

NUMBERED LOTS = 63
LETTERED LOTS = 15
GROSS AREA = 9.043 AC.
NET AREA = 6.427 AC.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP NO. 37219

BEING A SUBDIVISION OF PORTIONS OF OF LOTS 7, 9, 10, 11 AND 12 IN BLOCK 26 OF THE MAP OF VILLAGE OF ARLINGTON, AS PER MAP FILED IN BOOK 1 OF MAPS, AT PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

SHEET 1 OF 10 SHEETS

RECORDER'S STATEMENT:
FILED THIS DAY OF , 20 .
AT AM/PM, IN BOOK OF MAPS, 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

DATE OF SURVEY: JULY 2018

Michael Baker
INTERNATIONAL
ONTARIO, CALIFORNIA

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", INCLUSIVE;

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES LOTS "C" THROUGH "H", INCLUSIVE, AND LOT "N" AND LOT "O";

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE EASEMENT DESIGNATED AS "30" SEWER EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS EASEMENTS, LOTS "C" THROUGH "H", INCLUSIVE, AND LOT "N" AND LOT "O", FOR EMERGENCY ACCESS AND PUBLIC ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM SERVICES RELATED TO TRASH REMOVAL, PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, CABLE TELEVISION AND COMMUNICATION SYSTEMS.

WE HEREBY RESERVE LOTS "C" THROUGH "H", INCLUSIVE, AND LOT "N", INDICATED AS "PRIVATE STREET", FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RESERVE LOT "O" AS PRIVATE PEDESTRIAN ACCESS, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RESERVE LOTS "I" THROUGH "M", INCLUSIVE, INDICATED AS "COMMON AREA", FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RESERVE A PRIVATE STORM DRAIN EASEMENT, INDICATED AS "PRIVATE STORM DRAIN EASEMENT", FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RESERVE THE EASEMENT DESIGNATED AS "PRIVATE INGRESS/EGRESS EASEMENT" AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF LOT 19.

WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREETS AND EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434 (G) OF THE SUBDIVISION MAP ACT:

1. THAT PORTION OF GRANT DEED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, RECORDED OCTOBER 25, 1916 IN BOOK 451 OF DEEDS, PAGE 243 ET AL, RECORDS OF RIVERSIDE COUNTY, SAID STRIP OF LAND TO BE USED FOR A PUBLIC STREET, LYING WITHIN THE BOUNDARY OF THIS MAP.

KB HOME COASTAL INC., A CALIFORNIA CORPORATION

BY:

TITLE: VP, Forward Planning

BY:

TITLE: Director, Forward Planning

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 } ss
ON March 22, 2019 BEFORE ME, Claudia Camorlinga, A
NOTARY PUBLIC, PERSONALLY APPEARED
Scott Hansen

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

Claudia Camorlinga SIGNATURE CC

NAME PRINTED

MY COMMISSION EXPIRES: 12-1-2021 commission # 2223835

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

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 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:

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: CASH-OR SURETY TAX BOND

JON CHRISTENSEN
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 KB HOME COASTAL INC. IN APRIL 2018. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JULY 31, 2020, 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: March 21, 2019

Lawrence L. Truman
LAWRENCE L. TRUMAN, P.L.S. 5346



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 37219 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON DECEMBER 14, 2017 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 HAVE 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.

GILBERT M. HERNANDEZ, ROE 69170
CITY ENGINEER
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.

CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR
DATE:



CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 10 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 37219.

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

LOTS "C" THROUGH "H", INCLUSIVE, AND LOT "N" AND LOT "O", ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

THE EASEMENT DESIGNATED AS "30" SEWER EASEMENT" IS HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

LOTS "C" THROUGH "H", INCLUSIVE, AND LOT "N" AND LOT "O", ARE HEREBY ACCEPTED AS EASEMENTS FOR EMERGENCY ACCESS AND PUBLIC ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM SERVICES RELATED TO TRASH REMOVAL, PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, CABLE TELEVISION AND COMMUNICATION SYSTEMS.

THAT THE FOLLOWING STREETS AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434 (G) OF THE SUBDIVISION MAP ACT:

1. THAT PORTION OF GRANT DEED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, RECORDED OCTOBER 25, 1916 IN BOOK 451 OF DEEDS, PAGE 243 ET AL, RECORDS OF RIVERSIDE COUNTY, SAID STRIP OF LAND TO BE USED FOR A PUBLIC STREET, LYING WITHIN THE BOUNDARY OF THIS MAP.

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 , 20 .

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY:

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 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
INTERIM CHIEF FINANCIAL OFFICER/CITY TREASURER

BY:

NUMBERED LOTS = 63
LETTERED LOTS = 15
GROSS AREA = 9.043 AC.
NET AREA = 6.427 AC.

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

TRACT MAP NO. 37219

BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 9, 10, 11 AND 12 IN BLOCK 26 OF THE MAP OF VILLAGE OF ARLINGTON, AS PER MAP FILED IN BOOK 1 OF MAPS, AT PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

Michael Baker DATE OF SURVEY: JULY 2018
INTERNATIONAL
ONTARIO, CALIFORNIA

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: _____

JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING ON THE ANNEXED MAP.

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST FOR AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER FLUMES, DITCHES OR PIPES FOR IRRIGATION OR DOMESTIC USE AND INCIDENTAL PURPOSES, RECORDED AUGUST 14, 1885 IN BOOK 42 OF DEEDS, PAGES 294 THROUGH 296, RECORDS OF RIVERSIDE COUNTY.

TODD M. CORBIN,
PUBLIC UTILITIES GENERAL MANAGER

DATE: _____ BY: _____

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GEOTEK, INC., ON MARCH 28, 2018 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE:

EASEMENT IN FAVOR OF CARL APPEL AND JULIA APPEL FOR PIPE LINES AND INCIDENTAL PURPOSES RECORDED APRIL 19, 1919 IN BOOK 421 OF DEEDS, PAGE 184, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

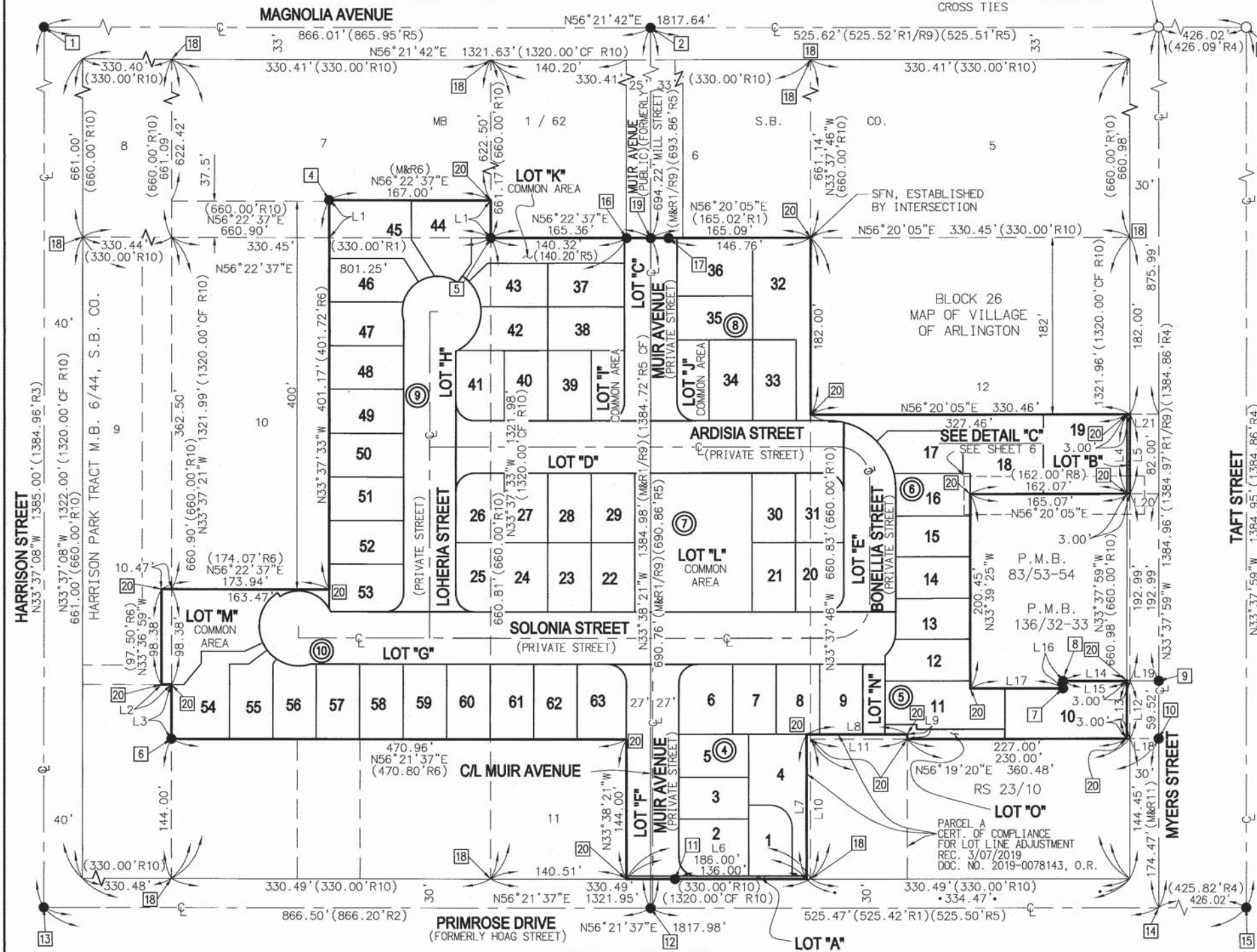
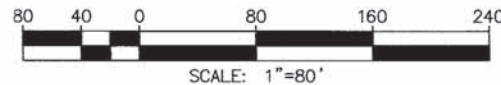
TRACT MAP NO. 37219

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 9, 10, 11 AND 12 IN BLOCK 26 OF THE
MAP OF VILLAGE OF ARLINGTON, AS PER MAP FILED IN BOOK 1 OF MAPS, AT PAGE 62,
IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA,
SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

Michael Baker DATE OF SURVEY: JULY 2018

INTERNATIONAL
ONTARIO, CALIFORNIA

SFN, ESTABLISHED BY
INTERSECTION OF THE
NORTHERLY PROD. OF THE
CENTERLINE OF MYERS STREET
AND MAGNOLIA AVENUE. SET
CROSS TIES



BOUNDARY CONTROL
(X) - INDICATES SHEET NUMBER

SURVEYOR'S NOTES

1. SEE SHEET 5 FOR BASIS OF BEARING.

RECORD REFERENCES

- R1 - TRACT MAP NO. 23232, MB 213/13-14
R2 - PARCEL MAP NO. 15961, PMB 92/77
R3 - TRACT MAP NO. 22532, MB 172/43-44
R4 - PARCEL MAP NO. 9730, PMB 51/72-73
R5 - RECORD OF SURVEY, RSB 13/38
R6 - LLA P17-0286, DOC. NO. 2018-0115298, REC. 03/27/2018
R8 - PARCEL MAP NO. 14991, PMB 83/53-54
R9 - PARCEL MAP NO. 22219, PMB 149/53-54
R10 - MAP OF VILLAGE OF ARLINGTON, MB 1/62, S.B. CO.
R11 - PARCEL MAP NO. 19,762 PMB 136/32-33

LEGEND:

- CF - CALCULATED FROM
M - MEASURED
() - RECORD DATA
SFN - SEARCH, FOUND NOTHING
PROPERTY LINE

(A) "PRIVATE STORM DRAIN EASEMENT"

(C) "PRIVATE INGRESS/EGRESS EASEMENT"

EASEMENT NOTES

AN EASEMENT FOR MAINTENANCE OF PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF CARL APPEL AND JULIA APPEL RECORDED APRIL 19, 1919 IN BOOK 421, PAGE 184 OF DEEDS. (NOT LOCATABLE FROM RECORD)

LINE TABLE			
NO.	DIRECTION	LENGTH	RECORD DATA
L1	N33°37'33"W	38.67'	---
L2	N56°21'38"E	10.48'	(M&R6)
L3	N33°37'21"W	56.02'	(56.00'R6)
L4	N33°37'59"W	82.00'	---
L5	N33°37'59"W	82.00'	---
L6	N56°21'37"E	189.98'	---
L7	N33°38'21"W	149.23'	---
L8	N56°19'20"E	104.48'	---
L9	N33°40'40"W	5.00'	---
L10	N33°37'46"W	144.23'	---
L11	N56°19'20"E	100.48'	(100.40'R11)
L12	N33°37'59"W	59.54'	---
L13	N33°37'59"W	59.54'	---
L14	N56°21'01"E	68.99'	---
L15	N56°21'01"E	65.99'	(65.99'R11)
L16	N33°39'24"W	7.50'	(7.50'R11)
L17	N56°21'01"E	96.00'	(96.00'R11)
L18	N56°19'20"E	30.00'	---
L19	N56°21'01"E	30.00'	---
L20	N56°22'01"E	30.00'	---
L21	N56°22'01"E	30.00'	---

MONUMENT NOTES

BOUNDARY LINES WILL BE MONUMENTED AT ANGLE POINTS WITH A 2" IRON PIPE & BRASS TAG STAMPED "LS 5346", UNLESS OTHERWISE NOTED.

LOT CORNERS WILL BE MONUMENTED AT ANGLE POINTS WITH A 1" IRON PIPE & BRASS TAG STAMPED "LS 5346", UNLESS OTHERWISE NOTED.

● FOUND MONUMENT AS NOTED AND REFERENCED HEREON.

○ DENOTES MONUMENT TO BE SET.

1 FOUND 2"x2" HUB AND TAGGED "LS 3259", FLUSH. ACCEPTED AS LOCATION OF FOUND 1" IRON PIPE TAGGED "RCE 11842", PER R3.

2 FOUND NAIL IN 2"x2" HUB, FLUSH. ACCEPTED AS LOCATION OF FOUND 20D NAIL & RIV. CITY ENGR. TAG PER R1.

3 SFN, ESTABLISHED BY TIES PER CITY OF RIVERSIDE TIE PLAT 11772, SET CROSS TIES.

4 FOUND 1/2" IRON PIPE, NO TAG, FLUSH. NO REFERENCE. SET TAG "LS 5346".

5 FOUND 1" IRON PIPE TAGGED "LS 1825", DOWN 1.0', PER R5.

6 FOUND 1/2" IRON PIPE, NO TAG, DOWN 0.3'. NO REFERENCE. SET TAG "LS 5346".

7 FOUND 1" IRON PIPE TAGGED "LS 3259", DOWN 1.0'. ACCEPTED AS LOCATION OF SET 1" IRON PIPE TAGGED "LS 4230", FLUSH. PER PARCEL MAP NO. 19,762, PMB 136/32-33.

8 FOUND 1" IRON PIPE TAGGED "LS 3259", DOWN 1.0'. ACCEPTED AS LOCATION OF SET 1" IRON PIPE TAGGED "LS 4230", FLUSH. PER PARCEL MAP NO. 19,762, PMB 136/32-33.

9 FOUND PK NAIL, FLUSH. NO REFERENCE. ACCEPTED AS POINT ON CENTERLINE AND P/L PROD. SET SPIKE AND WASHER TAGGED LS 5346, FLUSH.

10 FOUND PK NAIL, FLUSH. NO REFERENCE. ACCEPTED AS POINT ON CENTERLINE AND P/L PROD. SET SPIKE AND WASHER TAGGED LS 5346, FLUSH.

11 FOUND 3/4" IRON PIPE, DOWN 0.5', FLUSH. NO REFERENCE. SET TAG "LS 5346".

12 FOUND 1/2" REBAR, DOWN 0.3'. PER CITY OF RIVERSIDE TIE PLAT 9912.

13 FOUND PK-NAIL AND TAG TAGGED "RIVERSIDE CITY SURVEYOR", FLUSH. PER CITY OF RIVERSIDE TIE PLAT 12752.

14 SFN, ESTABLISHED BY TIES PER CITY OF RIVERSIDE TIE PLAT 9913, POINT FALLS ON SEWER MANHOLE LID, SET CROSS TIES.

15 FOUND SPIKE AND WASHER, TAGGED "RIVERSIDE CITY ENGINEER", DOWN 0.25' PER CITY OF RIVERSIDE TIE PLAT 7666.

16 FOUND 1/2" IRON PIPE TAGGED "LS 3259", FLUSH. ACCEPTED AS LOCATION OF FOUND 3/4" IRON PIPE TAGGED "LS 1825" PER R5.

17 FOUND LEAD & TAG TAGGED "RCE 11842", FLUSH. PER R1 ON THE PROD.

18 SFN, ESTABLISHED BY PROPORTION PER R10.

19 FOUND 1" IRON PIPE, NO TAG, FLUSH. ACCEPTED AS LOCATION OF SET 1" IRON PIPE TAGGED "RCE 11842" PER R9. SET TAG "LS 5346".

20 SEARCHED, FOUND NOTHING

TRACT MAP NO. 37219

SHEET 4 OF 10 SHEETS

NOTE

NOTE.
1. SEE SHEET 3 FOR SURVEYOR'S NOTES.

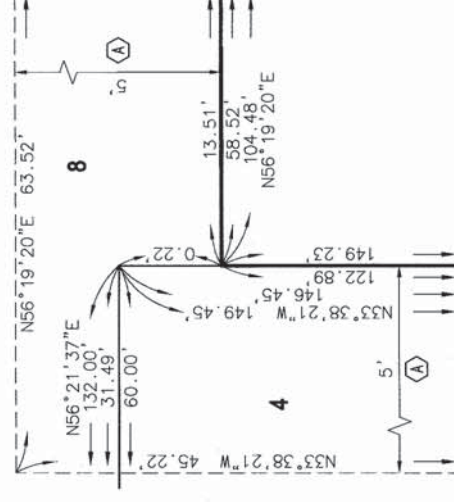
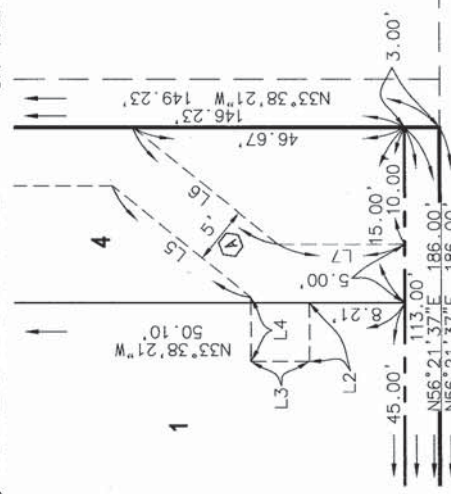
2. SEE SHEET 5 FOR BASIS OF BEARING.

A "PRIVATE STORM DRAIN EASEMENT"

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

BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 9, 10, 11 AND 12 IN BLOCK 26 OF THE MAP OF VILLAGE OF ARLINGTON, AS PER MAP FILED IN BOOK 1 OF MAPS, AT PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

Michael Baker DATE OF SURVEY: JULY 2018

INTERNATIONAL
ONTARIO, CALIFORNIA

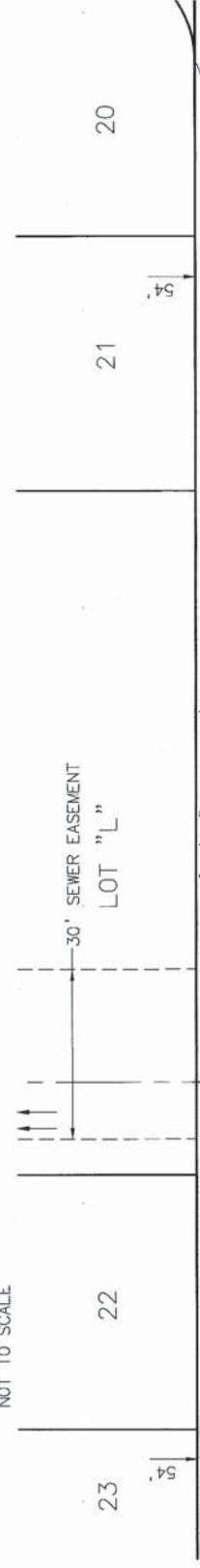
PRIMROSE DRIVE

DETAIL "A"
NOT TO SCALE

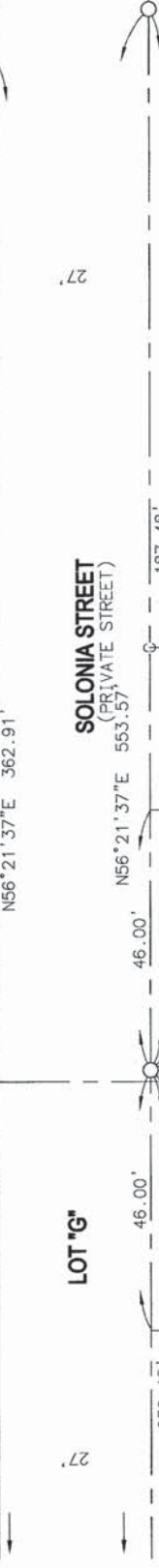


-SEE SHEET 7-

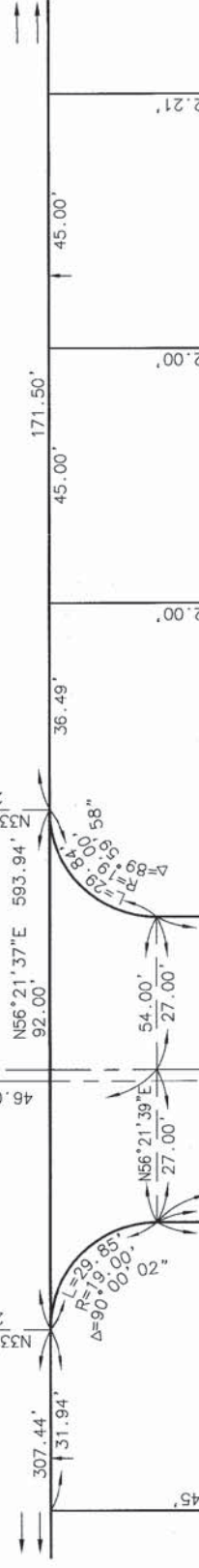
DETAIL "B"
NOT TO SCALE



- SEE SHEET 10 -



- SEE SHEET 5 -



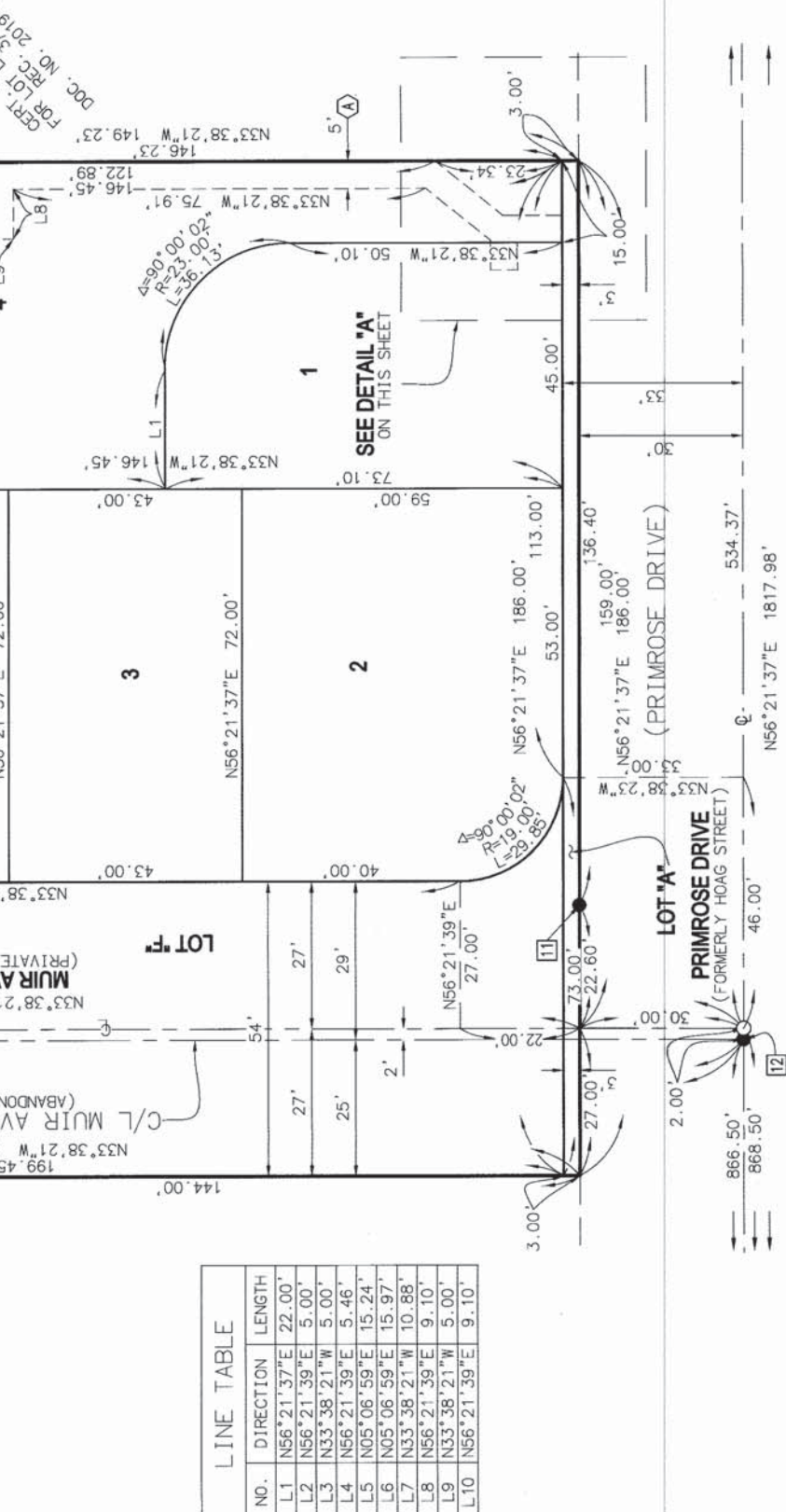
SEE DETAIL "B"
ON THIS SHEET



DOC. NO. 2019-0078143, 0.R.
CERT. FOR REC. 3/07/2019
PARCEL A
ADJUSTMENT
JANICE
5



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N56°21'37"E	22.00'
L2	N56°21'39"E	5.00'
L3	N33°38'21"W	5.00'
L4	N56°21'39"E	5.46'
L5	N05°06'59"E	15.24'
L6	N05°06'59"E	15.97'
L7	N33°38'21"W	10.88'
L8	N56°21'39"E	9.10'
L9	N33°38'21"W	5.00'
L10	N56°21'39"E	9.10'



NOTE

1. SEE SHEET 3 FOR SURVEYOR'S NOTES.

(A) "PRIVATE STORM DRAIN EASEMENT"

TRACT MAP NO. 37219

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 9, 10, 11 AND 12 IN BLOCK 26 OF THE
MAP OF VILLAGE OF ARLINGTON, AS PER MAP FILED IN BOOK 1 OF MAPS, AT PAGE 62,
IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA,
SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

Michael Baker

DATE OF SURVEY: JULY 2018

INTERNATIONAL
ONTARIO, CALIFORNIA

SHEET 5 OF 10 SHEETS



- SEE SHEET 6 -

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "EWPP", "MLFP" AND "NOCO" NORTH AMERICAN DATUM 1983 (NAD 83) (2011.00 EPOCH) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND BEARINGS AND DISTANCES ARE SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99999492. CALCULATIONS ARE MADE AT THE CENTERLINE INTERSECTION OF PRIMROSE DRIVE WITH HARRISON STREET WITH COORDINATES OF N: 2277915.02, E: 6197177.11, USING AN ELEVATION OF 774.09 FEET (NAVD88).

GPS CONTINUOUSLY OPERATING
REFERENCE STATION "NOCO"
N=2280817.24
E=6161338.14
ELEVATION: 725.80'

BASIS OF BEARINGS
N88°59'15"W 76342.82'
(35,956.11' GRID)

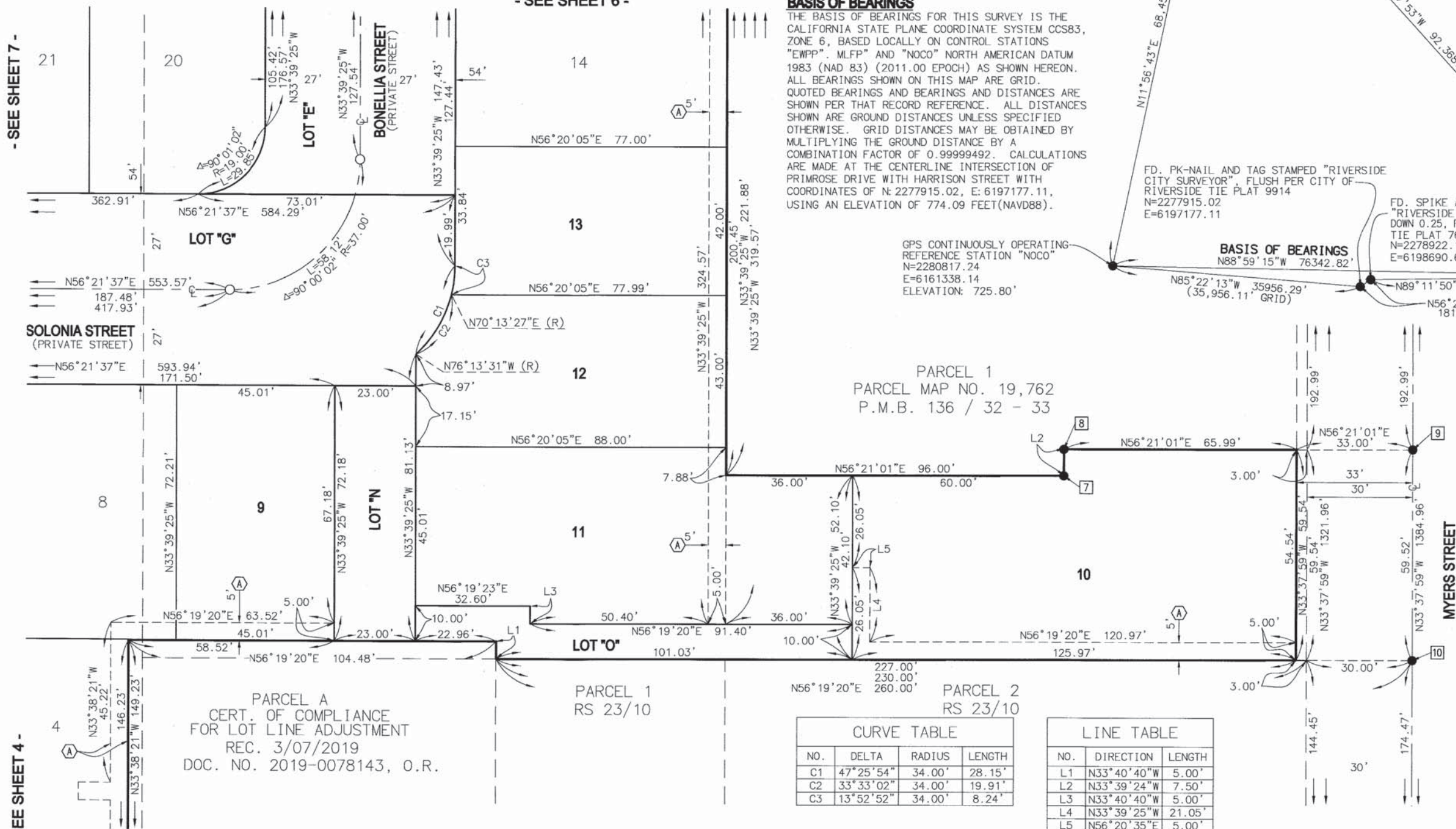
FD. SPIKE AND WASHER STAMPED
"RIVERSIDE CITY ENGINEER"
DOWN 0.25, PER CITY OF RIVERSIDE
TIE PLAT 7666
N=2278922.12
E=6198690.65

GPS CONTINUOUSLY OPERATING
REFERENCE STATION "MLFP"
N=2279468.31
E=6237669.04
ELEVATION: 1661.92'

CONVERGENCE ANGLE: -0°39'36.56"
CALCULATED AT THE CENTERLINE
INTERSECTION OF PRIMROSE DRIVE
WITH HARRISON STREET



- SEE SHEET 7 -



NOTE

1. SEE SHEET 3 FOR SURVEYOR'S NOTES.
2. SEE SHEET 5 FOR BASIS OF BEARING.

(A) "PRIVATE STORM DRAIN EASEMENT"

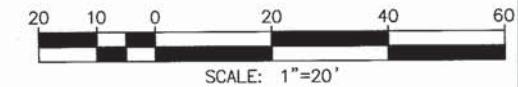
(C) "PRIVATE INGRESS/EGRESS EASEMENT"

TRACT MAP NO. 37219

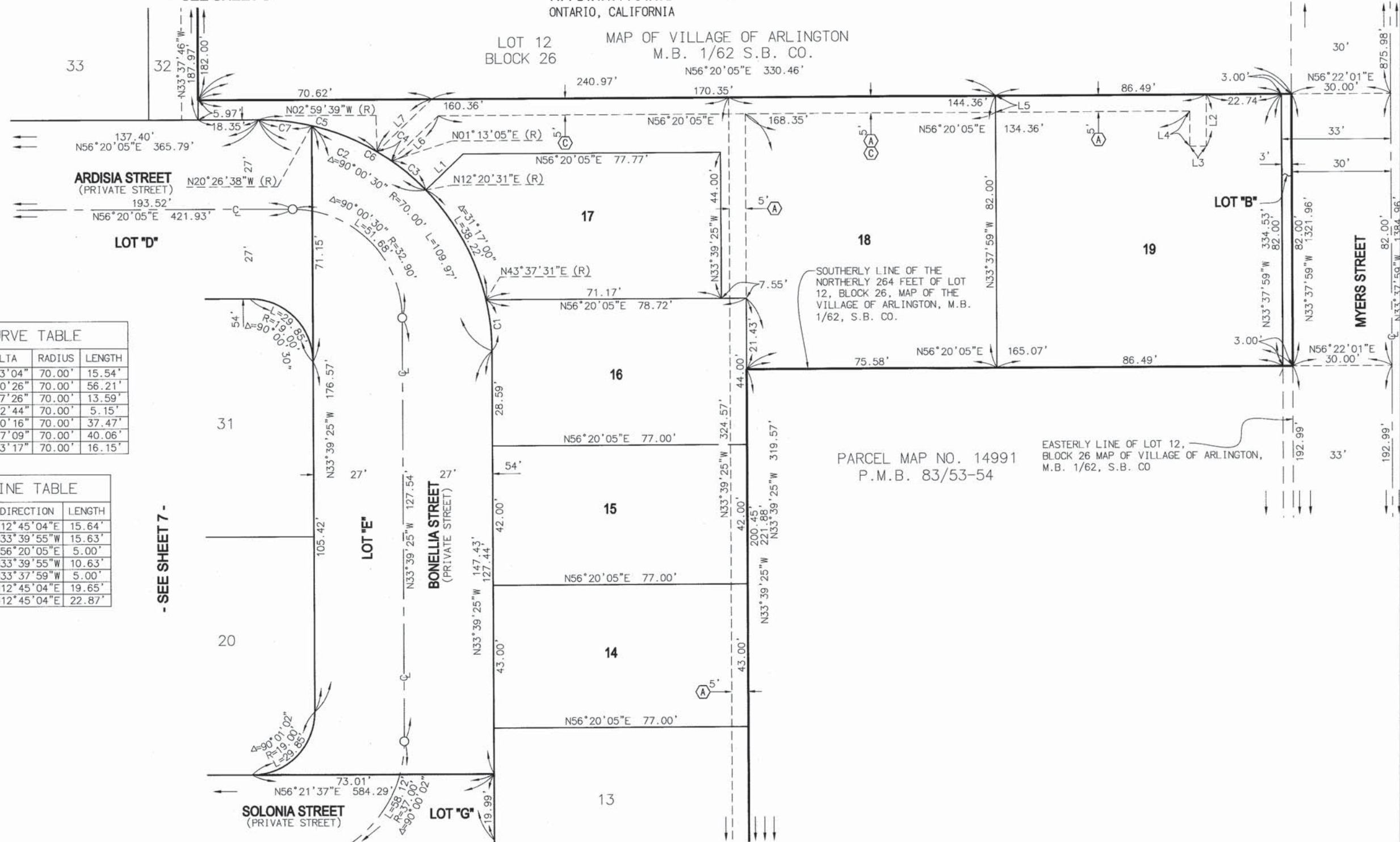
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 9, 10, 11 AND 12 IN BLOCK 26 OF THE
MAP OF VILLAGE OF ARLINGTON, AS PER MAP FILED IN BOOK 1 OF MAPS, AT PAGE 62,
IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA,
SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

Michael Baker DATE OF SURVEY: JULY 2018INTERNATIONAL
ONTARIO, CALIFORNIAMAP OF VILLAGE OF ARLINGTON
M.B. 1/62 S.B. CO.

SHEET 6 OF 10 SHEETS



- SEE SHEET 8 -



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	12°43'04"	70.00'	15.54'
C2	46°00'26"	70.00'	56.21'
C3	11°07'26"	70.00'	13.59'
C4	04°12'44"	70.00'	5.15'
C5	30°40'16"	70.00'	37.47'
C6	32°47'09"	70.00'	40.06'
C7	13°13'17"	70.00'	16.15'

LINE TABLE

NO.	DIRECTION	LENGTH
L1	N12°45'04"E	15.64'
L2	N33°39'55"W	15.63'
L3	N56°20'05"E	5.00'
L4	N33°39'55"W	10.63'
L5	N33°37'59"W	5.00'
L6	N12°45'04"E	19.65'
L7	N12°45'04"E	22.87'

- SEE SHEET 7 -

- SEE SHEET 5 -

NOTE

1. SEE SHEET 3 FOR SURVEYOR'S NOTES.
2. SEE SHEET 5 FOR BASIS OF BEARING.

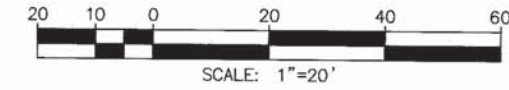
TRACT MAP NO. 37219

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 9, 10, 11 AND 12 IN BLOCK 26 OF THE
MAP OF VILLAGE OF ARLINGTON, AS PER MAP FILED IN BOOK 1 OF MAPS, AT PAGE 62,
IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA,
SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

Michael Baker
INTERNATIONAL
ONTARIO, CALIFORNIA

DATE OF SURVEY: JULY 2018

SHEET 7 OF 10 SHEETS



- SEE SHEET 8 -

MUIR AVENUE
(PRIVATE STREET)

ARDISIA STREET
(PRIVATE STREET)

LOT "D"

- SEE SHEET 6 -

LOT "L"
COMMON AREA

BONELLIA STREET
(PRIVATE STREET)

LOT "E"

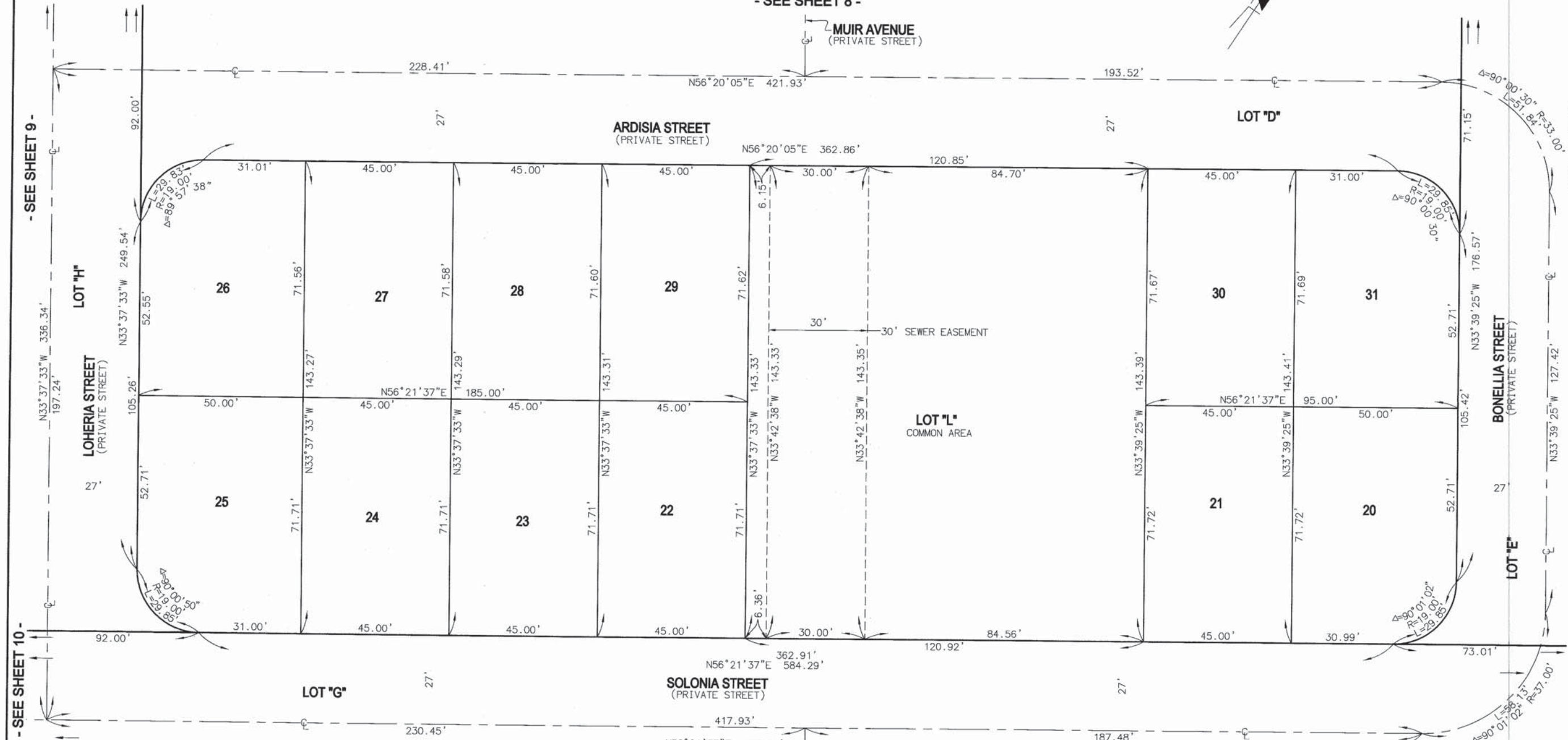
SOLONIA STREET
(PRIVATE STREET)

MUIR AVENUE
(PRIVATE STREET)

- SEE SHEET 10 -

- SEE SHEET 4 -

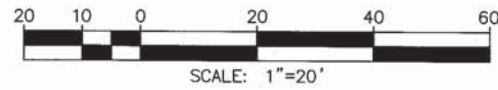
- SEE SHEET 5 -



NOTE

1. SEE SHEET 3 FOR SURVEYOR'S NOTES.
2. SEE SHEET 5 FOR BASIS OF BEARING.

(A) "PRIVATE STORM DRAIN EASEMENT"



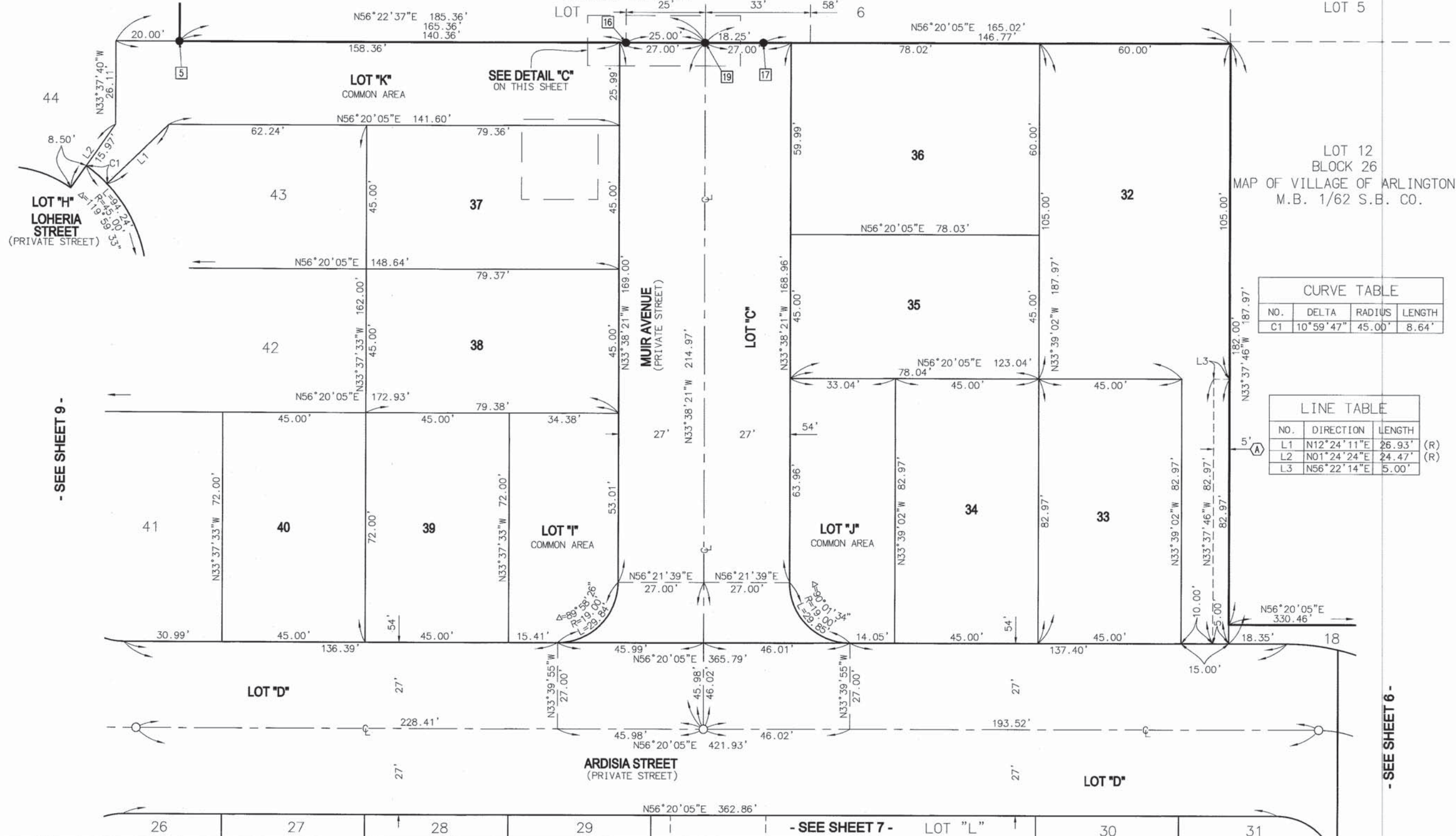
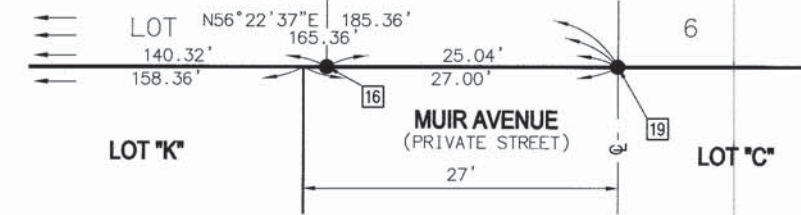
TRACT MAP NO. 37219

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 9, 10, 11 AND 12 IN BLOCK 26 OF THE
MAP OF VILLAGE OF ARLINGTON, AS PER MAP FILED IN BOOK 1 OF MAPS, AT PAGE 62,
IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA,
SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

Michael Baker DATE OF SURVEY: JULY 2018

INTERNATIONAL
ONTARIO, CALIFORNIA

SHEET 8 OF 10 SHEETS



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	10°59'47"	45.00'	8.64'

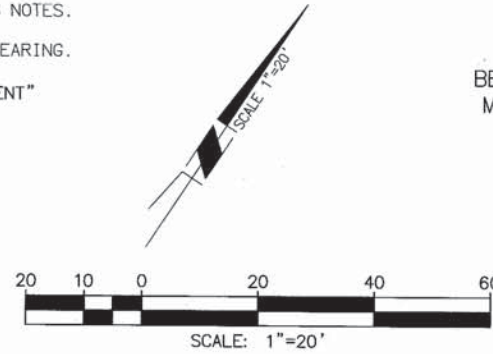
LINE TABLE

NO.	DIRECTION	LENGTH
L1	N12°24'11"E	26.93' (R)
L2	N01°24'24"E	24.47' (R)
L3	N56°22'14"E	5.00'

NOTE

1. SEE SHEET 3 FOR SURVEYOR'S NOTES.
2. SEE SHEET 5 FOR BASIS OF BEARING.

(A) "PRIVATE STORM DRAIN EASEMENT"



TRACT MAP NO. 37219

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PORTIONS OF LOTS 7, 9, 10, 11 AND 12 IN BLOCK 26 OF THE
MAP OF VILLAGE OF ARLINGTON, AS PER MAP FILED IN BOOK 1 OF MAPS, AT PAGE 62,
IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA,
SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

Michael Baker DATE OF SURVEY: JULY 2018
INTERNATIONAL
ONTARIO, CALIFORNIA

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	05°37'16"	36.50'	3.58'
C2	12°07'13"	41.00'	8.67'
C3	18°30'24"	41.00'	13.24'
C4	15°04'12"	41.00'	10.78'
C5	09°55'57"	41.00'	7.11'

SHEET 10 OF 10 SHEETS

LINE TABLE

NO.	DIRECTION	LENGTH
L1	N56°21'38"E	23.19'
L2	N66°12'31"W	4.50' (R)
L3	N31°31'47"E	20.91' (R)
L4	N33°38'23"W	12.50'
L5	N19°24'34"E	23.88' (R)
L6	N56°21'33"E	20.00'
L7	N00°54'23"E	6.35'
L8	N33°38'23"W	12.00'
L9	N56°21'38"E	18.91'
L10	N56°21'37"E	44.85'

