

# TRACT NO. 38913

(FOR CONDOMINIUM PURPOSES)

BEING A SUBDIVISION OF PORTIONS OF LOT 27 AND 28 OF BLOCK 26 OF VILLAGE OF ARLINGTON, AS SHOWN BY MAP FILED IN BOOK 1 OF MAPS, AT PAGE 62, RECORDS OF SAN BERNARDINO COUNTY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

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

JUNE 2024

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_ 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; 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 LOTS "B" THROUGH "P", INCLUSIVE.

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 "BLANKET PUBLIC UTILITY EASEMENT", EXCLUDING ANY BUILDING SITES.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, A PRIVATE EASEMENT FOR THE CONSTRUCTION, MAINTENANCE OF SANITARY SEWER FACILITIES, LOTS "B" THROUGH "P", INCLUSIVE, AND THE EASEMENTS ARE DESIGNATED AS "PRIVATE SEWER EASEMENT".

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, A PRIVATE EASEMENT FOR THE CONSTRUCTION, MAINTENANCE OF WATER FACILITIES, LOTS "B" THROUGH "P", INCLUSIVE, AND THE EASEMENTS ARE DESIGNATED AS "PRIVATE WATER EASEMENT".

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, LOTS "B" THROUGH "P", INCLUSIVE. THE EASEMENTS ARE DESIGNATED AS "SANITATION SERVICES EASEMENT".

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

WE HEREBY REQUEST THAT THE FOLLOWING EASEMENT, WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434(g) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN TEMPORARY EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR THE PURPOSE OF WIDENING AND IMPROVING VAN BUREN BOULEVARD AND THE BRIDGE STRUCTURE AT THE INTERCHANGE WITH STATE ROUTE 91, RECORDED ON MARCH 19, 2013, AS INSTRUMENT NO. 2013-132787 AND AUGUST 29, 2013, AS INSTRUMENT NO. 2013-0425957, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CENTURY COMMUNITIES OF CALIFORNIA, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME: THOMAS J. HILDEBRANDT  
ITS: VICE PRESIDENT

## 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, \_\_\_\_\_, 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/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 \_\_\_\_\_

## 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: \_\_\_\_\_ DAVID A. GARCIA,  
PUBLIC UTILITIES GENERAL MANAGER

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, SUCCESSOR IN INTEREST TO RIVERSIDE WATER COMPANY AND THE RIVERSIDE CANAL COMPANY, HOLDER OF AN EASEMENT FOR WATER DITCHES, PIPES, OR FLUMES THAT MAY BE REQUIRED FOR THE IRRIGATION AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635, AND AUGUST 14, 1885 IN BOOK 42, PAGE 294, AND IN BOOK 42, PAGE 296, ALL OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

DATE: \_\_\_\_\_ DAVID A. GARCIA,  
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: \_\_\_\_\_ 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: \_\_\_\_\_ CASH OR SURETY TAX BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

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

## SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GEOTEK, INC. ON JANUARY 23, 2024 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

## 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 WARMINGTON RESIDENTIAL ON OCTOBER 27, 2023. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THEY WILL BE SET IN THOSE POSITIONS INDICATED OR THEY WILL BE SET IN THOSE POSITIONS BEFORE OCTOBER 27, 2026, 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: 9-30-26

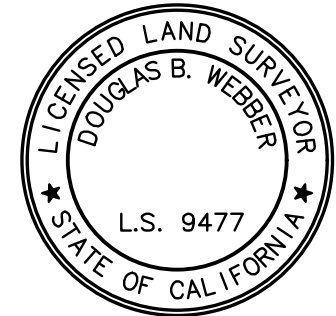


## CITY SURVEYOR'S STATEMENT

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: \_\_\_\_\_ DOUGLAS B. WEBBER  
L.S. 9477, EXP. 12/31/24  
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 MAP NO. 38913 APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON JULY 18, 2024 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 THE MAP ARE APPROVED; THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION ARE APPROVED; A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS ARE FILED WITH THE PUBLIC WORKS DEPARTMENT AND THE SAME ARE CHECKED AND APPROVED; AND ALL IMPROVEMENTS ARE 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: \_\_\_\_\_ NATHAN T. MUSTAFA R.C.E. 83654  
LIC. EXP. 03/31/2025  
CITY ENGINEER

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



## CITY CLERK'S CERTIFICATE

RESOLVED: THIS MAP CONSISTING OF FIVE (5) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT MAP NO. 38913.

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.

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

THE EASEMENTS DESIGNATED AS "BLANKET PUBLIC UTILITY EASEMENTS" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION 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 EASEMENTS DESIGNATED AS "BLANKET PUBLIC UTILITY EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATIONS FACILITIES.

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

1. THAT CERTAIN TEMPORARY EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR THE PURPOSE OF WIDENING AND IMPROVING VAN BUREN BOULEVARD AND THE BRIDGE STRUCTURE AT THE INTERCHANGE WITH STATE ROUTE 91, RECORDED ON MARCH 19, 2013, AS INSTRUMENT NO. 2013-132787 AND AUGUST 29, 2013, AS INSTRUMENT NO. 2013-0425957, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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\_\_.

DONESIA GAUSE, 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: \_\_\_\_\_

# TRACT NO. 38913

(FOR CONDOMINIUM PURPOSES)

BEING A SUBDIVISION OF PORTIONS OF LOT 27 AND 28 OF BLOCK 26 OF VILLAGE OF ARLINGTON, AS SHOWN BY MAP FILED IN BOOK 1 OF MAPS, AT PAGE 62, RECORDS OF SAN BERNARDINO COUNTY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

JUNE 2024

**EASEMENT NOTES:**

- AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FOR THE RIVERSIDE SMALL COMPANY AND RIVERSIDE WATER COMPANY FOR WATER RIGHTS, DITCHES, PIPELINES, AND INCIDENTAL PURPOSES, REC. 08/14/1895 IN BOOK 42 PAGE 294 AND 296, BOTH OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IS HEREBY CONFIRMED AND CANNOT BE PLOTTED FROM RECORDS.
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE ADJOINING PREMISES OR TO OR FROM THE ADJOINING FREeway OR HIGHWAY ARE RESERVED HEREIN, PER REC. 04/12/1981 AS INST. NO. 32322, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE ADJOINING FREeway HAVE BEEN RELINQUISHED PER DOC. REC. 02/08/1985 AS INST. NO. 27315, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE ADJOINING FREeway ARE RESERVED HEREIN, PER REC. 02/08/1985 AS INST. NO. 27315, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES A "SANITATION SERVICES EASEMENT" AS DEDICATED HEREON.
- INDICATES A "PRIVATE WATER EASEMENT" AS DEDICATED HEREON.
- INDICATES A "PUBLIC UTILITY EASEMENT" AS DEDICATED HEREON.
- INDICATES A "PRIVATE WATER EASEMENT" AS DEDICATED HEREON.

**SURVEYOR'S NOTES:**

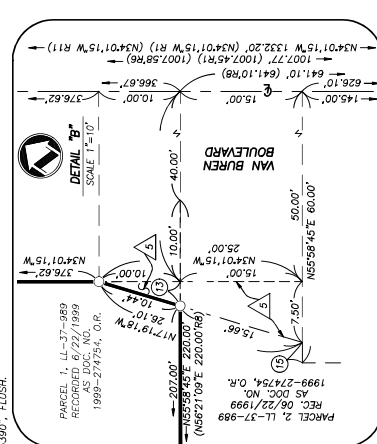
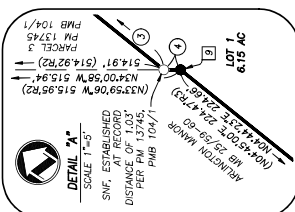
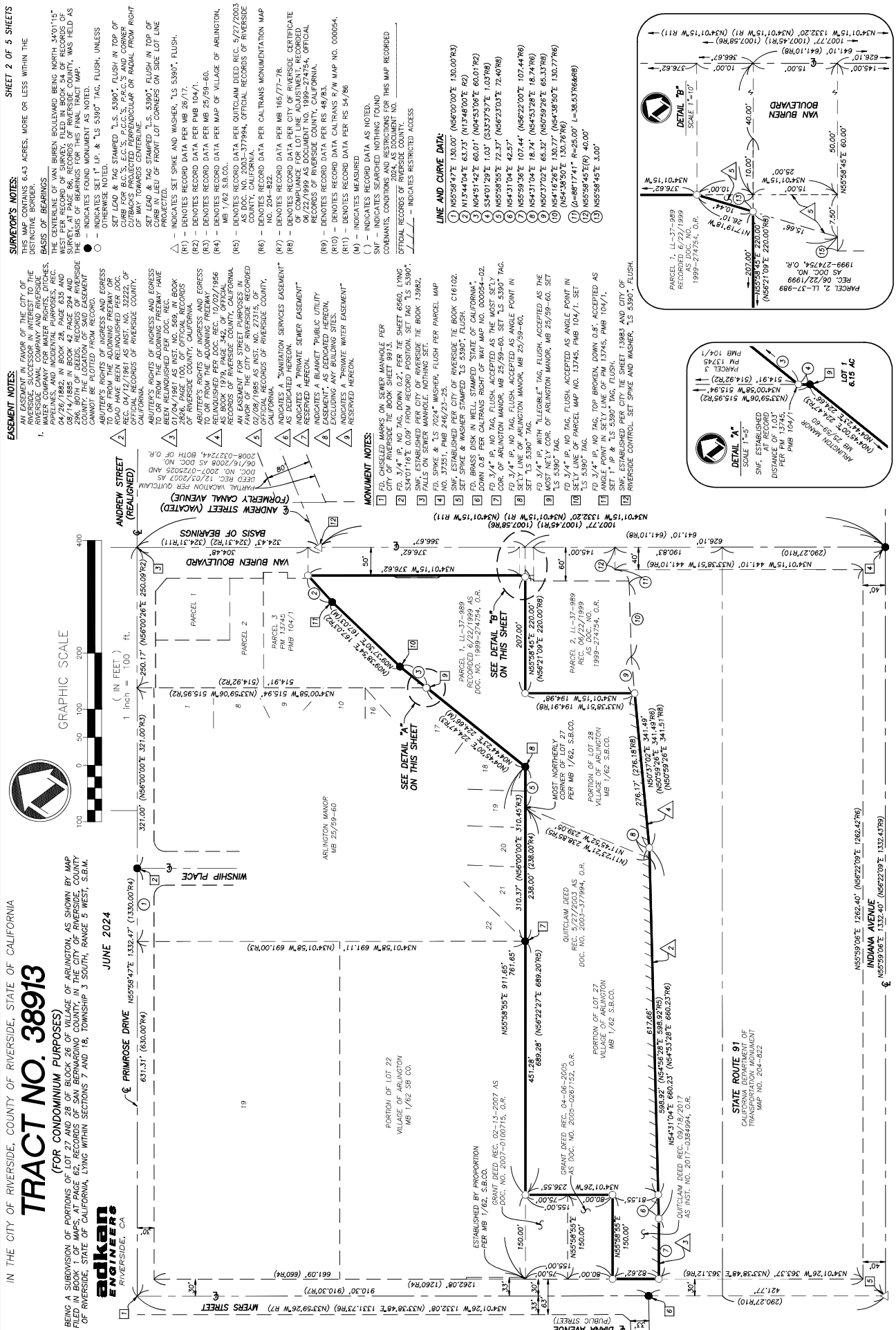
- THIS MAP CONTAINS 6.43 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.
- THE CENTERLINE OF VAN BUREN BOULEVARD BEING NORTH 54°01'15" WEST 1007.77' (1007.58' R1), RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS FINAL TRACT MAP.
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET SPIKE AND WISHER, 'LS 5390" TAG, FLUSH, UNLESS NOTED OTHERWISE.
- SET LEAD & TAG STAMPED 'LS 5390", FLUSH IN TOP OF CURB FOR E.C.'S, P.C.C.'S, P.A.C.'S AND CORNER CUTOBACKS PROJECTED PERPENDICULAR OR RADIAL FROM RIGHT CURB IN LIEU OF FRONT LOT CORNERS ON SIDE LOT LINE PROJECTED.
- INDICATES SET SPIKE AND WISHER, 'LS 5390" TAG, FLUSH, UNLESS NOTED OTHERWISE.
- INDICATES RECORD DATA PER MB 26/17.
- INDICATES RECORD DATA PER MB 25/59-60.
- INDICATES RECORD DATA PER MAP OF VILLAGE OF ARLINGTON, MB 1/62, S.B.C.O.
- INDICATES RECORD DATA PER QUILCUM DEED REC. 9/27/2003 AS DOC. NO. 2003-377994, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND RECORD DATA PER CALTRANS MONUMENTATION MAP NO. 204-822.
- INDICATES RECORD DATA PER MB 165/77-78.
- INDICATES RECORD DATA PER CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, RECORDED AS DOC. NO. 2017-038494, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES RECORD DATA PER RS 48/83.
- INDICATES RECORD DATA PER RS 54/86.
- INDICATES MEASURED.
- INDICATES RECORD DATA AS NOTED.
- INDICATES SEARCHED NOTHING FOUND FOR MONUMENTS, CONDITIONS AND RESTRICTIONS FOR THIS MAP RECORDED IN OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- INDICATES RESTRICTED ACCESS.

**MONUMENT NOTES:**

- FD, CHISELED MARKS ON SEWER MANHOLE PER CITY OF RIVERSIDE THE BOOK SHEET 9913.
- FD, 3/4" IP, NO TAG, DOWN 0.2' PER THE SHEET 6660, LYING ON THE CENTERLINE OF VAN BUREN BOULEVARD, SET TAG 'LS 5390", PER REC. 04/12/1981 AS INST. NO. 32322, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- FD, 3/4" IP, NO TAG, DOWN 0.2' PER THE SHEET 6660, LYING ON THE CENTERLINE OF VAN BUREN BOULEVARD, SET TAG 'LS 5390", PER REC. 04/12/1981 AS INST. NO. 32322, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- FD, SPIKE & 'LS 7024" WISHER, FLUSH PER PARCEL MAP NO. 37351, P.M.B. 246/23-25.
- SNF, ESTABLISHED PER CITY OF RIVERSIDE THE BOOK C16102.
- SET SPIKE & WISHER STAMPED 'LS 5390" TAG, FLUSH.
- FD, BRASS DISK IN WELL STAMPED "STATE OF CALIFORNIA 1922".
- FD, 3/4" IP, NO TAG, FLUSH, ACCEPTED AS THE MOST SETLY COR. OF ARLINGTON MANOR, MB 25/59-60, SET 'LS 5390" TAG.
- FD, 3/4" IP, NO TAG, FLUSH, ACCEPTED AS ANGLE POINT IN SET 'LS 5390" TAG.
- FD, 3/4" IP, WITH "LLEBIBLE" TAG, FLUSH, ACCEPTED AS THE CORNER OF LOT 27, VILLAGE OF ARLINGTON, MB 1/62, S.B.C.O. SET 'LS 5390" TAG.
- FD, 3/4" IP, NO TAG, FLUSH, ACCEPTED AS ANGLE POINT IN SET 'LS 5390" TAG.
- FD, 3/4" IP, NO TAG, TOP BROKEN, DOWN 0.8', ACCEPTED AS SET 'LS 5390" TAG, FLUSH.
- FD, 3/4" IP, NO TAG, TOP BROKEN, DOWN 0.8', ACCEPTED AS SET 'LS 5390" TAG, FLUSH.
- SNF, ESTABLISHED PER CITY THE SHEET 13983, 'LS 5390" TAG, FLUSH.
- SNF, ESTABLISHED PER CITY THE SHEET 13983, 'LS 5390" TAG, FLUSH.

**LINE AND CURVE DATA:**

- M555947'E 130.00' (M560000'E 130.00'R)
- N134404'E 63.73' (N134800'E 60)
- N045142'E 60.01' (N045306'E 60.01R)
- S340129'E 1.03' (S337797'E 1.03R)
- M565955'E 72.37' (M562203'E 72.40'R)
- N431704'E 42.57'
- M555936'E 107.44' (M562200'E 107.44'R)
- N431704'E 18.74' (N454328'E 18.74'R)
- M503702'E 65.32' (M505926'E 65.33'R)
- N41624'E 130.77' (N413650'E 130.77'R)
- (M543850'E 130.76'R)
- (M54881741" R=25.00' L=38.53' R688R)
- M555945'E(R) 40.00'
- M555945'E 3.00'



STATE ROUTE 91  
CALIFORNIA DEPARTMENT OF  
TRANSPORTATION MONUMENT  
MAP NO. 204-822

N555926'E 1262.40' (N5622109'E 1262.42' R6)

INDIANA AVENUE  
N555926'E 1252.40' (N5622109'E 1252.43' R7)



# TRACT NO. 38913

(FOR CONDOMINIUM PURPOSES)

BEING A SUBDIVISION OF PORTIONS OF LOT 27 AND 28 OF BLOCK 28 OF VILLAGE OF ARLINGTON, AS SHOWN BY MAP FILED IN BOOK 17 OF MAPS, AT PAGE 62, RECORDS OF SAN BERNARDINO COUNTY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.



JUNE 2024



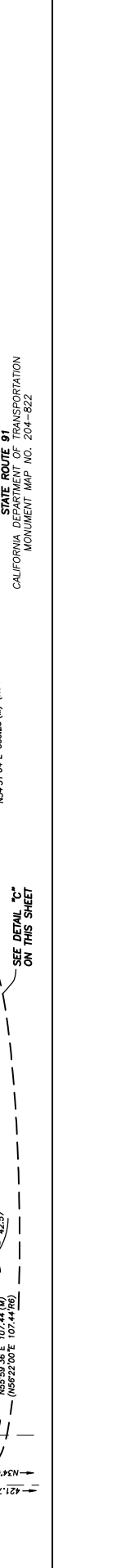
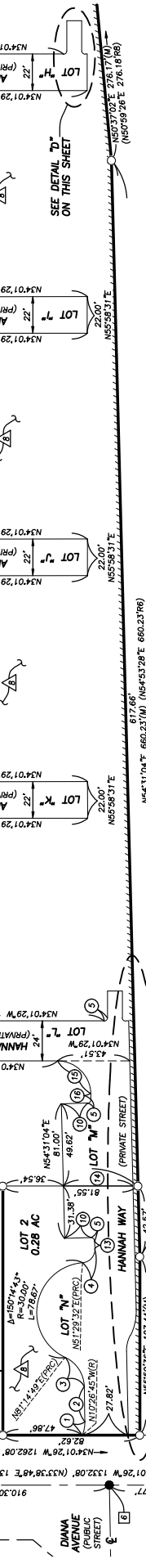
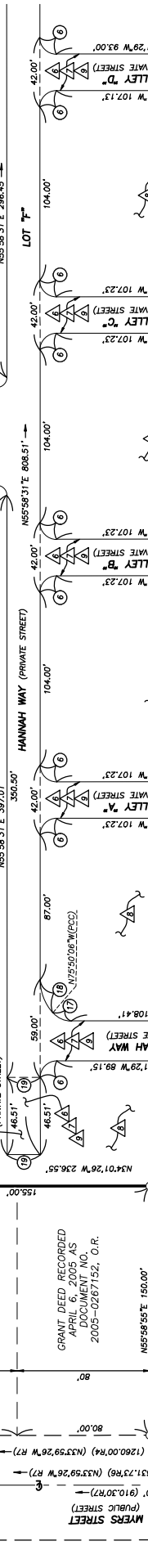
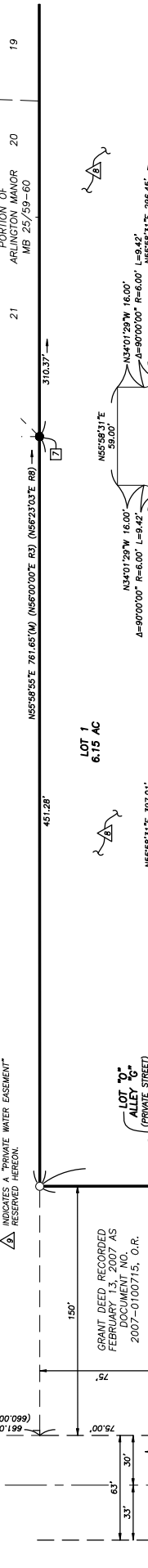
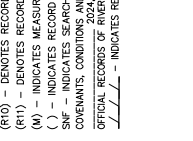
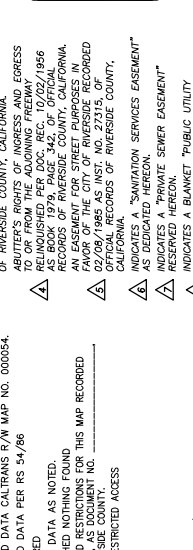
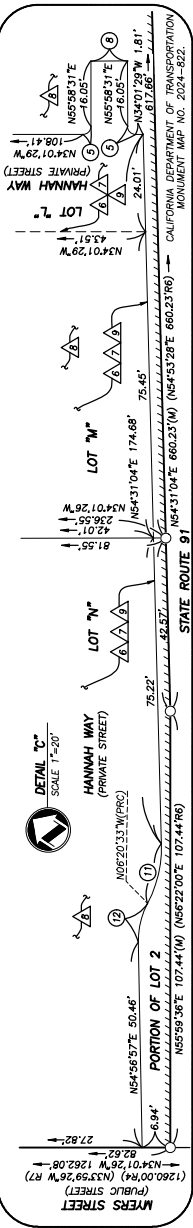
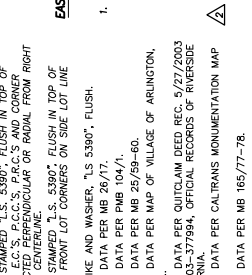
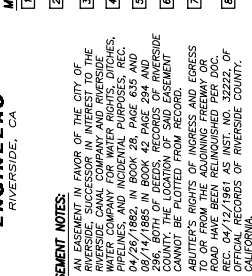
GRAPHIC SCALE  
1 inch = 40 ft.



- COURSE DATA**
- (1) A=24°36'18" R=20.00' L=6.59'
  - (2) A=64°56'37" R=20.84' L=12.14'
  - (3) A=64°52'08" R=20.00' L=12.14'
  - (4) A=66°59'28" R=20.00' L=12.14'
  - (5) A=90°00'00" R=10.00' L=15.71'
  - (6) A=55°58'31" R=18.00' L=33.14'
  - (7) A=90°00'00" R=20.00' L=31.41'
  - (8) A=90°00'00" R=20.00' L=31.41'
  - (9) A=90°00'00" R=20.00' L=31.41'
  - (10) A=90°00'00" R=20.00' L=31.41'
  - (11) A=90°00'00" R=20.00' L=31.41'
  - (12) A=28°42'30" R=30.00' L=15.98'
  - (13) A=28°42'30" R=30.00' L=15.98'
  - (14) A=28°42'30" R=30.00' L=15.98'
  - (15) A=64°51'04" R=6.81' L=10.02'
  - (16) A=64°51'04" R=6.81' L=10.02'
  - (17) A=64°51'04" R=6.81' L=10.02'
  - (18) A=64°51'04" R=6.81' L=10.02'
  - (19) A=64°51'04" R=6.81' L=10.02'
  - (20) A=64°51'04" R=6.81' L=10.02'
  - (21) A=64°51'04" R=6.81' L=10.02'
  - (22) A=64°51'04" R=6.81' L=10.02'

- MONUMENT NOTES:**
- (1) FD. CHISELED MARKS ON SEWER MANHOLE PER CITY OF RIVERSIDE. THE BOOK SET IS 3913.
  - (2) 6560. LYING S34°01'18" E 0.89' FROM RECORD POSITION. SET TAG "LS 5390".
  - (3) SINE, ESTABLISHED PER CITY OF RIVERSIDE. THE PARCEL MAP NO. 13745, P.M.B. 104/1. SET "LS 5390" TAG. NOTHING SET, FALLS ON SEWER MANHOLE.
  - (4) FD. SPIKE & "LS 7024" WASHER, FLUSH PER PARCEL MAP NO. 37251, P.M.B. 246/23-25.
  - (5) SINE, ESTABLISHED PER CITY OF RIVERSIDE. THE PARCEL MAP NO. 13745, P.M.B. 104/1. SET "LS 5390" TAG. NOTHING SET, FALLS ON SEWER MANHOLE.
  - (6) SINE, ESTABLISHED PER CITY OF RIVERSIDE. THE PARCEL MAP NO. 13745, P.M.B. 104/1. SET "LS 5390" TAG. NOTHING SET, FALLS ON SEWER MANHOLE.
  - (7) FD. BRASS DISK IN WELL, STAMPED "STATE OF CALIFORNIA", DOWN 0.8' PER CALTRANS RIGHT OF WAY MAP NO. 000054-02.
  - (8) FD. 3/4" IP, NO TAG, FLUSH, ACCEPTED AS THE POINT IN SEELY LINE OF ARLINGTON MANOR, MB 25/59-60. SET "LS 5390" TAG.
  - (9) FD. 3/4" IP, NO TAG, FLUSH, ACCEPTED AS ANGLE POINT IN SEELY LINE OF ARLINGTON MANOR, MB 25/59-60. SET "LS 5390" TAG.

- EASEMENT NOTES:**
- (A) AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE. THE EASEMENT IS FOR THE USE OF THE CITY OF RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY FOR WATER RIGHTS, DITCHES, CHANNELS, AND INCIDENTAL PURPOSES. REC. 08/14/1985 IN BOOK 42 PAGE 294 AND 296, BOTH OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
  - (B) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE ADJOINING FREeway OR HIGHWAY, AS SHOWN ON THE OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, REC. 04/12/1981 AS INST. NO. 32423, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
  - (C) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE ADJOINING FREeway OR HIGHWAY, AS SHOWN ON THE OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, REC. 04/12/1981 AS INST. NO. 32423, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
  - (D) DENOTES RECORD DATA PER MB 165/77-78.
  - (E) DENOTES RECORD DATA PER CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, RECORDED IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
  - (F) DENOTES RECORD DATA PER MB 48/83.
  - (G) DENOTES RECORD DATA PER RS 54/86.
  - (H) DENOTES RECORD DATA PER RS 54/86.
  - (I) INDICATES MEASURED.
  - (J) INDICATES RECORD DATA AS NOTED.
  - (K) INDICATES SEARCHED NOTHING FOUND.
  - (L) INDICATES SEARCHED NOTHING FOUND.
  - (M) INDICATES SEARCHED NOTHING FOUND.
  - (N) INDICATES SEARCHED NOTHING FOUND.
  - (O) INDICATES RESTRICTED ACCESS.
  - (P) INDICATES RESTRICTED ACCESS.



STATE ROUTE 91  
CALIFORNIA DEPARTMENT OF TRANSPORTATION  
MONUMENT MAP NO. 204-822

STATE ROUTE 91  
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STATE ROUTE 91  
CALIFORNIA DEPARTMENT OF TRANSPORTATION  
MONUMENT MAP NO. 204-822

# TRACT NO. 38913

(FOR CONDOMINIUM PURPOSES)

BEING A SUBDIVISION OF PORTIONS OF LOT 27 AND 28 OF BLOCK 26 OF VILLAGE OF ARLINGTON, AS SHOWN BY MAP FILED IN BOOK 1 OF MAPS, AT PAGE 62, RECORDS OF SAN BERNARDINO COUNTY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

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

JUNE 2024

### COURSE DATA

- 1  $\Delta=90^{\circ}00'00''$  R=2.00' L=3.14'
- 2  $\Delta=90^{\circ}00'00''$  R=10.00' L=15.71'
- 3 N34°01'29"W 18.75'
- 4 N55°58'31"E 16.00'
- 5 N55°58'31"E 17.00'
- 6 N85°16'18"W 16.00'
- 7  $\Delta=100^{\circ}32'01''$  R=2.00' L=3.51'
- 8  $\Delta=28^{\circ}13'10''$  R=10.00' L=4.93'
- 9 N55°58'31"E 22.00'
- 10 N64°45'18"E 25.63'
- 11 N85°16'18"W 15.87'
- 12 N66°01'11"E 24.37'

### SURVEYOR'S NOTES:

THIS MAP CONTAINS 6.43 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

### BASIS OF BEARINGS

THE CENTERLINE OF VAN BUREN BOULEVARD BEING NORTH 34°01'15" WEST PER RECORD OF SURVEY, FILED IN BOOK 54 OF RECORDS OF SURVEY, AT PAGE 86, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS FINAL TRACT MAP.

- - INDICATES FOUND MONUMENT AS NOTED.
- - INDICATES SET 1" I.P. & "LS 5390" TAG, FLUSH, UNLESS OTHERWISE NOTED.

SET LEAD & TAG STAMPED "L.S. 5390", FLUSH IN TOP OF CURB FOR B.C.'S, E.C.'S, P.C.C.'S, P.R.C.'S AND CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM RIGHT OF WAY TOWARDS CENTERLINE.

SET LEAD & TAG STAMPED "L.S. 5390", FLUSH IN TOP OF CURB IN LIEU OF FRONT LOT CORNERS ON SIDE LOT LINE PROJECTED.

△ - INDICATES SET SPIKE AND WASHER, "LS 5390", FLUSH.

- (R1) - DENOTES RECORD DATA PER MB 26/17.
- (R2) - DENOTES RECORD DATA PER PMB 104/1.
- (R3) - DENOTES RECORD DATA PER MB 25/59-60.
- (R4) - DENOTES RECORD DATA PER MAP OF VILLAGE OF ARLINGTON, MB 1/62 S.B.CO..
- (R5) - DENOTES RECORD DATA PER QUITCLAIM DEED REC. 5/27/2003 AS DOC. NO. 2003-377994, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- (R6) - DENOTES RECORD DATA PER CALTRANS MONUMENTATION MAP NO. 204-822.
- (R7) - DENOTES RECORD DATA PER MB 165/77-78.
- (R8) - DENOTES RECORD DATA PER CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, RECORDED 06/22/1999 AS DOCUMENT NO. 1999-274754, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- (R9) - DENOTES RECORD DATA PER RS 48/83.
- (R10) - DENOTES RECORD DATA CALTRANS R/W MAP NO. 000054.
- (R11) - DENOTES RECORD DATA PER RS 54/86

- (M) - INDICATES MEASURED
  - ( ) - INDICATES RECORD DATA AS NOTED.
  - SNF - INDICATES SEARCHED NOTHING FOUND
- COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS MAP RECORDED 2024, AS DOCUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS OF RIVERSIDE COUNTY.

- INDICATES RESTRICTED ACCESS

### EASEMENT NOTES:

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY FOR WATER RIGHTS, DITCHES, PIPELINES, AND INCIDENTAL PURPOSES, REC. 04/26/1882, IN BOOK 28, PAGE 635 AND 08/14/1885 IN BOOK 42 PAGE 294 AND 296, BOTH OF DEEDS, RECORDS OF RIVERSIDE COUNTY. THE LOCATION OF SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.

ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE ADJOINING FREEWAY OR ROAD HAVE BEEN RELINQUISHED PER DOC. REC. 04/12/1961 AS INST. NO. 32222, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE ADJOINING FREEWAY HAVE BEEN RELINQUISHED PER DOC. REC. 01/04/1961 AS INST. NO. 569, IN BOOK 2826, PAGE 100, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE ADJOINING FREEWAY RELINQUISHED PER DOC. REC. 10/02/1956 AS BOOK 1979, PAGE 342, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

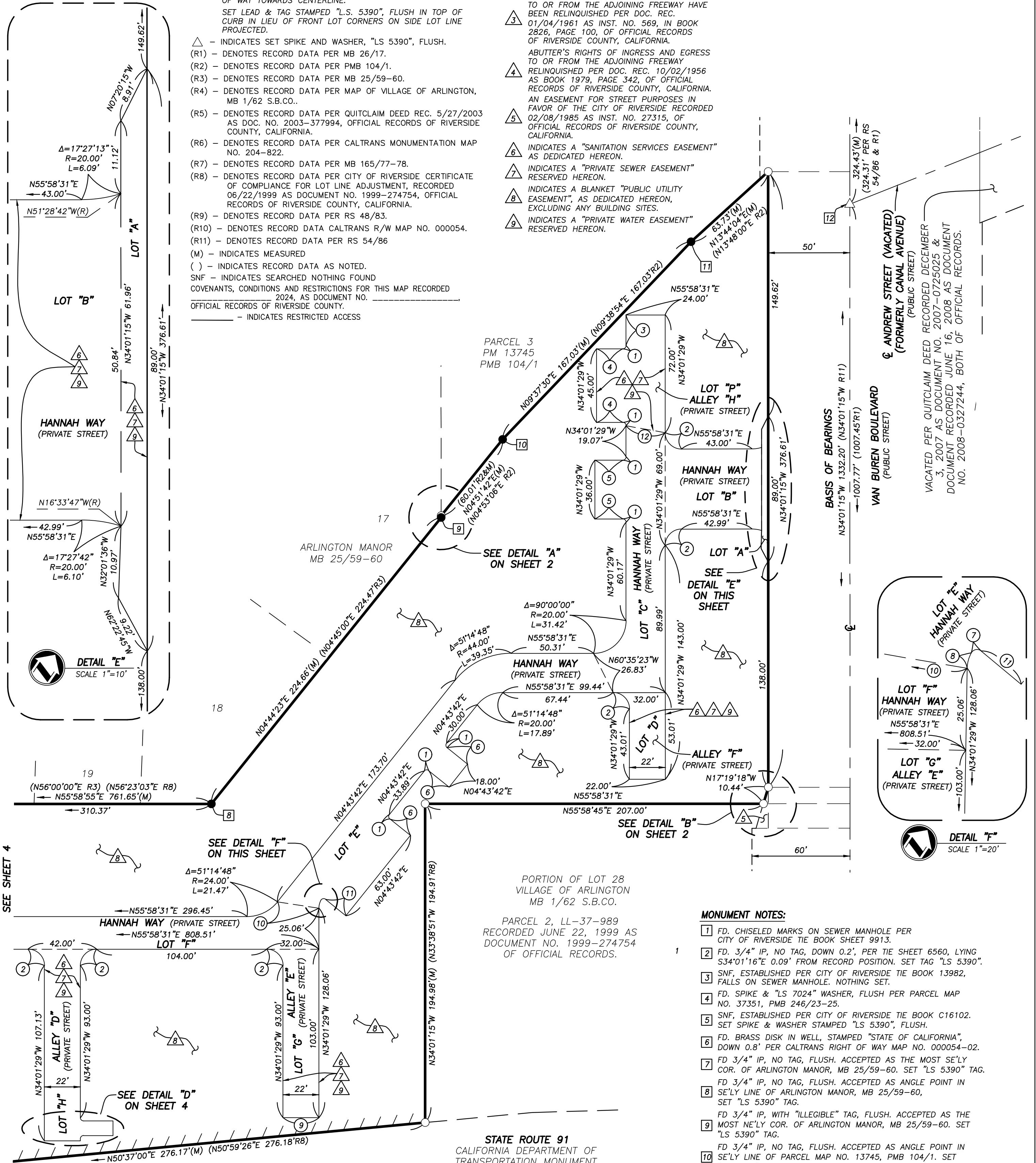
AN EASEMENT FOR STREET PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE RECORDED 02/08/1985 AS INST. NO. 27315, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

△ INDICATES A "SANITATION SERVICES EASEMENT" AS DEDICATED HEREON.

△ INDICATES A "PRIVATE SEWER EASEMENT" RESERVED HEREON.

△ INDICATES A BLANKET "PUBLIC UTILITY EASEMENT", AS DEDICATED HEREON, EXCLUDING ANY BUILDING SITES.

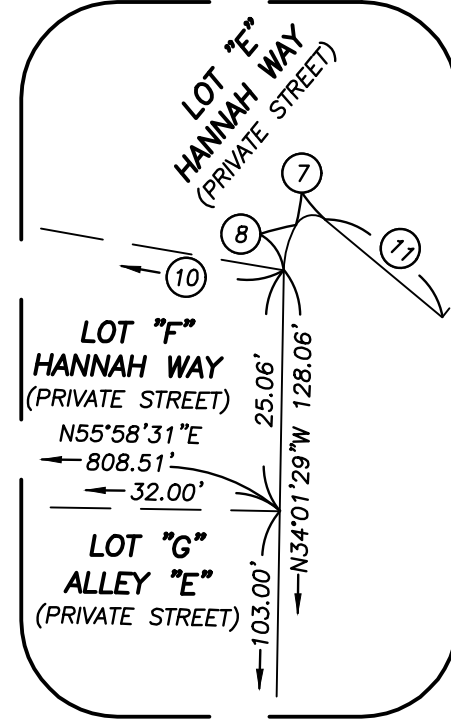
△ INDICATES A "PRIVATE WATER EASEMENT" RESERVED HEREON.



ANDREW STREET (VACATED)  
(FORMERLY CANAL AVENUE)  
(PUBLIC STREET)

VAN BUREN BOULEVARD  
(PUBLIC STREET)

VACATED PER QUITCLAIM DEED RECORDED DECEMBER 3, 2007 AS DOCUMENT NO. 2007-0725025 & DOCUMENT RECORDED JUNE 16, 2008 AS DOCUMENT NO. 2008-0327244, BOTH OF OFFICIAL RECORDS.



SEE SHEET 4

SEE DETAIL "F" ON THIS SHEET

SEE DETAIL "A" ON SHEET 2

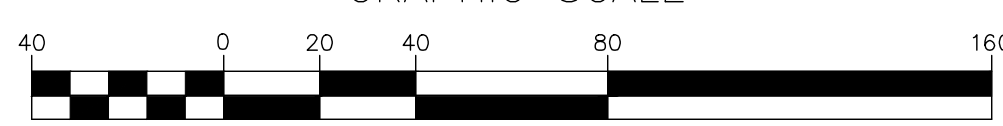
SEE DETAIL "E" ON THIS SHEET

SEE DETAIL "B" ON SHEET 2

### MONUMENT NOTES:

- 1 FD. CHISELED MARKS ON SEWER MANHOLE PER CITY OF RIVERSIDE THE BOOK SHEET 9913.
- 2 FD. 3/4" IP, NO TAG, DOWN 0.2', PER TIE SHEET 6560, LYING S34°01'16"E 0.09' FROM RECORD POSITION. SET TAG "LS 5390".
- 3 SNF, ESTABLISHED PER CITY OF RIVERSIDE THE BOOK 13982, FALLS ON SEWER MANHOLE. NOTHING SET.
- 4 FD. SPIKE & "LS 7024" WASHER, FLUSH PER PARCEL MAP NO. 37351, PMB 246/23-25.
- 5 SNF, ESTABLISHED PER CITY OF RIVERSIDE THE BOOK C16102. SET SPIKE & WASHER STAMPED "LS 5390", FLUSH.
- 6 FD. BRASS DISK IN WELL, STAMPED "STATE OF CALIFORNIA", DOWN 0.8' PER CALTRANS RIGHT OF WAY MAP NO. 000054-02.
- 7 FD 3/4" IP, NO TAG, FLUSH. ACCEPTED AS THE MOST SE'LY COR. OF ARLINGTON MANOR, MB 25/59-60. SET "LS 5390" TAG.
- 8 FD 3/4" IP, NO TAG, FLUSH. ACCEPTED AS ANGLE POINT IN SE'LY LINE OF ARLINGTON MANOR, MB 25/59-60. SET "LS 5390" TAG.
- 9 FD 3/4" IP, WITH "ILLEGIBLE" TAG, FLUSH. ACCEPTED AS THE MOST NE'LY COR. OF ARLINGTON MANOR, MB 25/59-60. SET "LS 5390" TAG.
- 10 FD 3/4" IP, NO TAG, FLUSH. ACCEPTED AS ANGLE POINT IN SE'LY LINE OF PARCEL MAP NO. 13745, PMB 104/1. SET "LS 5390" TAG.
- 11 FD 3/4" IP, NO TAG, TOP BROKEN, DOWN 0.8'. ACCEPTED AS ANGLE POINT IN SE'LY LINE OF PM 13745, PMB 104/1. SET 1" IP & "LS 5390" TAG, FLUSH.
- 12 SNF, ESTABLISHED PER CITY THE SHEET 13983 AND CITY OF RIVERSIDE CONTROL. SET SPIKE AND WASHER, "LS 5390", FLUSH.

### GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.