

TRACT NO. 37456

FOR CONDOMINIUM PURPOSES

IN THE CITY OF RIVERSIDE

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF BLOCK 6, RANGE 10 OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY. LOCATED IN PROTRACTED SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 WEST, JURUPA RANCHO - STEARNS M.B. 1/47 S.B.

GGI CORONA, CALIFORNIA

MAY 2017

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 201____
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 BY:
STEWART TITLE OF CALIFORNIA, INC.

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THIS 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 THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, THE EASEMENT DESIGNATED AS "BLANKET P.U.E.".

CITYMARK RIVERSIDE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Brian Hay VICE PRESIDENT
NAME TITLE

NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA } SS.
COUNTY OF RIVERSIDE

ON MAY 04, 2019, BEFORE ME, KEIS JOHNSON, A NOTARY PUBLIC PERSONALLY APPEARED RUSS WADLEY, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN AS/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: Keis Johnson

PRINT NAME: KEIS JOHNSON

MY COMMISSION EXPIRES: NOV 20, 2021

COUNTY OR PRINCIPAL PLACE OF BUSINESS: SAN DIEGO

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: _____

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: _____, 201____.
CASH OR SURETY TAX BOND

JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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, SUCCESSORS IN INTEREST TO RIVERSIDE WATER COMPANY, A CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, HOLDERS OF A RIGHT OF ENTRY UPON AND RIGHT OF WAY FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER PIPES, DITCHES AND OTHER CONDUITS PER AN AGREEMENT RECORDED JUNE 10, 1989 IN BOOK H, PAGE 93. THE INTEREST OF RIVERSIDE WATER COMPANY HAS SINCE PASSED TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED DECEMBER 14, 1961 AS INSTRUMENT NO. 107555 O.R.

PUBLIC UTILITIES GENERAL MANAGER

DATE: _____ BY: _____

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY NOVA SERVICES, INC. ON DECEMBER 26, 2017, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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 CITYMARK RIVERSIDE, LLC ON MAY 2017. 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 DECEMBER 31, 2019, 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: 05/07/2019

Michael Navarro
MICHAEL NAVARRO
L.S. 7848
EXPIRATION DATE 12/31/2020



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 37456 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON JULY 24, 2018 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.

GILBERT MACIAS HERNANDEZ
RCE 69170 LICENSE EXPIRES 6/30/2020
CITY ENGINEER

DATE: _____

BY: _____



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
LS 7519 LICENSE EXPIRES 12/31/2019
CITY SURVEYOR

DATE: _____

BY: _____



CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 37456.

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.

THE EASEMENT DESIGNATED AS "BLANKET P.U.E." IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

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: _____

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____

JON CHRISTENSEN
COUNTY TAX COLLECTOR

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 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.

DATE: _____ PUBLIC UTILITIES GENERAL MANAGER

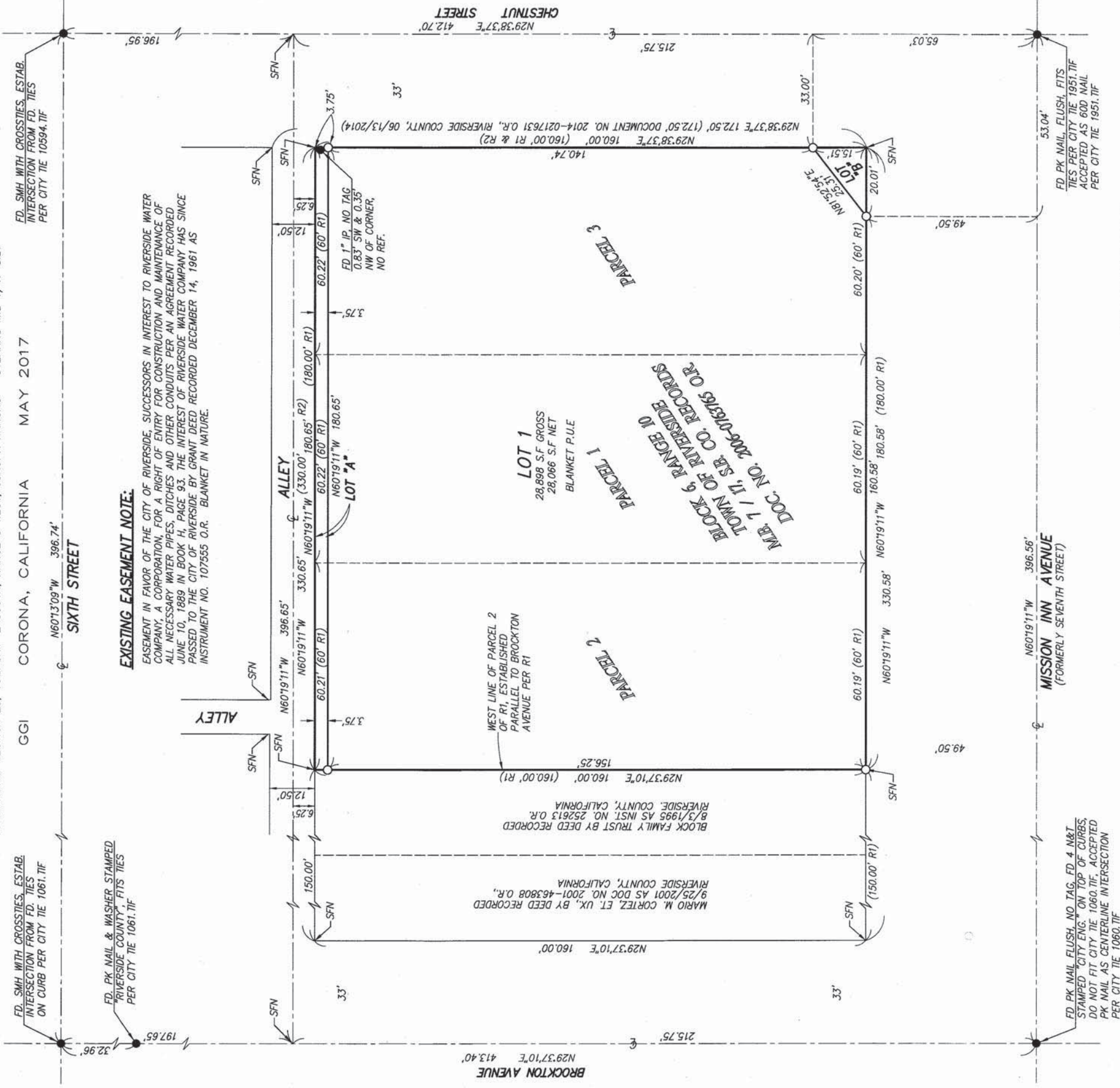
BY: _____

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SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
○ INDICATES SET 1" IRON PIPE TAGGED LS 7848, FLUSH
▲ INDICATES CORS STATION AS NOTED.
() INDICATES RECORD DATA AS NOTED HEREON.

RECORD REFERENCES:

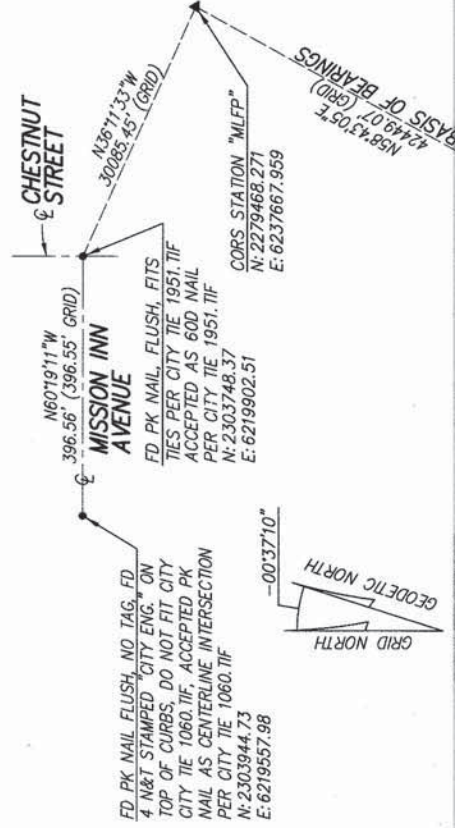
R1 INDICATES RECORD DATA PER GRANT DEED RECORDED OCTOBER 17, 2006 AS DOCUMENT NO. 2006-0763765 O.R. RIVERSIDE COUNTY, CALIFORNIA

R2 INDICATES RECORD DATA PER PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED MARCH 16, 1989 IN BOOK 69 OF DEEDS, AT PAGE 363, ET. SEQ., RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE LINE BETWEEN NATIONAL GEODETIC SURVEY CONTINUOUS OPERATING REFERENCE STATIONS "WAT2" AND "MLRP". BOTH AS PUBLISHED ON THE CRSC WEBSITE, BEING N58°43'05"E 42449.07" GRID (EPOCH 2011.00).

BEARINGS AND DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY 0.99989335 COMBINATION FACTOR AT THE INTERSECTION OF MISSION INN AVENUE & CHESTNUT STREET. NAVD88 ELEVATION 843.13'. CONVERGENCE ANGLE AT SAID POINT IS -00°37'10".



**CONVERGENCE
ANGLE**

BASIS OF BEARINGS DETAIL
NOT TO SCALE

NOT TO SCALE

