

OWNER'S STATEMENT

I HEREBY STATE I AM ARE THE OWNER OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; I AM THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND I CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

I HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, "LOT A";

I 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 "6 P.U.E.";

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

1. THE CITY OF RIVERSIDE SUCCESSOR IN INTEREST FOR THAT CERTAIN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND INGRESS AND EGRESS RECORDED SEPTEMBER 10, 1948, IN BOOK 1009, PAGE 454, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

I HEREBY RESERVE TO MYSELF, MY HEIRS, SUCCESSORS AND ASSIGN, AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENT DESIGNATED AS "5 PRIVATE DRAINAGE EASEMENT".

THE FRED JAMES REVOCABLE TRUST, DATED DECEMBER 19, 2005.

BY: Fred James
FRED JAMES, (ALSO KNOWN AS
FRED JAMES ZAHARSON), TRUSTEE

4/27/22
DATE

NOTARY ACKNOWLEDGEMENT

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 06/24/2022 BEFORE ME, ANNE M. WARD

A NOTARY PUBLIC, PERSONALLY APPEARED (FRED JAMES ALSO KNOWN AS FRED JAMES ZAHARSON), WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE, THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

Notary Public in and for said State
ANNE M. WARD
NAME PRINTED

MY COMMISSION EXPIRES JUNE 9, 2025
COMMISSION # 0357579
MY PRINCIPAL PLACE OF BUSINESS IS
IN ORANGE COUNTY.

UTILITIES EASEMENTS 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.

1. CITY OF RIVERSIDE SUCCESSOR IN INTEREST TO TWIN BUTTES WATER COMPANY, AND CITIZENS DOMESTIC WATER COMPANY, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS PURPOSES AS SHOWN ON A DOCUMENT RECORDED ON JULY 14, 1932 IN BOOK 82, PAGE 297 OF OFFICIAL RECORDS, RIVERSIDE COUNTY. CANNOT BE LOCATED PER THE DEED.

TODD M. CORBIN,
PUBLIC UTILITIES
GENERAL MANAGER

DATE: _____ 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 RIPEN INTO FEE:

1. W.J. HOLE AND MARY B. HOLE, THEIR HEIRS AND ASSIGNS, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS PURPOSES AS SHOWN ON A DOCUMENT RECORDED ON JULY 14, 1932 IN BOOK 82, PAGE 297 OF OFFICIAL RECORDS, RIVERSIDE COUNTY. CANNOT BE LOCATED PER THE DEED.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP No 37623

BEING A SUBDIVISION OF A PORTION OF PROTRACTED FRACTIONAL SECTION 16, TOWNSHIP 3 SOUTH, RANGE 6 WEST, AS SHOWN BY MAP OF RANCHO LA SIERRA ON FILE IN BOOK 6 PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. PROTRACTED SECTION 16, TOWNSHIP 3 SOUTH, RANGE 6 WEST, RANCHO LA SIERRA (SEPULVEDA)

FDC & ASSOCIATES
SAN BERNARDINO, CA

SEPTEMBER, 2020

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: _____

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY FDC & ASSOCIATES CORP. ON SEPTEMBER-24-2018 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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: _____, 20 _____

CASH OR SURETY/TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

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.

TODD M. CORBIN
PUBLIC UTILITIES
GENERAL MANAGER

DATE: _____ BY: _____

SHEET 1 OF 2 SHEETS

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20 _____ 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

LAWYERS TITLE COMPANY AND
COMMON WEALTH LAND TITLE

SUBDIVISION GUARANTEE: INSURANCE COMPANY: AS UNDERWRITER

ENGINEER'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 MIGUEL ESTEVEZ ON JULY 5, 2018. 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 OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 21, 2023, AND THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: _____
LIC. EXP. DATE: 12-31-2022 LEO A. AGUILERA R.C.E.N. 31397

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: _____
CURTIS C. STEPHENS
P.L.S. 7519 LIC. EXP. 12/31/ 23
CITY SURVEYOR

CITY ENGINEER'S STATEMENT

I HEREBY STATE, I HAVE EXAMINED THIS MAP, AND THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF PARCEL MAP No.37623 APPROVED BY THE CITY OF RIVERSIDE DEVELOPMENT REVIEW COMMITTEE ON JULY 24, 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 APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: _____
GILBERT M. HERNANDEZ
RCE 69170, LIC. EXP. 6/30/2024
CITY ENGINEER

CITY CLERK'S CERTIFICATE

RESOLVED: THIS MAP CONSISTING OF THREE SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP No.37623.

"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 EASEMENT DESIGNATED AS "6 P.U.E." IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

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

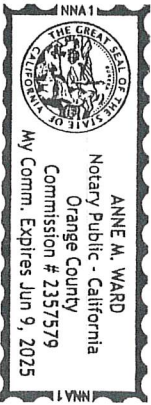
1. THE CITY OF RIVERSIDE SUCCESSOR IN INTEREST FOR THAT CERTAIN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND INGRESS AND EGRESS RECORDED SEPTEMBER 10, 1948, IN BOOK 1009, PAGE 453, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

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 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: _____



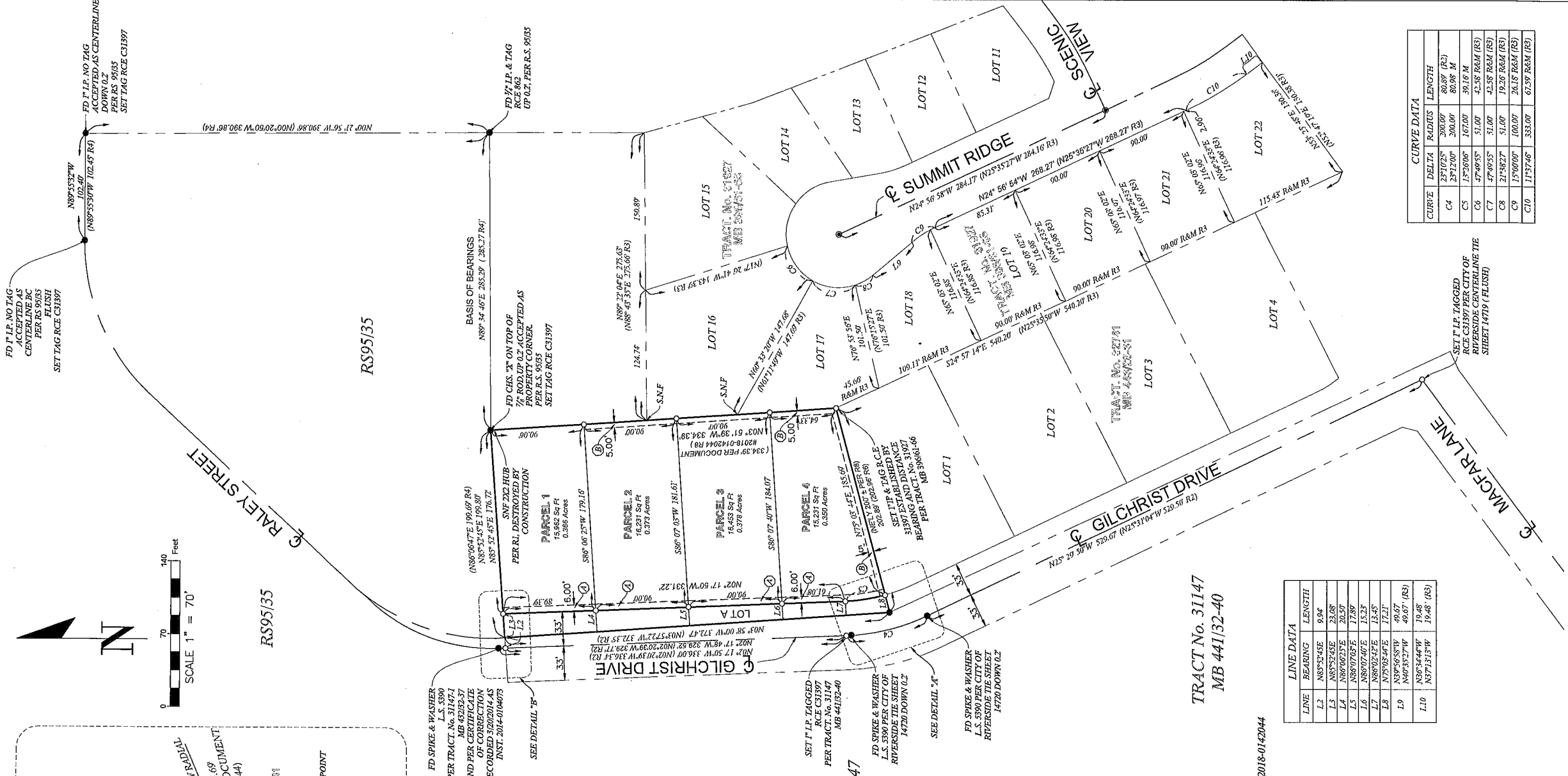
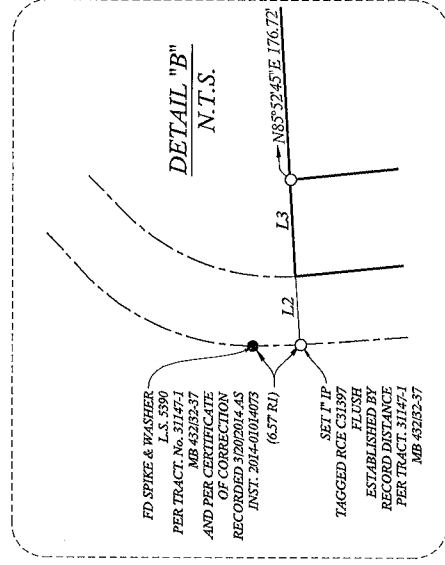
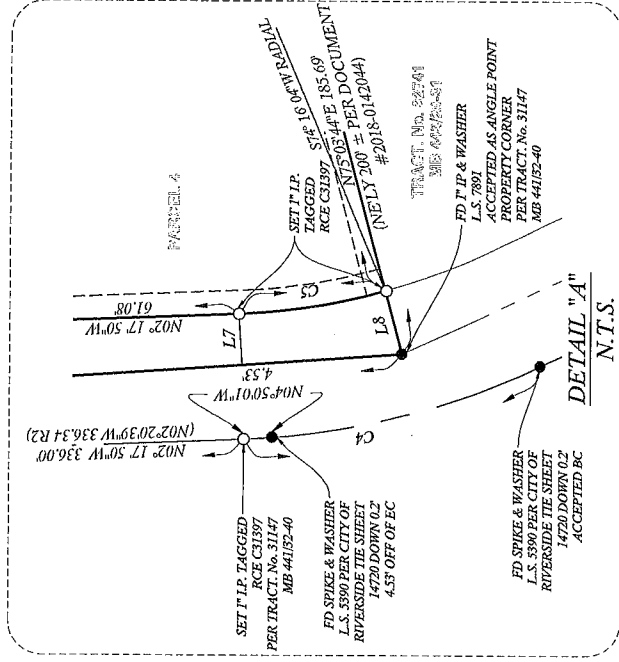
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA
PARCEL MAP No 37623

SHEET 2 OF 2 SHEETS

BEING A SUBDIVISION OF A PORTION OF PROTRACTED FRACTIONAL SECTION 16, TOWNSHIP 3 SOUTH, RANGE 6 WEST,
AS SHOWN BY MAP OF RANCHO LA SIERRA ON FILE IN BOOK 6 PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PROTRACTED SECTION 16, TOWNSHIP 3 SOUTH, RANGE 6 WEST, RANCHO LA SIERRA (SEFULTVEDA)

FDC & ASSOCIATES
SAN BERNARDINO, CA

SEPTEMBER, 2020



SURVEYOR'S NOTES:

- DENOTES SET 'P' TAGGED R.C.E. 31397 UNLESS OTHERWISE NOTED
- DENOTES FOUND MONUMENT AS NOTED
- ⊙ PER R3 & R7, UNLESS OTHERWISE NOTED
- ()- DENOTES RECORD DATA PER REFERENCE LISTED BELOW
- R1= DENOTES RECORD DATA PER TRACT No 31147-1 MB 42132-37
- R2= DENOTES RECORD DATA PER TRACT No 31147 MB 44132-40
- R3= DENOTES RECORD DATA PER TRACT No 31927 MB 39661-66
- R4= DENOTES RECORD DATA PER R.S. 95155
- R6= DENOTES RECORD DATA PER R.S. 95145
- R7= DENOTES RECORD DATA CERTIFICATE OF CORRECTION DOC # 2007-0241214 RECORDED 4102007.
- R8= DENOTES RECORD DATA PER VESTING DEED DOCUMENT #2018-0142044
- R&M= DENOTES RECORD & MEASURED DATA
- S.N.F. DENOTES SEARCHED, NOTHING FOUND

NOTES:

ROTATED TRACT. 31927 MB 39661-66 + 0°38'29\"/>

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE FROM NORTHEAST CORNER TAKEN AS N89°34'46\"/>

EASEMENT NOTES:

- ① PUBLIC UTILITIES EASEMENT DEDICATED HEREON
- ② PRIVATE DRAINAGE EASEMENT RESERVED HEREON

LINE DATA	
LINE	BEARING
L1	N85°52'45E
L2	N85°52'45E
L3	N85°52'45E
L4	N86°00'25E
L5	N86°00'25E
L6	N86°00'25E
L7	N86°00'25E
L8	N86°00'25E
L9	N86°00'25E
L10	N86°00'25E

CURVE DATA		
CURVE	DELTA	RADIUS
C4	287.025°	300.00'
C5	175.806°	167.00'
C6	47°40'55"	51.00'
C7	47°40'55"	51.00'
C8	27°58'27"	100.00'
C9	175°00'00"	333.00'