

PARCEL MAP NO. 38280

BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON LOT LINE ADJUSTMENT NO. LL-P06-1026, RECORDED SEPTEMBER 28, 2006 AS INSTRUMENT NO. 2006-071781/8 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SECTION 18, TOWNSHIP 2, SOUTH RANGE 4 WEST
DENNIS C. FARNSWORTH R.C.E. 31653 MAY, 2022
ONTARIO, CALIFORNIA

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER, COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT, OF WHOM THIS CERTIFICATE IS ATTACHED, AND NOT THE VALIDITY OR CORRECTNESS OF THE CONTENTS OF THE DOCUMENT.

STATE OF California } SS

COUNTY OF Los Angeles

ON March 14, 2023 BEFORE ME, Nancy Farnsworth, A NOTARY PUBLIC, PERSONALLY APPEARED John H. Berman, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON TO WHOM HE/ SHE/ THEY EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS/ HER/ THEIR SIGNATURE/S ON THE INSTRUMENT THE PERSON/S 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 AND OFFICIAL SEAL:

SIGNATURE Nancy F

PRINTED NAME: Nancy Farnsworth

MY COMMISSION NUMBER: 24210071

MY COMMISSION EXPIRES: Dec. 5, 2024

MY PRINCIPAL PLACE OF BUSINESS IS IN Claremont, California COUNTY.

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 VALIDITY OR CORRECTNESS OF THE CONTENTS OF THE DOCUMENT.

STATE OF California } SS

COUNTY OF San Luis Obispo

ON April 3, 2023 BEFORE ME, Monica Oliva, A NOTARY PUBLIC, PERSONALLY APPEARED Emerson Berman, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON/S WHOSE NAME IS/ ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/ SHE/ THEY EXECUTED THE SAME IN HIS AUTHORIZED CAPACITIES, AND THAT BY HIS/ HER/ THEIR SIGNATURE/S ON THE INSTRUMENT THE PERSON/S 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 AND OFFICIAL SEAL:

SIGNATURE Monica Oliva

PRINTED NAME: Monica Oliva

MY COMMISSION NUMBER: 3413538

MY COMMISSION EXPIRES: Aug. 23, 2024

MY PRINCIPAL PLACE OF BUSINESS IS IN San Luis Obispo COUNTY.

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, CALIFORNIA, THE NECESSARY EASEMENTS 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: _____ 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:

1. THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS INSTRUMENT NO. 1981 AS INSTRUMENT NO. 10063 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
2. THE CITY OF RIVERSIDE, FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 28, 2003 AS INSTRUMENT NO. 2003-609427 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
3. THE CITY OF RIVERSIDE, FOR ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 17, 2015 AS INSTRUMENT NO. 2005-0191060 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

DATE: _____ BY: _____

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

SHEET 3 OF 3 SHEETS

PARCEL MAP NO. 38280

BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON LOT LINE ADJUSTMENT NO. LL-P06-1026, RECORDED SEPTEMBER 28, 2006 AS INSTRUMENT NO. 2006-0717818 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SECTION 18, TOWNSHIP 2, SOUTH RANGE 4 WEST
DENNIS C. FARNSWORTH R.C.E. 31653 MAY, 2022
ONTARIO, CALIFORNIA

EXISTING EASEMENT NOTES:

- AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 1, 1991 AS INSTRUMENT NO. 1033483 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 28, 2006 AS INSTRUMENT NO. 2006-605427 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, FOR ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 17, 2006 AS INSTRUMENT NO. 2006-0191395 OF OFFICIAL RECORDS.
- RIGHT-OF-WAY EASEMENT, CROSS-PARCEL DRAINAGE EASEMENT AND UTILITY SERVICE EASEMENT RECORDED NOVEMBER 17, 2008 AS INSTRUMENT NO. 2008-0853444 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA. (BLANKET IN NATURE)

EASEMENT NOTES:

- 15' RECIPROCAL ACCESS EASEMENT.
- 13' RECIPROCAL ACCESS EASEMENT.
- 13' RECIPROCAL ACCESS EASEMENT.
- 26' RECIPROCAL ACCESS EASEMENT.
- 10' SEWER EASEMENT.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 89°28'42" W	13.00'
L2	N 00°57'59" E	54.00'
L3	N 00°57'59" E	11.00'
L4	N 00°57'59" E	11.00'
L5	N 89°02'08" W	271.29'
L6	(N 89°02'08" W)	[271.29']
L6	(N 00°57'54" E)	(5.27' R&M)

SURVEYOR'S NOTES

MONUMENT NOTES:

- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES SET 1" LP. WITH TAG STAMPED RCE 31653, UNLESS OTHERWISE NOTED.
- INDICATES SET LEAD AND TAG STAMPED "RCE 31653" IN CONCRETE.

RECORD REFERENCES:

- () INDICATES RECORD DATA PER R.S. 136/40.
- [] INDICATES RECORD DATA PER LL-P06-1026, RECORDED 9/28/2006, DOCUMENT NO. 2006-0717818.
- [] INDICATES RECORD DATA PER R.S. 86/28-29.
- [()] INDICATES RECORD DATA PER CERTIFICATE OF COMPLIANCE RECORDED 6/28/1991, DOCUMENT NO. 22047.

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON IS THE CENTERLINE OF IOWA AVENUE SHOWN AS NORTH 00°32'54" EAST PER RECORD OF SURVEY, R.S. 119/40.

