

PARCEL MAP NO. 33375

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4, BLOCK 80, OF ARLINGTON HEIGHTS, MB 11/20-21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA
LOCATED IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

**HILLWIG-GOODROW
REDLANDS, CALIFORNIA**

AUGUST 2015**RECORDER'S STATEMENT**

FILED THIS 16th DAY OF FEBRUARY 2022
AT 12:04 P.M. IN BOOK 203 OF PARCEL
MAPS, AT PAGES 34-36, AT THE
REQUEST OF THE CITY CLERK OF THE CITY OF
RIVERSIDE.

FEE \$13.00 NO. 2022-0078469

PETER ALDANA, ASSESSOR - COUNTY CLERK - RECORDER
BY: *Alan C. Hillwig* DEPUTY

SUBDIVISION GUARANTEE BY:
CHICAGO TITLE INSURANCE 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.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

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 DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES AND AS A NON-ACCESS BARRIER STRIP TO DENY ACCESS FROM THE ADJOINING PROPERTY TO THE PUBLIC STREET LOT "B."

WE HEREBY REQUEST THAT LOT "B," ACCEPTED AS A 1' BARRIER STRIP BY TRACT NO. 2301, ON MB 43/38-39, BE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

UTTAMPAR, INC.

vidhya
VIDHYA D MAHESHWARI
A.K.A. Vidhya Devdat Maheshwari

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 3 SHEETS BE, AND SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 33375.

LOT "A" 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.

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

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 1' BARRIER STRIP DESIGNATED AS LOT "B" BY TRACT NO. 2301 ON MB 43/38-39, IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES SUBJECT TO THE INSTALLATION OF IMPROVEMENTS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF RIVERSIDE.

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 27th DAY OF JANUARY, 2022.

DONESIA CAUSE
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: *D. Cause***PUBLIC UTILITIES CERTIFICATE**

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

DATE: 1/4/22
OC

BY: *T. Corbin***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.

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL, EXCEPT FOR THOSE NOTED BELOW.

None noted

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: 1/3/2022
EDWARD ENRIQUEZ
CHIEF FINANCIAL OFFICER / CITY TREASURER
BY: *E. Enriquez*

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 8,577.86 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 THE 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: February 10, 2022

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: *Matthew Jennings* 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 \$ 8,577.86.

DATE: February 10, 2022

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: *Matthew Jennings* DEPUTY

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 UTTAMPAR INC. ON JULY 2, 2021. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE SEPTEMBER 1, 2022; AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

Jan 3, 2022
DATE

ALAN C. HILLWIG
P.L.S. 5137
LIC. EXP. 06/30/23

**CITY ENGINEER'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF PARCEL MAP 33375 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JULY 7, 2005 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: January 14, 2022
GILBERT M. HERNANDEZ
RCE 69170 LIC. EXP. 6/30/22
CITY ENGINEER

BY: *G. Hernandez***CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATE: 1/4/2022
CURTIS C. STEPHENS
L.S. 7519 LIC. EXP. 12/31/23
CITY SURVEYOR

BY: *C. Stephens*

253/35

copy

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

PARCEL MAP NO. 33375

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4, BLOCK 80, OF ARLINGTON HEIGHTS, MB 11/20-21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA LOCATED IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

**HILLWIG-GOODROW AUGUST 2015
REDLANDS, CALIFORNIA**

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

ON 01-04-2022, BEFORE ME, Samuel M Deans

A NOTARY PUBLIC, PERSONALLY APPEARED

Vidhya Devdat Maheshwari

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.

Samuel M Deans
SIGNATURE

MY PRINCIPAL PLACE OF BUSINESS IS
IN Riverside COUNTY

Samuel M Deans
NAME PRINTED

MY COMMISSION NUMBER IS 06-20-2025

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 _____

COUNTY OF _____

ON _____, BEFORE ME, _____

A NOTARY PUBLIC, PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

NAME PRINTED

MY COMMISSION NUMBER IS _____

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:

ARLINGTON HEIGHTS ORCHARD PROTECTIVE ASSOCIATION, HOLDERS OF AN EASEMENT FOR PIPELINES, TANKS, AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 8, 1925 IN BOOK 649 PAGE 316 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

DWW PROPERTIES, LLC, AND ROBERT R. ROBINSON AND MARGARET R. ROBINSON, HOLDERS OF A SLOPE MAINTENANCE AGREEMENT RECORDED AUGUST 9, 2006 AS INSTRUMENT NO. 2006-0586689 O.R. RIVERSIDE COUNTY.

AN EASEMENT FOR INGRESS AND EGRESS, IN FAVOR OF ROBERT JENKINS AND VIRGINIA JENKINS, RECORDED AUGUST 23, 1972 AS INSTRUMENT NO. 112776, O.R. RIVERSIDE COUNTY.

257/56

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

PARCEL MAP NO. 33375

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 4, BLOCK 80, OF ARLINGTON HEIGHTS, MB 11/20-21, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA
LOCATED IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

HILLWIG-GOODROW

AUGUST 2015

REDLANDS, CALIFORNIA

SHEET 3 OF 3 SHEETS

EASEMENT NOTES

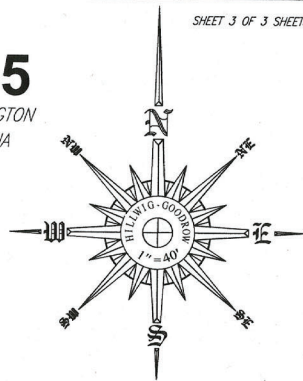
ARLINGTON HEIGHTS ORCHARD PROTECTIVE ASSOCIATION, HOLDERS OF AN EASEMENT FOR PIPELINES, TANKS, AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 8, 1925 IN BOOK 649 PAGE 316 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. EASEMENT CAN NOT BE PLOTTED BY RECORD DATA.

A AN EASEMENT FOR INGRESS AND EGRESS, IN FAVOR OF ROBERT JENKINS AND VIRGINIA JENKINS, RECORDED AUGUST 23, 1972 AS INSTRUMENT NO. 112776, O.R. RIVERSIDE COUNTY.

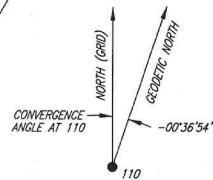
B A SLOPE MAINTENANCE AGREEMENT BETWEEN DMW PROPERTIES, LLC, AND ROBERT R. ROBINSON AND MARGARET R. ROBINSON, RECORDED AUGUST 9, 2006 AS INSTRUMENT NO. 2006-058669 O.R. RIVERSIDE COUNTY. (ALONG THE SOUTHEASTERLY LINE OF LOT 2, M.B. 38/37-38.)



SCALE: 1"=40'



FD PK NAIL & TAG, FLUSH
RIVERSIDE CITY ENGINEER
PER CITY TIE SHEET NO.
10989.TIF



LENGTH	RADIUS	DELTA
C1 13.26'	103'	7°22'23"
C2 13.71'	103'	7°37'37"
C3 6.50'	103'	3°36'58"
C4 20.47'	103'	11°23'01"
C5 26.97'	103'	15°00'00"
C6 26.97'	103'	15°00'00"
C7 55.56'	48'	66°19'04"
C8 64.81'	48'	77°21'52"
C9 55.56'	48'	66°19'04"

FD 3/4" IP, LS 1825
ON 0.50", ACCEPTED AS
THE SOUTHERLY CORNER
LOT 2, VICTORIA HIGHLANDS,
MB 38/37-38

POSITION ESTABLISHED BY
USING THE DEED FROM YEAGER
TO WILSON, RECORDED SEPT. 6,
1961 AS INSTRUMENT NO. 76386

PORTION OF LOT 3
BLOCK 80, ARLINGTON
HEIGHTS, MB 11/20-21
RECORDS OF S.B.CO.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, CONSTRAINED LOCALLY TO CORN STATIONS MLFP AND CNPP (NAD 83-NSRS2007 EPOCH 2011.00) AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER, BEING N76°36'24"E 91,032.90' (GRID), ALL DISTANCES SHOWN ON THIS MAP ARE GROUND.



TRACT NO. 2301
MB 43/38-39

TRACT NO. 2145
MB 41/5

PARCEL 1
BLANKET P.U.E.

PARCEL 2
BLANKET P.U.E.

PARCEL 3
BLANKET P.U.E.

PARCEL 4
BLANKET P.U.E.

LOT "A"
COPPERFIELD

GAGE CANAL

SURVEYOR'S NOTES

MONUMENT FOUND AS NOTES

SET 1" IRON PIPE W/ PLUG, PLS 5137, FLUSH, UNLESS OTHERWISE NOTED.

() INDICATES RECORD DATA PER TRACT NO. 2301, MB 43/38-39

<> INDICATES RECORD DATA PER VICTORIA HIGHLANDS, MB 38/37-38

[] DATA PER GRANT DEED FROM YEAGER TO WILSON, RECORDED SEPTEMBER 6, 1961 AS INSTRUMENT NO. 76386, O.R. RIV. CO.

DNF = DID NOT FIND

SET NAIL & TAG, PLS 5137 IN TOP OF CURB AT THE PROLONGATION OF SIDE PARCEL LINES.

THIS PARCEL MAP CONTAINS 1.6 ACRES.

GRID TO GROUND

GRID TO GROUND SCALED AROUND POINT #110

GRID TO GROUND 1.0000319290

GROUND TO GRID 0.999968072

CORS STATIONS

STATE PLANE, NAD 83, CALIFORNIA ZONE 6

(GROUND)

CNPP

N-2258381.10

E-6149108.52

MLFP

N-2279467.98

E-6237668.45

STATE PLANE, NAD 83, CALIFORNIA ZONE 6

(GRID EPOCH 2011.00)

CNPP

N-2258382.07

E-6149110.86

ELEV-1098.51 (APP)

MLFP

N-2279468.27

E-6237667.96

ELEV-1861.92 (APP)

TIES TO PROJECT CONTROL

(NOT TO SCALE)

