

# PARCEL MAP NO. 38481

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
BEING A SUBDIVISION OF A PORTION OF LOT 6 IN BLOCK 65 AND A PORTION  
OF LOT "00" (VACATED), OF LA SIERRA HEIGHTS TRACT NO. 2 AS SHOWN  
BY MAP ON FILE IN BOOK 7, PAGE 66 OF MAPS, RECORDS OF RIVERSIDE  
COUNTY, CALIFORNIA.

LOCATED IN SECTION 10, T. 3S., R. 6W., RANCHO LA SIERRA

OCTOBER 2021

LAN PHAM, RCE NO. 29595  
GARDEN GROVE, CA

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2025, AT \_\_\_\_\_ IN BOOK \_\_\_\_\_  
OF PARCEL 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: WFG NATIONAL  
TITLE COMPANY

## OWNERS 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 RESERVE AN EASEMENT FOR INGRESS AND EGRESS OVER THE  
SOUTHERLY 15 FEET OF PARCEL 2.

OWNER JVJ GROUP LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

**THINH NGUYEN, PRESIDENT**

## ENGINEER'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 ORDINANCES AT THE REQUEST OF TIM  
NGUYEN IN OCTOBER 2021. I HEREBY STATE THIS PARCEL MAP  
SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY  
APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE ALL MONUMENTS ARE  
OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY  
WILL BE SET IN THOSE POSITIONS BEFORE MAY 1ST, 2025 AND THE  
MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE  
RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 3-07-2025

LAN PHAM  
R.C.E. NO. 29595



## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THE SUBDIVISION  
AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE  
TENTATIVE MAP OF PARCEL MAP 38481, APPROVED BY THE CITY OF  
RIVERSIDE DEVELOPMENT REVIEW COMMITTEE ON AUGUST 27TH, 2024, 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: 3-26-25

NATHAN T. MUSTAFA  
RCE 83654 LIC. EXP. 3/31/2025  
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 ALL MONUMENTS HAVE BEEN SET OR  
A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN  
DEPOSITED WITH THE CITY OF RIVERSIDE.

DATE: 3/26/2025

DOUGLAS B. WEBBER  
L.S. 9477 LIC. EXP. 12/31/2026  
CITY SURVEYOR

BY: DBW



## 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.

*None noted*

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: 4/6/2025

EDWARD ENRIQUEZ  
CHIEF FINANCIAL OFFICER/CITY TREASURER

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

## 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.

## 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



# PARCEL MAP NO. 38481

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
BEING A SUBDIVISION OF A PORTION OF LOT 6 IN BLOCK 65 AND A PORTION  
OF LOT "00" (VACATED), OF LA SIERRA HEIGHTS TRACT NO. 2 AS SHOWN  
BY MAP ON FILE IN BOOK 7, PAGE 66 OF MAPS, RECORDS OF RIVERSIDE  
COUNTY, CALIFORNIA.

LOCATED IN SECTION 10, T. 3S., R. 6W., RANCHO LA SIERRA

OCTOBER 2021

LAN PHAM, RCE NO. 29595

GARDEN GROVE, CA

## 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 PARCELS 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.

DAVID A. GARCIA  
PUBLIC UTILITIES GENERAL MANAGER

DATE: 4/11/2025

BY: [Signature]

cg AL

## 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  
LA SIERRA HEIGHTS WATER COMPANY, HOLDER OF AN EASEMENT FOR RIGHT  
OF WAY FOR DITCHES AND CANALS RECORDED MAY 17TH, 1911 IN BOOK  
327, PAGE 227 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. SAID DEED  
CANNOT BE PLOTTED FROM RECORD.

RIGHTS OF WAY AND WATER RIGHTS IN FAVOR OF TWIN BUTTES WATER  
COMPANY, A CORPORATION, CITY OF RIVERSIDE, SUCCESSOR IN INTEREST  
TO TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSE OF LAYING,  
MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES,  
FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR  
IRRIGATION AND DOMESTIC PURPOSES, AS SET OUT IN DEED RECORDED  
AUGUST 11, 1919 IN BOOK 508 PAGE 101 OF DEEDS, RECORDS OF  
RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.

DAVID A. GARCIA,  
PUBLIC UTILITIES GENERAL MANAGER

DATE: 4/11/2025

BY: [Signature]

cg AL

## SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE  
STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT  
HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO  
A FEE:

RIVERSIDE GROVES & WATER CO., HOLDER OF AN EASEMENT FOR RIGHT OF  
WAY FOR UTILITY PURPOSES, ELECTRICAL, SEWER, GAS AND TELEPHONE,  
RECORDED MAY 25TH, 1911 IN BOOK 330 PAGE 14 OF DEEDS, RECORDS OF  
RIVERSIDE COUNTY.

## 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 \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

ON \_\_\_\_\_ BEFORE ME \_\_\_\_\_  
(INSERT NAME AND TITLE OF THE OFFICER)

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/THIER 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 \_\_\_\_\_ MY COMMISSION NUMBER \_\_\_\_\_

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

MY PRINCIPAL PLACE OF BUSINESS IS IN: \_\_\_\_\_ COUNTY.

## 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 CA )  
COUNTY OF RIVERSIDE ) SS

ON 3/7/25 BEFORE ME ANIK PATEL  
(INSERT NAME AND TITLE OF THE OFFICER)

NOTARY PUBLIC, PERSONALLY APPEARED THINH H PHU NGUYEN  
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/THIER 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 [Signature] MY COMMISSION NUMBER 2416272

ANIK PATEL MY COMMISSION EXPIRES 9/16/26  
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN: RIVERSIDE COUNTY.

## 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 \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

ON \_\_\_\_\_ BEFORE ME \_\_\_\_\_  
(INSERT NAME AND TITLE OF THE OFFICER)

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/THIER 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 \_\_\_\_\_ MY COMMISSION NUMBER \_\_\_\_\_

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

MY PRINCIPAL PLACE OF BUSINESS IS IN: \_\_\_\_\_ COUNTY.

GRAMERCY PLACE

# PARCEL MAP NO. 38481

SHEET 3 OF 3 SHEETS



BASIS OF BEARINGS  
N21°59'52"W

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,  
BEING A SUBDIVISION OF A PORTION OF LOT 6 IN BLOCK 65 AND A PORTION  
OF LOT "00" (VACATED), OF LA SIERRA HEIGHTS TRACT NO. 2 AS SHOWN  
BY MAP ON FILE IN BOOK 7, PAGE 66 OF MAPS, RECORDS OF RIVERSIDE  
COUNTY, CALIFORNIA.  
LOCATED IN SECTION 10, T. 35, R. 6W., RANCHO LA SIERRA.  
OCTOBER 2021  
LAN PHAM, RCE NO. 29595  
GARDEN GROVE, CA

GREEN ARBOR DRIVE

N65°00'28"E 653.96' (654.02'R1)  
756.17'W (756.23'R1)

331.78' PRO  
(331.81'R1)

DELTA=52°22'23"

L=244.86'  
R=14,001.1'

N22°37'09"W  
193.91' (194.07'R1)

283.72'W (283.88'R1)  
N22°37'09"W

HALMARK STREET

331.78' PRO  
(331.81'R1)

DELTA=52°22'23"

L=244.86'  
R=14,001.1'

N22°37'09"W  
193.91' (194.07'R1)

283.72'W (283.88'R1)  
N22°37'09"W

HALMARK STREET

RECORD REFERENCES  
R1 = INDICATES RECORD DISTANCE PER  
TRACT NO. 10604 M.B. 165/1-3  
R2 = CITY OF RIVERSIDE THE SHEET 3561  
R3 = CITY OF RIVERSIDE THE SHEET 3568  
R4 = CITY OF RIVERSIDE THE SHEET 3502  
R5 = CITY OF RIVERSIDE THE SHEET 3407

GOLDEN AVENUE

1139.26' (1139.24'R1)

160.79'R1 & PRO  
N21°59'52"W  
160.51'R1

160.79'R1 & PRO  
N21°59'52"W  
160.51'R1

160.79'R1 & PRO  
N21°59'52"W  
160.51'R1

160.79'R1 & PRO  
N21°59'52"W  
160.51'R1

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160.51'R1

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N21°59'52"W  
160.51'R1

160.79'R1 & PRO  
N21°59'52"W  
160.51'R1

160.79'R1 & PRO  
N21°59'52"W  
160.51'R1

LA SIERRA HEIGHTS TRACT NO. 2  
LOT 4 BLOCK 65  
M.B. 7/66

LINE	BEARING	DISTANCE
L1	N65°00'07"E	33.04'
L2	N64°28'21"E	33.08'

MONUMENT NOTES:

- ① = C.I.N.T. FOUND MAG NAIL & WASHER "RIV CITY SURVEYOR" PER R3, FLUSH.
- ② = C.I.N.T. FOUND MAG NAIL & SMALL WASHER, NO REF. FITS PER R5 ACCEPTED AS BEING THE INT.
- ③ = C.I.N.T. FOUND MAG NAIL & SMALL WASHER, NO REF. FITS PER R2 ACCEPTED AS BEING THE INT.
- ④ = C.I.N.T. FOUND MAG NAIL & WASHER "RIV CITY SURVEYOR" PER R4, FLUSH.
- ⑤ = C.I.N.T. ESTABLISHED BY PRORATION PER TRACT NO. 10604 BETWEEN MONUMENTS 1-2 SET SPIKE AND WASHER RCE 29595.
- ⑥ = ESTABLISHED BY PRORATION PER TRACT NO. 10604 SET 1" IRON PIPE WITH TAG RCE 29595 IN CONCRETE PLUG AT THE PROPERTY CORNER.
- ⑦ = ESTABLISHED BY PRORATION, NOTHING FOUND OR SET.
- ⑧ = SET 1" IRON PIPE WITH TAG RCE 29595 IN CONCRETE PLUG AT THE PROPERTY CORNER.
- ⑨ = SET 1.25" IRON PIPE WITH TAG RCE 29595 IN CONCRETE PLUG AT THE PROPERTY CORNER.
- ⑩ = SET LEAD AND TAG RCE 29595 IN CONCRETE CURB, ON THE PROPERTY LINE PRODUCED AND 12.75' FROM THE PROPERTY CORNER.
- ⑪ = SET LEAD AND TAG RCE 29595 ON TOP OF WALL AT THE PARCEL CORNER.

EASEMENT NOTES:

- 10' = 10 FOOT EASEMENT TO RIVERSIDE GROVES & WATER CO. AND THEIR SUCCESSORS FOR UTILITY PURPOSES ELECTRICAL, SEWER, GAS, TELEPHONE AS RECORDED IN BOOK 330 PAGE 14 OF DEEDS.
- 15' = 15 FOOT EASEMENT FOR INGRESS AND EGRESS.

ENGINEER'S NOTES:

THE BEARING N21°59'52"W FOR THE CENTERLINE OF GOLDEN AVENUE AS SHOWN ON TRACT NO. 10604 M.B. 165/1-3 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

THIS MAP CONTAINS 1.286 ACRES GROSS.