

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

TRACT NO. 31799

BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH RANGE 5 WEST, S.B.M.

SOUTHLAND ENGINEERING RIVERSIDE, CA

APRIL 2020

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 "LOTS A AND B".

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 D".

WE HEREBY REQUEST THAT "LOT E", ACCEPTED AS A NON-ACCESS BARRIER STRIP BY TRACT 32787, ON FILE IN MAP BOOK 442, PAGES 31-36, RECORDS OF RIVERSIDE COUNTY, BE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENTS DESIGNATED AS "20' STORM DRAIN EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR A MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE THE DESIGNATED EASEMENTS AS "MULTIPURPOSE RECREATIONAL TRAIL EASEMENT". SAID EASEMENTS SHALL BE MAINTAINED IN THEIR IMPROVED CONDITION BY OURSELVES, SUCCESSOR'S HEIRS AND ASSIGNS. THE CITY OF RIVERSIDE WILL NOT HAVE ANY RESPONSIBILITIES THEREOF. SAID EASEMENT SHALL BE KEPT FREE OF BUILDINGS,

WE HEREBY RESERVE TO OURSELVES, SUCCESSORS AND ASSIGNEES, TO PRESERVE, MANAGE AND MAINTAIN IN ITS NATURAL CONDITION AND TO BE KEPT FREE OF ANY SIGNIFICANT ALTERATION BY GRADING, IMPROVEMENTS, NON-NATIVE LANDSCAPING AND MAINTENANCE OF NATURAL LANDFORM THE NON-DEVELOPABLE AREA WITHIN LOT "E" DESIGNATED AS "OPEN SPACE AREA" AND THE NON-DEVELOPABLE AREAS WITHIN LOTS 1 THROUGH 7 DESIGNATED AS "PRIVATE OPEN SPACE AREA". SUCH "OPEN SPACE AREA" AND PRIVATE OPEN SPACE AREA(S) DO NOT INCLUDE ANY PUBLIC RIGHTS OF ACCESS AND THE PUBLIC SHALL NOT HAVE ANY RESPONSIBILITY FOR THE MAINTENANCE THEREOF.

WE HEREBY RESERVE TO OURSELVES, SUCCESSORS AND ASSIGNEES "LOTS C AND E".

PRENDA ESTATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature] 8/17/2022
VIT LISKUTIN, MANAGER DATE

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: 8/22/2022



[Signature] CURTIS C. STEPHENS L.S. 7519 LIC EXP 12/31/2023 CITY SURVEYOR

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 LOTS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

DATED: 8/31/2022 [Signature] PUBLIC UTILITIES GENERAL MANAGER

BY: Todd Corbin [Signature]

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 5 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 31799.

LOTS A AND B 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 B ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

LOT D IS HEREBY ACCEPTED AS A NON-ACCESS BARRIER STRIP TO DENY ACCESS FROM THE ADJOINING PROPERTY TO THE PUBLIC STREET.

THE NON-ACCESS BARRIER STRIP DESIGNATED AS LOT E BY TRACT 32787, ON FILE IN MAP BOOK 442, PAGES 31-36, RECORDS OF RIVERSIDE COUNTY, 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 EASEMENTS DESIGNATED AS "20' STORM DRAIN EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THE EASEMENTS DESIGNATED AS "MULTIPURPOSE RECREATIONAL TRAIL EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE.

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 FORGOING 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: _____

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 TRACT 31799 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON MARCH 1, 2005 AND ANY APPROVED ALTERATIONS THEREOF; THAT 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; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATE: August 22, 2022



[Signature] GILBERT MACIAS HERNANDEZ RCE 69170 LIC. EXP. 6/30/2024 CITY ENGINEER

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

FEE NO. PETER ALDANA-ASSESSOR-COUNTY CLERK-RECORDER BY DEPUTY

SUBDIVISION GUARANTEE: USA NATIONAL TITLE COMPANY

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: , 2022

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

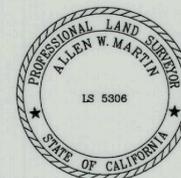
CASH OR SURETY TAX BOND MATTHEW JENNINGS COUNTY TAX COLLECTOR

BY: , DEPUTY

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 PRENDA ESTATES, LLC ON FEBRUARY 2020. 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 MAY 1, 2022, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 8-01-22



[Signature] ALLEN W. MARTIN P.L.S. 5306

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GEOMAT TESTING LABORATORIES, INC. ON JUNE 6, 2006, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

TRACT NO. 31799

BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH RANGE 5 WEST, S.B.M.

SOUTHLAND ENGINEERING
RIVERSIDE, CA

APRIL 2020

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.

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: _____

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:

AN EASEMENT IN FAVOR OF MARCH INLAND PORT AIRPORT AUTHORITY, A CALIFORNIA AIRPORT AUTHORITY FOR AVIGATION, RELEASE AND FOR INCIDENTAL PURPOSES, RECORDED FEBURARY 23, 2021 AS INSTRUMENT NO. 2021-0117411 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

NOTARY ACKNOWLEDGMENT

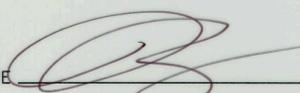
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Riverside)
ON August 17, 2022, BEFORE ME, Dorothy Perez Notary Public
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED Vit Liskutin
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  _____
Dorothy Perez
PRINT NAME

MY COMMISSION EXPIRES February 15, 2026 Comm. # 2891243

COUNTY 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 _____)
ON _____, BEFORE ME, _____
(INSERT NAME AND TITLE OF THE OFFICER)

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

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

WITNESS MY HAND

SIGNATURE _____ PRINT NAME _____

MY COMMISSION EXPIRES _____

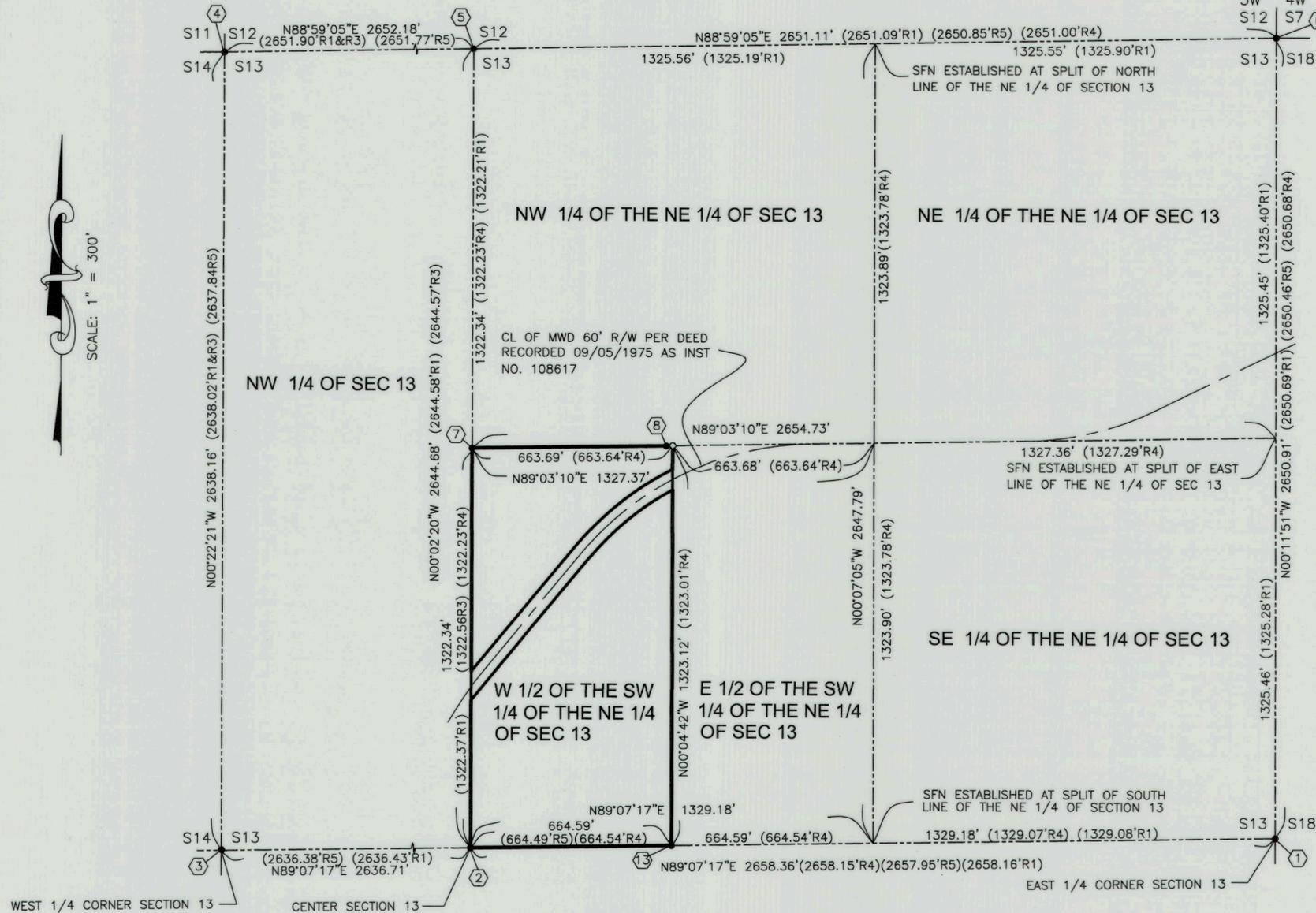
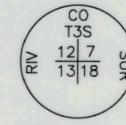
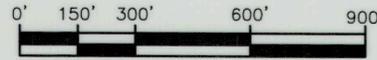
COUNTY OF PRINCIPAL PLACE OF BUSINESS _____

TRACT NO. 31799

BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH RANGE 5 WEST, S.B.M.

SOUTHLAND ENGINEERING
RIVERSIDE, CA

APRIL 2020



SCALE: 1" = 300'

SURVEYORS NOTES:

THE BASIS OF BEARING FOR THIS MAP IS THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 13, T3S, R5W OF THE SAN BERNARDINO BASE AND MERIDIAN AS SHOWN ON MB 397/60-75, BEING N00°11'51"W.

ALL FRONT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG STAMPED LS 5306, SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE.

ALL REAR CORNERS ARE MONUMENTED BY A 1"IP W/PLASTIC PLUG STAMPED LS 5306.

○ INDICATES SET 1" I.P. W/PLASTIC PLUG STAMPED LS 5306, FLUSH UNLESS OTHERWISE NOTED.

□ INDICATES SET GIN SPIKE W/WASHER FLUSH STAMPED LS 5306

● INDICATES FD MONUMENT AS NOTED IN MONUMENT NOTES.

(R1) INDICATES RECORD DATA PER TRACT MAP 29515, MB 397/60-75

(R2) INDICATES RECORD DATA PER RS 109/18-19

(R3) INDICATES RECORD DATA PER TRACT MAP 32787, MB 442/31-36

(R4) INDICATES RECORD DATA PER RS 129/53

(R5) INDICATES RECORD DATA PER TRACT MAP 32205, MB 387/43-45

THIS TRACT MAP CONTAINS 20.16 ACRES MORE OR LESS.

MONUMENTS NOTES:

- ① FD 1-1/2" IP UP 0.10' W/CONC PLUG & TAG RCE 862, ACCEPTED AS EAST 1/4 CORNER OF SECTION 13, T3S, R5W PER R1, R2, R4, R5 & R6.
- ② FD 1" IP UP 0.10' W/PLUG LS 7320, ACCEPTED AS CTR OF SECTION 13, T3S, R5W PER R1, R3, R4, & R5.
- ③ FD 1" IP FLUSH W/TAG LS 5390 IN LIEU OF 1" IP W/ TAG LS 3018, ACCEPTED AS WEST 1/4 SECTION 13 T3S, R5W PER R1, R3 & R5.
- ④ FD 2" IP DN 0.10' W/TAG LS 3547, ACCEPTED AS NW/COR OF SECTION 13, T3S, R5W PER R1 & R5.
- ⑤ FD 3/4" IP FLUSH TAG ILLEGIBLE, ACCEPTED AS NORTH 1/4 COR OF SECTION 13, T3S, R5W PER R1, R3, R4 & R5.
- ⑥ FD 2" IP W/BRASS DISK UP 0.10' STAMPED RIV CO SUR AS SHOWN ABOVE FOR NE/CORNER OF SECTION 13, T3S, R5W, PER R1, R2, R4 & R5.
- ⑦ FD 1" IP FLUSH W/PLUG LS 5390, ACCEPTED AS NW/CORNER OF W 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SEC 13, T3S, R5W PER R1 & R3.
- ⑧ FD 1" IP DN 0.7' WITH TAG STAMPED B.S.F. P.I. PER R2
- ⑨ FD 1" IP DN 0.2' WITH TAG STAMPED CL B.S.F. 276+70.67 P.I. PER R2
- ⑩ FD 1" IP FLUSH WITH PLUG LS 5390, ACCEPTED AS THE INTERSECTION OF THE CL OF MOUNTAIN HOUSE DRIVE AND THE WEST LINE OF THE NE 1/4 OF SECTION 13, T3S, R5W PER R3
- ⑪ FD 1" IP FLUSH WITH PLUG LS 5390, ACCEPTED AS THE INTERSECTION OF THE CL OF MOUNTAIN HOUSE DRIVE AND THE NORTH LINE OF THE WEST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 13, T3S, R5W PER R1
- ⑫ FD 1" IP FLUSH WITH PLUG LS 5390, ACCEPTED AS BC OF CURVE ON MOUNTAIN HOUSE DRIVE PER R1.
- ⑬ FD 1" IP UP 0.10' WITH TAG LS 7320 ACCEPTED AS SE CORNER OF THE W 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 13, T3S, R5W PER R4 & R5

TRACT NO. 31799

BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH RANGE 5 WEST, S.B.M.

SOUTHLAND ENGINEERING
RIVERSIDE, CA

APRIL 2020

SURVEYORS NOTES:

THE BASIS OF BEARING FOR THIS MAP IS THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 13, T3S, R5W OF THE SAN BERNARDINO BASE AND MERIDIAN AS SHOWN ON MB 397/60-75, BEING N00°11'51"W.

ALL FRONT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG STAMPED LS 5306, SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE.

ALL REAR CORNERS ARE MONUMENTED BY A 1"IP W/PLASTIC PLUG STAMPED LS 5306.

○ INDICATES SET 1" I.P. W/PLASTIC PLUG STAMPED LS 5306, FLUSH UNLESS OTHERWISE NOTED.

□ INDICATES SET GIN SPIKE W/WASHER FLUSH STAMPED LS 5306

● INDICATES FD MONUMENT AS NOTED IN MONUMENT NOTES.

(R1) INDICATES RECORD DATA PER TRACT MAP 29515, MB 397/60-75

(R2) INDICATES RECORD DATA PER RS 109/18-19

(R3) INDICATES RECORD DATA PER TRACT MAP 32787, MB 442/31-36

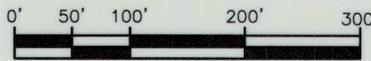
(R4) INDICATES RECORD DATA PER RS 129/53

(R5) INDICATES RECORD DATA PER TRACT MAP 32205, MB 387/43-45

THIS TRACT MAP CONTAINS 20.16 ACRES MORE OR LESS.



SCALE: 1" = 100'



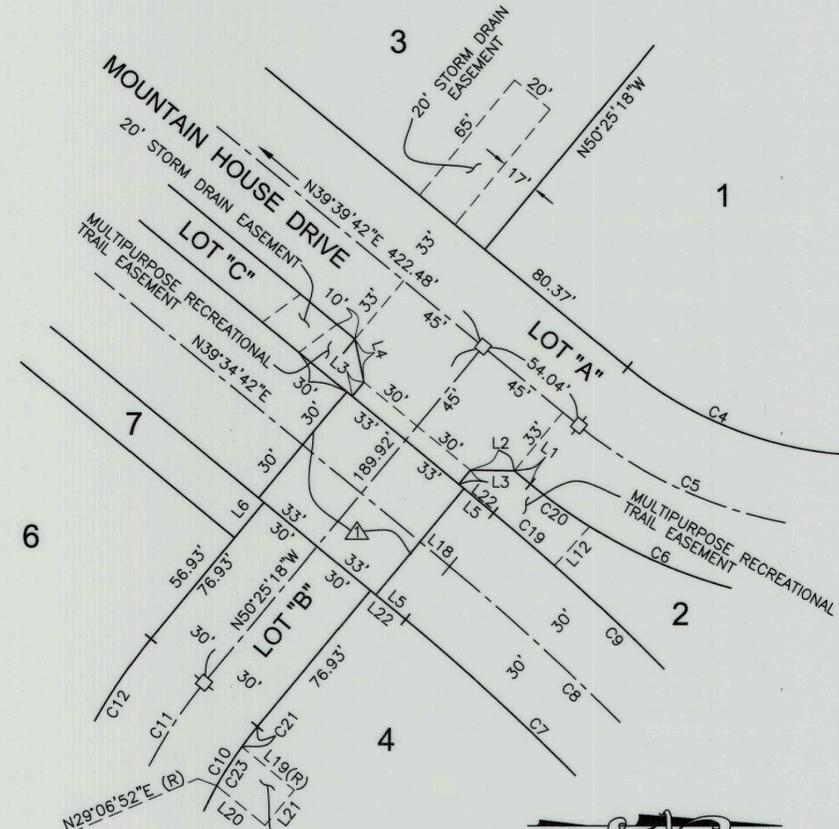
SEE SHEET 3 FOR MONUMENT NOTES

SEE SHEET 5 FOR PRIVATE OPEN SPACE AREA LINE & CURVE DATA

EASEMENT NOTES:

▲ 66' PERMANENT EASEMENT FOR ROAD PURPOSES GRANTED TO CITY OF RIVERSIDE PER DEED RECORDED DECEMBER 19, 2007 AS DOCUMENT NO. 0753551.

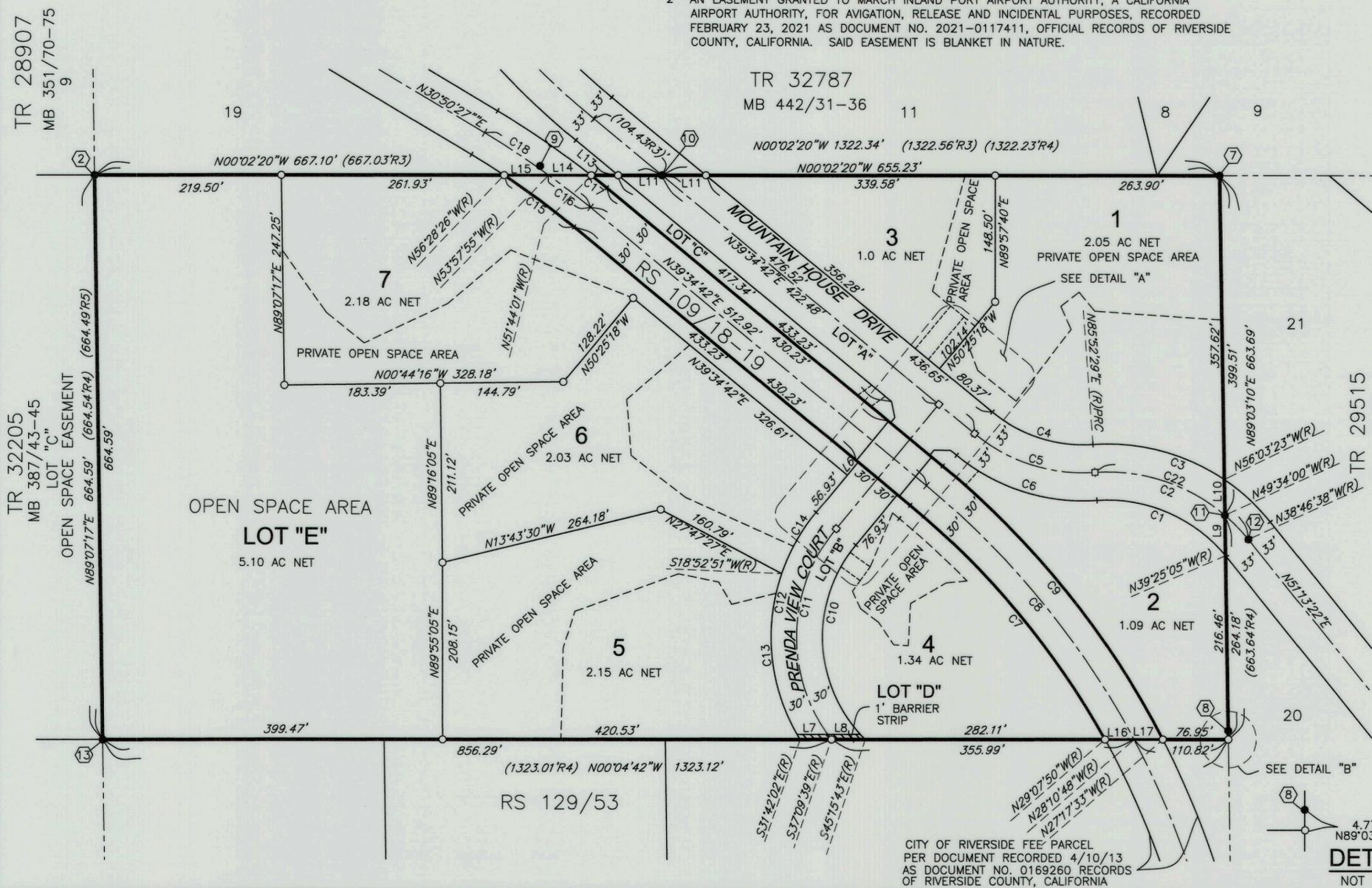
2 AN EASEMENT GRANTED TO MARCH INLAND PORT AIRPORT AUTHORITY, A CALIFORNIA AIRPORT AUTHORITY, FOR AVIGATION, RELEASE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 23, 2021 AS DOCUMENT NO. 2021-0117411, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.



DETAIL "A"

SCALE: 1" = 50'

LINE DATA			CURVE DATA				
#	BEARING	DISTANCE	#	DELTA	TANGENT	RADIUS	LENGTH
L1	N39°34'42"W	9.04'	C1	54°42'26"	92.60'	179.00'	170.91'
L2	S00°55'07"W	19.21'	C2	44°33'31"	86.86'	212.00'	164.87'
L3	N50°25'18"W	7.99'	C3	38°04'08"	84.53'	245.00'	162.78'
L4	N78°14'18"E	19.21'	C4	43°42'13"	66.97'	167.00'	127.38'
L5	N39°34'42"E	19.69'	C5	43°42'13"	80.20'	200.00'	152.55'
L6	N50°25'18"W	20.00'	C6	43°42'13"	93.44'	233.00'	177.73'
L7	N00°04'42"W	36.30'	C7	21°17'28"	182.33'	970.00'	360.45'
L8	N00°04'42"W	39.73'	C8	22°14'30"	196.57'	1000.00'	388.19'
L9	N89°03'10"E	47.71'	C9	23°07'45"	210.77'	1030.00'	415.79'
L10	N89°03'10"E	41.89'	C10	84°50'25"	155.34'	170.00'	251.73'
L11	N00°02'20"W	51.75'	C11	76°44'21"	158.35'	200.00'	267.87'
L12	N48°28'29"W	25.77'	C12	71°16'44"	164.90'	230.00'	286.13'
L13	N00°02'20"W	31.77'	C13	50°34'53"	108.67'	230.00'	203.04'
L14	N00°02'20"W	49.62'	C14	20°41'51"	42.00'	230.00'	83.09'
L15	N00°02'20"W	52.53'	C15	06°03'08"	51.28'	970.00'	102.46'
L16	N00°04'42"W	34.16'	C16	03°32'37"	30.93'	1000.00'	61.85'
L17	N00°04'42"W	33.87'	C17	01°18'43"	11.79'	1030.00'	23.58'
L18	N39°34'42"E	16.69'	C18	08°44'14"	76.40'	1000.00'	152.49'
L19	N35°52'15"E	29.50'	C19	01°56'49"	17.50'	1030.00'	35.00'
L20	N35°52'15"E	28.32'	C20	07°52'35"	15.83'	230.00'	31.62'
L21	N54°07'45"W	20.00'	C21	03°42'27"	5.50'	170.00'	11.00'
L22	N39°34'42"E	22.69'	C22	55°20'53"	111.18'	212.00'	204.79'
			C23	06°45'23"	10.03'	170.00'	20.05'



DETAIL "B"

NOT TO SCALE

CITY OF RIVERSIDE FEE PARCEL
PER DOCUMENT RECORDED 4/10/13
AS DOCUMENT NO. 0169260 RECORDS
OF RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 31799

BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH RANGE 5 WEST, S.B.M.

SOUTHLAND ENGINEERING
RIVERSIDE, CA

APRIL 2020

SURVEYORS NOTES:

THE BASIS OF BEARING FOR THIS MAP IS THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 13, T3S, R5W OF THE SAN BERNARDINO BASE AND MERIDIAN AS SHOWN ON MB 397/60-75, BEING N00°11'51"W.

ALL FRONT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG STAMPED LS 5306, SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE.

ALL REAR CORNERS ARE MONUMENTED BY A 1"IP W/PLASTIC PLUG STAMPED LS 5306.

○ INDICATES SET 1" I.P. W/PLASTIC PLUG STAMPED LS 5306, FLUSH UNLESS OTHERWISE NOTED.

□ INDICATES SET GIN SPIKE W/WASHER FLUSH STAMPED LS 5306

● INDICATES FD MONUMENT AS NOTED IN MONUMENT NOTES.

(R1) INDICATES RECORD DATA PER TRACT MAP 29515, MB 397/60-75

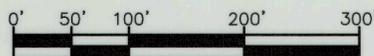
(R2) INDICATES RECORD DATA PER RS 109/18-19

(R3) INDICATES RECORD DATA PER TRACT MAP 32787, MB 442/31-36

(R4) INDICATES RECORD DATA PER RS 129/53

(R5) INDICATES RECORD DATA PER TRACT MAP 32205, MB 387/43-45

THIS TRACT MAP CONTAINS 20.16 ACRES MORE OR LESS.



SCALE: 1" = 100'

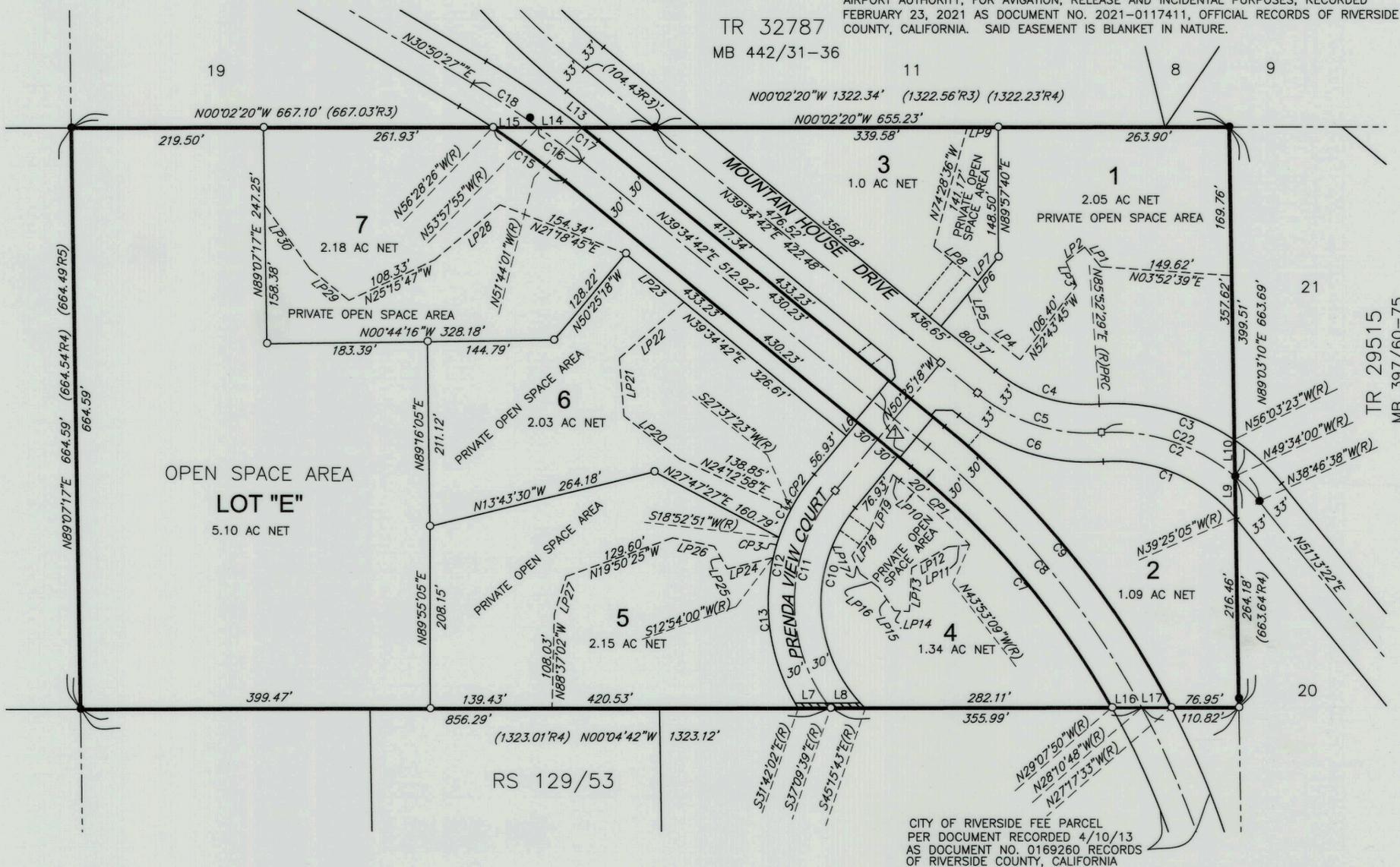
SEE SHEET 3 FOR MONUMENT NOTES

SEE SHEET 4 FOR MAP LINE & CURVE DATA

EASEMENT NOTES:

- ▲ 66' PERMANENT EASEMENT FOR ROAD PURPOSES GRANTED TO CITY OF RIVERSIDE PER DEED RECORDED DECEMBER 19, 2007 AS DOCUMENT NO. 0753551.
- 2 AN EASEMENT GRANTED TO MARCH INLAND PORT AIRPORT AUTHORITY, A CALIFORNIA AIRPORT AUTHORITY, FOR AVIGATION, RELEASE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 23, 2021 AS DOCUMENT NO. 2021-0117411, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.

TR 32787
MB 442/31-36



PRIVATE OPEN SPACE LINE DATA

#	BEARING	DISTANCE
LP1	N50°32'53"W	29.05'
LP2	N37°55'51"W	27.08'
LP3	N66°14'32"E	29.65'
LP4	N38°25'32"E	58.22'
LP5	N69°45'43"E	41.18'
LP6	N50°25'18"W	54.68'
LP7	N50°25'18"W	37.15'
LP8	N39°34'42"E	64.49'
LP9	N00°02'20"W	35.49'
LP10	N39°34'42"E	10.27'
LP11	N05°27'23"W	23.78'
LE12	N30°01'22"W	48.43'
LP13	N86°21'09"W	49.67'
LP14	N03°02'38"E	17.10'
LP15	N55°39'56"E	31.88'
LP16	N37°00'50"E	26.84'
LP17	N65°24'03"E	22.56'
LP18	N54°07'45"W	35.36'
LP19	N67°20'15"W	69.03'
LP20	N37°36'37"E	81.30'
LP21	N85°22'53"E	66.23'
LP22	N40°45'03"W	98.06'
LP23	N39°34'42"E	86.76'
LP24	N14°06'56"W	53.75'
LP25	N59°33'21"E	30.23'
LP26	N11°18'20"E	48.20'
LP27	N72°44'17"W	45.04'
LP28	N40°22'50"W	97.47'
LP29	N38°43'16"E	56.87'
LP30	N54°35'45"E	89.59'

PRIVATE OPEN SPACE CURVE DATA

#	DELTA	TANGENT	RADIUS	LENGTH
CP1	06°32'09"	54.24'	950.00'	108.37'
CP2	08°44'32"	17.58'	230.00'	35.09'
CP3	05°58'51"	12.02'	230.00'	24.01'

CITY OF RIVERSIDE FEÉ PARCEL
PER DOCUMENT RECORDED 4/10/13
AS DOCUMENT NO. 0169260 RECORDS
OF RIVERSIDE COUNTY, CALIFORNIA