

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

# TRACT NO. 37632

BEING A SUBDIVISION OF THE EAST 5 ACRES OF THE SOUTH HALF OF THE NORTHEAST QUARTER  
OF THE SOUTHEAST QUARTER OF SECTION 32, T.2S., R.5W., S.B.M.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

AUGUST 2018

SHEET 1 OF 6 SHEETS

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 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:  
FIRST AMERICAN TITLE COMPANY

## OWNER'S STATEMENT

WE HEREBY STATE 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 UTILITY PURPOSES AND OTHER PUBLIC SERVICES, LOTS "A" THROUGH "F", INCLUSIVE;

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE 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 EASEMENT DESIGNATED AS "SANITATION SERVICES EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES LOTS "A" THROUGH "F", INCLUSIVE, AND THE EASEMENT DESIGNATED AS "SEWER EASEMENT".

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO STREETER AVENUE FROM LOTS 1, 31, 32, 33, AND 34.

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 "6" P.U.E.", AND LOT "H".

WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREET AND EASEMENT, WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434(g) OF THE OF SUBDIVISION MAP ACT:  
1. THAT CERTAIN PUBLIC STREET GRANTED JULY 22, 1966 AS INSTRUMENT NO. 75189, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, LOTS "A" THROUGH "F", INCLUSIVE, INDICATED AS "PRIVATE STREET", SAID PRIVATE STREET IS FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS, LOT OWNERS, AND INVITEES, WITHIN THIS TRACT MAP.

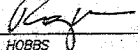
WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, LOTS "G" THROUGH "I", INCLUSIVE, INDICATED AS "COMMON AREA", SAID COMMON AREA IS FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNS, LOT OWNERS, AND INVITEES, WITHIN THIS TRACT MAP.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, THE EASEMENTS DESIGNATED AS "SIDEWALK EASEMENT" AS SHOWN HEREON, SAID SIDEWALK EASEMENT IS FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNS, LOT OWNERS, AND INVITEES, WITHIN THIS TRACT MAP.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, THE EASEMENTS DESIGNATED AS "LANDSCAPE EASEMENT" AS SHOWN HEREON, SAID LANDSCAPE EASEMENT IS FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNS, LOT OWNERS, AND INVITEES, WITHIN THIS TRACT MAP.

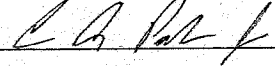
GDC-RCH CAMDEN, L.P.,  
A DELAWARE LIMITED PARTNERSHIP

BY: R&R ENTERPRISES IV, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY  
ITS: GENERAL PARTNER

BY:   
ROGER C. HOBBS  
MANAGING MEMBER

## BENEFICIARY

HOME STREET BANK, A WASHINGTON STATE CHARTERED COMMERCIAL BANK, BENEFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 25, 2019 AS DOCUMENT NO. 2019-0432124, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

BY: 

NAME: ABRAM A. PPLADIAN, JR.

TITLE: SA. VICE PRESIDENT

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

## PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY, 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 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: \_\_\_\_\_ TODD M. CORBIN,  
PUBLIC UTILITIES GENERAL MANAGER

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 \$ 54,000.

DATE: 4-2-2020 JON CHRISTENSEN  
COUNTY TAX COLLECTOR

BY: , DEPUTY

## TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 54,000 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: 4-2-2020 2020

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, HOLDER OF AN EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT AND REMOVAL OF PUBLIC UTILITY FACILITIES TOGETHER WITH ALL NECESSARY APPURTENANCES AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED JULY 15, 1966 AS INST. NO. 72756, OFFICIAL RECORDS, OF RIVERSIDE COUNTY.

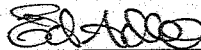
DATE: \_\_\_\_\_ TODD M. CORBIN,  
PUBLIC UTILITIES GENERAL MANAGER

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 R.C. HOBBS COMPANY ON AUGUST 10, 2018. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2023, AND THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 3-17-2020

  
EDY P. ADKISON L.S. 5390  
EXPIRATION DATE: 9-30-20



## CITY SURVEYOR'S STATEMENT

I HEREBY STATE, I HAVE EXAMINED THIS MAP, AND I AM SATISFIED THE MAP IS TECHNICALLY CORRECT, AND 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, EXP. 12-31-2021  
CITY SURVEYOR

BY: \_\_\_\_\_

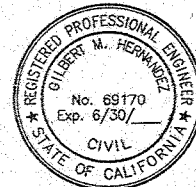


## CITY ENGINEER'S STATEMENT

I HEREBY STATE, I HAVE EXAMINED THIS MAP, AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT NO. 37632 APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON AUGUST 22, 2019 AND ANY APPROVED ALTERATIONS THEREOF; 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; THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THIS MAP HAVE BEEN APPROVED; THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THE SAME ARE CHECKED AND APPROVED; AND ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, OR 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.

DATE: \_\_\_\_\_ GILBERT M. HERNANDEZ R.C.E. 69170  
LIC. EXP. 6/30/  
CITY ENGINEER

BY: \_\_\_\_\_



## CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF SIX (6) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 37632.

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

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 LIMITED TO ELECTRICAL, WATER, CABLE TELEVISION, AND COMMUNICATION SYSTEMS.

LOTS "A" THROUGH "F", INCLUSIVE, AND THE EASEMENT DESIGNATED AS "SEWER EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

THE EASEMENTS DESIGNATED AS "6" P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATIONS FACILITIES.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO STREETER AVENUE FROM LOTS 1, 31, 32, 33, AND 34 ARE HEREBY ACCEPTED.

THE FOLLOWING STREET AND EASEMENT ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434(g) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN PUBLIC STREET GRANTED JULY 22, 1966 AS INSTRUMENT NO. 75189, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

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 \_\_\_\_\_, 2020.

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

BY: \_\_\_\_\_

## CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY 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: \_\_\_\_\_

## SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY JOHN R. BYERLY, INC. ON NOVEMBER 6, 2018 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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

# TRACT NO. 37632

BEING A SUBDIVISION OF THE EAST 5 ACRES OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER  
OF THE SOUTHEAST QUARTER OF SECTION 32, T.2S., R.5W., S.B.M.

**adkan**  
**ENGINEERS**  
RIVERSIDE, CA

AUGUST 2018

SHEET 1 OF 6 SHEETS

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 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:  
FIRST AMERICAN TITLE COMPANY

## OWNER'S STATEMENT

WE HEREBY STATE 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 UTILITY PURPOSES AND OTHER PUBLIC SERVICES, LOTS "A" THROUGH "F", INCLUSIVE;

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE 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 EASEMENT DESIGNATED AS "SANITATION SERVICES EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES LOTS "A" THROUGH "F", INCLUSIVE, AND THE EASEMENT DESIGNATED AS "SEWER EASEMENT".

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO STREETER AVENUE FROM LOTS 1, 31, 32, 33, AND 34.

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WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREET AND EASEMENT, WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434(g) OF THE OF SUBDIVISION MAP ACT:  
1. THAT CERTAIN PUBLIC STREET GRANTED JULY 22, 1966 AS INSTRUMENT NO. 75189, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, LOTS "A" THROUGH "F", INCLUSIVE, INDICATED AS "PRIVATE STREET", SAID PRIVATE STREET IS FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS, LOT OWNERS, AND INVITEES, WITHIN THIS TRACT MAP.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, LOTS "G" THROUGH "O", INCLUSIVE, INDICATED AS "COMMON AREA", SAID COMMON AREA IS FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNS, LOT OWNERS, AND INVITEES, WITHIN THIS TRACT MAP.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, THE EASEMENTS DESIGNATED AS "SIDEWALK EASEMENT" AS SHOWN HEREON, SAID SIDEWALK EASEMENT IS FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNS, LOT OWNERS, AND INVITEES, WITHIN THIS TRACT MAP.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, THE EASEMENTS DESIGNATED AS "LANDSCAPE EASEMENT" AS SHOWN HEREON, SAID LANDSCAPE EASEMENT IS FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNS, LOT OWNERS, AND INVITEES, WITHIN THIS TRACT MAP.

GDC-RCH CAMDEN, L.P.,  
A DELAWARE LIMITED PARTNERSHIP

BY: R&R ENTERPRISES IV, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY  
ITS: GENERAL PARTNER

BY: \_\_\_\_\_  
ROGER C. HOBBS  
MANAGING MEMBER

## BENEFICIARY

HOME STREET BANK, A WASHINGTON STATE CHARTERED COMMERCIAL BANK, BENEFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 25, 2019 AS DOCUMENT NO. 2019-0432124, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

## PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY, 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 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: \_\_\_\_\_ TODD M. CORBIN,  
PUBLIC UTILITIES GENERAL MANAGER

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 \$ \_\_\_\_\_.

DATE: \_\_\_\_\_ JON CHRISTENSEN  
COUNTY TAX COLLECTOR

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.

DATE: \_\_\_\_\_ 2020 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, HOLDER OF AN EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT AND REMOVAL OF PUBLIC UTILITY FACILITIES TOGETHER WITH ALL NECESSARY APPURTENANCES AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED JULY 15, 1966 AS INST. NO. 72756, OFFICIAL RECORDS, OF RIVERSIDE COUNTY.

DATE: \_\_\_\_\_ TODD M. CORBIN,  
PUBLIC UTILITIES GENERAL MANAGER

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 R.C. HOBBS COMPANY ON AUGUST 10, 2018. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2023, AND THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: \_\_\_\_\_

EDY P. ADKISON L.S. 5390  
EXPIRATION DATE: 9-30-20



## CITY SURVEYOR'S STATEMENT

I HEREBY STATE, I HAVE EXAMINED THIS MAP, AND I AM SATISFIED THE MAP IS TECHNICALLY CORRECT, AND 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, EXP. 12-31-2021  
CITY SURVEYOR

BY: \_\_\_\_\_



## CITY ENGINEER'S STATEMENT

I HEREBY STATE, I HAVE EXAMINED THIS MAP, AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT NO. 37632 APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON AUGUST 22, 2019 AND ANY APPROVED ALTERATIONS THEREOF; 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; THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THIS MAP HAVE BEEN APPROVED; THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THE SAME ARE CHECKED AND APPROVED; AND ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, OR 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.

DATE: \_\_\_\_\_

GILBERT M. HERNANDEZ R.C.E. 69170  
LIC. EXP. 6/30/  
CITY ENGINEER

BY: \_\_\_\_\_



## CITY CLERK'S CERTIFICATE

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1. THAT CERTAIN PUBLIC STREET GRANTED JULY 22, 1966 AS INSTRUMENT NO. 75189, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

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 \_\_\_\_\_, 2020.

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

BY: \_\_\_\_\_

## CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY 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: \_\_\_\_\_

## SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY JOHN R. BYERLY, INC. ON NOVEMBER 6, 2018 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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

# TRACT NO. 37632

BEING A SUBDIVISION OF THE EAST 5 ACRES OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER  
OF THE SOUTHEAST QUARTER OF SECTION 32, T.2S., R.5W., S.B.M.

SHEET 2 OF 6 SHEETS

**adkan**  
**ENGINEERS**  
RIVERSIDE, CA

AUGUST 2018

**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 \_\_\_\_\_ } SS.

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

PRINT NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

COUNTY OF PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

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STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } SS.

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APPEARED \_\_\_\_\_

\_\_\_\_\_, WHO PROVED TO ME ON  
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MY COMMISSION EXPIRES: \_\_\_\_\_

COUNTY OF PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_

**TRACT NO. 37632**

BEING A SUBDIVISION OF THE EAST 5 ACRES OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, T.2S., R.5W., S.B.M.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

AUGUST 2018

**SURVEYOR'S NOTES****BASIS OF BEARINGS**

THE CENTERLINE OF STREETER AVENUE BEING NORTH 0°20'00" EAST PER RECORD OF SURVEY, RS 49/28 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

**MONUMENT NOTES**

- -INDICATES FOUND MONUMENT AS NOTED.
- -INDICATES SET 1"IP & LS 5390 TAG, FLUSH, UNLESS OTHERWISE NOTED.
- △ -INDICATES SET S&W LS 5390, FLUSH

SET 1"IP &amp; LS 5390 TAG, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS, SET LEAD &amp; LS 5390 TAG IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES.

THIS MAP CONTAINS 4.79 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER

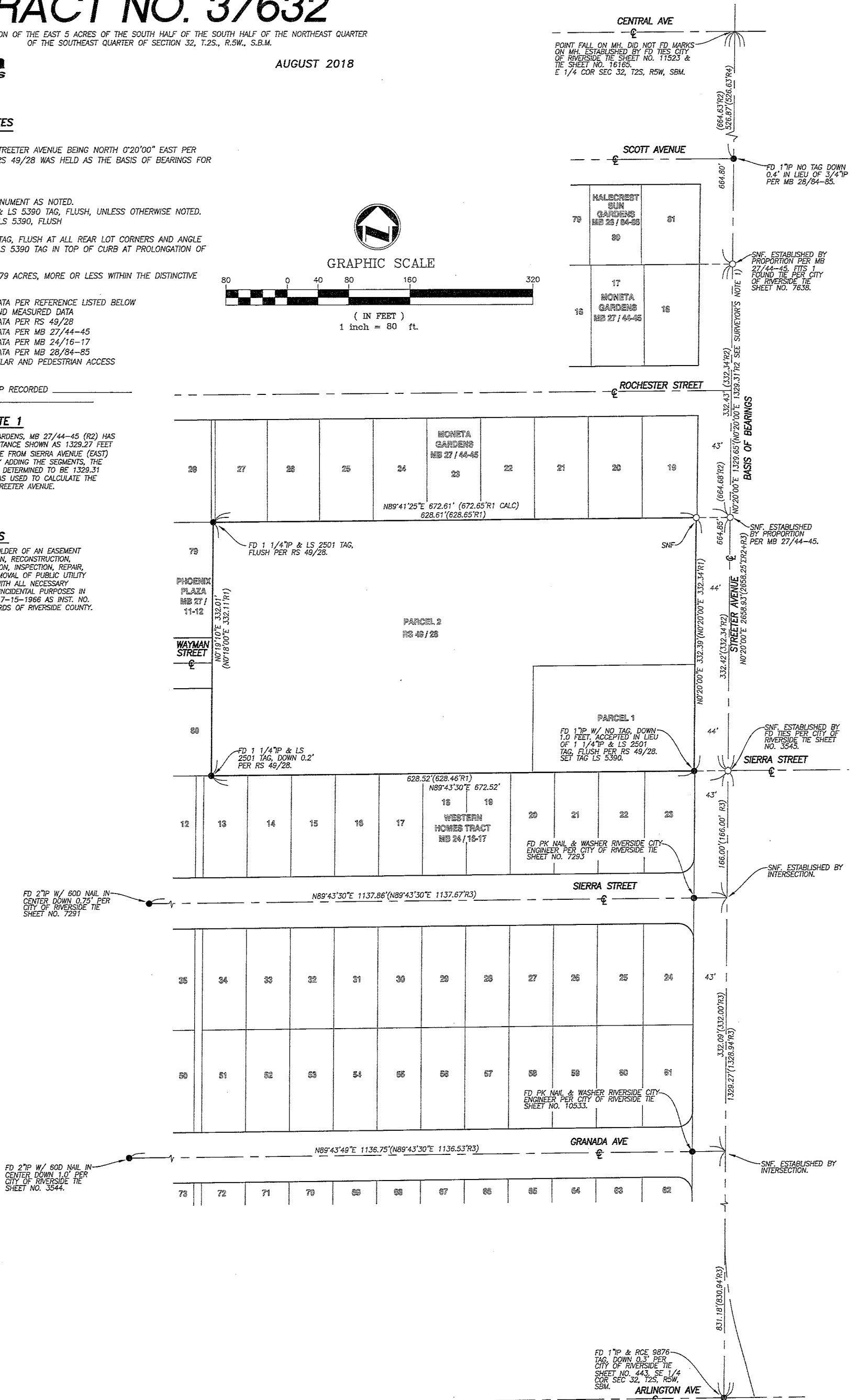
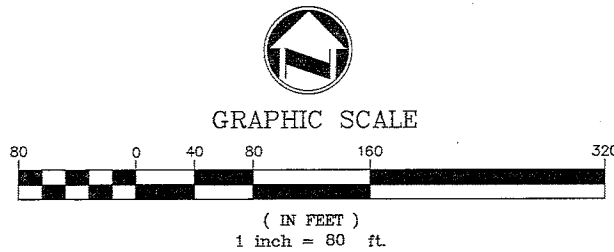
( ) -INDICATES RECORD DATA PER REFERENCE LISTED BELOW  
 R&M -INDICATES RECORD AND MEASURED DATA  
 R1 -INDICATES RECORD DATA PER RS 49/28  
 R2 -INDICATES RECORD DATA PER MB 27/44-45  
 R3 -INDICATES RECORD DATA PER MB 24/16-17  
 R4 -INDICATES RECORD DATA PER MB 28/84-85  
 LLLL -INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED

C.C.&R'S FOR THIS MAP RECORDED  
2020, AS DOC. NO. \_\_\_\_\_**SURVEYOR'S NOTE 1**

THE MAP OF MONETA GARDENS, MB 27/44-45 (R2) HAS AN ERROR FOR THE DISTANCE SHOWN AS 1329.27 FEET ALONG STREETER AVENUE FROM SIERRA AVENUE (EAST) TO CENTRAL AVENUE. BY ADDING THE SEGMENTS, THE CORRECT DISTANCE WAS DETERMINED TO BE 1329.31 FEET. THAT DISTANCE WAS USED TO CALCULATE THE PROPORTIONS ALONG STREETER AVENUE.

**EASEMENT NOTES**

- △ CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT AND REMOVAL OF PUBLIC UTILITY FACILITIES TOGETHER WITH ALL NECESSARY APPURTENANCES AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED 7-15-1966 AS INST. NO. 72756, OFFICIAL RECORDS OF RIVERSIDE COUNTY. SEE SHEETS 4 & 5.



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

# TRACT NO. 37632

SHEET 4 OF 6 SHEETS

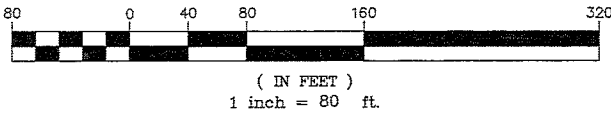
BEING A SUBDIVISION OF THE EAST 5 ACRES OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER  
OF THE SOUTHEAST QUARTER OF SECTION 32, T.2S., R.5W., S.B.M.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

AUGUST 2018



GRAPHIC SCALE



## SURVEYOR'S NOTES

### BASIS OF BEARINGS

THE CENTERLINE OF STREETER AVENUE BEING NORTH 0°20'00" EAST PER  
RECORD OF SURVEY, RS 49/28 WAS HELD AS THE BASIS OF BEARINGS FOR  
THIS MAP.

### MONUMENT NOTES

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- -INDICATES SET 1"IP & LS 5390 TAG, FLUSH, UNLESS OTHERWISE NOTED.
- △ -INDICATES SET S&W LS 5390, FLUSH

SET 1"IP & LS 5390 TAG, FLUSH AT ALL REAR LOT CORNERS AND ANGLE  
POINTS, SET LEAD & LS 5390 TAG IN TOP OF CURB AT PROLONGATION OF  
SIDE LOT LINES.

THIS MAP CONTAINS 4.79 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE  
BORDER

( ) -INDICATES RECORD DATA PER REFERENCE LISTED BELOW  
R&M -INDICATES RECORD AND MEASURED DATA

R1 -INDICATES RECORD DATA PER RS 49/28

R2 -INDICATES RECORD DATA PER MB 27/44-45

R3 -INDICATES RECORD DATA PER MB 24/16-17

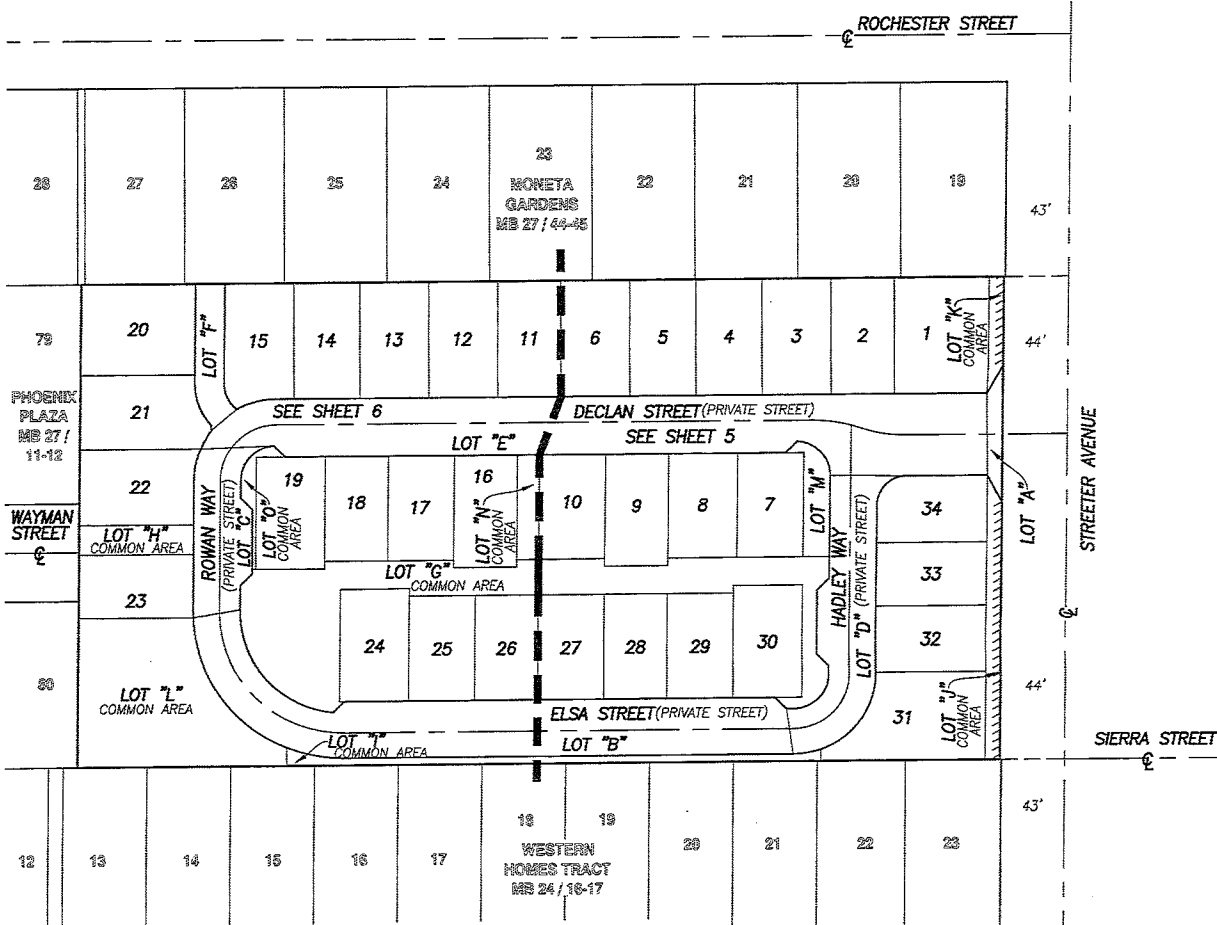
R4 -INDICATES RECORD DATA PER MB 28/84-85

LLLL -INDICATES VEHICULAR AND PEDESTRIAN ACCESS  
RIGHTS WAIVED

C.C.&R'S FOR THIS MAP RECORDED \_\_\_\_\_  
2020, AS DOC. NO. \_\_\_\_\_

## EASEMENT NOTES

- △ CITY OF RIVERSIDE, HOLDER OF AN EASEMENT  
FOR THE CONSTRUCTION, RECONSTRUCTION,  
MAINTENANCE, OPERATION, INSPECTION, REPAIR,  
REPLACEMENT AND REMOVAL OF PUBLIC UTILITY  
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SEE SHEETS 4 & 5.



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

# TRACT NO. 37632

BEING A SUBDIVISION OF THE EAST 5 ACRES OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, T.2S., R.5W., S.B.M.

SHEET 5 OF 6 SHEETS

**adkan**  
ENGINEERS  
RIVERSIDE, CA

AUGUST 2018

## SURVEYOR'S NOTES

### BASIS OF BEARINGS

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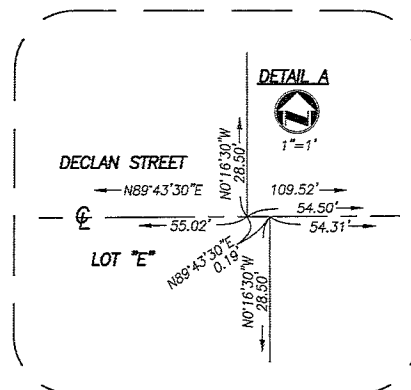
C.C.&R'S FOR THIS MAP RECORDED  
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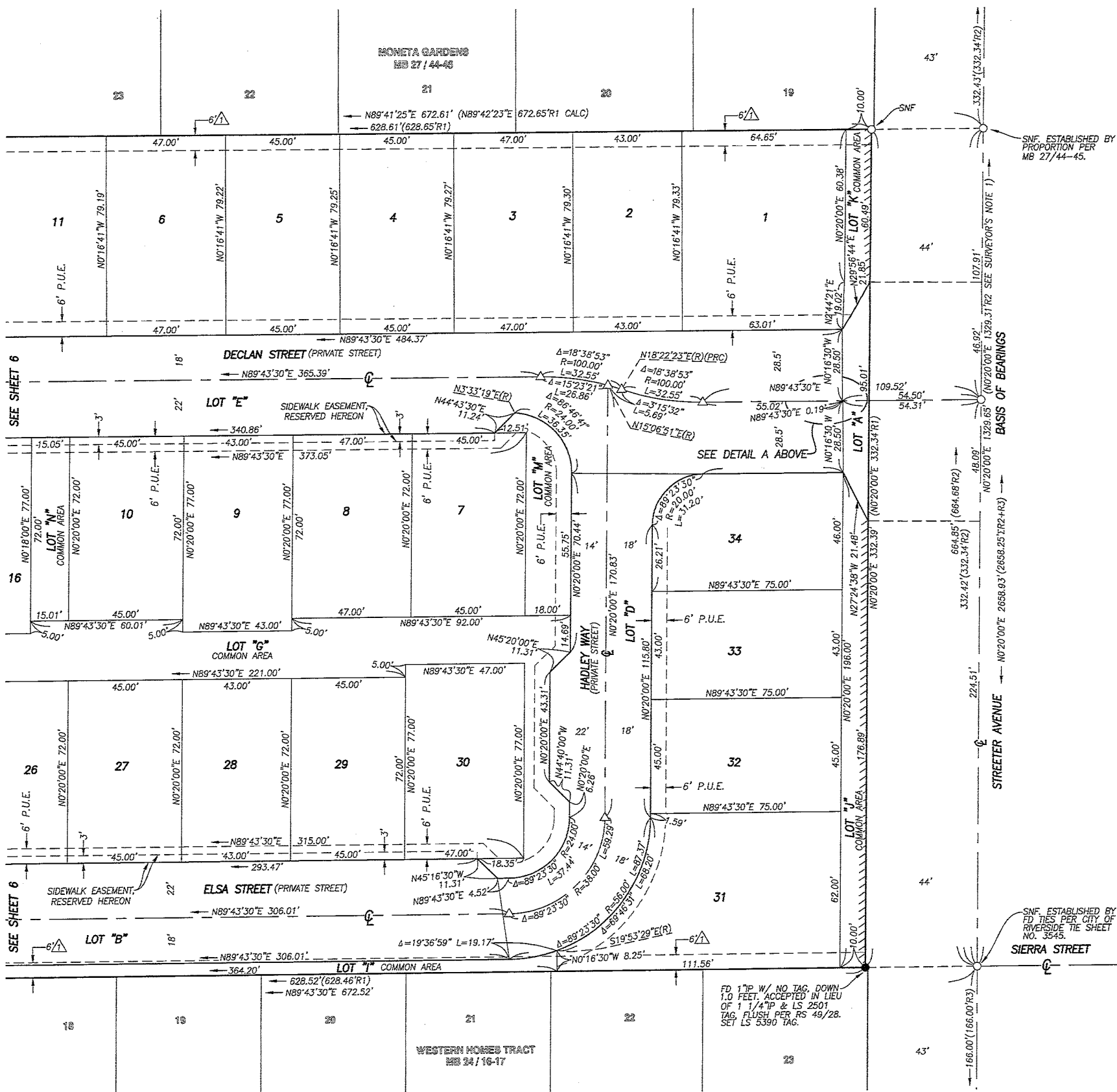
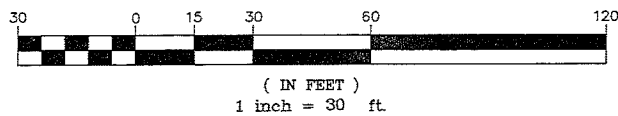
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GRAPHIC SCALE



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

# TRACT NO. 37632

SHEET 6 OF 6 SHEETS

BEING A SUBDIVISION OF THE EAST 5 ACRES OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER  
OF THE SOUTHEAST QUARTER OF SECTION 32, T.2S., R.5W., S.B.M.

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ENGINEERS  
RIVERSIDE, CA

AUGUST 2018

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## EASEMENT NOTES

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GRAPHIC SCALE

