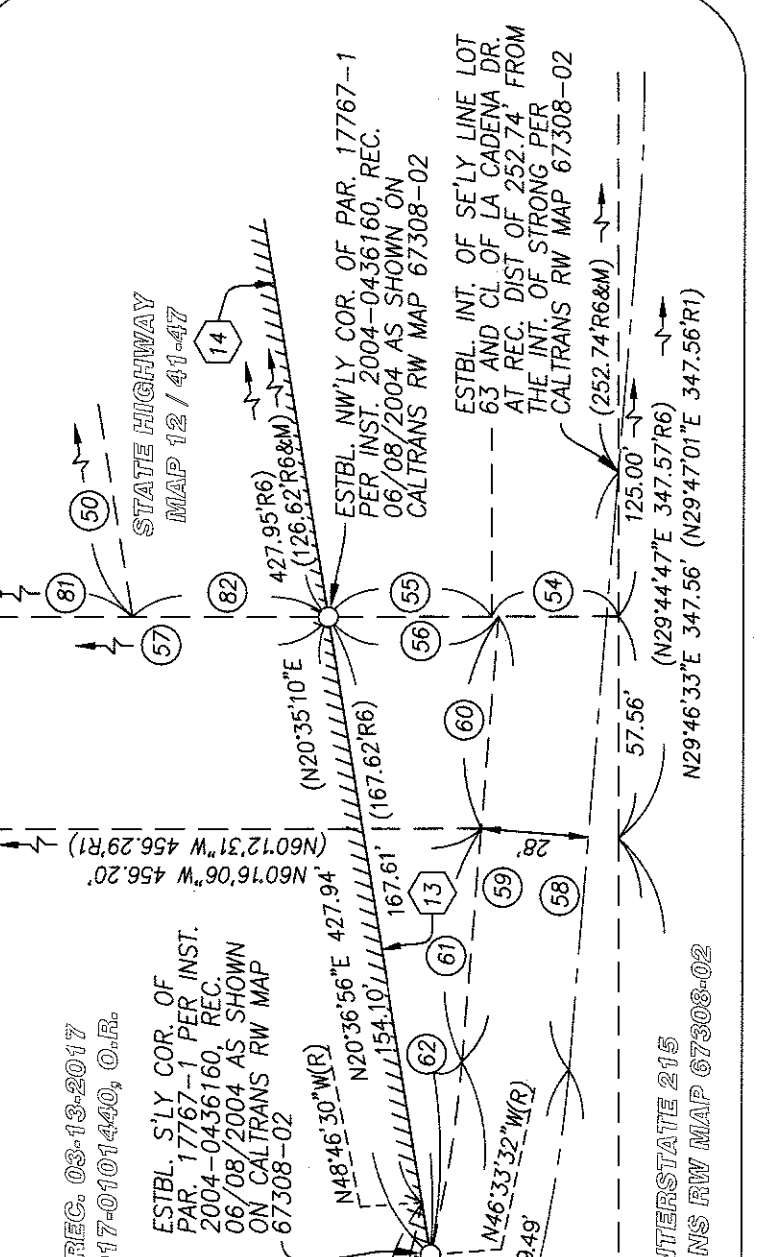
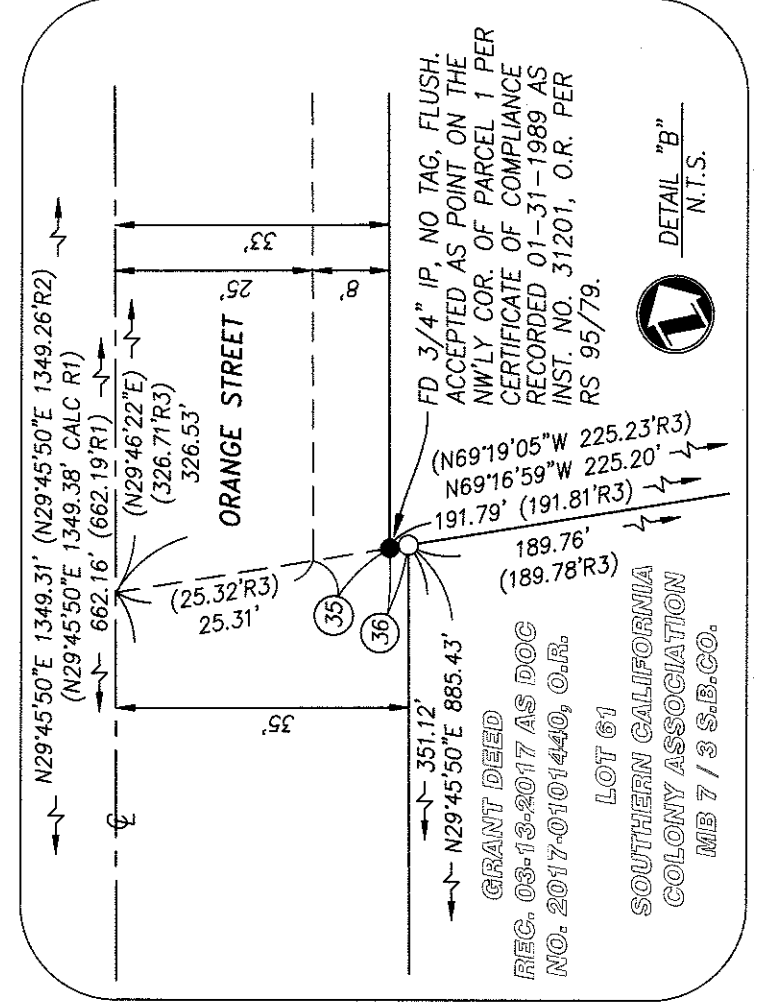
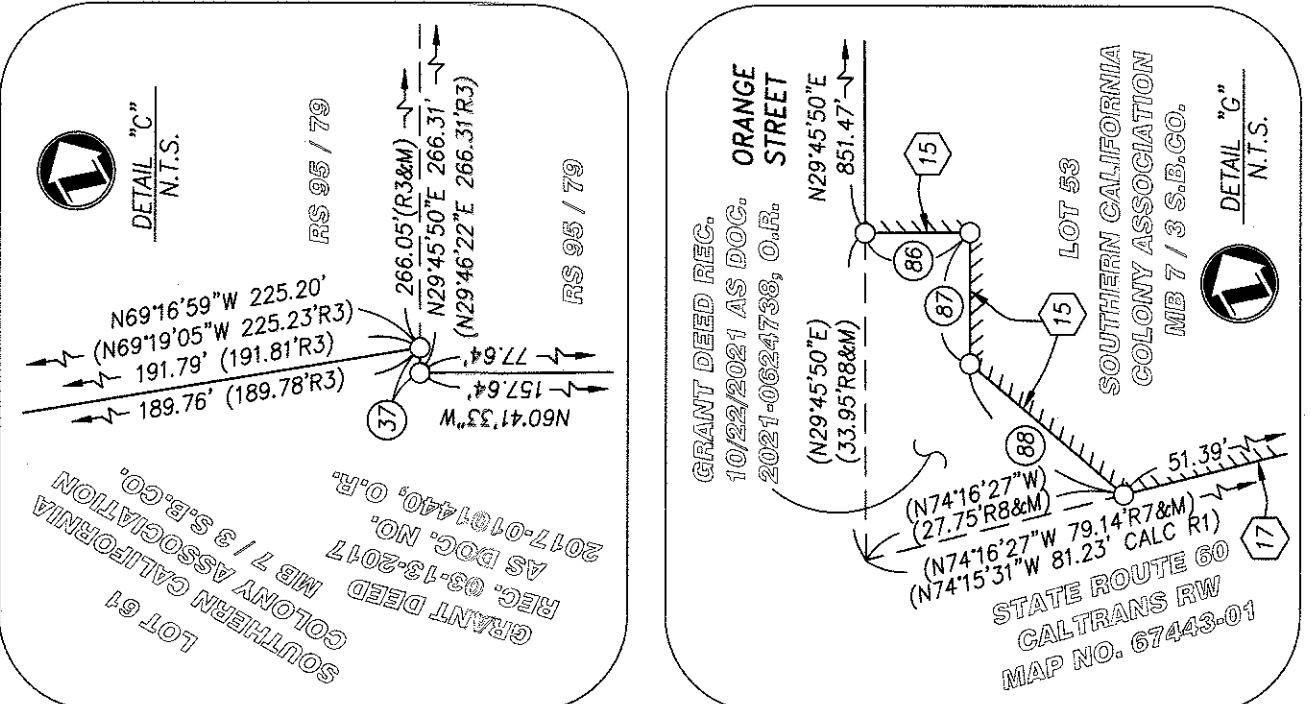
- INDICATES ACCESS RIGHTS RELINQUISHED

- 12 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 5, 1957 IN BOOK 2067, PAGE 220, AND BY DEED RECORDED FEBRUARY 5, 1964, IN BOOK 3603, PAGE 173, BOTH OF OFFICIAL RECORDS.
- 13 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DEED RECORDED JUNE 8, 2004 AS INSTRUMENT NO. 2004-0436160, OF OFFICIAL RECORDS.
- 14 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DEED RECORDED NOVEMBER 9, 2006 AS INSTRUMENT NO. 2007-0830492, AND RE-RECORDED SEPTEMBER 25, 2007 AS INSTRUMENT NO. 2007-0601014 AND JANUARY 25, 2017 AS INSTRUMENT NO. 2017-0031977, ALL OF OFFICIAL RECORDS.
- 15 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 22, 2021, AS DOCUMENT NO. 2021-0624738, OF OFFICIAL RECORDS.
- 16 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY RELINQUISHMENT OF STATE HIGHWAY RECORDED JANUARY 2, 1962 AS INSTRUMENT NO. 329, OF OFFICIAL RECORDS.
- 17 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA AS SHOWN ON CALTRANS RIGHT-OF-WAY MAP NO. 67308-02 AND 67443-01.
- 18 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DIRECTOR'S DEED RECORDED OCTOBER 10, 1963 AS INSTRUMENT NO. 106799, IN BOOK 3508, PAGE 80, OF OFFICIAL RECORDS.

- INDICATES EASEMENTS OF RECORD

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- 2 EDGAR J. SMARTOUT, EL AL, HOLDER OF AN EASEMENT FOR PIPES OR FLUMES AND INCIDENTAL PURPOSES. RECORDED SEPTEMBER 28, 1921, AS BOOK 563, PAGE 116 OF DEEDS. SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
- 3 SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 19, 1927 AS BOOK 715, PAGE 7 OF OFFICIAL RECORDS.
- 4 AT&T, SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 16, 1959 IN AS INSTRUMENT NO. 21738 IN BOOK 2432, PAGE 299 OF OFFICIAL RECORDS.
- 5 RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES, RECORDED NOVEMBER 1, 2021 AS DOCUMENT NO. 2021-0646747, OF OFFICIAL RECORDS.
- 6 THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. RECORDED OCTOBER 10, 1963 AS INSTRUMENT NO. 106799, IN BOOK 3508, PAGE 80 OF OFFICIAL RECORDS.
- 7 "BLANKET P.U.E."
- 8 "SEWER EASEMENT"
- 9 "WATERLINE FACILITIES EASEMENT"
- 10 "PRIVATE ACCESS EASEMENT"
- 11 "SANITATION SERVICES EASEMENT"

- INDICATES EASEMENTS BEING DEDICATED/RESERVED

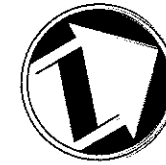


PARCEL MAP NO. 37475

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JUNE 2018



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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OF RECORD

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△ - INDICATES EASEMENTS
BEING DEDICATED/RESERVED

7 "BLANKET P.U.E."

8 "SEWER EASEMENT"

9 "WATERLINE FACILITIES EASEMENT"

10 "PRIVATE ACCESS EASEMENT"

11 "SANITATION SERVICES EASEMENT"

◻ - INDICATES ACCESS RIGHTS RELINQUISHED

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17 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA AS SHOWN ON CALTRANS RIGHT-OF-WAY MAP NO. 67308-02 AND 67443-01.

18 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DIRECTOR'S DEED RECORDED OCTOBER 10, 1963 AS INSTRUMENT NO. 106799, IN BOOK 3508, PAGE 80, OF OFFICIAL RECORDS.

SURVEYOR'S NOTES

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BASIS OF BEARINGS

THE CENTERLINE OF ORANGE STREET BEING NORTH 29°45'50" EAST AS SHOWN ON RECORD OF SURVEY, FILED IN RECORD OF SURVEY BOOK 83, AT PAGES 94 THROUGH 97, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

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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.

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R1 - INDICATES RECORD DATA PER RS 83/94-97

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R5 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67443-02

R6 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67308-02

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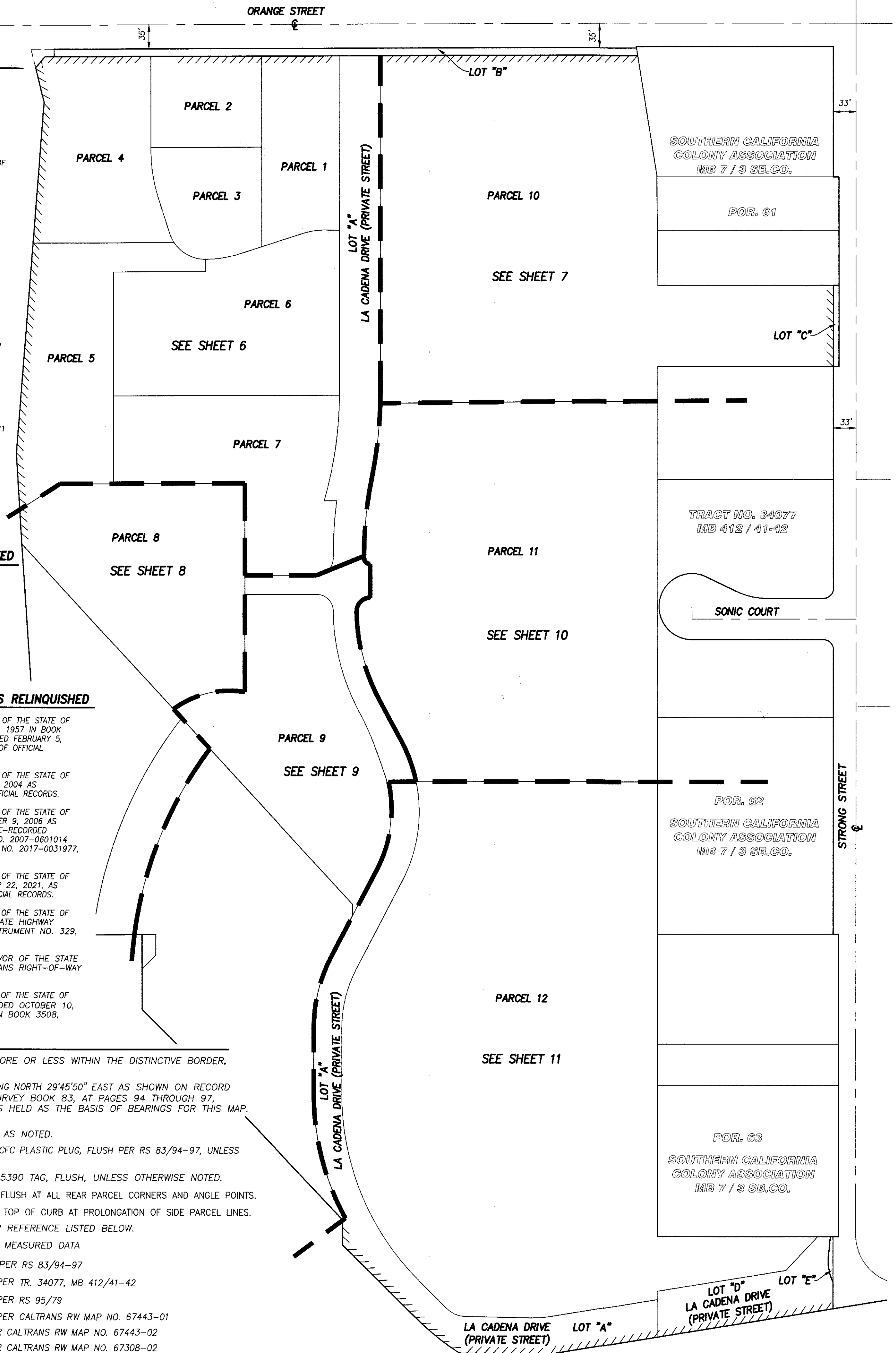
R8 - INDICATES RECORD DATA PER GRANT DEED RECORDED OCTOBER 22, 2021 AS DOC. 2021-0624738, O.R.

//// - INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED

RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED

_____, 20____ AS DOCUMENT NOS. _____ AND _____

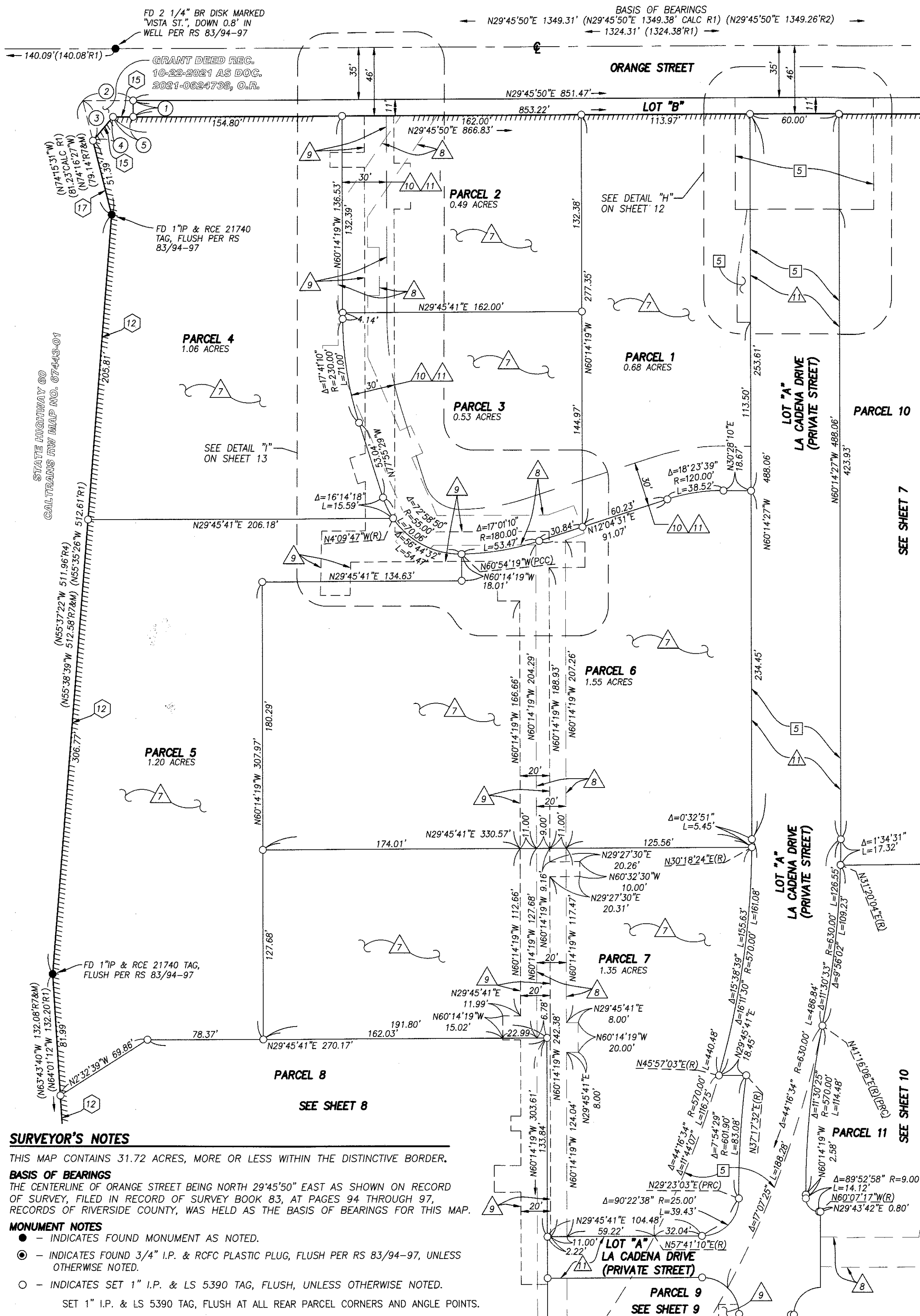
_____, BOTH OF OFFICIAL RECORDS.



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JUNE 2018



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NOVEMBER 29, 2021 AS DOC. 2021-0704353, O.R.

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OCTOBER 22, 2021 AS DOC. 2021-0624738, O.R.

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- ① (N60°14'10"W 11.00'R8&M)
- ② (N29°45'50"E 33.95'R8&M)
- ③ (N74°16'27"W 27.75'R8&M)
- ④ (N19°42'03"W 20.95'R8&M)
- ⑤ (N29°45'50"E 13.61'R8&M)

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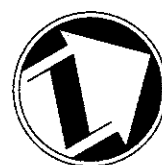
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GRAPHIC SCALE



(IN FEET)
inch = 50 ft.

PARCEL MAP NO. 37475

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JUNE 2018



GRAPHIC SCALE



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1 inch = 50 ft.

SURVEYOR'S NOTES

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BASIS OF BEARINGS

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INDICATES EASEMENTS BEING DEDICATED/RESERVED

7 "BLANKET P.U.E."

8 "SEWER EASEMENT"

9 "WATERLINE FACILITIES EASEMENT"

10 "PRIVATE ACCESS EASEMENT"

11 "SANITATION SERVICES EASEMENT"

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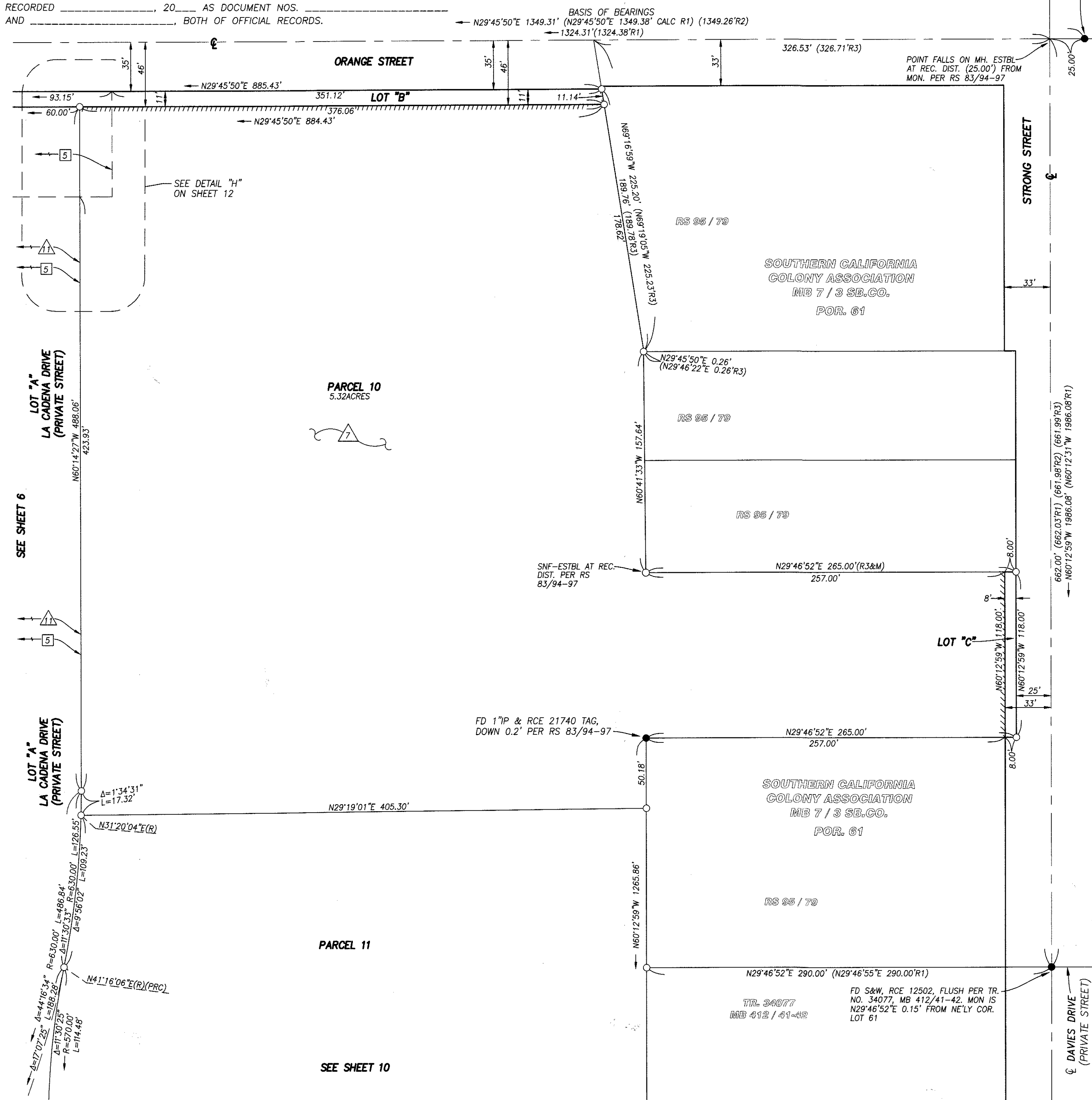
15 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 22, 2021, AS DOCUMENT NO. 2021-0624738, OF OFFICIAL RECORDS.

16 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY RELINQUISHMENT OF STATE HIGHWAY RECORDED JANUARY 2, 1962 AS INSTRUMENT NO. 329, OF OFFICIAL RECORDS.

17 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA AS SHOWN ON CALTRANS RIGHT-OF-WAY MAP NO. 67308-02 AND 67443-01.

18 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DIRECTOR'S DEED RECORDED OCTOBER 10, 1963 AS INSTRUMENT NO. 106799, IN BOOK 3508, PAGE 80, OF OFFICIAL RECORDS.

FD 3/4" CITY OF RIVERSIDE
BR DISK IN WELL, DOWN
1.5' PER RS 83/94-97



PARCEL MAP NO. 37475

BEING A SUBDIVISION OF PORTIONS OF LOTS 51, 52, 53, 61, 62, AND 63 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, PER MAP FILED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; A PORTION OF FILES SUBDIVISION NO. 4, PER MAP FILED IN BOOK 6, PAGE 60 OF MAPS, RECORDS OF RIVERSIDE COUNTY. LYING WITHIN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 WEST, JURUPA RANCHO (STEARNS), BOOK 1, PAGE 47 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

adkan
ENGINEERS
RIVERSIDE, CA

JUNE 2018

SURVEYOR'S NOTES

THIS MAP CONTAINS 31.72 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

BASIS OF BEARINGS

THE CENTERLINE OF ORANGE STREET BEING NORTH 29°45'50" EAST AS SHOWN ON RECORD OF SURVEY, FILED IN RECORD OF SURVEY BOOK 83, AT PAGES 94 THROUGH 97, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

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R&M - INDICATES RECORD AND MEASURED DATA

R1 - INDICATES RECORD DATA PER RS 83/94-97

R2 - INDICATES RECORD DATA PER TR. 34077, MB 412/41-42

R3 - INDICATES RECORD DATA PER RS 95/79

R4 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67443-01

R5 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67443-02

R6 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67308-02

R7 - INDICATES RECORD DATA PER GRANT DEED RECORDED NOVEMBER 29, 2021 AS DOC. 2021-0704353, O.R.

R8 - INDICATES RECORD DATA PER GRANT DEED RECORDED OCTOBER 22, 2021 AS DOC. 2021-0624738, O.R.

//// - INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED _____, 20____ AS DOCUMENT NOS. _____ AND _____, BOTH OF OFFICIAL RECORDS.

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COURSE DATA (FOR SHEET 8)

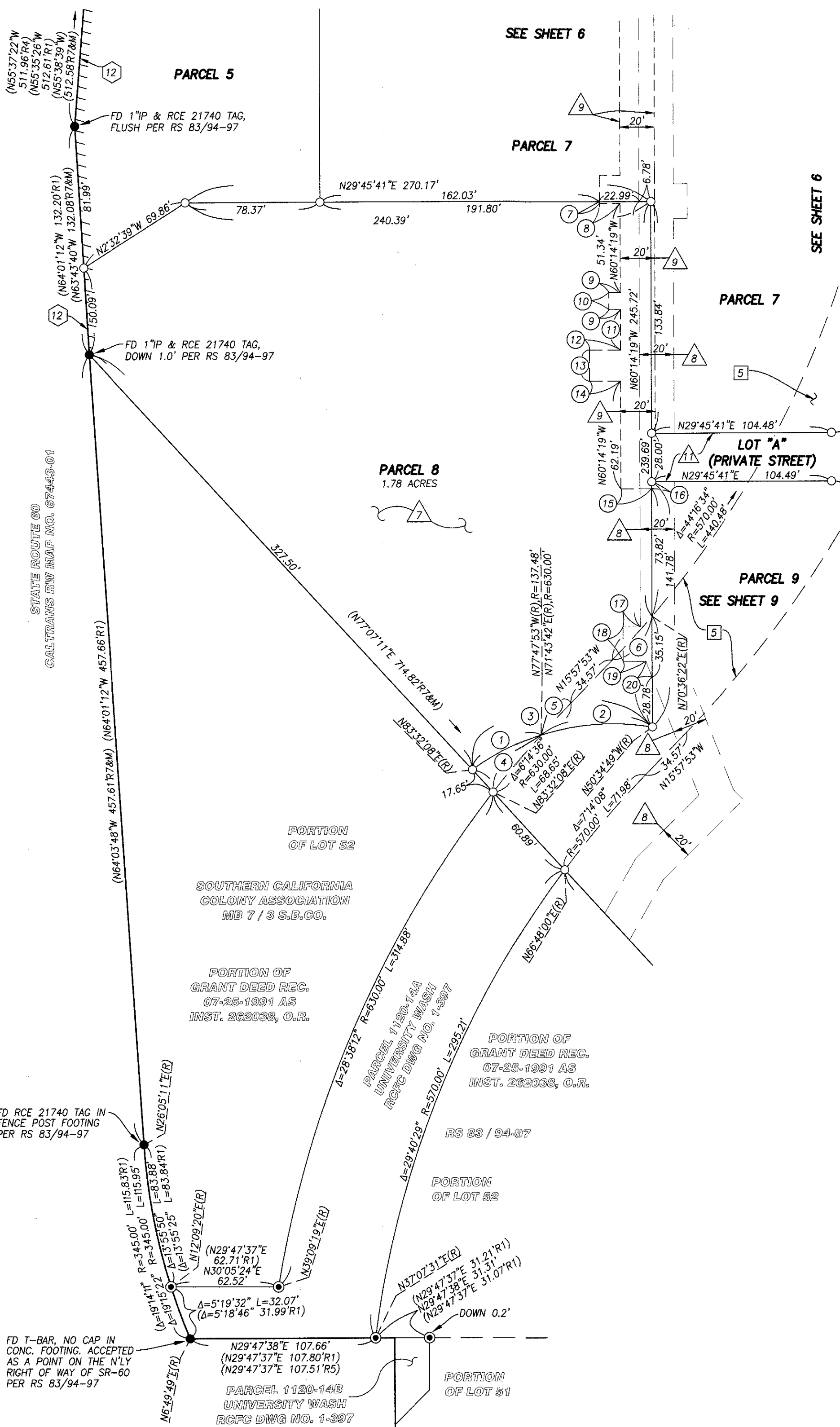
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- ② Δ=27°13'04" R=137.48' L=65.31'
- ③ Δ=45°53'03" R=137.48' L=110.10'
- ④ Δ=3°56'11" R=630.00' L=43.28'
- ⑤ Δ=2°18'25" R=630.00' L=25.37'
- ⑥ Δ=3°25'45" R=570.00' L=34.11'
- ⑦ N60°14'19"W 1.08'
- ⑧ N29°45'00"E 11.99'
- ⑨ N29°45'41"E 6.71'
- ⑩ N60°14'19"W 10.00'
- ⑪ N60°14'19"W 23.33'
- ⑫ N30°13'33"E 17.97'
- ⑬ N60°04'10"W 18.08'
- ⑭ N29°45'41"E 18.02'
- ⑮ N29°45'41"E 17.78'
- ⑯ N60°14'19"W 4.03'
- ⑰ N29°45'41"E 10.00'
- ⑱ N60°14'19"W 20.00'
- ⑲ N29°45'41"E 13.19'
- ⑳ N81°44'17"W 9.80'



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



PARCEL MAP NO. 37475

BEING A SUBDIVISION OF PORTIONS OF LOTS 51, 52, 53, 61, 62, AND 63 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, PER MAP FILED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; A PORTION OF FILES SUBDIVISION NO. 4, PER MAP FILED IN BOOK 6, PAGE 60 OF MAPS, RECORDS OF RIVERSIDE COUNTY. LYING WITHIN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 WEST, JURUPA RANCHO (STEARNS), BOOK 1, PAGE 47 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

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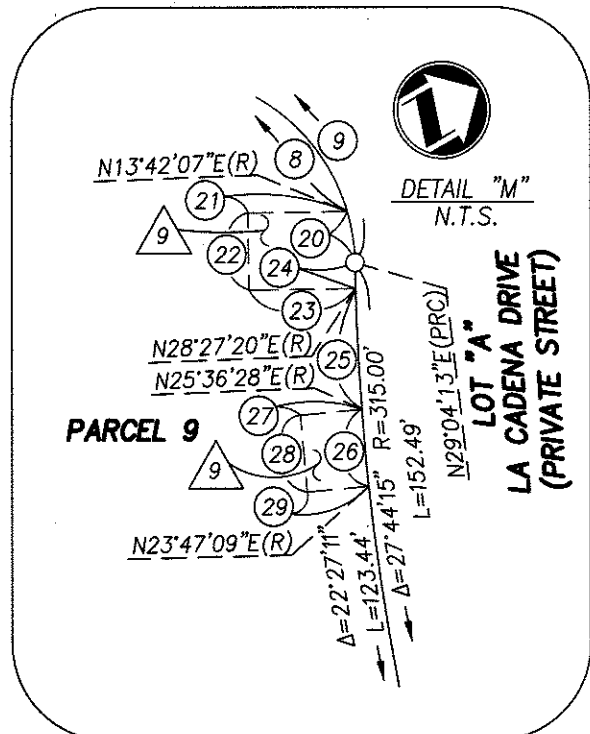
JUNE 2018



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



PORTION OF
GRANT DEED REC.
07-25-1991 AS
INST. 262038, O.R.

PARCEL 1120-143
UNIVERSITY WASH
RCFC DWG NO. 1-397

FD RCE 21740 TAG IN
FENCE POST FOOTING
PER RS 83/94-97

FD 1"IP & RCE 21740
TAG, DOWN 2.6' PER
RS 83/94-97

SOUTHERN CALIFORNIA
COLONY ASSOCIATION
MB 7 / 3 S.B.CO.

PORTION OF
GRANT DEED REC.
07-25-1991 AS
INST. 262038, O.R.

PORTION
OF LOT 51

STATE ROUTE 91 AND
INTERSTATE 215
CALTRANS RW MAP
NO. 67443-02

SURVEYOR'S NOTES

THIS MAP CONTAINS 31.72 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

BASIS OF BEARINGS

THE CENTERLINE OF ORANGE STREET BEING NORTH 29°45'50" EAST AS SHOWN ON RECORD OF SURVEY, FILED IN RECORD OF SURVEY BOOK 83, AT PAGES 94 THROUGH 97, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

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R1 - INDICATES RECORD DATA PER RS 83/94-97

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R3 - INDICATES RECORD DATA PER RS 95/79

R4 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67443-01

R5 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67443-02

R6 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67308-02

R7 - INDICATES RECORD DATA PER GRANT DEED RECORDED NOVEMBER 29, 2021 AS DOC. 2021-0704353, O.R.

R8 - INDICATES RECORD DATA PER GRANT DEED RECORDED OCTOBER 22, 2021 AS DOC. 2021-0624738, O.R.

////// - INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED

RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDED _____, 20____ AS DOCUMENT NOS. _____

AND _____, BOTH OF OFFICIAL RECORDS.

COURSE DATA (FOR SHEET 9)

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- 3 Δ=45°53'03" R=137.48' L=110.10'
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- 6 Δ=3°25'45" R=570.00' L=34.11'
- 7 Δ=43°43'56" R=25.00' L=19.08'
- 8 Δ=30°12'30" R=25.00' L=13.18'
- 9 Δ=89°18'32" R=25.00' L=38.97'
- 10 Δ=90°22'38" R=25.00' L=39.43'
- 11 N60°14'19"W 2.58'
- 12 Δ=89°52'58" R=9.00' L=14.12'
- 13 N29°43'42"E 0.80'
- 14 Δ=90°55'12" R=18.00' L=28.56'
- 15 N28°51'02"E(R) 2.00'
- 16 Δ=3°14'08" R=570.00' L=32.19'
- 17 N77°07'11"E 8.01'
- 18 N77°07'11"E 20.45'
- 19 N32°33'52"W 11.66'
- 20 Δ=15°22'06" R=25.00' L=6.71'
- 21 N29°21'54"E 12.91'
- 22 N60°38'06"W 10.00'
- 23 N29°21'54"E 13.88'
- 24 Δ=0°36'53" R=315.00' L=3.38'
- 25 Δ=2°50'52" R=315.00' L=15.65'
- 26 Δ=1°49'19" R=315.00' L=10.02'
- 27 N24°35'28"E 8.00'
- 28 N64°51'46"W 10.00'
- 29 N24°42'15"E 8.08'

SEE SHEET 10

INDICATES EASEMENTS OF RECORD

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 AS BOOK 28, PAGE 635 AND AUGUST 14, 1885 IN BOOK 42, PAGE 294 AND IN BOOK 42, PAGE 296, ALL OF DEEDS. SAID EASEMENT CANNOT BE LOCATED FROM RECORD.

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adkan
ENGINEERS
RIVERSIDE, CA

JUNE 2018

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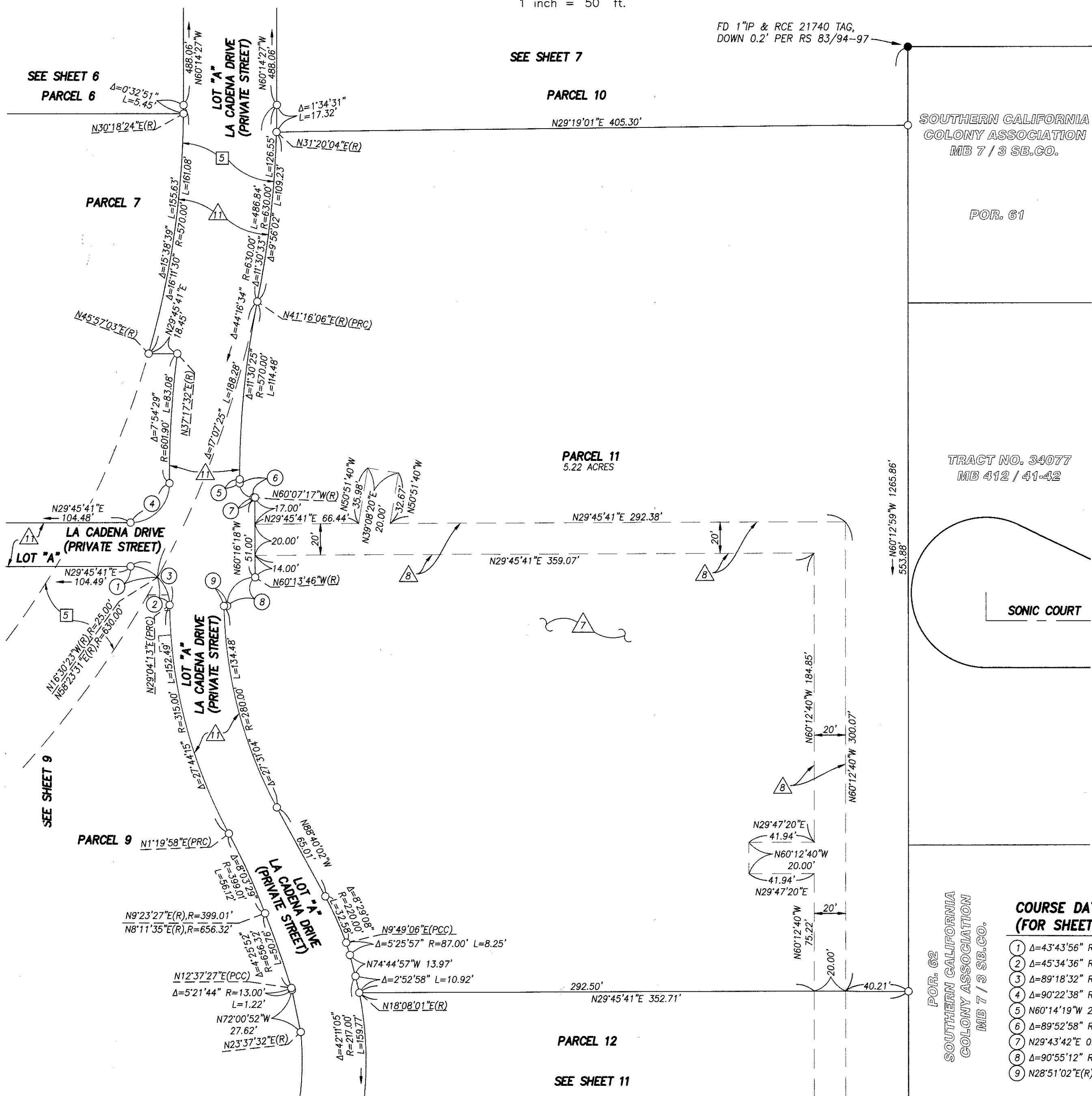
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GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

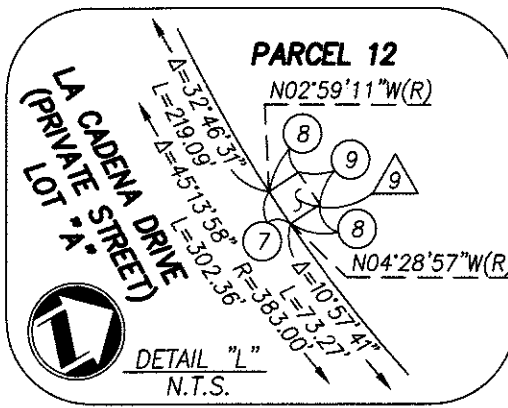


PARCEL MAP NO. 37475

BEING A SUBDIVISION OF PORTIONS OF LOTS 51, 52, 53, 61, 62, AND 63 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, PER MAP FILED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; A PORTION OF FILES SUBDIVISION NO. 4, PER MAP FILED IN BOOK 6, PAGE 60 OF MAPS, RECORDS OF RIVERSIDE COUNTY. LYING WITHIN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 WEST, JURUPA RANCHO (STEARNS), BOOK 1, PAGE 47 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

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COURSE DATA (FOR SHEET 11)

- ① N29°44'05"E 8.00'
- ② N29°44'05"E 7.00'
- ③ Δ=4'10'26" R=383.00' L=27.90'
- ④ N29°45'24"E 7.00'
- ⑤ N60°15'55"W 45.76'
- ⑥ Δ=43°23'10" R=40.00' L=30.29'
- ⑦ Δ=1°29'46" R=383.00' L=10.00'
- ⑧ N86°15'56"E 10.00'
- ⑨ N03°44'04"W 9.16'
- ⑩ N60°15'55"W 73.13'
- ⑪ Δ=6°34'24" R=383.00' L=43.94'

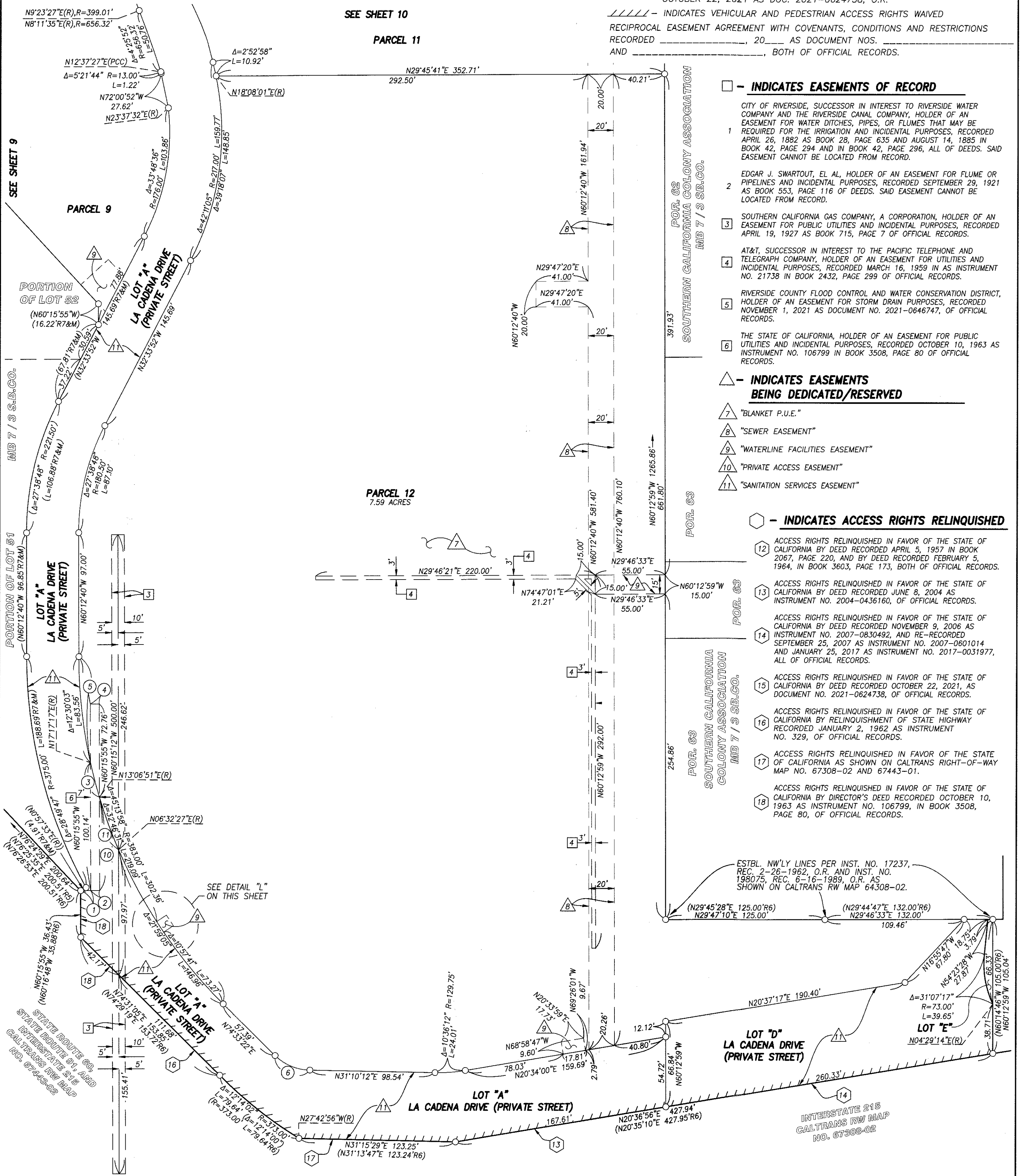
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SEE SHEET 10

PARCEL 11



SURVEYOR'S NOTES

THIS MAP CONTAINS 31.72 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

BASIS OF BEARINGS

THE CENTERLINE OF ORANGE STREET BEING NORTH 29°45'50" EAST AS SHOWN ON RECORD OF SURVEY, FILED IN RECORD OF SURVEY BOOK 83, AT PAGES 94 THROUGH 97, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES

- - INDICATES FOUND MONUMENT AS NOTED.
- ⊙ - INDICATES FOUND 3/4" I.P. & RCFC PLASTIC PLUG, FLUSH PER RS 83/94-97, UNLESS OTHERWISE 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 RECORD DATA PER REFERENCE LISTED BELOW.

R&M - INDICATES RECORD AND MEASURED DATA

R1 - INDICATES RECORD DATA PER RS 83/94-97

R2 - INDICATES RECORD DATA PER TR. 34077, MB 412/41-42

R3 - INDICATES RECORD DATA PER RS 95/79

R4 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67443-01

R5 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67443-02

R6 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67308-02

R7 - INDICATES RECORD DATA PER GRANT DEED RECORDED NOVEMBER 29, 2021 AS DOC. 2021-0704353, O.R.

R8 - INDICATES RECORD DATA PER GRANT DEED RECORDED OCTOBER 22, 2021 AS DOC. 2021-0624738, O.R.

//// - INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED

RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED _____, 20____ AS DOCUMENT NOS. _____

AND _____, BOTH OF OFFICIAL RECORDS.

INDICATES EASEMENTS OF RECORD

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 AS BOOK 28, PAGE 635 AND AUGUST 14, 1885 IN BOOK 42, PAGE 294 AND IN BOOK 42, PAGE 296, ALL OF DEEDS. SAID EASEMENT CANNOT BE LOCATED FROM RECORD.

EDGAR J. SWARTOUT, EL AL, HOLDER OF AN EASEMENT FOR FLUME OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 29, 1921 AS BOOK 553, PAGE 116 OF DEEDS. SAID EASEMENT CANNOT BE LOCATED FROM RECORD.

SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 19, 1927 AS BOOK 715, PAGE 7 OF OFFICIAL RECORDS.

AT&T, SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 16, 1959 IN AS INSTRUMENT NO. 21738 IN BOOK 2432, PAGE 299 OF OFFICIAL RECORDS.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES, RECORDED NOVEMBER 1, 2021 AS DOCUMENT NO. 2021-0646747, OF OFFICIAL RECORDS.

THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 10, 1963 AS INSTRUMENT NO. 106799 IN BOOK 3508, PAGE 80 OF OFFICIAL RECORDS.

INDICATES EASEMENTS BEING DEDICATED/RESERVED

- 7 "BLANKET P.U.E."
- 8 "SEWER EASEMENT"
- 9 "WATERLINE FACILITIES EASEMENT"
- 10 "PRIVATE ACCESS EASEMENT"
- 11 "SANITATION SERVICES EASEMENT"

INDICATES ACCESS RIGHTS RELINQUISHED

ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 5, 1957 IN BOOK 2067, PAGE 220, AND BY DEED RECORDED FEBRUARY 5, 1964, IN BOOK 3603, PAGE 173, BOTH OF OFFICIAL RECORDS.

ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DEED RECORDED JUNE 8, 2004 AS INSTRUMENT NO. 2004-0436160, OF OFFICIAL RECORDS.

ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DEED RECORDED NOVEMBER 9, 2006 AS INSTRUMENT NO. 2007-0830492, AND RE-RECORDED SEPTEMBER 25, 2007 AS INSTRUMENT NO. 2007-0601014 AND JANUARY 25, 2017 AS INSTRUMENT NO. 2017-0031977, ALL OF OFFICIAL RECORDS.

ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 22, 2021, AS DOCUMENT NO. 2021-0624738, OF OFFICIAL RECORDS.

ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY RELINQUISHMENT OF STATE HIGHWAY RECORDED JANUARY 2, 1962 AS INSTRUMENT NO. 329, OF OFFICIAL RECORDS.

ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA AS SHOWN ON CALTRANS RIGHT-OF-WAY MAP NO. 67308-02 AND 67443-01.

ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DIRECTOR'S DEED RECORDED OCTOBER 10, 1963 AS INSTRUMENT NO. 106799, IN BOOK 3508, PAGE 80, OF OFFICIAL RECORDS.

ESTBL. NW'LY LINES PER INST. NO. 17237, REC. 2-26-1962, O.R. AND INST. NO. 198075, REC. 6-16-1989, O.R. AS SHOWN ON CALTRANS RW MAP 64308-02.

(N29°45'28"E 125.00'R6)
(N29°47'10"E 125.00')

(N29°44'47"E 132.00'R6)
(N29°46'33"E 132.00')

(N29°37'17"E 190.40')

(N29°36'56"E 427.94'R6)
(N29°35'10"E 427.95'R6)

(N29°33'59"E 17.73')

(N29°33'59"E 17.73')

(N29°33'59"E 17.73')

(N29°33'59"E 17.73')

(N29°33'59"E 17.73')

(N29°33'59"E 17.73')

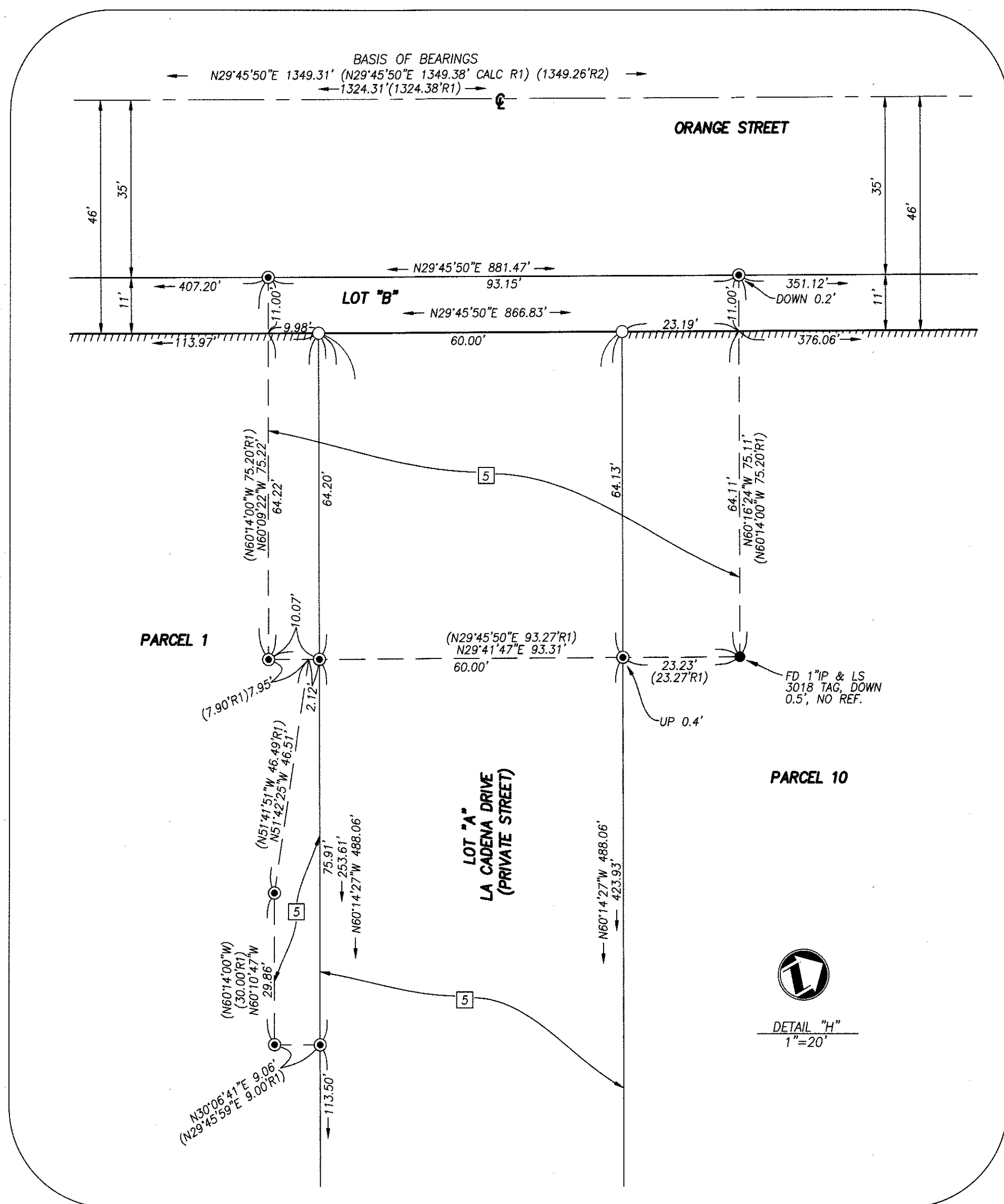
(N29°33'59"E 17.73')

PARCEL MAP NO. 37475

BEING A SUBDIVISION OF PORTIONS OF LOTS 51, 52, 53, 61, 62, AND 63 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, PER MAP FILED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; A PORTION OF FILES SUBDIVISION NO. 4, PER MAP FILED IN BOOK 6, PAGE 60 OF MAPS, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 WEST, JURUPA RANCHO (STEARNS), BOOK 1, PAGE 47 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

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INDICATES ACCESS RIGHTS RELINQUISHED

- 12 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 5, 1957 IN BOOK 2067, PAGE 220, AND BY DEED RECORDED FEBRUARY 5, 1964, IN BOOK 3603, PAGE 173, BOTH OF OFFICIAL RECORDS.
- 13 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DEED RECORDED JUNE 8, 2004 AS INSTRUMENT NO. 2004-0436160, OF OFFICIAL RECORDS.
- 14 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DEED RECORDED NOVEMBER 9, 2006 AS INSTRUMENT NO. 2007-0830492, AND RE-RECORDED SEPTEMBER 25, 2007 AS INSTRUMENT NO. 2007-0601014 AND JANUARY 25, 2017 AS INSTRUMENT NO. 2017-0031977, ALL OF OFFICIAL RECORDS.
- 15 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 22, 2021, AS DOCUMENT NO. 2021-0624738, OF OFFICIAL RECORDS.
- 16 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY RELINQUISHMENT OF STATE HIGHWAY RECORDED JANUARY 2, 1952 AS INSTRUMENT NO. 329, OF OFFICIAL RECORDS.
- 17 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA AS SHOWN ON CALTRANS RIGHT-OF-WAY MAP NO. 67308-02 AND 67443-01.
- 18 ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DIRECTOR'S DEED RECORDED OCTOBER 10, 1963 AS INSTRUMENT NO. 106799, IN BOOK 3508, PAGE 80, OF OFFICIAL RECORDS.

INDICATES EASEMENTS OF RECORD

- 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 AS BOOK 28, PAGE 635 AND AUGUST 14, 1885 IN BOOK 42, PAGE 294 AND IN BOOK 42, PAGE 296, ALL OF DEEDS. SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
- 2 EDGAR J. SWARTOUT, EL AL, HOLDER OF AN EASEMENT FOR FLUME OR PIPELINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 29, 1921 AS BOOK 553, PAGE 116 OF DEEDS. SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
- 3 SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 19, 1927 AS BOOK 715, PAGE 7 OF OFFICIAL RECORDS.
- 4 AT&T, SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 16, 1959 IN AS INSTRUMENT NO. 21738 IN BOOK 2432, PAGE 299 OF OFFICIAL RECORDS.
- 5 RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES, RECORDED NOVEMBER 1, 2021 AS DOCUMENT NO. 2021-0646747, OF OFFICIAL RECORDS.
- 6 THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 10, 1963 AS INSTRUMENT NO. 106799 IN BOOK 3508, PAGE 80 OF OFFICIAL RECORDS.

INDICATES EASEMENTS BEING DEDICATED/RESERVED

- 7 "BLANKET P.U.E."
- 8 "SEWER EASEMENT"
- 9 "WATERLINE FACILITIES EASEMENT"
- 10 "PRIVATE ACCESS EASEMENT"
- 11 "SANITATION SERVICES EASEMENT"



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SURVEYOR'S NOTES

THIS MAP CONTAINS 31.72 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

BASIS OF BEARINGS

THE CENTERLINE OF ORANGE STREET BEING NORTH 29°45'50" EAST AS SHOWN ON RECORD OF SURVEY, FILED IN RECORD OF SURVEY BOOK 83, AT PAGES 94 THROUGH 97, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES

- - INDICATES FOUND MONUMENT AS NOTED.
- ⊙ - INDICATES FOUND 3/4" I.P. & RCFC PLASTIC PLUG, FLUSH PER RS 83/94-97, UNLESS OTHERWISE 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 RECORD DATA PER REFERENCE LISTED BELOW.

R&M - INDICATES RECORD AND MEASURED DATA

R1 - INDICATES RECORD DATA PER RS 83/94-97

R2 - INDICATES RECORD DATA PER TR. 34077, MB 412/41-42

R3 - INDICATES RECORD DATA PER RS 95/79

R4 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67443-01

R5 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67443-02

R6 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67308-02

R7 - INDICATES RECORD DATA PER GRANT DEED RECORDED NOVEMBER 29, 2021 AS DOC. 2021-0704353, O.R.

R8 - INDICATES RECORD DATA PER GRANT DEED RECORDED OCTOBER 22, 2021 AS DOC. 2021-0624738, O.R.

//// - INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED

RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDED _____, 20____ AS DOCUMENT NOS. _____

AND _____, BOTH OF OFFICIAL RECORDS.

PARCEL MAP NO. 37475

BEING A SUBDIVISION OF PORTIONS OF LOTS 51, 52, 53, 61, 62, AND 63 OF THE LANDS OF THE SOUTHERN CALIFORNIA COLONY ASSOCIATION, PER MAP FILED IN BOOK 7, PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; A PORTION OF FILES SUBDIVISION NO. 4, PER MAP FILED IN BOOK 6, PAGE 60 OF MAPS, RECORDS OF RIVERSIDE COUNTY. LYING WITHIN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 WEST, JURUPA RANCHO (STEARNS), BOOK 1, PAGE 47 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

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SURVEYOR'S NOTES

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R&M - INDICATES RECORD AND MEASURED DATA

R1 - INDICATES RECORD DATA PER RS 83/94-97

R2 - INDICATES RECORD DATA PER TR. 34077, MB 412/41-42

R3 - INDICATES RECORD DATA PER RS 95/79

R4 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67443-01

R5 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67443-02

R6 - INDICATES RECORD DATA PER CALTRANS RW MAP NO. 67308-02

R7 - INDICATES RECORD DATA PER GRANT DEED RECORDED NOVEMBER 29, 2021 AS DOC. 2021-0704353, O.R.

R8 - INDICATES RECORD DATA PER GRANT DEED RECORDED OCTOBER 22, 2021 AS DOC. 2021-0624738, O.R.

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RECORDED _____, 20____ AS DOCUMENT NOS. _____

AND _____, BOTH OF OFFICIAL RECORDS.

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INDICATES EASEMENTS BEING DEDICATED/RESERVED

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- 8 "SEWER EASEMENT"
- 9 "WATERLINE FACILITIES EASEMENT"
- 10 "PRIVATE ACCESS EASEMENT"
- 11 "SANITATION SERVICES EASEMENT"

INDICATES ACCESS RIGHTS RELINQUISHED

ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 5, 1957 IN BOOK 2067, PAGE 220, AND BY DEED RECORDED FEBRUARY 5, 1964, IN BOOK 3603, PAGE 173, BOTH OF OFFICIAL RECORDS.

ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DEED RECORDED JUNE 8, 2004 AS INSTRUMENT NO. 2004-0436160, OF OFFICIAL RECORDS.

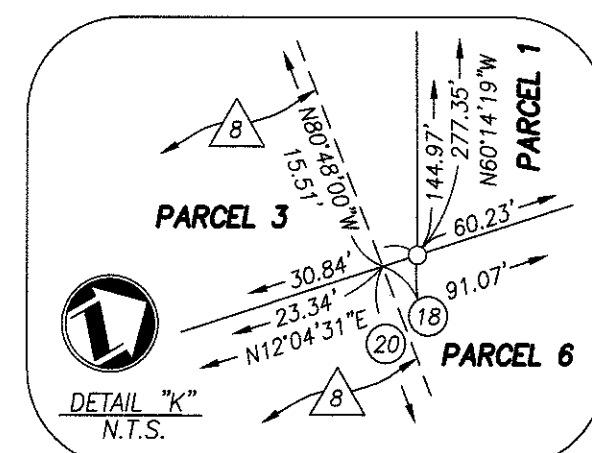
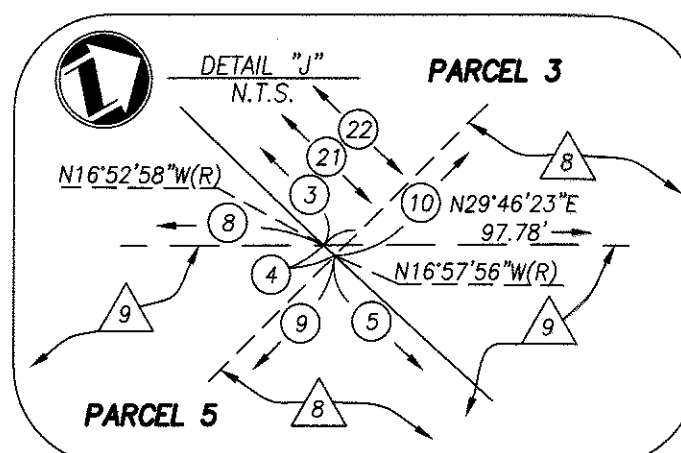
ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DEED RECORDED NOVEMBER 9, 2006 AS INSTRUMENT NO. 2007-0830492, AND RE-RECORDED SEPTEMBER 25, 2007 AS INSTRUMENT NO. 2007-0601014 AND JANUARY 25, 2017 AS INSTRUMENT NO. 2017-0031977, ALL OF OFFICIAL RECORDS.

ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 22, 2021, AS DOCUMENT NO. 2021-0624738, OF OFFICIAL RECORDS.

ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY RELINQUISHMENT OF STATE HIGHWAY RECORDED JANUARY 2, 1962 AS INSTRUMENT NO. 329, OF OFFICIAL RECORDS.

ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA AS SHOWN ON CALTRANS RIGHT-OF-WAY MAP NO. 67308-02 AND 67443-01.

ACCESS RIGHTS RELINQUISHED IN FAVOR OF THE STATE OF CALIFORNIA BY DIRECTOR'S DEED RECORDED OCTOBER 10, 1963 AS INSTRUMENT NO. 106799, IN BOOK 3508, PAGE 80, OF OFFICIAL RECORDS.



COURSE DATA (FOR SHEET 13)

- 1 Δ=16°14'18" R=55.00' L=15.59'
- 2 Δ=2°16'25" R=55.00' L=2.18'
- 3 Δ=10°26'46" R=55.00' L=10.03'
- 4 Δ=0°04'58" R=55.00' L=0.08'
- 5 Δ=21°30'21" R=55.00' L=20.64'
- 6 Δ=22°26'02" R=55.00' L=21.54'
- 7 N60°14'19" W 7.51'
- 8 N29°46'23"E 6.62'
- 9 N14°45'22"W 8.85'
- 10 N14°45'22"W 4.78'
- 11 N14°45'22"W 2.95'
- 12 Δ=2°51'04" R=180.00' L=8.96'
- 13 N29°45'41"E 6.39'
- 14 N60°14'19"W 4.33'
- 15 N60°14'19"W 2.94'
- 16 N12°04'31"E 7.13'
- 17 N12°04'31"E 0.37'
- 18 N10°02'07"E 13.61'
- 19 N80°48'00"W 4.49'
- 20 Δ=56°44'32" R=55.00' L=54.47'
- 21 Δ=72°58'50" R=55.00' L=70.06'