

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 33925

SHEET 1 OF 3 SHEETS

BEING A SUBDIVISION OF LOT 3 AND A PORTION OF LOT 5 IN BLOCK 19 OF LA GRANADA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 42 THROUGH 51, INCLUSIVE, OF MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN PROTRACTED SECTION 2, T. 3 S., R. 6 W., RANCHO LA SIERRA SEPULVEDA
APRIL 2018

PSOMAS

RIVERSIDE, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2019, AT _____ M. IN BOOK _____ OF MAPS, AT PAGES _____ AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.
FEE _____ NO. _____

PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: _____
DEPUTY

SUBDIVISION GUARANTEE: WESTERN RESOURCES TITLE

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, "LOT A".

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES "LOT B".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATIONS FACILITIES, THE EASEMENTS DESIGNATED AS "3' P.U.E." AND "15' P.U.E."

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR EMERGENCY 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, THE EASEMENT DESIGNATED AS "SANITATION SERVICES EASEMENT".

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT A, CYPRESS AVENUE, FROM LOTS 1 AND 2.

WE HEREBY DEDICATE TO THE PUBLIC AN "AVIGATION EASEMENT" AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOT 2.

WE HEREBY RESERVE LOT "B" INDICATED AS "PRIVATE STREET" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RESERVE TO OURSELVES, SUCCESSORS AND ASSIGNS FOR DRAINAGE PURPOSES, THE EASEMENT DESIGNATED AS "6' PRIVATE DRAINAGE EASEMENT".

CECILIO GARCIA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY,

BY: _____

REFUGIO MENDOZA, A SINGLE MAN,

BY: _____

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 33925.

"LOT A", IS HEREBY ACCEPTED FOR THE 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.

"LOT B", IS HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

THE EASEMENT DESIGNATED AS "3' P.U.E." AND "15' P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

AN "AVIGATION EASEMENT" AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOT 2 IS HEREBY ACCEPTED.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT A, CYPRESS AVENUE, FROM LOTS 1 AND 2 IS 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 THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS _____ DAY OF _____, 2019.

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 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.

DATED _____ 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.

DATED _____, 20____

CASH OR SURETY TAX BOND
JON CHRISTENSEN
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 \$ _____.

DATED _____ 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.

DATED _____ TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

BY: _____

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 NO.33925 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON NOVEMBER 09, 2006 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.

DATED _____

GILBERT M. HERNANDEZ
RCE 69170 LIC. EXP. 6/30/20
CITY ENGINEER

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.

DATED _____

CURTIS C. STEPHENS
L.S. 7519 LIC. EXP. 12/31/19
CITY SURVEYOR

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 RATKOVICH PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN APRIL 2018. 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 JUNE 30, 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.

DATED _____

CLIFFORD A. SIMENTAL, L.S. 5022



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

SHEET 2 OF 3 SHEETS

TRACT NO. 33925

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APRIL 2018

PSOMAS

RIVERSIDE, CALIFORNIA

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOIL EXPLORATION COMPANY, INC. ON MARCH 9, 2007 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953, SEISMIC UPDATE ON MARCH 1, 2018.

UTILITY EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILLING OF THE ANNEXED MAP:

- THE CITY OF RIVERSIDE SUCCESSOR IN INTEREST FOR AN EASEMENT IN AND OVER THE HEREIN DESCRIBED PROPERTY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION. OPERATED BY THE ARLINGTON HEIGHTS MUTUAL WATER COMPANY, AS SET OUT IN DEED RECORDED FEBRUARY 13, 1925 IN BOOK 629, PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
- THE CITY OF RIVERSIDE SUCCESSOR IN INTEREST FOR AN EASEMENT AND RIGHT OF WAY GRANTED TO CITIZENS DOMESTIC WATER COMPANY, TO EXCAVATE FOR CONSTRUCT OR MAINTAIN ETC. FOR THE CONVEYANCE OF WATER IN, OVER AND ACROSS THE HEREIN DESCRIBED PROPERTY, AS SET OUT IN DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
- AN EASEMENT COVENANTS AND CONDITIONS CONTAINED IN THE GRANT DEED RECORDED DECEMBER 16, 1946 IN BOOK 801, PAGE 414 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY

TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

DATED _____

BY: _____

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF _____ } SS

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.

ON _____ BEFORE ME, _____

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 _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS _____

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF _____ } SS

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.

ON _____ BEFORE ME, _____

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 _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS _____

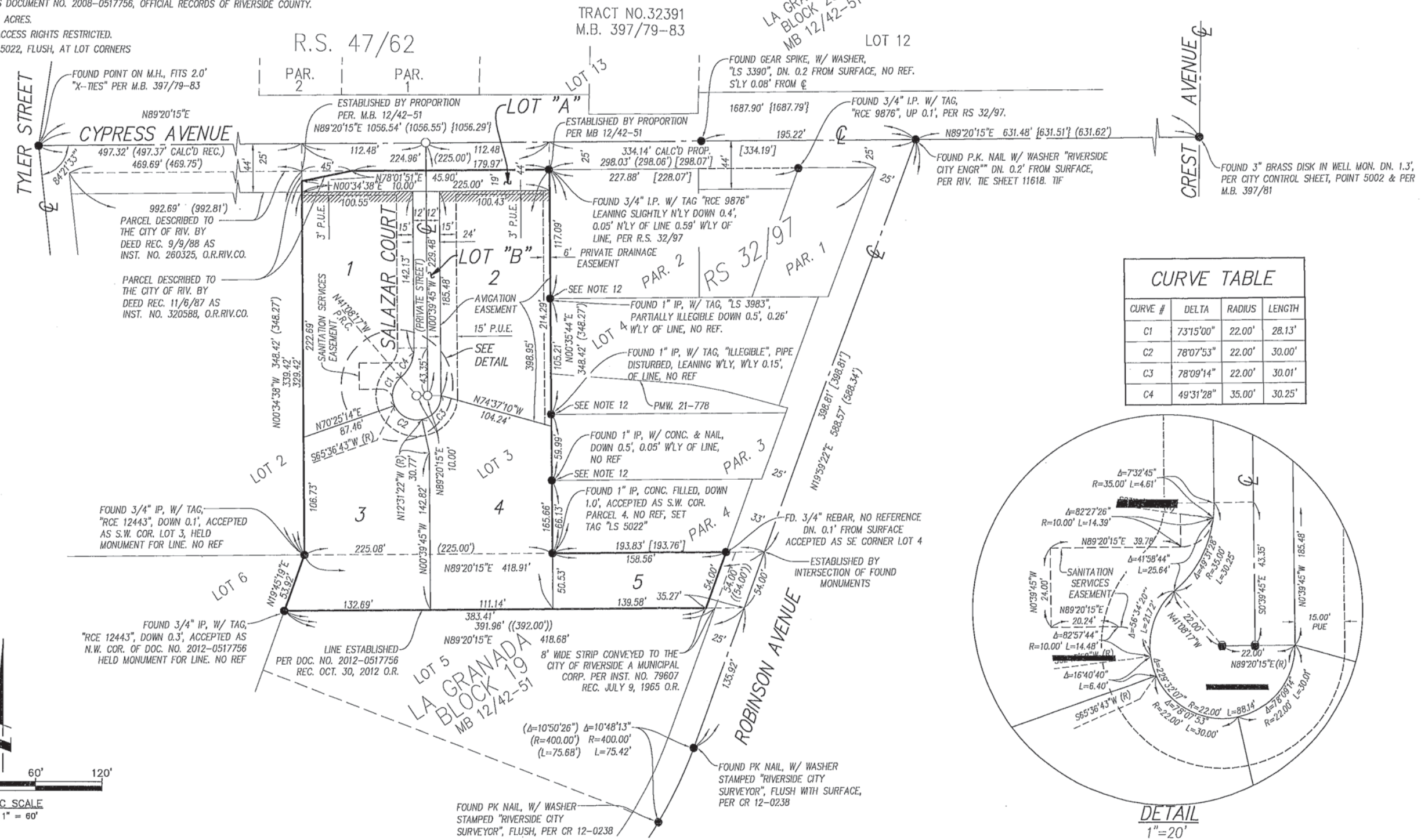
SURVEYOR'S NOTES

1. BEARINGS ARE BASED UPON THE CENTERLINE OF CYPRESS AVENUE AS BEING N89°20'15"E AS SHOWN ON TRACT NO. 32391 FILED IN BOOK 397 PAGES 79 THROUGH 83 INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.
2. ● DENOTES FOUND MONUMENTS AS NOTED.
3. ○ DENOTES SET 1" I.P. WITH TAG LS 5022, FLUSH, UNLESS OTHERWISE NOTED.
4. SET NAIL AND TAG LS 5022 AT ALL REAR LOT CORNERS.
5. SET NAIL AND TAG LS 5022 IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.
6. { } INDICATES RECORD DATA PER TRACT 32391, M.B. 397/79-83 RIV. CO.
7. () DENOTES RECORD DATA PER LA GRANADA, M.B. 12/42-51 RIV. CO.
8. [] DENOTES RECORD DATA PER RECORD OF SURVEY, 32/97 RIV. CO.
9. (()) INDICATES RECORD DATA PER GRANT DEED TO CECILIO GARCIA BY DOCUMENT RECORDED OCTOBER 30, 2012 AS DOCUMENT NO. 2008-0517756, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
10. THIS MAP CONTAINS 2.23 ACRES.
11. // INDICATES ACCESS RIGHTS RESTRICTED.
12. SET 1" I.P. WITH TAG LS 5022, FLUSH, AT LOT CORNERS

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APRIL 2018

PSOMAS
RIVERSIDE, CALIFORNIA



CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	73°15'00"	22.00'	28.13'
C2	78°07'53"	22.00'	30.00'
C3	78°09'14"	22.00'	30.01'
C4	49°31'28"	35.00'	30.25'

