

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 36516

THAT PORTION OF LOT 202 OF LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA LOCATED IN PROTRACTED SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 WEST, RANCHO JURUPA (STEARNS)

S. D. ENGINEERING AND ASSOCIATES
SAN BERNARDINO, CA

JANUARY, 2017

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, LOTS "A" AND "B", INCLUSIVE;

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOTS 1 AND 6 FROM PALM AVENUE;

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 "G' P.U.E."

WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREETS AND EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434 (G) OF THE SUBDIVISION MAP ACT:

- 1. THAT CERTAIN EASEMENT FOR PUBLIC ROAD PURPOSES RECORDED JUNE 16, 1955 IN BOOK 1752, PAGE 51 AND JUNE 16, 1955 IN BOOK 1753, PAGE 73 BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APPLE 7, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ BY: _____
PRINT NAME: TONY JARA PRINT NAME: SABER AWAD
TITLE: MEMBER TITLE: MEMBER

NOTARY ACKNOWLEDGEMENT

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 } S.S.
COUNTY OF _____

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 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: _____

PRINTED NAME: _____ MY COMMISSION EXPIRES _____

THE COUNTY OF MY PRINCIPAL BUSINESS IS: _____

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 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: _____

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SAMPSON AND ASSOCIATES ON JUNE 30, 2017 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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. 36516.

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

THAT THE FOLLOWING STREETS AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434 (G) OF THE SUBDIVISION MAP ACT:

- 1. THAT CERTAIN EASEMENT FOR PUBLIC ROAD PURPOSES RECORDED JUNE 16, 1955 IN BOOK 1752, PAGE 51 AND JUNE 16, 1955 IN BOOK 1753, PAGE 73 BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOTS 1 AND 6 FROM PALM AVENUE, IS HEREBY ACCEPTED.

THE EASEMENT DESIGNATED AS "G' 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 FOREGOING 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: _____

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 APPLE 7, LLC IN JANUARY, 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 ON OR BEFORE SEPTEMBER 1, 2022, 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 _____

CHESTER F. RALSTON, P.L.S. 5174
EXPIRATION DATE: 6-30-21



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: _____

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.

- 1. A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND IT'S ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE, RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 294 OF DEEDS, SAN BERNARDINO COUNTY RECORDS.

THE LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

DATED _____

TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

BY: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2021, 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

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
MATTHEW JENNINGS
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 _____, 20__

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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. 36516 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON APRIL 3, 2014 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 18B 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 DRAINAGE, 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. 6/30/22
CITY ENGINEER

BY: _____



CITY SURVEYOR'S STATEMENT

I HEREBY STATE, I HAVE EXAMINED THIS MAP, AND I AM SATISFIED 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. 12/31/21
CITY SURVEYOR

BY: _____

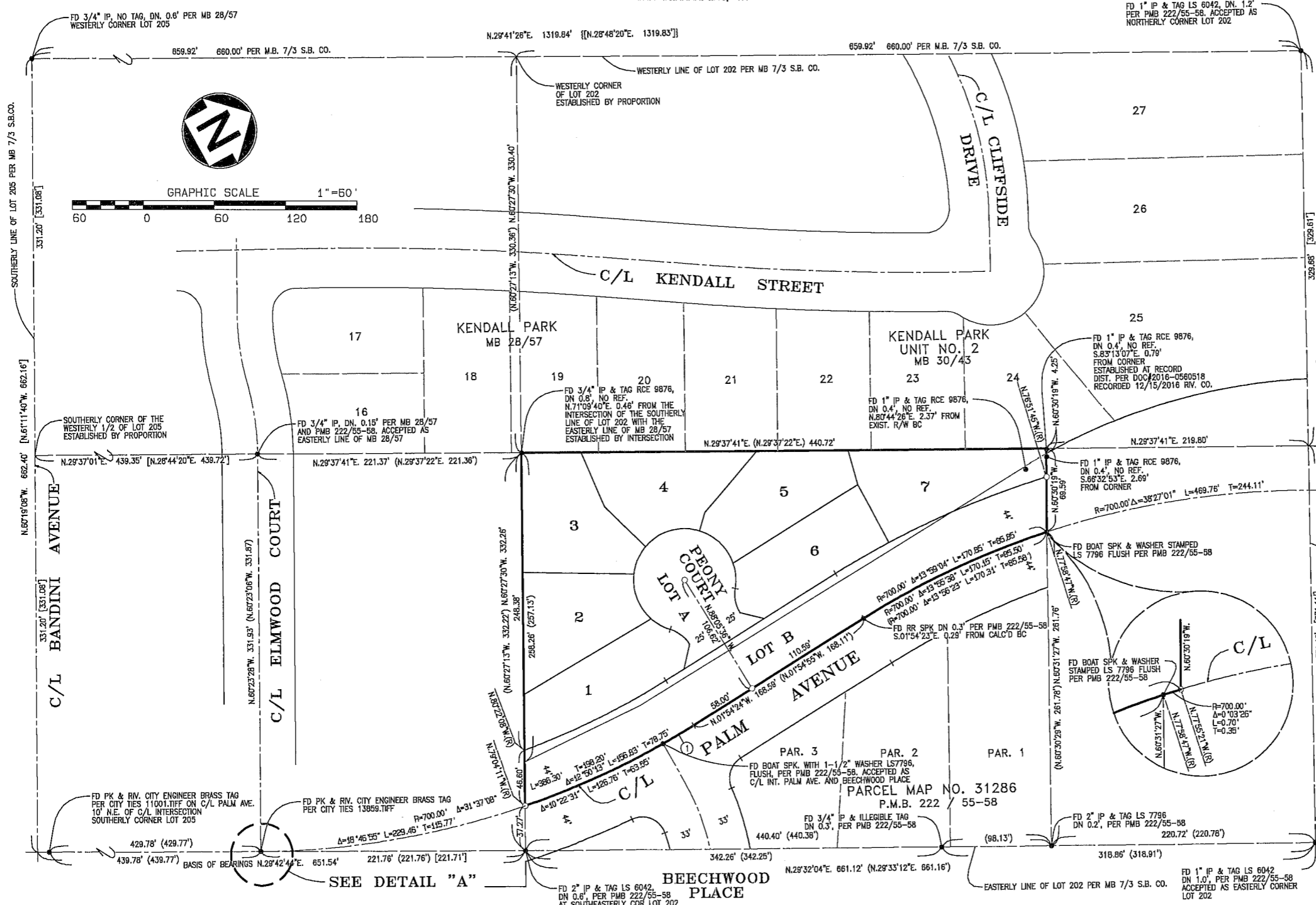


TRACT NO. 36516

THAT PORTION OF LOT 202 OF LANDS OF SOUTHERN CALIFORNIA COLONY ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA LOCATED IN PROTRACTED SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 WEST, RANCHO JURUPA (STEARNS)

S. D. ENGINEERING AND ASSOCIATES
SAN BERNARDINO, CA

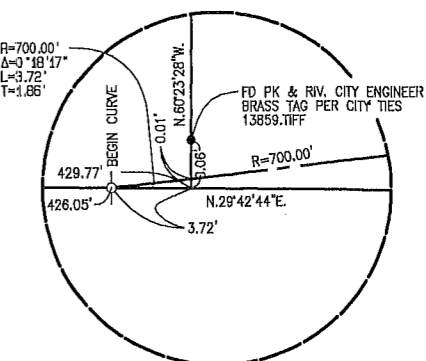
JANUARY, 2017



SURVEYOR'S NOTES

1. BASIS OF BEARINGS WAS TAKEN FROM THE CENTERLINE OF PALM AVENUE SHOWN AS N. 29° 42' 44" E. PER PARCEL MAP NO. 31286 RECORDED IN BOOK 222 OF PARCEL MAPS, PAGES 55-58, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 1" I.P., 18" LENGTH AND TAGGED L.S. 5174 UNLESS OTHERWISE NOTED. CENTERLINE MONUMENTS ARE SET 1/4" BELOW FINISHED PAVEMENT SURFACE.
4. SET NAIL AND TAG L.S. 5174 IN TOP OF CURB ON THE PROLONGATION OF SIDE LOT LINES IN LIEU OF FRONT LOT CORNERS.
5. SET 1" I.P., 18" LENGTH AND TAGGED L.S. 5174 AT ALL REAR LOT CORNERS OR NAIL AND TAG L.S. 5174 IN FACE OF CONG. BLOCK WALL UP 2 FEET AT THE INTERSECTION OF THE LOT LINE AND BLOCK WALL FACE.
6. () INDICATES RECORD DATA PER P.M.B. 222/55-58
7. [] INDICATES RECORD DATA PER M.B. 28/57
8. { } INDICATES RECORD DATA PER M.B. 30/43
9. P.R.C. INDICATES POINT OF REVERSE CURVE.
10. // INDICATES NON-VEHICULAR ACCESS.
11. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
12. CENTERLINE MONUMENTS TIED OUT AS SHOWN ON SCHEDULE OF TIES TO BE FILED IN THE OFFICE OF THE CITY SURVEYOR.

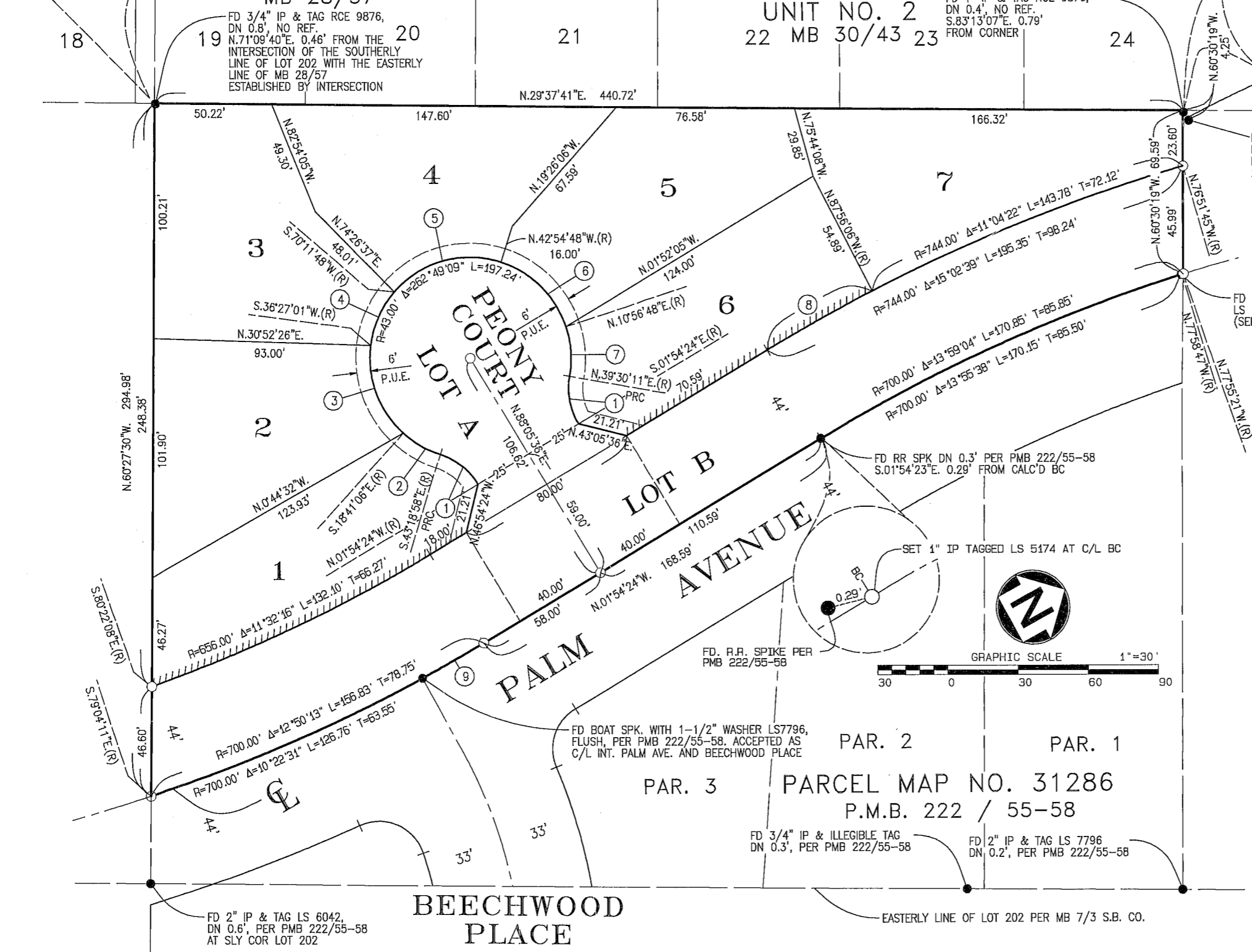
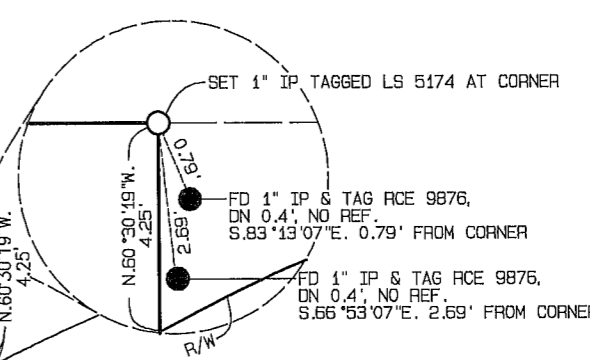
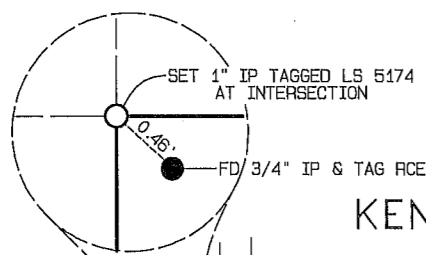
CURVE DATA				
○	RADIUS	DELTA	LENGTH	TANGENT
1	700.00' (700.00')	02° 27' 42" (02° 29' 39")	30.07' (30.47')	15.04' (15.24')



DETAIL "A"
NTS

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 36516

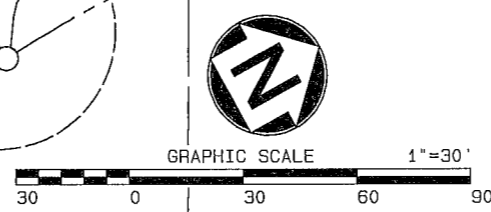
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 S. D. ENGINEERING AND ASSOCIATES
 SAN BERNARDINO, CA
 JANUARY, 2017



SURVEYOR'S NOTES

1. BASIS OF BEARINGS WAS TAKEN FROM THE CENTERLINE OF PALM AVENUE, SHOWN AS N.29°42'44\"/>

CURVE DATA				
○	RADIUS	DELTA	LENGTH	TANGENT
1	29.00'	41°24'35"	20.96'	10.96'
2	43.00'	24°37'52"	18.49'	9.39'
3	43.00'	55°08'07"	41.38'	22.45'
4	43.00'	33°44'47"	25.33'	13.04'
5	43.00'	66°53'24"	50.20'	28.40'
6	43.00'	53°51'36"	40.42'	21.84'
7	43.00'	28°33'23"	21.43'	10.94'
8	744.00'	03°58'17"	51.57'	25.80'
9	700.00'	02°27'42"	30.07'	15.04'



PAR. 2 PAR. 1
PARCEL MAP NO. 31286
 P.M.B. 222 / 55-58

FD 2" IP & TAG LS 6042,
 DN 0.6', PER PMB 222/55-58
 AT SLY COR LOT 202

FD 3/4" IP & ILLEGIBLE TAG
 DN 0.3', PER PMB 222/55-58

FD 2" IP & TAG LS 7796
 DN 0.2', PER PMB 222/55-58

EASTERLY LINE OF LOT 202 PER MB 7/3 S.B. CO.