

PARCEL MAP NO. 36960

BEING A SUBDIVISION OF A PORTION OF LOT 103 OF THE LANDS OF THE S.C.C.A. AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, LYING IN PROTRACTED SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 WEST, JURUPA RANCHO (STEARNS) M.B. 1/47 S.B. CO.

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 THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES THE EASEMENTS DESIGNATED AS "P.U.E."

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

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 EASEMENTS DESIGNATED AS "SANITATION SERVICES EASEMENT".

WE HEREBY RESERVE TO OURSELVES, SUCCESSORS, ASSIGNEES AND ALL PARCEL OWNERS WITHIN THIS SUBDIVISION, FOR PRIVATE ACCESS PURPOSES AND PRIVATE UTILITIES, THE EASEMENT DESIGNATED AS "PRIVATE INGRESS AND EGRESS EASEMENT"

JOSE G. MURGUIA

ESTHER MURGUIA

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 Los Angeles } SS

ON 9/16/2019 BEFORE ME, Santiago S Rodriguez Jiron
A NOTARY PUBLIC, PERSONALLY APPEARED JOSE G. MURGUIA AND ESTHER MURGUIA, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS 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.

NOTARY PUBLIC IN AND FOR SAID STATE

Santiago S Rodriguez Jiron
NAME PRINTED

MY COMMISSION EXPIRES Aug 2, 2023
Commission # 2299912
MY PRINCIPAL PLACE OF BUSINESS IS
IN Los Angeles 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 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.

PUBLIC UTILITIES GENERAL MANAGER

DATE: _____

BY: _____

KURT LEAVITT, L.S. 7981, FULLERTON, CA JUNE 2018

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.

EDWARD ENRIQUEZ
INTERIM CHIEF FINANCIAL OFFICER / CITY TREASURER

DATE: _____

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 \$ _____.

JON CHRISTENSEN
COUNTY TAX COLLECTOR

DATE: _____

BY: _____

DEPUTY

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.

CASH OR SURETY TAX BOND
JON CHRISTENSEN
COUNTY TAX COLLECTOR

DATE: _____

BY: _____

DEPUTY

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO(2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 36960.

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

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

THE EASEMENTS DESIGNATED AS "SANITATION SERVICES EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS 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 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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS _____ DAY OF _____, 2018.

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

BY: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 201____, AT _____ M
IN BOOK _____ OF PARCEL MAPS, AT PAGES _____
AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.
FEE _____ NO. _____
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

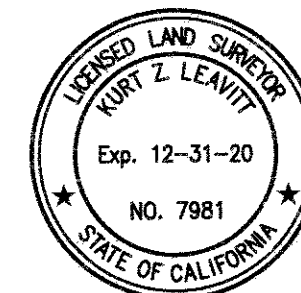
BY: _____

DEPUTY

SUBDIVISION GUARANTEE: ORANGE COAST TITLE COMPANY

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 JOSE G. MURGUIA, ON APRIL 2, 2015. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

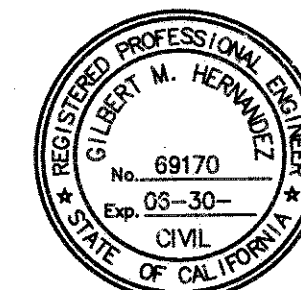


9/16/19
DATE

Kurt Z. Leavitt
KURT Z. LEAVITT L.S. 7981
L.S. EXP. DATE 12-31-220

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 PARCEL MAP 36960 WHICH WAS APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE (D.R.C.) ON JUNE 14, 2017 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. 6/30/20
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.



DATE: _____

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

BY: _____

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:

AN EASEMENT IN FAVOR OF CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO RIVERSIDE WATER COMPANY FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, PER DEED RECORDED JUNE 23, 1930 IN BOOK 858, PAGE 453 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. (CANNOT BE PLOTTED FROM RECORD)

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY BASE GEOTECH INC. ON NOVEMBER 9, 2015 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA SECTION 17953.

PARCEL MAP NO. 36960



SCALE: 1" = 40'

BEING A SUBDIVISION OF A PORTION OF LOT 103 OF THE LANDS OF THE S.C.C.A. AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, LYING IN PROTRACTED SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 WEST, JURUPA RANCHO (STEARNS) M.B. 1/47 S.B. CO.

KURT LEAVITT, L.S. 7981, FULLERTON, CA JUNE 2018

SURVEYOR'S NOTES

() INDICATES RECORD DATA PER NASH SUBDIVISION M.B. 37/89

[] INDICATES RECORD DATA PER RIVERA TRACT M.B. 10/4

{ } INDICATES RECORD DATA PER GRANT DEED TO JUAN PENA, BY DOCUMENT RECORDED MAY 5, 1920 IN BOOK 525 PAGE 431, ET. SEQ. OF DEEDS, RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.

(()) INDICATES RECORD DATA PER DECREE OF DISTRIBUTION TO RAFALIA MYERS, ET AL., BY DOCUMENT RECORDED DECEMBER 7, 1948 IN BOOK 1033 PAGE 87 OFFICIAL RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.

< > INDICATES RECORD DATA PER GRANT DEED TO JOSE G. MURGUIA, ET UX., BY DOCUMENT RECORDED MARCH 23, 2015 AS DOCUMENT NO. 2015-0115079, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.

● INDICATES FOUND MONUMENT AS NOTED.

○ INDICATES SET 1" IRON PIPE, FLUSH, PP STAMPED "LS 7981"

THIS PARCEL MAP CONTAINS 0.971 ACRES, MORE OR LESS

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ORANGE STREET BEING N 46° 27' 00" E AS PER DOCUMENT RECORDED MAY 5, 1920 IN BOOK 525 PAGE 431, ET. SEQ. OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

FD. SPK. IN LIEU OF CONC. MON. PER NASH SUBDIVISION M.B. 37/89, ACCEPTED AS THE COMMON CORNER OF LOTS 94-95-102-103 OF THE S.C.C.A. M.B. 7/3 S.B. SET 1" I.P. WITH "LS. 7981" TAG.

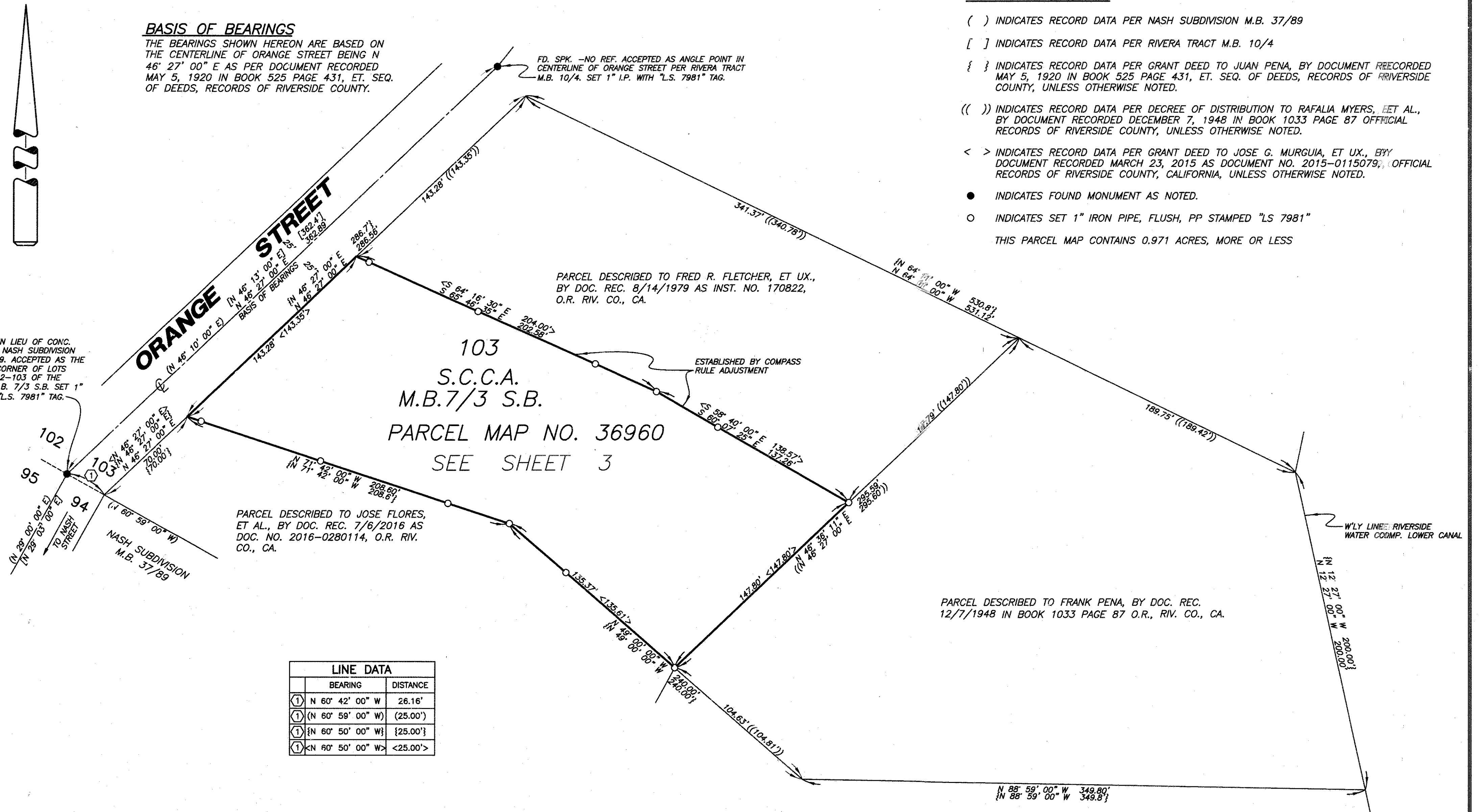
FD. SPK. -NO REF. ACCEPTED AS ANGLE POINT IN CENTERLINE OF ORANGE STREET PER RIVERA TRACT M.B. 10/4. SET 1" I.P. WITH "LS. 7981" TAG.

PARCEL DESCRIBED TO FRED R. FLETCHER, ET UX., BY DOC. REC. 8/14/1979 AS INST. NO. 170822, O.R. RIV. CO., CA.

PARCEL DESCRIBED TO JOSE FLORES, ET AL., BY DOC. REC. 7/6/2016 AS DOC. NO. 2016-0280114, O.R. RIV. CO., CA.

PARCEL DESCRIBED TO FRANK PENA, BY DOC. REC. 12/7/1948 IN BOOK 1033 PAGE 87 O.R., RIV. CO., CA.

LINE DATA		
	BEARING	DISTANCE
①	N 60° 42' 00" W	26.16'
①	(N 60° 59' 00" W)	(25.00')
①	{N 60° 50' 00" W}	{25.00'}
①	<N 60° 50' 00" W>	<25.00'>



PARCEL MAP NO. 36960



SCALE: 1" = 20'

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KURT LEAVITT, L.S. 7981, FULLERTON, CA JUNE 2018

CURVE DATA		
	DELTA	RADIUS
(A)	6° 30' 35"	283.00'
(B)	41° 11' 36"	283.00'

LINE DATA		
	BEARING	DISTANCE
(1)	N 41° 00' 00" EE	13.95'
(2)	N 61° 42' 35" WW	12.27'
(3)	N 41° 00' 00" EE	7.00'
(4)	N 49° 00' 00" WW	20.00'
(5)	N 41° 00' 00" EE	5.62'
(6)	N 41° 00' 00" EE	20.00'

BASIS OF BEARINGS

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EASEMENT NOTE

AN EASEMENT IN FAVOR OF CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, PER DEED RECORDED JUNE 23, 1930 IN BOOK 858, PAGE 453 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. (CANNOT BE PLOTTED FROM RECORD)

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103
S.C.C.A.
M.B. 7/3 S.B.

PARCEL 2

NET AREA = 7,257 S.F.
GROSS AREA = 9,407 S.F.

PARCEL 3

NET AREA = 7,448 S.F.
GROSS AREA = 9,993 S.F.

PARCEL 4

NET AREA = 7,849 S.F.
GROSS AREA = 12,359 S.F.

PARCEL 1

NET AREA = 7,085 S.F.
GROSS AREA = 9,406 S.F.

SURVEYOR'S NOTES

- () INDICATES RECORD DATA PER NASH SUBDIVISION M.B. 37/89
 - [] INDICATES RECORD DATA PER RIVERA TRACT M.B. 10/4
 - { } INDICATES RECORD DATA PER GRANT DEED TO JUAN PERA, BY DOCUMENT RECORDED MAY 5, 1920 IN BOOK 525 PAGE 431, ET. SEQ. OF DEEDS, RECORDS OF RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
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 - INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES SET 1" IRON PIPE, FLUSH, PP STAMPED "LS 7981"
- THIS PARCEL MAP CONTAINS 0.971 ACRES, MORE OR LESS

ORANGE STREET

LOT "A"

PARCEL DESCRIBED TO JOSE FLORES, ET AL., BY DOC. REC. 7/6/2016 AS DOC. NO. 2016-0280114, O.R. RIV. CO., CA.

FD. SPK. IN LIEU OF CONC. MON. PER NASH SUBDIVISION M.B. 37/89, ACCEPTED AS THE COMMON CORNER OF LOTS 94-95-102-103 OF THE S.C.C.A. M.B. 7/3 S.B. SET 1" I.P. WITH "LS. 7981" TAG.

NASH SUBDIVISION
M.B. 37/89