

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

PARCEL MAP NO. 37915

THOSE PORTIONS OF LOTS 277, 277A, 277B, 278, 278A, 278B, LOT "M"(VACATED) AND LOT "N"(VACATED) OF  
CAMP ANZA SUBDIVISION NO. 1, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 22 PAGES 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER  
OF SAID COUNTY. RANCHO LA SIERRA - SUPULVEDA, PROTRACTED SECTION1, T3S, R6W.

TAIT & ASSOCIATES, INC.  
SANTA ANA, CA  
AUGUST 5, 2020

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

SUBDIVISION GUARANTEE: CHICAGO 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; 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 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. THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR PUBLIC UTILITIES AND  
RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP  
OF CAMP ANZA SUBDIVISION NO. 1 RECORDED BOOK 22, PAGE 81 OF TRACT MAPS, RIVERSIDE  
COUNTY.
2. THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR PUBLIC UTILITY PURPOSES  
RECORDED MAY 19, 1959 AS INSTRUMENT NO. 43071, IN BOOK 2474, PAGE 453 OF OFFICIAL  
RECORDS, RIVERSIDE COUNTY.
3. THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THAT CERTAIN EASEMENT GRANTED TO  
SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRIC LINE, CONSISTING OF POLES,  
NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND  
APPLIANCES RECORDED OCTOBER 21, 1959 AS INSTRUMENT NO. 90125, IN BOOK 2566, PAGE 542  
OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
4. THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THAT CERTAIN EASEMENT GRANTED TO  
LA GRANADA WATER COMPANY, A CORPORATION FOR WATER TRANSMISSION AND  
DISTRIBUTION FACILITIES AND LINES RECORDED JANUARY 5, 1960 AS INSTRUMENT NO. 537, IN  
BOOK 2609, PAGE 449 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
5. THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THAT CERTAIN EASEMENT GRANTED TO  
SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRIC LINE, CONSISTING OF POLES,  
NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND  
APPLIANCES RECORDED AUGUST 24, 1960 AS INSTRUMENT NO. 74707, IN BOOK 2755, PAGE 81 OF  
OFFICIAL RECORDS, RIVERSIDE COUNTY.
6. THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THAT CERTAIN EASEMENT GRANTED TO  
SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRIC LINE, CONSISTING OF POLES,  
NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND  
APPLIANCES RECORDED FEBRUARY 8, 1961 AS INSTRUMENT NO. 11038, IN BOOK 2846, PAGE 156  
OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
7. THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THAT CERTAIN EASEMENT GRANTED TO  
SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRIC LINE, CONSISTING OF POLES,  
NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND  
APPLIANCES RECORDED MAY 31, 1962 AS INSTRUMENT NO. 50917, IN BOOK 3151, PAGE 368 OF  
OFFICIAL RECORDS, RIVERSIDE COUNTY.
8. THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR ELECTRIC ENERGY  
DISTRIBUTION AND TELECOMMUNICATION FACILITIES, TOGETHER WITH ALL NECESSARY  
APPURTENANCES RECORDED APRIL 9, 2008 AS INSTRUMENT NO. 2008-0175397 OF OFFICIAL  
RECORDS, RIVERSIDE COUNTY.

OWNER: HW RIVERSIDE ARLINGTON LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

BENEFICIARY

KEYBANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS BENEFICIARY OF  
DEED OF TRUST RECORDED JANUARY 30, 2020 AS DOCUMENT NO. 2020-0047487 OF OFFICIAL  
RECORDS OF RIVERSIDE COUNTY.

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

CITY ENGINEER'S CERTIFICATE

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. 37915, APPROVED BY THE COMMUNITY ECONOMIC & DEVELOPMENT DIRECTOR ON  
OCTOBER 29, 2021 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: \_\_\_\_\_ GILBERT M. HERNANDEZ  
RCE 69170 LIC. EXP. 6/30/24  
CITY ENGINEER

BY: \_\_\_\_\_



CITY CLERK'S CERTIFICATE

RESOLVED: THIS MAP CONSISTING OF 4 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE  
FINAL MAP OF PARCEL MAP 37915.

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

1. THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR PUBLIC UTILITIES AND  
RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP  
OF CAMP ANZA SUBDIVISION NO. 1 RECORDED BOOK 22, PAGE 81 OF TRACT MAPS, RIVERSIDE  
COUNTY.
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PURPOSES RECORDED MAY 19, 1959 AS INSTRUMENT NO. 43071, IN BOOK 2474, PAGE 453 OF  
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NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND  
APPLIANCES RECORDED OCTOBER 21, 1959 AS INSTRUMENT NO. 90125, IN BOOK 2566, PAGE  
542 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
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DISTRIBUTION FACILITIES AND LINES RECORDED JANUARY 5, 1960 AS INSTRUMENT NO. 537, IN  
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156 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
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8. THAT CERTAIN EASEMENT GRANTED TO THE CITY OF RIVERSIDE FOR ELECTRIC ENERGY  
DISTRIBUTION AND TELECOMMUNICATION FACILITIES, TOGETHER WITH ALL NECESSARY  
APPURTENANCES RECORDED APRIL 9, 2008 AS INSTRUMENT NO. 2008-0175397 OF OFFICIAL  
RECORDS, RIVERSIDE COUNTY.

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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF  
THE CITY OF RIVERSIDE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DONESIA GAUGE  
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: \_\_\_\_\_

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 HW RIVERSIDE ARLINGTON LLC, A COLORADO LIMITED LIABILITY COMPANY, ON MAY  
16, 2019. 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 MARCH 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.

\_\_\_\_\_  
MICHAEL FURLONG, P.L.S. 8899 DATE



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  
L.S. 7519 LIC. EXP. 12/31/23  
CITY SURVEYOR

BY: \_\_\_\_\_



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

PARCEL MAP NO. 37915

THOSE PORTIONS OF LOTS 277, 277A, 277B, 278, 278A, 278B, LOT "M"(VACATED) AND LOT "N"(VACATED) OF  
CAMP ANZA SUBDIVISION NO. 1, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 22 PAGES 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER  
OF SAID COUNTY, RANCHO LA SIERRA - SUPULVEDA, PROTRACTED SECTION1, T3S, R6W.

TAIT & ASSOCIATES, INC. AUGUST 5, 2020  
SANTA ANA, CA

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 \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, 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 \_\_\_\_\_  
NAME PRINTED \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ 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 \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, 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 \_\_\_\_\_  
NAME PRINTED \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

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  
MATHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_, 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 \$ \_\_\_\_\_.

DATE: \_\_\_\_\_, 20 \_\_\_\_

MATHEW JENNINGS  
COUNTY TAX COLLECTOR

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

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:

RECIPROCAL EASEMENT AGREEMENT EXECUTED BY PALM SPRINGS OIL CO., A CALIFORNIA  
CORPORATION, SUCCESSOR IN INTEREST TO OASIS PETRO ENERGY CORPORATION AND THE  
ARLINGTON RIVERSIDE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, SUCCESSORS IN  
INTEREST TO ARLINGTON PLAZA PROPERTIES RECORDED MAY 23, 1983 AS INSTRUMENT NO.  
100422 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS NOT PREPARED FOR THIS SUBDIVISION. A PRELIMINARY  
SOILS REPORT AND FINAL COMPACTION REPORT MAY BE REQUIRED PRIOR THE THE ISSUANCE OF  
A GRADING PERMIT OR BUILDING PERMIT FOR THE PARCELS SHOWN HEREON.

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.

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO RIVERSIDE WATER COMPANY, A  
CORPORATION, HOLDER OF AN EASEMENT FOR WATER PIPES, DITCHES AND OTHER CONDUITS  
RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 294 AND IN BOOK 42, PAGE 296 BOTH OF DEEDS,  
SAN BERNARDINO COUNTY. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT  
DISCLOSED OF RECORD.)

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO LA SIERRA HEIGHTS WATER COMPANY, A  
DEFUNCT CORPORATION, HOLDER OF AN EASEMENT FOR WATER DITCHES, CANALS, PIPE LINES,  
FLUMES RECORDED MAY 17, 1911 IN BOOK 327, PAGE 227 AND RECORDED DECEMBER 6, 1911 IN  
BOOK 341, PAGE 167 BOTH OF DEEDS, RECORDS OF RIVERSIDE COUNTY. (THE EXACT LOCATION  
AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO TWIN BUTTES WATER COMPANY, HOLDER  
OF AN EASEMENT FOR WATER DITCHES, CANALS, PIPE LINES, FLUMES AND CONDUITS RECORDED  
AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. (THE  
EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO ARLINGTON MUTUAL WATER COMPANY,  
HOLDER OF AN EASEMENT FOR PIPES, POLES AND CONDUITS RECORDED FEBRUARY 13, 1925 IN  
BOOK 629, PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. (THE EXACT LOCATION AND  
EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO ARLINGTON UTILITY COMPANY, A  
CORPORATION, HOLDER OF AN EASEMENT FOR SANITARY SEWER LINES RECORDED FEBRUARY  
28, 1962 AS INSTRUMENT NO. 18590, IN BOOK 3087, PAGE 28 OF OFFICIAL RECORDS, RIVERSIDE  
COUNTY.

TODD M. CORBIN,  
PUBLIC UTILITIES GENERAL MANAGER

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_



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

# PARCEL MAP NO. 37915

THOSE PORTIONS OF LOTS 277, 277A, 277B, 278, 278A, 278B, LOT "M"(VACATED) AND LOT "N"(VACATED) OF  
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AS PER MAP RECORDED IN BOOK 22 PAGES 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER  
OF SAID COUNTY, RANCHO LA SIERRA - SUPULVEDA, PROTRACTED SECTION1, T3S, R6W.

TAIT & ASSOCIATES, INC.  
SANTA ANA, CA

AUGUST 5, 2020

FOUND PUNCHED 3" BRASS  
DISK STAMPED "SECOND ORDER  
SURVEY CONTROL-CITY OF  
RIVERSIDE-DEPT. OF PUBLIC  
WORKS-ENGINEERING  
DIVISION-SURVEY SECTION G3D"  
IN MONUMENT WELL. LID IS  
DOWN 1.2', ACCEPTED AS PI.  
CENTERLINE ARLINGTON AVE.  
PER CITY TIE 457.

S.N.F. ESTABLISHED  
BY INTERSECTION

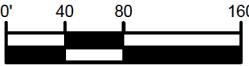
$\Delta=46^{\circ}58'25"$   
R=20.00'  
L=16.40'

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	84° 20' 14"	47.84	32.50

LINE TABLE		
NUMBER	BEARING	LENGTH
L1	N6° 50' 49"E	62.83
L2	N6° 50' 49"E	59.92
L3	N89° 42' 00"W	50.00
L4	N89° 28' 34"W	50.00
L5	N0° 18' 00"E	44.00
L6	N0° 31' 26"E	44.00
L7	N89° 29' 30"W	33.00
L8	N89° 29' 30"W	33.00



GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.

GRANT OF EASEMENT  
RECORDED 5/14/2007 AS  
DOC. #2007-0319345

FOUND 1 1/4" IRON  
PIPE, NO TAG, PER  
R9, DOWN 0.7'

FOUND BRASS DISK  
W/ PUNCH MARK  
DOWN 1.5' IN WELL  
PER CITY TIES #13682

(2511.19'R9,R12)

FOUND 1" IRON PIPE WITH  
PLASTIC PLUG "ILLEGIBLE",  
DOWN 1.0', ACCEPTED AS 1"  
I.P. W/PLASTIC PLUG R.C.E.  
23323 IN UNCAPPED WELL  
PER R7

GRANT DEED, REC. 10/14/89  
INSTRUMENT NO. 213737  
OF OFFICIAL RECORDS.

## SURVEYOR'S NOTES

BASIS OF BEARINGS BEING THE CENTERLINE  
OF VAN BUREN BOULEVARD BEING NORTH  
0°18'00" EAST PER PARCEL MAP 13084 P.M.B.  
66/13-14.

● INDICATES FOUND MONUMENT AS  
NOTED

○ INDICATES SET 1" IRON PIPE TAGGED  
"PLS 8899" IN SOIL, FLUSH, SET SPIKE  
AND WASHER STAMPED "PLS 8899" IN  
ASPHALT OR SET LEAD AND TACK  
TAGGED "PLS 8899" IN CONCRETE, AS  
APPROPRIATE, UNLESS OTHERWISE  
NOTED.

S.N.F. = SEARCHED, NOTHING FOUND

( ) INDICATES RECORD DATA PER R#

R1 PARCEL MAP 13804, P.M.B. 66/13-14

R1A DEED DISTANCES PER DOCUMENT NO.  
2020-0047486, RECORDED 01/20/20, O.R.

R1B INSTRUMFNT NO 64097, REC.O.R.D.F.D  
07/24/1959, O.R.

R1C INSTRUMENT IN BK. 2465, PG. 219,  
RECORDED 05/05/1959, O.R.

R1D PARCEL MAP 8497, P.M.B. 30/38-40

R2 CAMP ANZA SUBDIVISION NO. 1, M.B.  
22/81-82

R3 P.M.B. 4/19

R4 R.S.B. 15/39

R5 R.S.B. 60/11-14

R6 TRACT NO. 5002, M.B. 84/18-19

R7 R.S.B. 145/36

R8 P.M.B. 7/23

R9 P.M.B. 14/28

R10 P.M.B. 4/24

R11 PARCEL MAP NO. 17533, P.M.B.  
100/14-15

R12 P.M.B. 10/11

FOUND 3/4" IRON  
PIPE, PER R1,  
CANNOT READ TAG  
PIPE LIES UNDER  
CURB, (S21°06'08"E  
0.10' FROM CORNER,  
APPEARS TO BE  
DISTURBED)

S.N.F. ESTABLISHED  
BY INTERSECTION

FOUND 1" IRON PIPE NO  
TAG, DOWN 0.5', ACCEPTED  
AS 1" IP W/PLASTIC PLUG  
LS 3018 PER CITY TIES  
#6442 & 9687, SET TAG  
LS 8899"

PHILBIN AVENUE

WARREN STREET

MONTGOMERY STREET

FOUND 1 1/4"  
COPPERWELD WITH  
PUNCH MARK  
"ILLEGIBLE" PER CR  
17-0546, DOWN 0.4'

FOUND MAG NAIL AND WASHER  
STAMPED "RIVERSIDE CITY  
SURVEYOR" PER CR 17-0546,  
FLUSH

GRANT DEED REC 9/4/81  
INSTRUMENT NO. 169240  
OF OFFICIAL RECORDS.

FOUND 3/4" IRON  
PIPE, PER R1,  
CANNOT READ TAG  
PIPE LIES UNDER  
MOW STRIP,  
(S28°11'41"W 0.23'  
FROM CORNER,  
APPEARS TO BE  
DISTURBED)

CYPRESS AVENUE

VAN BUREN BOULEVARD

PARCEL 1  
BLANKET P.U.E.

PARCEL 4  
BLANKET P.U.E.

PARCEL 3  
BLANKET P.U.E.

PARCEL 2  
BLANKET P.U.E.

PARCEL 1  
P.M. 13804

PARCEL 5  
BLANKET P.U.E.

PARCEL 6  
BLANKET P.U.E.

PARCEL 7  
BLANKET P.U.E.

HAROLD AVENUE

ARLINGTON AVENUE

AIRPORT DRIVE

MONROE STREET

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

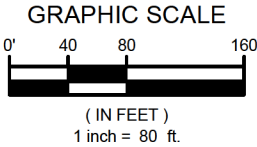
PARCEL MAP NO. 37915

THOSE PORTIONS OF LOTS 277, 277A, 277B, 278, 278A, 278B, LOT "M"(VACATED) AND LOT "N"(VACATED) OF  
CAMP ANZA SUBDIVISION NO. 1, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 22 PAGES 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER  
OF SAID COUNTY, RANCHO LA SIERRA - SUPULVEDA, PROTRACTED SECTION1, T3S, R6W.

TAIT & ASSOCIATES, INC.  
SANTA ANA, CA

AUGUST 5, 2020

N



EASEMENT NOTES

- ① EASEMENT(S) IN FAVOR OF RIVERSIDE WATER COMPANY, A CORPORATION FOR WATER PIPES, DITCHES AND OTHER CONDUITS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 294 AND IN BOOK 42, PAGE 296 BOTH OF DEEDS, SAN BERNARDINO COUNTY. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)
- ② EASEMENT(S) LA SIERRA HEIGHTS WATER COMPANY, A CORPORATION FOR WATER DITCHES, CANALS, PIPE LINES, FLUMES AND CONDUITS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED MAY 17, 1911 IN BOOK 327, PAGE 227 AND RECORDED DECEMBER 6, 1911 IN BOOK 341, PAGE 167 BOTH OF DEEDS. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)
- ③ EASEMENT(S) IN FAVOR OF TWIN BUTTES WATER COMPANY FOR WATER DITCHES, CANALS, PIPE LINES, FLUMES AND CONDUITS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)
- ④ EASEMENT(S) IN FAVOR OF ARLINGTON MUTUAL WATER COMPANY FOR PIPES, POLES AND CONDUITS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED FEBRUARY 13, 1925 IN BOOK 629, PAGE 218 OF DEEDS. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.)
- ⑬ EASEMENT(S) IN FAVOR OF ARLINGTON UTILITY COMPANY, A CORPORATION FOR SANITARY SEWER LINES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED FEBRUARY 28, 1962 AS INSTRUMENT NO. 18590, IN BOOK 3087, PAGE 28 OF OFFICIAL RECORDS.
- ⑭ EASEMENT(S) IN FAVOR OF CITY OF RIVERSIDE, A MUNICIPAL CORPORATION FOR SANITARY SEWER AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED APRIL 27, 1962 AS INSTRUMENT NO. 39220, IN BOOK 3128, PAGE 134 OF OFFICIAL RECORDS.
- ⑯ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED RECIPROCAL EASEMENT AGREEMENT EXECUTED BY PALM SPRINGS OIL CO., A CALIFORNIA CORPORATION, SUCCESSOR IN INTEREST TO OASIS PETRO ENERGY CORPORATION AND THE ARLINGTON RIVERSIDE ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP, SUCCESSORS IN INTEREST TO ARLINGTON PLAZA PROPERTIES RECORDED MAY 23, 1983 AS INSTRUMENT NO. 100422 OF OFFICIAL RECORDS. (BLANKET IN NATURE.)
- ⑱ EASEMENT(S) IN FAVOR OF CITY OF RIVERSIDE FOR AVIGATION AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED NOVEMBER 25, 2003 AS INSTRUMENT NO. 2003-928357 OF OFFICIAL RECORDS. (BLANKET IN NATURE, AFFECTS A PORTION OF THE PROPERTY BEING SUBDIVIDED. DOES NOT INCLUDE THE NORTHEAST 161.61' x 145.00', A PORTION OF PARCEL 6 AND 7.)

