

GROSS AREA: 30.166 ACRES  
NET AREA: 30.125 ACRES  
CONSISTING OF 8 PARCELS

### 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 PARCEL 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 FOR CONSTRUCTION AND MAINTENANCE OF LANDSCAPE EASEMENTS, THE EASEMENTS DESIGNATED AS "18 FOOT LANDSCAPE EASEMENT" AND "20 FOOT LANDSCAPE EASEMENT". WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES THE EASEMENT DESIGNATED AS "BLANKET PUBLIC UTILITY EASEMENT" ACROSS PARCELS 1 THROUGH 7. WE HEREBY RETAIN FOR PRIVATE USE THE EASEMENT DESIGNATED AS, "PRIVATE INGRESS AND EGRESS EASEMENT".

CANYON SPRINGS MARKETPLACE CORPORATION, A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION.

BY: Paula Purcell  
NAME:

TITLE: Vice President

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

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

### 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 FEE:

1 RECIPROCAL EASEMENT FOR INGRESS AND EGRESS BENEFITING PARCEL 1 AND PARCEL 2 AS RECORDED APRIL 28, 1989 AS INSTRUMENT NO'S. 137472 AND 137473 O.R..

2 EASEMENT FOR WATER DRAINAGE FACILITIES IN FAVOR OF RIVERSIDE CLINIC INVESTORS IV LTD. RECORDED NOVEMBER 22, 1993 AS INSTRUMENT NO. 464854 O.R..

3 C.C. AND R. RECORDED FEBRUARY 3, 1989 AS INSTRUMENT NO. 36321 AND RERECORDED OCTOBER 24, 1989 AS INSTRUMENT NO. 368901 O.R..

4 12' WIDE NON-EXCLUSIVE EASEMENT FOR INSTALLATION AND MAINTENANCE OF SANITARY SEWER IN FAVOR OF CANYON SPRINGS MEDICAL PLAZA PARTNERS RECORDED OCTOBER 18, 1989 AS INSTRUMENT NO. 361846, AND AS MODIFIED BY INSTRUMENT RECORDED NOVEMBER 2, 1989 AS INSTRUMENT NO. 384072, AND AS MODIFIED BY INSTRUMENT RECORDED APRIL 26, 1990 AS INSTRUMENT NO. 152552 ALL OF O.R..

5 PRIVATE EASEMENT "DRIVEWAY ACCESS EASEMENT CONSTRUCTION AND MAINTENANCE AGREEMENT" RECORDED JANUARY 10, 1994 AS INSTRUMENT NO. 11684 O.R..

6 EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT RECORDED DECEMBER 30, 1987 AS INSTRUMENT NO. 366013 O.R..

7 EASEMENTS FOR "SIDEWALK AND STREET TREE EASEMENTS", "5' WIDE SIDEWALK AND STREET TREE EASEMENT", "23' WIDE SIDEWALK AND STREET TREE EASEMENT" AND "15' WIDE STORM DRAIN EASEMENT" IN FAVOR OF CITY OF RIVERSIDE, ALL AS DEDICATED AND ACCEPTED BY P.M.B. 128/91-103.

8 EASEMENT FOR RIGHT OF WAY FOR PUBLIC STREET AND HIGHWAY AND DRAINAGE IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED NOVEMBER 26, 1986 AS INSTRUMENT NO. 302611 O.R..

9 CENTERLINE OF AN UNDISCLOSED WIDTH EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTALS IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO. SUCCESSORS IN INTEREST TO CALIFORNIA ELECTRIC POWER COMPANY. RECORDED APRIL 22, 1960 AS INSTRUMENT 36191 O.R..

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

# PARCEL MAP NO. 37841

BEING A SUBDIVISION OF PARCELS 36 THROUGH 48 AND PORTIONS OF PARCELS 51 AND 52 OF PARCEL MAP NO. 19617 RECORDED IN BOOK 128 PAGES 91 THROUGH 103 INCLUSIVE OF MAPS, ALONG WITH PARCEL 1 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED JULY 19, 1988 AS INSTRUMENT NO. 1988-199597 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED APRIL 28, 1989 AS INSTRUMENT NO. 1989-137470, ALL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LYING WITHIN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

RICK ENGINEERING COMPANY  
RIVERSIDE, CALIF.

### 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 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\_\_\_\_.

MATTHEW JENNINGS  
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: \_\_\_\_\_, 20\_\_\_\_.

CASH OR SURETY TAX BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

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

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS NOT PREPARED FOR THIS SUBDIVISION. A PRELIMINARY SOILS REPORT AND FINAL COMPACTION REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT FOR THE PARCELS SHOWN HEREON.

APRIL 2020

### 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: \_\_\_\_\_

BY: \_\_\_\_\_  
CURTIS C. STEPHENS  
L.S. 7519  
CITY SURVEYOR

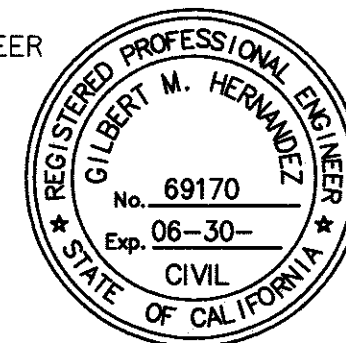


### CITY ENGINEER'S STATEMENT

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 37841 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE DEVELOPMENT REVIEW COMMITTEE ON MARCH 25, 2020 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: \_\_\_\_\_

BY: \_\_\_\_\_  
GILBERT M. HERNANDEZ  
RCE 69170  
CITY ENGINEER



### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF FIVE (5) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 37841.

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 "18 FOOT AND 20 FOOT LANDSCAPE EASEMENTS" ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS FOR LANDSCAPING AND LANDSCAPING MAINTENANCE; THE EASEMENTS DESIGNATED AS "BLANKET PUBLIC UTILITY EASEMENT" ACROSS PARCELS 1 THROUGH 7 ARE HEREBY ACCEPTED AS EASEMENTS 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 \_\_\_\_\_, 2021.

CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA.

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

SHEET 1 OF 5 SHEETS

### RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
AT \_\_\_\_\_ .M IN BOOK \_\_\_\_\_ OF PARCEL MAPS, AT \_\_\_\_\_ PAGES  
\_\_\_\_\_, AT THE REQUEST OF THE CITY CLERK OF THE  
CITY OF RIVERSIDE.

FEE: \_\_\_\_\_  
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: \_\_\_\_\_, DEPUTY

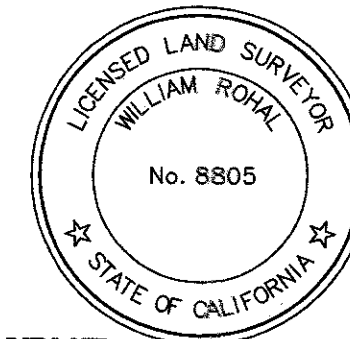
SUBDIVISION GUARANTEE: OLD REPUBLIC TITLE COMPANY

### 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 PAULA PURCELL, ON SEPT. 17, 2019. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT THE MONUMENTS SHOWN ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE APRIL 30, 2022, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 11-19-2020

William Rohal L.S. 8805



### UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENT TO THE MAKING AND FILING OF THE ANNEXED MAP.

EASEMENT FOR RIGHT OF WAY AND ELECTRICAL ENERGY DISTRIBUTION FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE RECORDED MARCH 1, 1990 AS INSTRUMENT NO. 75789 O.R..

EASEMENT FOR UTILITIES IN FAVOR OF THE CITY OF RIVERSIDE RECORDED NOVEMBER 26, 1986 AS INSTRUMENT NO. 302611 O.R..

CENTERLINE OF AN UNDISCLOSED WIDTH EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTALS IN FAVOR OF CITY OF RIVERSIDE SUCCESSORS IN INTEREST TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED NOVEMBER 22, 1955 IN BOOK 1823, PAGE 519 O.R..

### 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 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 ELECTRIC DIVISION OF THE PUBLIC UTILITY DEPARTMENT OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE EASTERN MUNICIPAL WATER DISTRICT.

PUBLIC UTILITIES GENERAL MANAGER

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

BY: \_\_\_\_\_  
TODD M. CORBIN

# PARCEL MAP NO. 37841

BEING A SUBDIVISION OF PARCELS 36 THROUGH 48 AND PORTIONS OF PARCELS 51 AND 52 OF PARCEL MAP NO. 19617 RECORDED IN BOOK 128 PAGES 91 THROUGH 103 INCLUSIVE OF MAPS, ALONG WITH PARCEL 1 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED JULY 19, 1988 AS INSTRUMENT NO. 1988-199597 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED APRIL 28, 1989 AS INSTRUMENT NO. 1989-137470, ALL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LYING WITHIN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

RICK ENGINEERING COMPANY  
RIVERSIDE, CALIF.

APRIL 2020

## 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 THE DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF MARIN

ON NOVEMBER 25, 2020 BEFORE ME, ERICA J. JOUBERT, A  
NOTARY PUBLIC, PERSONALLY APPEARED, PAULA PURCELL

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

SIGNATURE

ERICA J. JOUBERT

PRINT NAME: ERICA J. JOUBERT

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

COUNTY OF PRINCIPAL PLACE OF BUSINESS: MARIN

COMMISSION EXPIRES: DECEMBER 03, 2021

COMMISSION # OF NOTARY: 2223901

## 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 THE DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A  
NOTARY PUBLIC, 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/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

SIGNATURE \_\_\_\_\_

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

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

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

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

COMMISSION # OF NOTARY: \_\_\_\_\_

## 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 THE DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A  
NOTARY PUBLIC, 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/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

SIGNATURE \_\_\_\_\_

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

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

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

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

COMMISSION # OF NOTARY: \_\_\_\_\_

## ~~EASTERN MUNICIPAL WATER DISTRICT CERTIFICATE~~

~~I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS NOT MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS SHOWN ON THIS MAP. SUBJECT PARCELS SHALL MAKE ARRANGEMENTS FOR SERVICE INCLUDING PAYMENT FOR ALL FINANCIAL ARRANGEMENTS TO ACQUIRE SERVICE, PRIOR TO ISSUANCE OF A BUILDING PERMIT.~~

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

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

~~COREY WALLACE~~

~~DIRECTOR OF NEW BUSINESS  
DEVELOPEMENT DEPARTMENT~~

# PARCEL MAP NO. 37841

BEING A SUBDIVISION OF PARCELS 36 THROUGH 48 AND PORTIONS OF PARCELS 51 AND 52 OF PARCEL MAP NO. 19617 RECORDED IN BOOK 128 PAGES 91 THROUGH 103 INCLUSIVE OF MAPS, ALONG WITH PARCEL 1 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED JULY 19, 1988 AS INSTRUMENT NO. 1988-199597 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED APRIL 28, 1989 AS INSTRUMENT NO. 1989-137470, ALL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LYING WITHIN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

RICK ENGINEERING COMPANY  
RIVERSIDE, CALIF.

## PROCEDURE OF SURVEY

APRIL 2020

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PARCEL MAP IS THE CENTER LINE OF DAY STREET TAKEN AS N 00°00'04"W, AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 142, PAGES 34-36, INCLUSIVE RECORDS OF RIVERSIDE COUNTY.

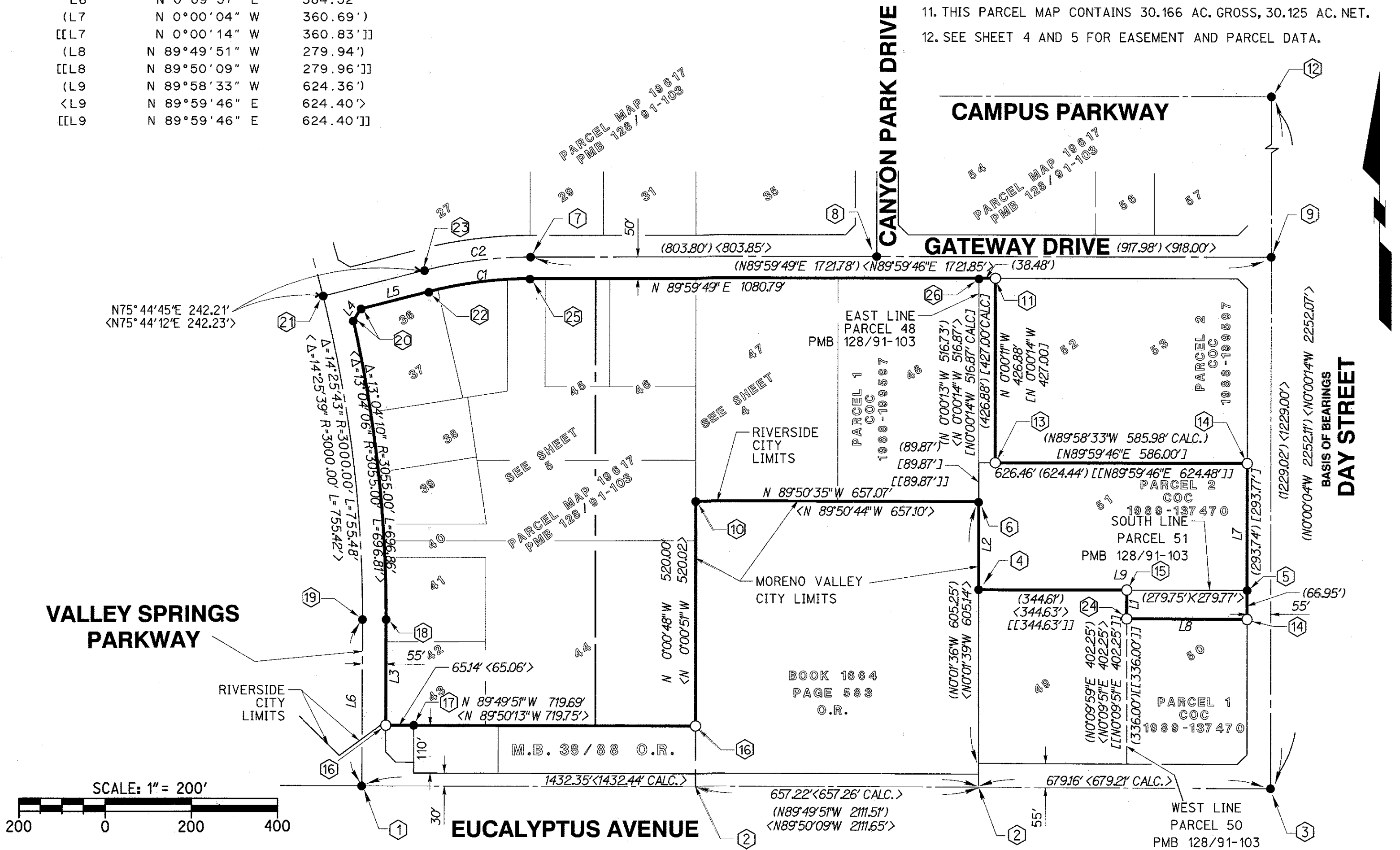
## MONUMENT NOTES

- ① FD 1"IP W/TAG 'RCE 26821"DN 0.1"PER CR 13-0589 AND PM 19617 PMB 128/91-103 AND RS 142/34-36 AT INTERSECTION OF EUCALYPTUS AND VALLEY SPRINGS PKWY.
- ② SEARCHED, NOTHING FOUND ESTABLISHED BY PRORATION PER PM 19617 PMB 128/91-103.
- ③ FD 1"IP OPEN W/NAIL FLUSH PER RS 142/34-36 ACCEPTED AS INTERSECTION OF EUCALYPTUS AV. AND DAY ST. SET TAG STAMPED 'LS 8805'.
- ④ FD 1"IP OPEN DN 0.5' PER RS 142/34-36, ACCEPTED AS NW CORNER LOT 49 PM 19617 HELD FOR THE NORTH LINE OF LOT 49, SET TAG STAMPED 'LS 8805'.
- ⑤ FD 1"IP W/PP 'RCE 26821"DN 0.1" PER PM 19617 PMB 128/91-103 AND RS 142/34-36 FOR N/E CORNER LOT 50 PM 19617 HELD FOR THE NORTH LINE OF LOT 50.
- ⑥ FD 3/4"IP OPEN DN 1.0' PER RS 142/34-36 ACCEPTED AS SE CORNER LOT 48 PM 19617 HELD FOR THE EAST LINE OF LOT 48, SET TAG STAMPED 'LS 8805'.
- ⑦ FD 1"IP W/PP 'RCE 26821"FLUSH PER PM 19617 PMB 128/91-103 AND RS 142/34-36, HELD AS BC OF CURVE ON CANYON PARK DR.
- ⑧ FD 1"IP W/PP 'RCE 26821"FLUSH PER PM 19617 PMB 128/91-103 AND RS 142/34-36 AT INTERSECTION OF CANYON PARK DR AND GATEWAY DR.
- ⑨ FD 1"IP W/PP 'RCE 26821"FLUSH PER PM 19617 PMB 128/91-103 AND RS 142/34-36 AT INTERSECTION OF DAY ST. AND GATEWAY DR.
- ⑩ FD 3/4"IP OPEN DN 1.0' NO REFERENCE ACCEPTED AS S/W CORNER LOT 47 PM 19617 HELD FOR THE EAST LINE OF LOT 44, SET TAG STAMPED 'LS 8805'.
- ⑪ ESTABLISHED BY RECORD DISTANCE PER RS 142/34-36.
- ⑫ FD 1"IP W/TAG 'LS 5507"FLUSH PER RS 142/34-36 ACCEPTED AS INTERSECTION OF DAY ST. AND CAMPUS PKWY.
- ⑬ ESTABLISHED BY RECORD DATA PER RS 142/34-36.
- ⑭ ESTABLISHED BY RECORD DATA PER RS 142/34-36.
- ⑮ ESTABLISHED BY RECORD DATA PER RS 142/34-36.
- ⑯ SNF, ESTABLISHED BY INTERSECTION PER PM 19617 PMB 128/91-103.
- ⑰ FD 3/4"IP OPEN UP 0.5', ACCEPTED AS N/W CORNER LOT 8 PER MB 38/88.
- ⑱ FD NAIL AND TAG STAMPED 'RCE 26821"FLUSH IN SIDEWALK PER PM 19617, PMB 128/91-103.
- ⑲ FD GEAR SPIKE AND WASHER TAGGED 'LS 5411"FLUSH PER CR 13-0590 ACCEPTED AS CL BC.
- ⑳ FD 1"IP WITH PLASTIC PLUG 'RCE 26821"DN 0.2' ACCEPTED AS CURB CUTBACKS PER PM 19617 PMB 128/91-103.
- ㉑ FD SPIKE AND WASHER STAMPED 'LS 5411"FLUSH PER CR 13-0591 INTERSECTION OF VALLEY SPRINGS PKWY AND GATEWAY DRIVE.
- ㉒ FD NAIL AND TAG 'RCE 26821"FLUSH IN SIDEWALK PER PM 19617 PMB 128/91-103 ACCEPTED AS POINT ON NORTH LINE LOT 36.
- ㉓ FD 1"IP WITH PLASTIC PLUG STAMPED 'RCE 26821"FLUSH PER PM 19617, PMB 128/91-103, POINT HELD AS CL BC.
- ㉔ ESTABLISHED BY RECORD DATA PER RS 142/34-36.
- ㉕ FD NAIL AND TAG 'RCE 26821"FLUSH IN SIDEWALK PER PM 19617 PMB 128/91-103 AND RS 142/34-36 ACCEPTED AS N/E CORNER LOT 36.
- ㉖ FD, SCRIBED 'X" ON SIDEWALK PER RS 142/34-36 ACCEPTED AS N/E CORNER LOT 44 PM 19617 PMB 128/91-103.

NAME	LINE TABLE		LENGTH	NAME	CURVE TABLE		
	DIRECTION				DELTA	RADIUS	ARC
(L1	N 0°09'59" E		66.25'	C1	14°15'26"	950.00'	236.39'
[[L1	N 0°09'51" E		66.25']]	<C1	14°15'34"	950.00'	236.43'>
(L2	N 0°01'36" W		203.87'	C2	14°15'26"	1000.00'	248.84'
<L2	N 0°01'39" W		203.90'>	<C2	14°15'34"	1000.00'	248.87'>
(L2	N 0°01'39" W		203.90']	C3	02°55'21"	3055.00'	155.83'
[[L2	N 0°01'39" W		203.90']]				
L3	N 0°09'57" E		244.40'				
<L3	N 0°09'51" E		244.62'>				
L4	N 31°25'04" E		32.13'				
<L4	N 31°24'58" E		32.14'>				
L5	N 75°44'45" E		165.08'				
<L5	N 75°44'12" E		165.09'>				
L6	N 0°09'57" E		384.52'				
(L7	N 0°00'04" W		360.69']				
[[L7	N 0°00'14" W		360.83']]				
(L8	N 89°49'51" W		279.94']				
[[L8	N 89°50'09" W		279.96']]				
(L9	N 89°58'33" W		624.36']				
<L9	N 89°59'46" E		624.40'>				
[[L9	N 89°59'46" E		624.40']]				

## SURVEYOR'S NOTES

1. ● - INDICATES FOUND MONUMENT AS NOTED.
2. ○ - INDICATES FOUND MONUMENT NOTE.
3. ○ - INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED 'LS 8805" FLUSH.
4. ALL REAR PARCEL CORNERS TO BE MONUMENTED WITH A 1" I.P. WITH TAG STAMPED 'LS 8805" FLUSH.
5. FRONT PARCEL CORNERS TO BE MONUMENTED WITH LEAD AND TAG STAMPED 'LS 8805" SET FLUSH ON TOP OF CURB ON THE PROLONGATION OF THE PROPERTY LINE.
6. △ - INDICATES EASEMENT NOTE.
7. < > - INDICATES RECORD DATA PER PM 19617 PMB 128/91-103.
8. [ ] - INDICATES RECORD DATA PER COC 1988-199597, RECORDED JULY 19, 1988 O.R..
9. [ [ ] ] - INDICATES RECORD DATA PER COC 1989-137470, RECORDED APRIL 28, 1989 O.R..
10. ( ) - INDICATES RECORD AND MEASURED DATA PER RS 142/34-36, UNLESS OTHERWISE NOTED.
11. THIS PARCEL MAP CONTAINS 30.166 AC. GROSS, 30.125 AC. NET.
12. SEE SHEET 4 AND 5 FOR EASEMENT AND PARCEL DATA.





## △ X EASEMENT NOTES

1. RECIPROCAL EASEMENT FOR INGRESS AND EGRESS BENEFITING PARCEL 1 AND PARCEL 2 AS RECORDED APRIL 28, 1989 AS INSTRUMENT NO.'S. 137472 AND 137473 O.R..
2. 15' WIDE STORM DRAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, AS DEDICATED AND ACCEPTED BY P.M.B. 128/91-103.
3. 23' WIDE SIDEWALK AND STREET TREE EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, AS DEDICATED AND ACCEPTED BY P.M.B. 128/91-103.
4. EASEMENT FOR RIGHT OF WAY AND ELECTRICAL ENERGY DISTRIBUTION FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE RECORDED MARCH 1, 1990 AS INSTRUMENT NO. 75789 O.R..
5. EASEMENT FOR WATER DRAINAGE FACILITIES IN FAVOR OF RIVERSIDE CLINIC INVESTORS IV LTD, RECORDED NOVEMBER 22, 1993 AS INSTRUMENT NO. 464854 O.R..
6. EASEMENT IN FAVOR OF RIVERSIDE CLINIC INVESTORS IV LTD, PER C.C. AND R. RECORDED FEBRUARY 3, 1989 AS INSTRUMENT 36321 O.R. AND RERECORDED OCT. 24, 1989 AS INST. NO. 368901 O.R..
7. 12' WIDE NON-EXCLUSIVE EASEMENT FOR INSTALLATION AND MAINTENANCE OF SANITARY SEWER IN FAVOR OF CANYON SPRINGS MEDICAL PLAZA PARTNERS RECORDED OCTOBER 18, 1989 AS INSTRUMENT NO. 361846 AND AS MODIFIED BY INST., RECORDED NOV. 2, 1989 AS INST. NO. 384072. AND AS MODIFIED BY INST., RECORDED APR. 26, 1990 AS INST. NO. 152552 O.R..
8. 5' WIDE SIDEWALK AND STREET TREE EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, AS DEDICATED AND ACCEPTED BY P.M.B. 128/91-103.
9. CENTERLINE OF AN UNDISCLOSED WIDTH EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTALS IN FAVOR OF CITY OF RIVERSIDE SUCCESSORS IN INTEREST TO CALIFORNIA ELECTRIC POWER CO. RECORDED NOVEMBER. 22, 1955 IN BOOK 1823, PAGE 519 O.R..
10. PRIVATE EASEMENT "DRIVEWAY ACCESS EASEMENT CONSTRUCTION AND MAINTENANCE AGREEMENT" PER INSTRUMENT NO. 11684 RECORDED JANUARY 10, 1994 O.R..
11. EASEMENT FOR ROAD PURPOSES AND PIPELINE FACILITIES IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT RECORDED DECEMBER 30, 1987 AS INSTRUMENT NO. 366013 O.R..
12. EASEMENT FOR RIGHT OF WAY FOR PUBLIC STREET AND HIGHWAY, UTILITIES AND DRAINAGE IN FAVOR OF THE CITY OF RIVERSIDE RECORDED NOVEMBER 6, 1986 AS INSTRUMENT NO. 302611 O.R..
13. 18' LANDSCAPE EASEMENT.
14. 20' LANDSCAPE EASEMENT.
15. BLANKET PUBLIC UTILITY EASEMENT.
16. EASEMENT FOR SIDEWALK AND STREET TREE IN FAVOR OF THE CITY OF RIVERSIDE AS DEDICATED AND ACCEPTED BY P.M.B. 128/91-103.
17. CENTERLINE OF AN UNDISCLOSED WIDTH EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTALS IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO. SUCCESSORS IN INTEREST TO CALIFORNIA ELECTRIC POWER CO. RECORDED APRIL 22, 1960 AS INSTRUMENT 36191 O.R.
18. PRIVATE INGRESS AND EGRESS EASEMENT.

Diagram A: Detail of the corner of the building. It shows a corner with a vertical wall and a horizontal wall. The vertical wall has a height of 25.00' and a width of 15'. The horizontal wall has a width of 10'. The corner is labeled "DETAIL A" and "N.T.S.". The corner is defined by a 90-degree angle. The corner is labeled "DETAIL A" and "N.T.S.". The corner is defined by a 90-degree angle. The corner is labeled "DETAIL A" and "N.T.S.". The corner is defined by a 90-degree angle.

SCALE: 1" = 100'

A horizontal graphic scale bar. It is divided into four equal segments. The first segment on the left is black, the second is white, the third is black, and the fourth is white. Below the bar, the numbers 100, 0, 100, and 200 are printed from left to right, corresponding to the segment boundaries. The '0' is centered under the boundary between the second and third segments.

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

*PARCEL MAP NO. 37841*

BEING A SUBDIVISION OF PARCELS 36 THROUGH 48 AND PORTIONS OF PARCELS 51 AND 52 OF PARCEL MAP NO. 19617 RECORDED IN BOOK 128 PAGES 91 THROUGH 103 INCLUSIVE OF MAPS, ALONG WITH PARCEL 1 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED JULY 19, 1988 AS INSTRUMENT NO. 1988-199597 AND PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED APRIL 28, 1989 AS INSTRUMENT NO. 1989-137470, ALL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LYING WITHIN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

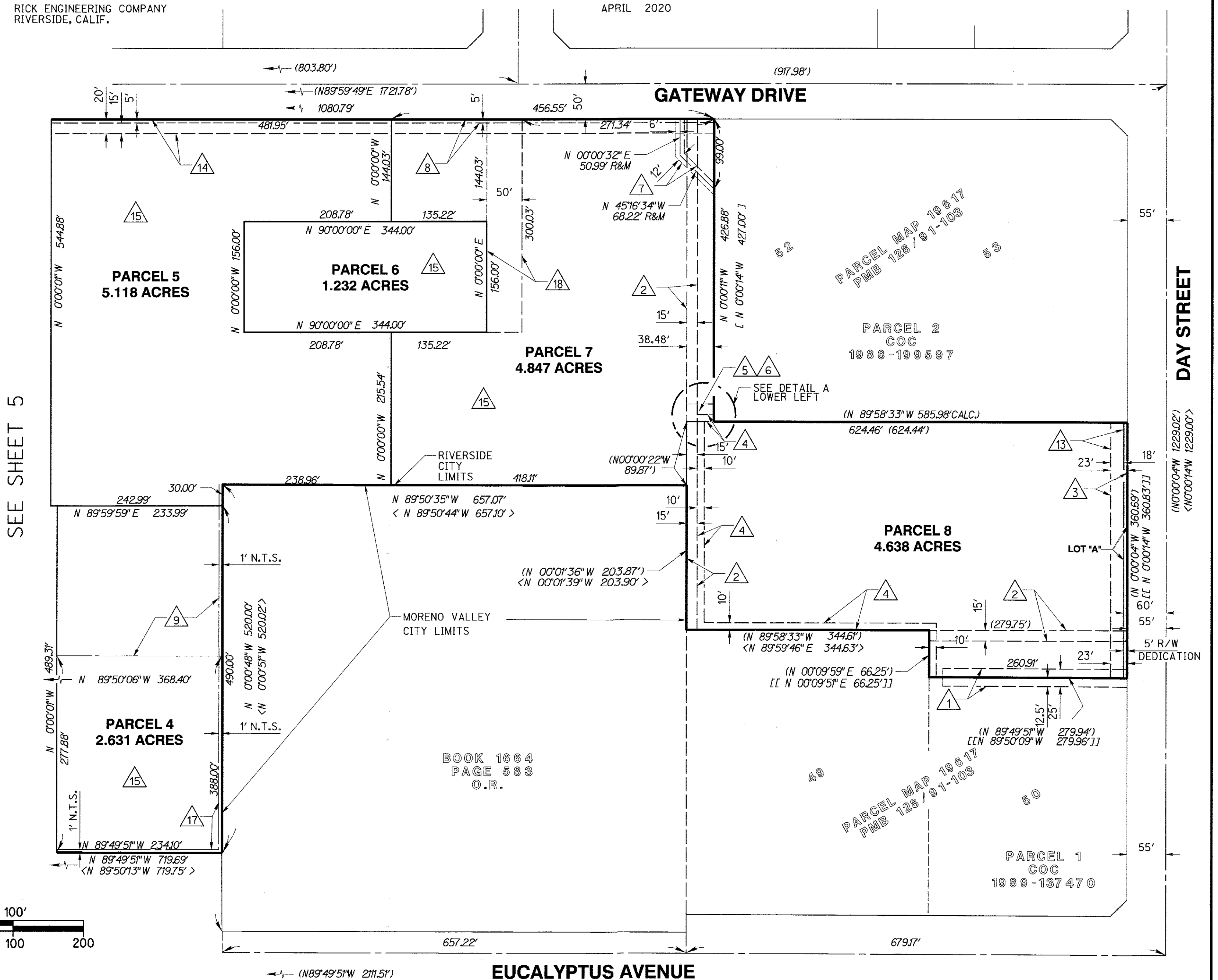
RICK ENGINEERING COMPANY  
RIVERSIDE, CALIF.

APRIL 2020

SHEET 4 OF 5 SHEETS

## NOTES

1. SEE SHEET NO. 3 FOR PROCEDURE OF SURVEY,  
SURVEYOR'S NOTES, BASIS OF BEARINGS AND  
MONUMENT NOTES.



# PARCEL MAP NO. 37841

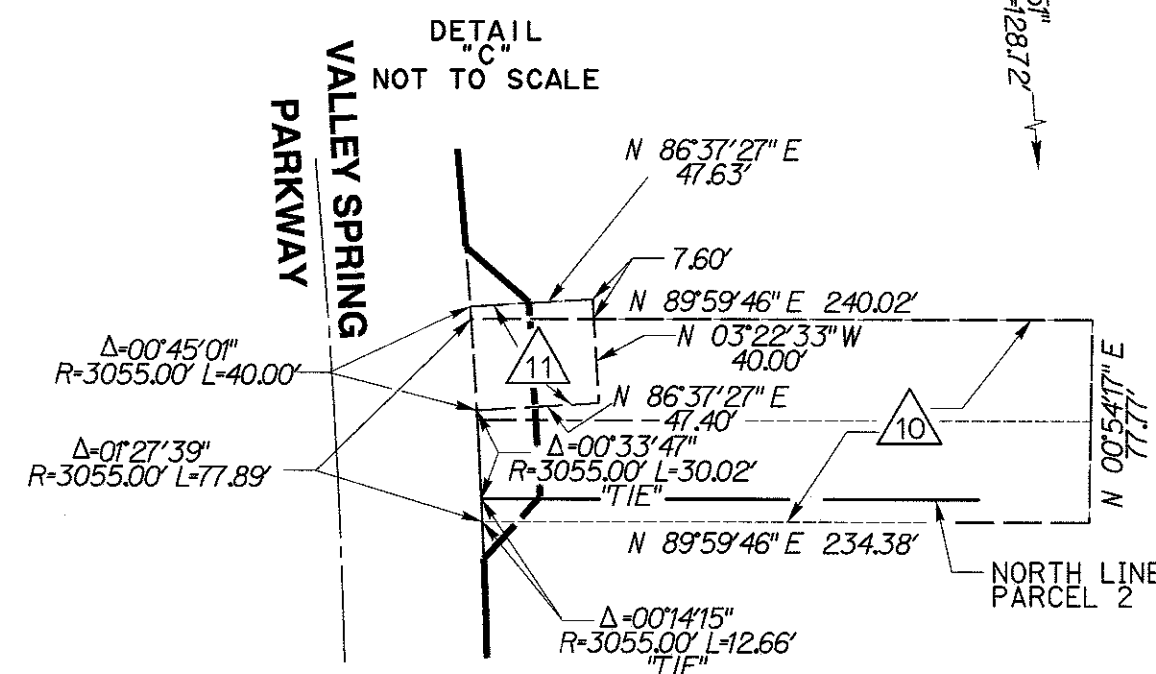
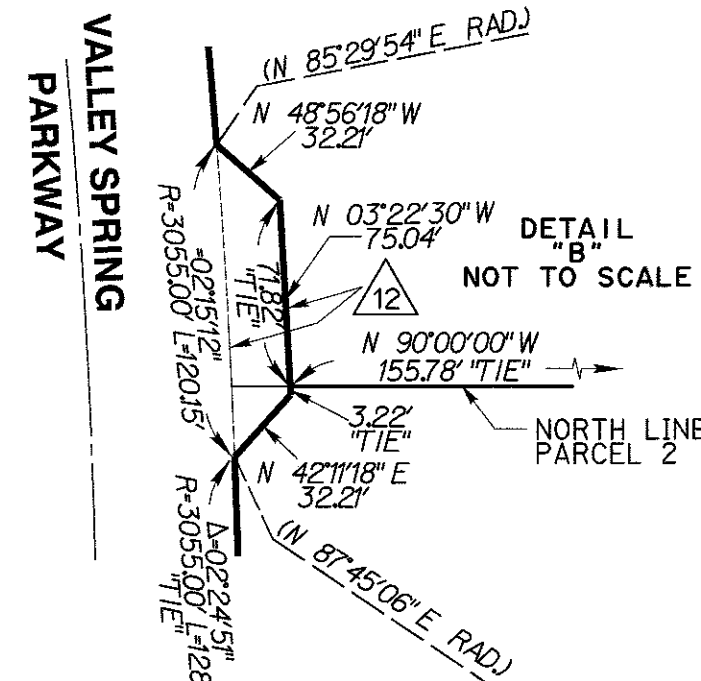
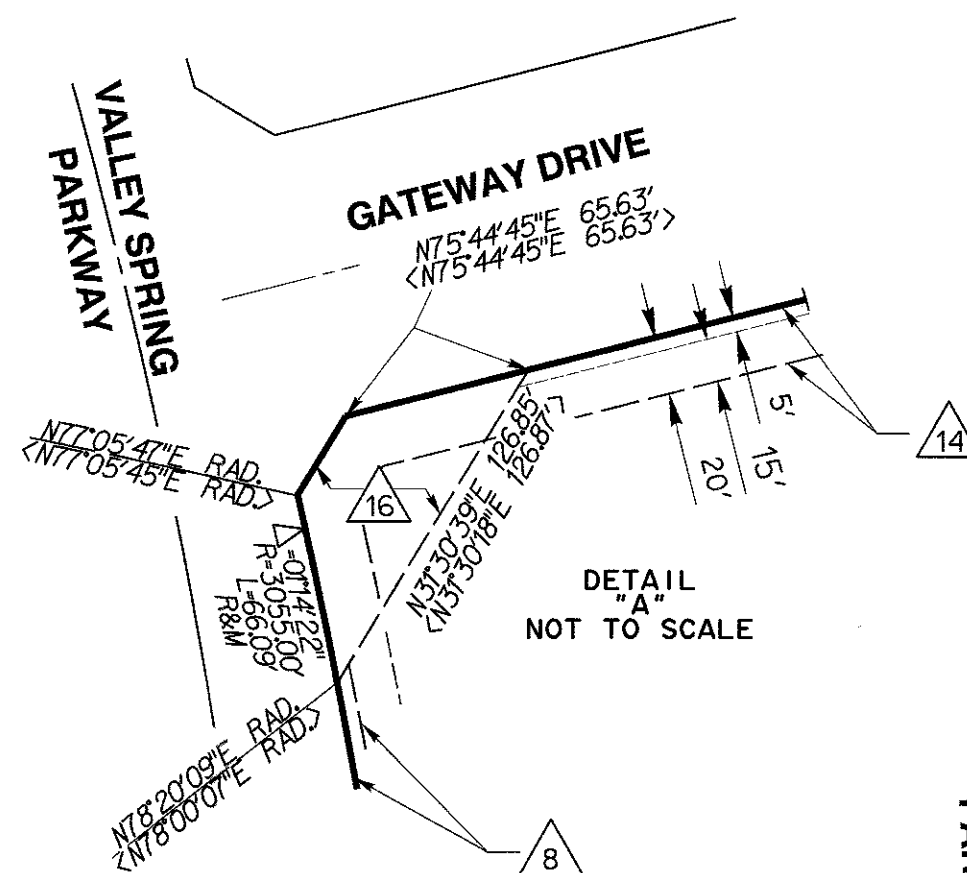
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APRIL 2020

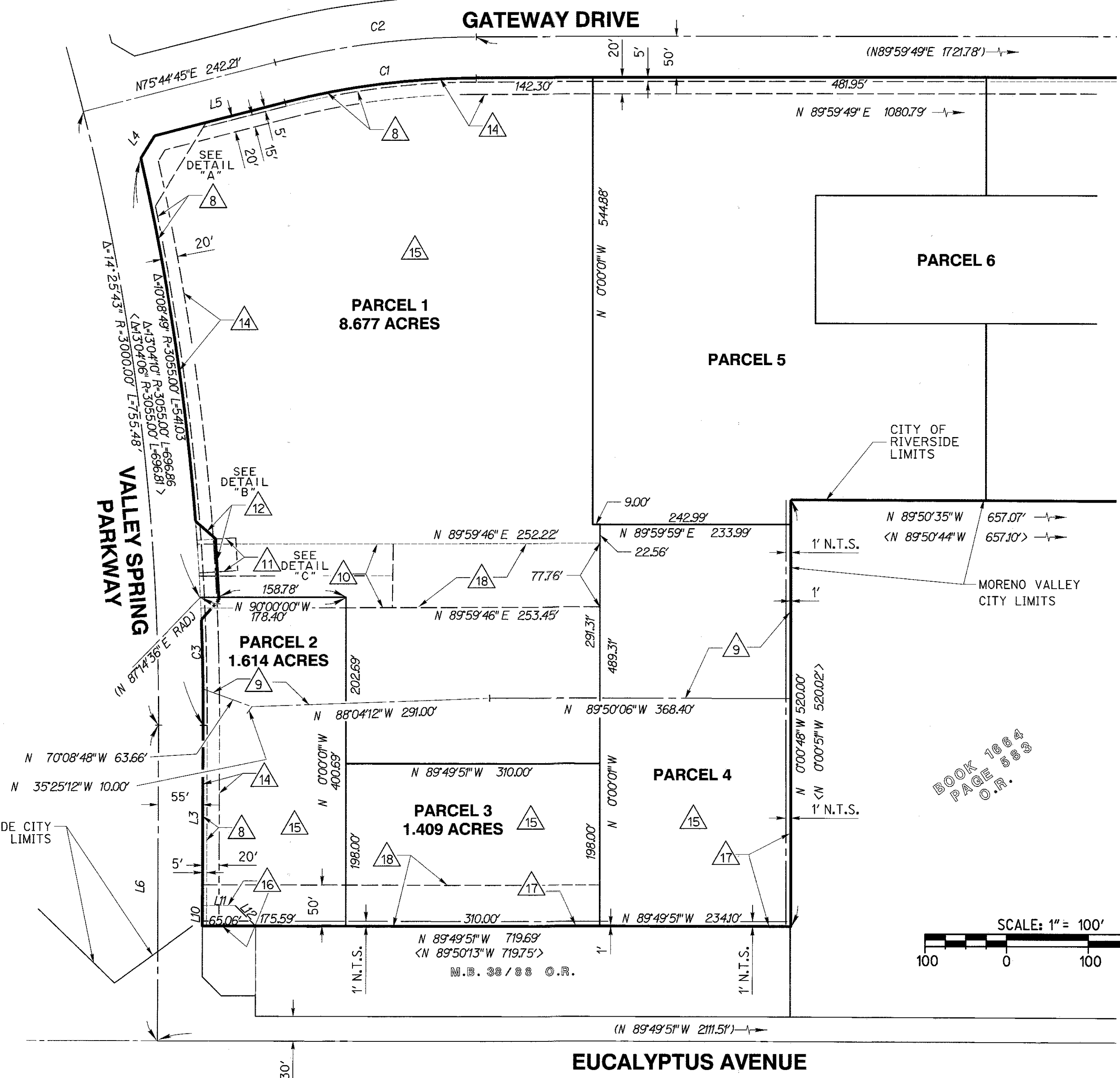
**NOTES**

1. SEE SHEET NO. 3 FOR PROCEDURE OF SURVEY, SURVEYOR'S NOTES, BASIS OF BEARINGS AND MONUMENT NOTES.
2. SEE SHEET NO. 4 FOR EASEMENT NOTES.



NAME	LINE TABLE	LENGTH	NAME	CURVE TABLE	ARC
	DIRECTION			DELTA	RADIUS
L3	N 0°09'57" E	244.40'	C1	14°15'26"	950.00'
< L3	N 0°09'51" E	244.62'	< C1	14°15'34"	950.00'
L4	N 31°25'04" E	32.13'	C2	14°15'26"	1000.00'
< L4	N 31°24'58" E	32.14'	< C2	14°15'34"	1000.00'
L5	N 75°44'45" E	165.08'	C3	02°55'21"	3055.00'
< L5	N 75°44'12" E	165.09'			
L6	N 0°09'57" E	384.52'			
L10	N 0°09'57" E	25.02'			
L11	S 89°50'03" E	40.00'			
L12	S 44°53'20" E	35.41'			

RIVERSIDE CITY LIMITS

BOOK 1884  
PAGE 583  
O.R.

SCALE: 1" = 100'

SEE SHEET 4