

**TRACT NO. 37626**

BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 6, LOT "A" (OHIO AVENUE), AND LOT "C",  
(JURUPA AVENUE) OF THE BIXMILL TRACT PER MAP RECORDED IN BOOK 16, PAGES 28 THROUGH 30,  
INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA  
LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

**adkan**  
**ENGINEERS**  
RIVERSIDE, CA

**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

**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 UTILITY PURPOSES AND OTHER PUBLIC SERVICES LOTS "A" THROUGH "O", INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES THE EASEMENT DESIGNATED AS "BLANKET P.U.E."

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

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO JURUPA AVENUE FROM LOTS 1, 4, 5, 8, 9, 50, 53, 54, LOTS R, S, T, U, V, AND BB, AND TO TYLER STREET FROM LOTS 30, 33, 34, 37, 38, 41, 42, 45, 46, 49, LOTS W, X, Y, Z, AA, AND BB.

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

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, LOTS "R" THROUGH "O", INCLUSIVE, INDICATED AS "COMMON AREA", SAID COMMON AREA IS FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNS, LOT OWNERS, AND INVITEES, WITHIN THIS TRACT MAP.

BEAZER HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]  
JAMES PREWETT, AUTHORIZED SIGNATORY - WEST REGION

**BENEFICIARY**

CREDIT SUISSE AG, CAYMAN ISLANDS BRANCH, AS BENEFICIARY UNDER AN AMENDED AND RESTATED DEED OF TRUST RECORDED JANUARY 24, 2013 AS INSTRUMENT NO. 2013-0038583, AND MODIFIED BY DOCUMENT RECORDED OCTOBER 1, 2021 AS INSTRUMENT NO. 2021-586730, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CREDIT SUISSE AG, CAYMAN ISLANDS BRANCH

BY: FIRST AMERICAN TITLE INSURANCE COMPANY,  
AS AUTHORIZED AGENT BY LIMITED POWER OF ATTORNEY  
RECORDED MARCH 23, 2022 AS INSTRUMENT NO. 2022-0140442,  
OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY: [Signature]  
LORI WATHEAD  
TITLE: AUTHORIZED AGENT

**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 BEAZER HOMES ON APRIL 23, 2021. 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, 2025, AND THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 4-1-2022

[Signature]  
EDY P. ADKISON L.S. 5390

**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: 9/6/2022

CURTIS C. STEPHENS  
L.S. 7519  
CITY SURVEYOR

BY: [Signature]

**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 TRACT NO. 37626 APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON NOVEMBER 19, 2019 AND ANY APPROVED ALTERATIONS THEREOF; 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; THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THIS MAP ARE APPROVED; THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION ARE APPROVED; A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS ARE FILED WITH THE PUBLIC WORKS DEPARTMENT AND THE SAME ARE CHECKED AND APPROVED; AND ALL IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, OR 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: Sept. 6, 2022

GILBERT M. HERNANDEZ R.C.E. 69170  
EXPIRES 6-30-2024  
CITY ENGINEER

BY: [Signature]

**CITY CLERK'S CERTIFICATE**

RESOLVED: THIS MAP CONSISTING OF EIGHT (8) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 37626;

LOTS "A" THROUGH "O", INCLUSIVE ARE 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.

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

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO JURUPA AVENUE FROM LOTS 1, 4, 5, 8, 9, 50, 53, 54, LOTS R, S, T, U, V, AND BB, AND TO TYLER STREET FROM LOTS 30, 33, 34, 37, 38, 41, 42, 45, 46, 49, LOTS W, X, Y, Z, AA, AND BB ARE HEREBY ACCEPTED.

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 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: \_\_\_\_\_

**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 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED SEPTEMBER 7, 1949 IN BOOK 1107, PAGE 31 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

DATE: \_\_\_\_\_ TODD M. CORBIN,  
PUBLIC UTILITIES GENERAL MANAGER

BY: \_\_\_\_\_, DEPUTY

**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 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 LEIGHTON CONSULTING, INC. ON JULY 31, 2018 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

**NOTICE OF AIRPORT IN THE VICINITY**

THIS PROPERTY IS PRESENTLY LOCATED IN THE VICINITY OF AN AIRPORT, WITHIN WHAT IS KNOWN AS AN AIRPORT INFLUENCE AREA. FOR THAT REASON, THE PROPERTY MAY BE SUBJECT TO SOME OF THE ANNOYANCES OR INCONVENIENCES ASSOCIATED WITH PROXIMITY TO AIRPORT OPERATIONS (FOR EXAMPLE: NOISE, VIBRATION, OR ODORS). INDIVIDUAL SENSITIVITIES TO THOSE ANNOYANCES CAN VARY FROM PERSON TO PERSON. YOU MAY WISH TO CONSIDER WHAT AIRPORT ANNOYANCES, IF ANY, ARE ASSOCIATED WITH THE PROPERTY BEFORE YOU COMPLETE YOUR PURCHASE AND DETERMINE WHETHER THEY ARE ACCEPTABLE TO YOU. BUSINESS & PROFESSIONS CODE SECTION 11010(B)(13)(A)

**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: \_\_\_\_\_

**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 BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_, DEPUTY

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INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA  
LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2021

**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 } s.s.  
COUNTY OF Orange  
ON 4/10/2022 BEFORE ME, COURTNEY N. ZIOLKOWSKI, NOTARY PUBLIC, PERSONALLY  
APPEARED JAMES FRENCH

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

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

WITNESS MY HAND

PRINT NAME COURTNEY N. ZIOLKOWSKI  
SIGNATURE [Signature]  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2204004  
MY COMMISSION EXPIRES: 9/6/2025  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Orange

**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 Utah } s.s.  
COUNTY OF Salt Lake  
ON 4/10/22 BEFORE ME, STEPHANIE J DAVIS, NOTARY PUBLIC, PERSONALLY  
APPEARED LOAN WHITEHEAD  
ANTHONY'S AGENT

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

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

WITNESS MY HAND

PRINT NAME STEPHANIE J DAVIS  
SIGNATURE [Signature]  
NOTARY PUBLIC, STATE OF UT COMMISSION NO.: 710345  
MY COMMISSION EXPIRES: 01/31/2024  
COUNTY OF PRINCIPAL PLACE OF BUSINESS SALT LAKE

**TRACT NO. 37626**

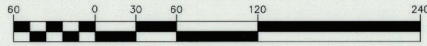
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LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

APRIL 2021

**adkan**  
**ENGINEERS**  
RIVERSIDE, CA



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

**BOUNDARY CONTROL & SHEET INDEX MAP****SURVEYOR'S NOTES****BASIS OF BEARINGS**

THE CENTERLINE OF JURUPA AVENUE BEING NORTH 59°57'44" WEST PER RECORD OF SURVEY ON FILE IN BOOK 126, PAGE 51, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

**MONUMENT NOTES**

- - INDICATES FOUND MONUMENT AS NOTED.
- - INDICATES FOUND 1" IP & LS 5390 TAG, FLUSH, PER RS 126/51.
- - INDICATES SET 1" IP & LS 5390 TAG, FLUSH, EXCEPT AS NOTED.

(R1) - INDICATES RECORD DATA PER RS 126/51.

(M) - INDICATES MEASURED DATA

SET 1" IP & LS 5390 TAG AT ALL SIDE AND REAR LOT CORNERS.  
SET NAIL & LS 5390 TAG IN TOP OF CURB AT ALL FRONT LOT CORNERS ON THE PROLONGATION OF THE SIDE LOT LINES AND AT BC'S & EC'S ON A LINE RADIAL TO PROPERTY LINE CURVE.

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

C.C.&R'S FOR THIS MAP RECORDED 20 AS DOC. NO. OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THIS TRACT CONTAINS 5.29 ACRES, MORE OR LESS.

**EASEMENT NOTES**

EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED SEPTEMBER 7, 1949 IN BOOK 1107, PAGE 31 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. EASEMENT IS BLANKET IN NATURE.

BLANKET P.U.E. OVER ALL OF LOTS 1 THROUGH 55, INCLUSIVE; AND A PUBLIC UTILITY EASEMENT OVER LOTS A THROUGH DO, INCLUSIVE DEDICATED HEREON.

**COURSE DATA: (FOR SHEET 3)**

- ① N2°18'49"E 37.43'(M)  
N2°21'24"E 37.42'(R1)
- ② Δ=1°08'46" R=1000.00' L=20.00'(M)  
Δ=1°08'36" R=1000.00' L=19.95'(R1)
- ③ N30°33'57"E 42.26'(M)  
N30°32'59"E 42.24'(R1)
- ④ N2°18'49"E 50.41'(M)  
N2°21'24"E 50.44'(R1)
- ⑤ N2°18'49"E 50.71'(M)  
N2°21'24"E 50.68'(R1)
- ⑥ N49°42'10"E 33.84'(M)  
N49°45'30"E 33.66'(R1)
- ⑦ N2°18'49"E 57.19'(M)  
N2°21'24"E 57.21'(R1)
- ⑧ N59°57'44"W 10.00'(R1&M)

**NOTICE OF AIRPORT IN THE VICINITY**

THIS PROPERTY IS PRESENTLY LOCATED IN THE VICINITY OF AN AIRPORT, WITHIN WHAT IS KNOWN AS AN AIRPORT INFLUENCE AREA. FOR THAT REASON, THE PROPERTY MAY BE SUBJECT TO SOME OF THE ANNOYANCES OR INCONVENIENCES ASSOCIATED WITH PROXIMITY TO AIRPORT OPERATIONS (FOR EXAMPLE: NOISE, VIBRATION, OR ODORS). INDIVIDUAL SENSITIVITIES TO THOSE ANNOYANCES CAN VARY FROM PERSON TO PERSON. YOU MAY WISH TO CONSIDER WHAT AIRPORT ANNOYANCES, IF ANY, ARE ASSOCIATED WITH THE PROPERTY BEFORE YOU COMPLETE YOUR PURCHASE AND DETERMINE WHETHER THEY ARE ACCEPTABLE TO YOU. BUSINESS & PROFESSIONS CODE SECTION 11010 (B)(13)(A)

## TRACT NO. 37626

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**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2021

SEE SHEET 3 FOR EASEMENT NOTES



JURUPA AVENUE

## SURVEYOR'S NOTES

SHEET 4 OF 8 SHEETS

## BASIS OF BEARINGS

THE CENTERLINE OF JURUPA AVENUE BEING NORTH 59°57'44" WEST  
PER RECORD OF SURVEY ON FILE IN BOOK 126, PAGE 51, RECORDS OF  
RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

## MONUMENT NOTES

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RADIAL TO PROPERTY LINE CURVE.

/// - INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED

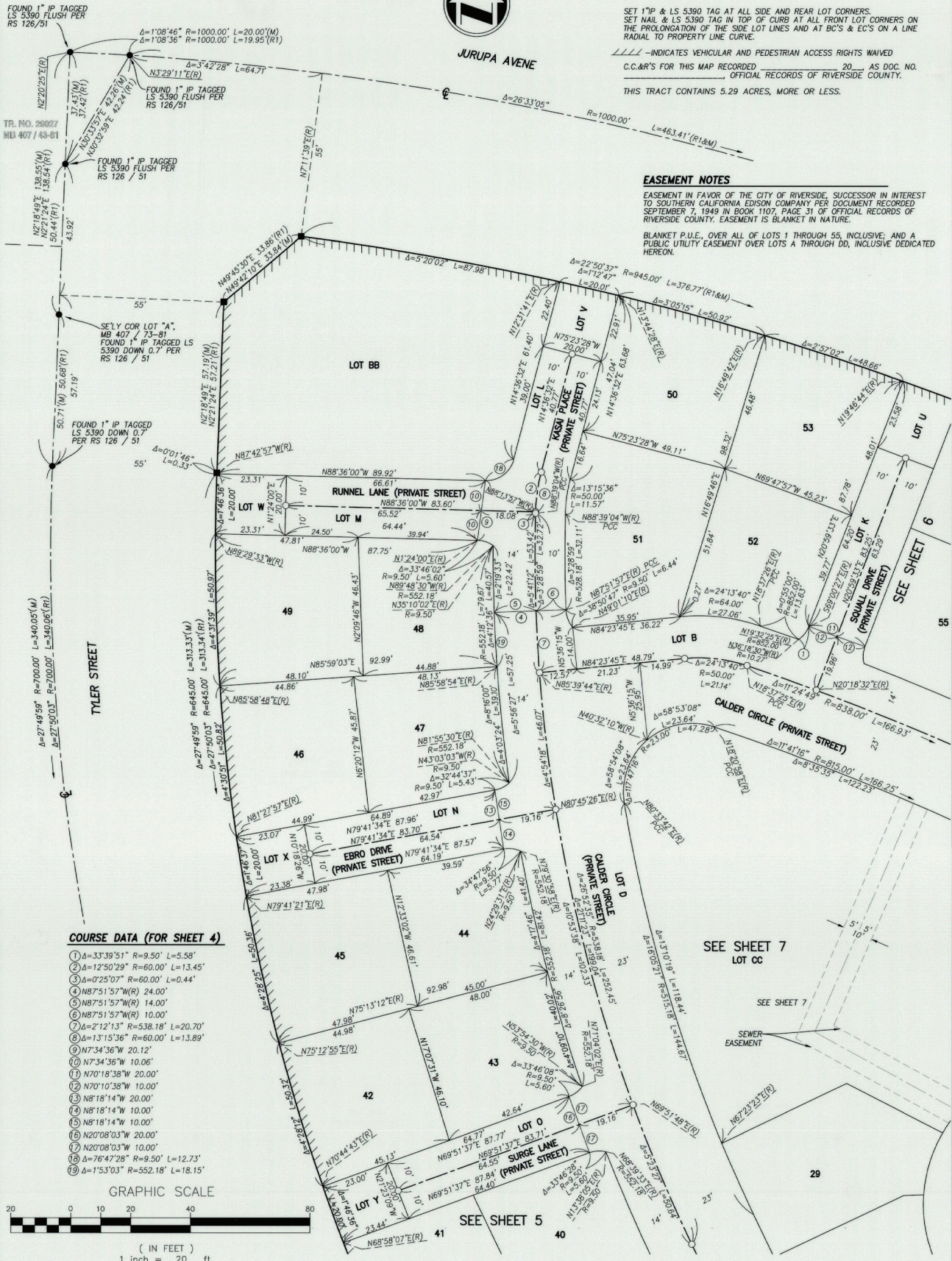
C.C.&R'S FOR THIS MAP RECORDED 20... AS DOC. NO. ...  
OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THIS TRACT CONTAINS 5.29 ACRES, MORE OR LESS.

## EASEMENT NOTES

EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST  
TO SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED  
SEPTEMBER 7, 1949 IN BOOK 1107, PAGE 31 OF OFFICIAL RECORDS OF  
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BLANKET P.U.E., OVER ALL OF LOTS 1 THROUGH 55, INCLUSIVE; AND A  
PUBLIC UTILITY EASEMENT OVER LOTS A THROUGH DD, INCLUSIVE DEDICATED  
HEREON.

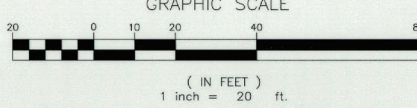


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APRIL 2021

**adkan**  
ENGINEERS  
RIVERSIDE, CA

SEE SHEET 3 FOR EASEMENT NOTES



## SURVEYOR'S NOTES

### BASIS OF BEARINGS

THE CENTERLINE OF JURUPA AVENUE BEING NORTH 59°57'44" WEST  
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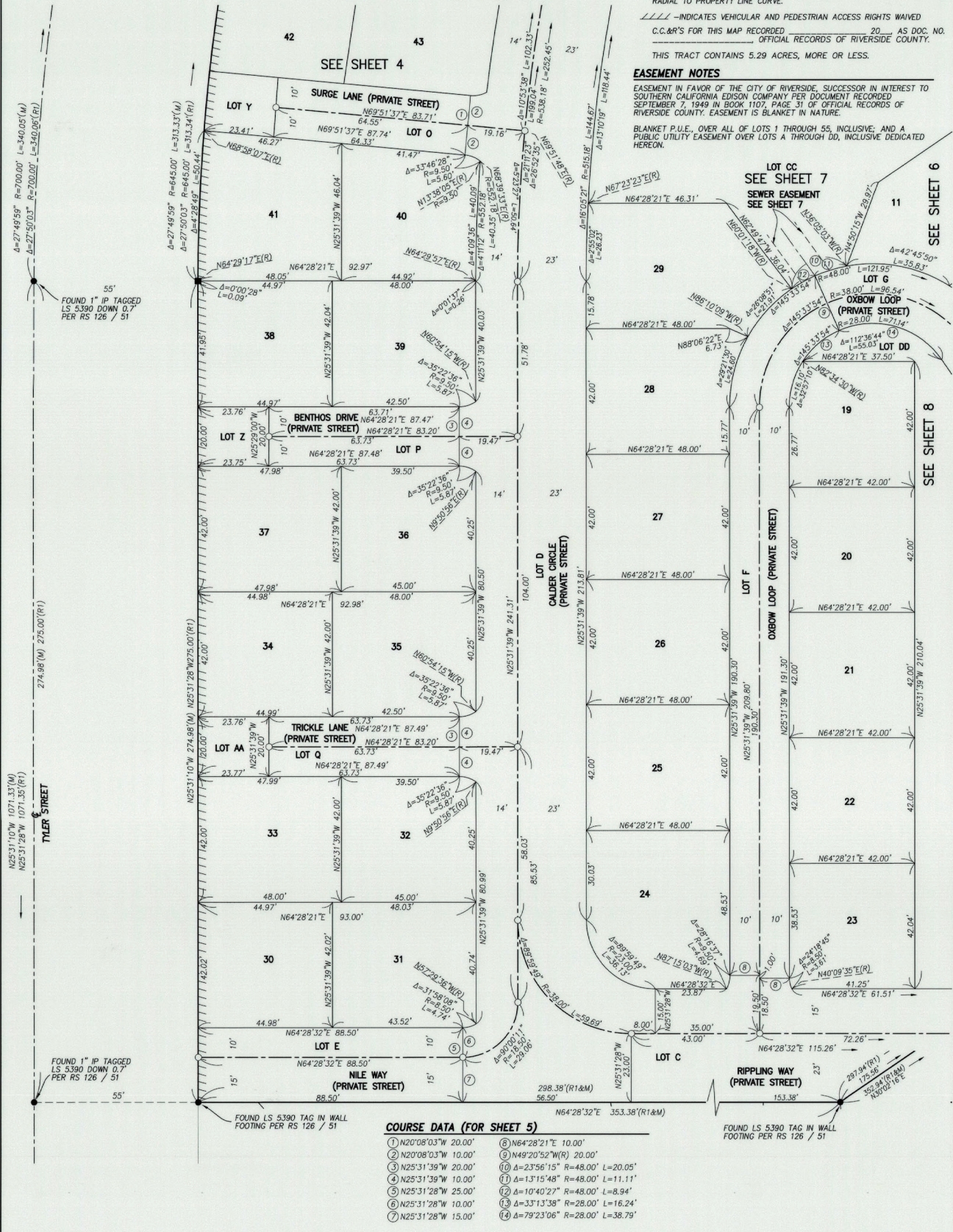
C.C.&R'S FOR THIS MAP RECORDED IN BOOK 20, AS DOC. NO.

OFFICIAL RECORDS OF RIVERSIDE COUNTY.  
THIS TRACT CONTAINS 5.29 ACRES, MORE OR LESS.

## EASEMENT NOTES

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HEREON.



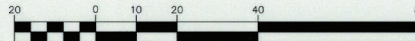
**TRACT NO. 37626**

BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 6, LOT "A" (OHIO AVENUE), AND LOT "C", (JURUPA AVENUE) OF THE BIXMILL TRACT PER MAP RECORDED IN BOOK 16, PAGES 28 THROUGH 30, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2021

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

SHEET 6 OF 8 SHEETS

**SURVEYOR'S NOTES****BASIS OF BEARINGS**

THE CENTERLINE OF JURUPA AVENUE BEING NORTH 59°57'44" WEST PER RECORD OF SURVEY ON FILE IN BOOK 126, PAGE 51, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

**MONUMENT NOTES**

- - INDICATES FOUND MONUMENT AS NOTED.
- - INDICATES FOUND 1"IP & LS 5390 TAG, FLUSH, PER RS 126/51.
- - INDICATES SET 1"IP & LS 5390 TAG, FLUSH, EXCEPT AS NOTED.
- (R1) - INDICATES RECORD DATA PER RS 126/51.
- (M) - INDICATES MEASURED DATA

SET 1"IP & LS 5390 TAG AT ALL SIDE AND REAR LOT CORNERS. SET NAIL & LS 5390 TAG IN TOP OF CURB AT ALL FRONT LOT CORNERS ON THE PROLONGATION OF THE SIDE LOT LINES AND AT B'S & E'S ON A LINE RADIAL TO PROPERTY LINE CURVE.

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

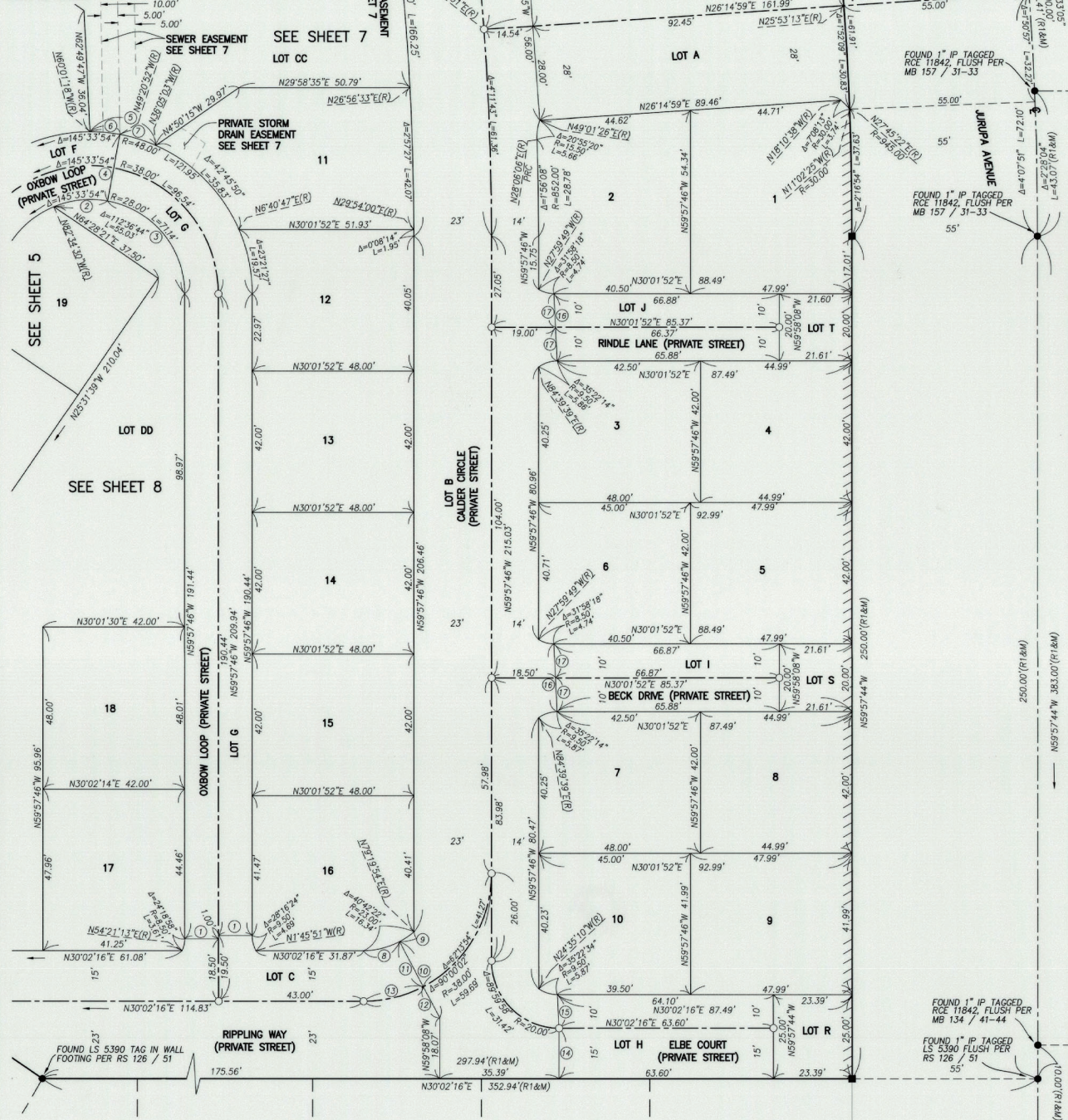
C.C.&R'S FOR THIS MAP RECORDED IN BOOK 20, AS DOC. NO. 2019-001, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THIS TRACT CONTAINS 5.29 ACRES, MORE OR LESS.

**EASEMENT NOTES**

EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED SEPTEMBER 7, 1949 IN BOOK 1107, PAGE 31 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, EASEMENT IS BLANKET IN NATURE.

BLANKET P.U.E. OVER ALL OF LOTS 1 THROUGH 55, INCLUSIVE; AND A PUBLIC UTILITY EASEMENT OVER LOTS A THROUGH DD, INCLUSIVE DEDICATED HEREON.



**TRACT NO. 37626**

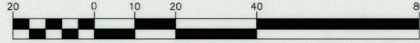
BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 6, LOT "A" (OHIO AVENUE), AND LOT "C", (JURUPA AVENUE) OF THE BIXMILL TRACT PER MAP RECORDED IN BOOK 16, PAGES 28 THROUGH 30, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

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APRIL 2021



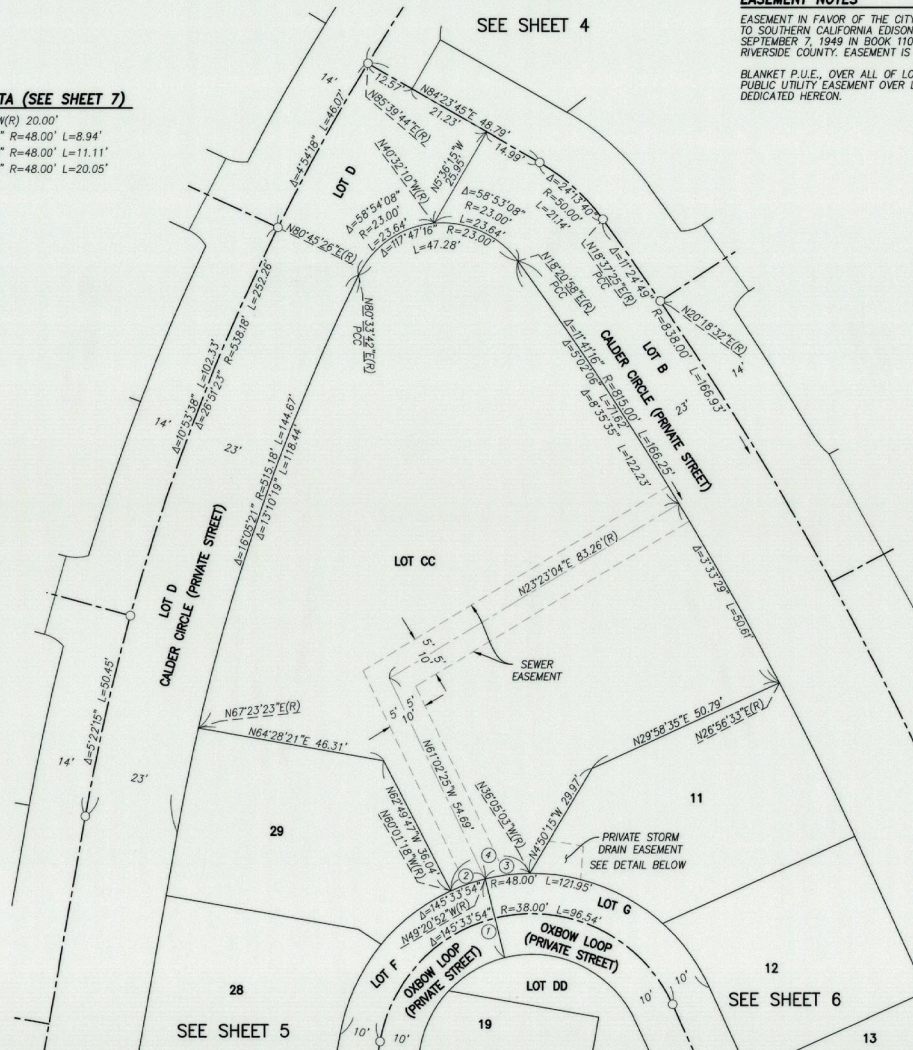
GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

**COURSE DATA (SEE SHEET 7)**

- ① N49°20'52"W(R) 20.00'
- ② Δ=10°40'27" R=48.00' L=8.94'
- ③ Δ=13°15'48" R=48.00' L=11.11'
- ④ Δ=23°56'15" R=48.00' L=20.05'

**SURVEYOR'S NOTES****BASIS OF BEARINGS**

THE CENTERLINE OF JURUPA AVENUE BEING NORTH 59°57'44" WEST PER RECORD OF SURVEY ON FILE IN BOOK 126, PAGE 51, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

**MONUMENT NOTES**

- -INDICATES FOUND MONUMENT AS NOTED.
- -INDICATES FOUND 1"IP & LS 5390 TAG, FLUSH, PER RS 126/51.
- -INDICATES SET 1"IP & LS 5390 TAG, FLUSH, EXCEPT AS NOTED.

(R1) -INDICATES RECORD DATA PER RS 126/51.

(M) -INDICATES MEASURED DATA

SET 1"IP & LS 5390 TAG AT ALL SIDE AND REAR LOT CORNERS.  
SET NAIL & LS 5390 TAG IN TOP OF CURB AT ALL FRONT LOT CORNERS ON THE PROLONGATION OF THE SIDE LOT LINES AND AT BC'S & EC'S ON A LINE RADIAL TO PROPERTY LINE CURVE.

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

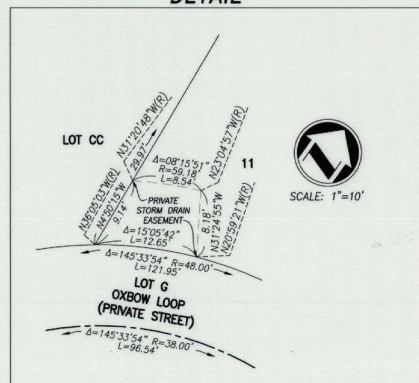
C.C.&R'S FOR THIS MAP RECORDED \_\_\_\_\_ 20\_\_\_\_ AS DOC. NO. \_\_\_\_\_ OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THIS TRACT CONTAINS 5.29 ACRES, MORE OR LESS.

**EASEMENT NOTES**

EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED SEPTEMBER 7, 1949 IN BOOK 1107, PAGE 31 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. EASEMENT IS BLANKET IN NATURE.

BLANKET P.U.E., OVER ALL OF LOTS 1 THROUGH 55, INCLUSIVE; AND A PUBLIC UTILITY EASEMENT OVER LOTS A THROUGH DD, INCLUSIVE DEDICATED HEREON.

**DETAIL**

# TRACT NO. 37626

SHEET 8 OF 8 SHEETS

BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 6, LOT "A" (OHIO AVENUE), AND LOT "C",  
(JURUPA AVENUE) OF THE BIXMILL TRACT PER MAP RECORDED IN BOOK 16, PAGES 28 THROUGH 30,  
INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA  
LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

APRIL 2021

## SURVEYOR'S NOTES

**BASIS OF BEARINGS**  
THE CENTERLINE OF JURUPA AVENUE BEING NORTH 59°57'44" WEST  
PER RECORD OF SURVEY ON FILE IN BOOK 126, PAGE 51, RECORDS OF  
RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

## MONUMENT NOTES

- - INDICATES FOUND MONUMENT AS NOTED.
- - INDICATES FOUND 1" P & LS 5390 TAG, FLUSH, PER RS 126/51.
- - INDICATES SET 1" P & LS 5390 TAG, FLUSH, EXCEPT AS NOTED.

(R1) - INDICATES RECORD DATA PER RS 126/51.

(M) - INDICATES MEASURED DATA

SET 1" P & LS 5390 TAG AT ALL SIDE AND REAR LOT CORNERS.  
SET NAIL & LS 5390 TAG IN TOP OF CURB AT ALL FRONT LOT CORNERS ON  
THE PROLONGATION OF THE SIDE LOT LINES AND AT BC'S & EC'S ON A LINE  
RADIAL TO PROPERTY LINE CURVE.

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

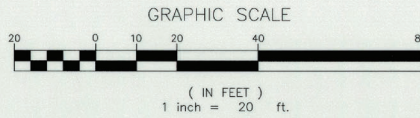
C.C.&R'S FOR THIS MAP RECORDED 20 AS DOC. NO.  
OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THIS TRACT CONTAINS 5.29 ACRES, MORE OR LESS.

## EASEMENT NOTES

EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO  
SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED  
SEPTEMBER 7, 1949 IN BOOK 1107, PAGE 31 OF OFFICIAL RECORDS OF  
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BLANKET P.U.E., OVER ALL OF LOTS 1 THROUGH 55, INCLUSIVE; AND A  
PUBLIC UTILITY EASEMENT OVER LOTS A THROUGH DD, INCLUSIVE DEDICATED  
HEREON.



## COURSE DATA (SEE SHEET 8)

- ① N49°20'52"W(R) 20.00'
- ② Δ=33°13'38" R=28.00' L=16.24'
- ③ Δ=79°23'06" R=28.00' L=38.79'

