

TRACT NO. 38921

BEING A SUBDIVISION OF LOT 6 OF BLOCK 12 OF THE RESUBDIVISION OF LANDS OF J.F. MOULTON AND H.B. PRAED, MB 1/49-50, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, LYING WITHIN SECTION 24 AND 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, RANCHO EL SOBRANTE DE SAN JACINTO, MB 1/8, S.B.CO.

adkan
ENGINEERS
RIVERSIDE, CA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2023, AT _____ .M.
IN BOOK _____ OF MAPS, AT PAGES _____,
AT THE REQUEST OF THE CLERK OF THE CITY OF RIVERSIDE.
NO. _____
FEE _____
PETER ALDANA, ASSESSOR-COUNTY CLERK- RECORDER
BY: _____, DEPUTY

DECEMBER 2023

SUBDIVISION GUARANTEE:
FIRST AMERICAN 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 LOTS "A" AND "B".

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES LOTS "C" THROUGH "H", INCLUSIVE, AND THE EASEMENTS DESIGNATED AS "WATERLINE EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES THE EASEMENTS DESIGNATED AS "PUBLIC UTILITY EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES LOTS "C" THROUGH "H", INCLUSIVE, AND THE EASEMENTS DESIGNATED AS "SEWER 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, THE EASEMENTS DESIGNATED AS "SANITATION SERVICES EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT".

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT "A" FROM LOTS "J" & "K".

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 EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 7, 1955 AS BOOK 1676, PAGE 200 OF OFFICIAL RECORDS.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, LOTS "C" THROUGH "I", 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 "J" THROUGH "M", INCLUSIVE, INDICATED AS "OPEN SPACE", SAID OPEN SPACE IS FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNS, LOT OWNERS, AND INVITEES, WITHIN THIS TRACT MAP. THE PUBLIC SHALL NOT HAVE ANY RESPONSIBILITY FOR THE MAINTENANCE THEREOF.

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

BY: _____
NAME: JUSTIN BREWER
TITLE: 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 _____

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, HOLDER OF AN EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 14, 2005 AS DOCUMENT NO. 2005-0942265 OF OFFICIAL RECORDS.

CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 14, 2005 AS DOCUMENT NO. 2005-0942266 OF OFFICIAL RECORDS.

CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 14, 2005 AS DOCUMENT NO. 2005-0942267 OF OFFICIAL RECORDS.

CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 14, 2005 AS DOCUMENT NO. 2005-0942268 OF OFFICIAL RECORDS.

DATE: _____ DAVID A. GARCIA,
PUBLIC UTILITIES GENERAL MANAGER

BY: _____, DEPUTY

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.

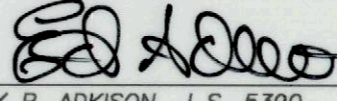
DATE: _____ EDWARD ENRIQUEZ,
CHIEF FINANCIAL OFFICER / CITY TREASURER

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 WARMINGTON RESIDENTIAL ON DECEMBER 1, 2023. I HEREBY STATE ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 1, 2027, 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. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 3-16, 2026


EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9-30-2026

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 DESPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATE: _____ DOUGLAS B. WEBBER
L.S. 9477, EXP. 12/31/26
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. 38921 APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON JUNE 24, 2025 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: _____ CHRIS P. SCULLY
RCE 83144, LIC. EXP. 03/31/2027
INTERIM CITY ENGINEER

BY: _____

CITY CLERK'S CERTIFICATE

RESOLVED: THIS MAP CONSISTING OF SIX (6) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT MAP NO. 38921

LOTS "A" AND "B" 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" THROUGH "H", INCLUSIVE, AND THE EASEMENTS DESIGNATED AS "WATERLINE EASEMENT" ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

LOTS "A" THROUGH "H", INCLUSIVE, AND THE EASEMENTS DESIGNATED AS "PUBLIC UTILITY EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

LOTS "C" THROUGH "H", INCLUSIVE, AND THE EASEMENTS DESIGNATED AS "SEWER EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER 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 COMMUNICATIONS SYSTEMS.

THE EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT "A" FROM LOTS "J" AND "K" IS HEREBY ACCEPTED.

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

1. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 7, 1955 AS BOOK 1676, PAGE 200 OF OFFICIAL RECORDS.

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 THE FORGOING 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: _____

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:

JOHN FLETCHER MOULTON AND HERBERT BULKLEY PRAED, HOLDERS OF AN EASEMENT FOR IRRIGATING AND DOMESTIC WATER DITCHES, PIPES, FLUMES, AND APPARATUS AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED APRIL 29, 1897 IN BOOK 56, PAGE 171 OF DEEDS.

SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 16, 1979 AS INSTRUMENT NO. 245531 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY PETRA GEOSCIENCES ON MARCH 13, 2024 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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: _____, 2025 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 \$ _____.

DATE: _____, 2025 MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

SURVEYOR'S NOTES:

THIS MAP CONTAINS 9.91 ACRES GROSS WITHIN THE DISTINCTIVE BORDER.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF VICTORIA AVENUE BEING NORTH 55°35'00" EAST PER TRACT MAP NO. 21979, FILED IN BOOK 175 OF MAPS, AT PAGES 46 THROUGH 47, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY.

- - INDICATES FOUND MONUMENT AS NOTED
- - INDICATES SET 1"IP & "LS 5390" TAG, FLUSH.
- △ - INDICATES SET SPIKE & WASHER STAMPED "LS 5390", FLUSH.

SET 1"IP & "LS 5390" TAG, FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY, EXCEPT AS 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.

(M) - INDICATES MEASURED DATA.

() - INDICATES RECORD DATA AS NOTED.

(R1) - INDICATES RECORD OR CALCULATED DATA PER PARCEL MAP NO. 9026, PMB 60/15.

(R2) - INDICATES RECORD OR CALCULATED DATA PER TRACT MAP NO. 15555, MB 153/15-17.

(R3) - INDICATES RECORD OR CALCULATED DATA PER TRACT MAP NO. 21979, MB 175/46-47.

(R4) - INDICATES RECORD OR CALCULATED DATA PER TRACT MAP NO. 9991, MB 103/89-91.

(R5) - INDICATES RECORD OR CALCULATED DATA PER TRACT MAP NO. 11277, MB 114/57-58.

(R6) - INDICATES RECORD OR CALCULATED DATA PER TRACT MAP NO. 20612, MB 242/72-74.

O.S. - INDICATES "OPEN SPACE."

SNF - INDICATES SEARCHED NOTHING FOUND

COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS MAP RECORDED _____ 2025, AS DOCUMENT NO. _____ OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

/// - INDICATES RESTRICTED ACCESS

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

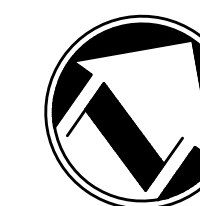
TRACT NO. 38921

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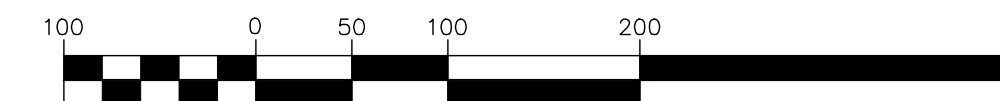
adkan ENGINEERS
RIVERSIDE, CA

DECEMBER 2023

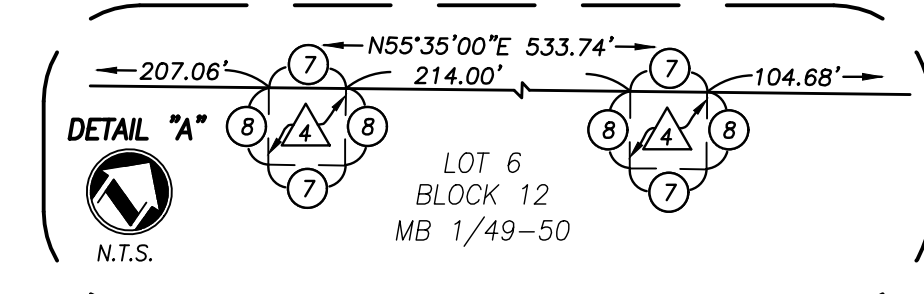
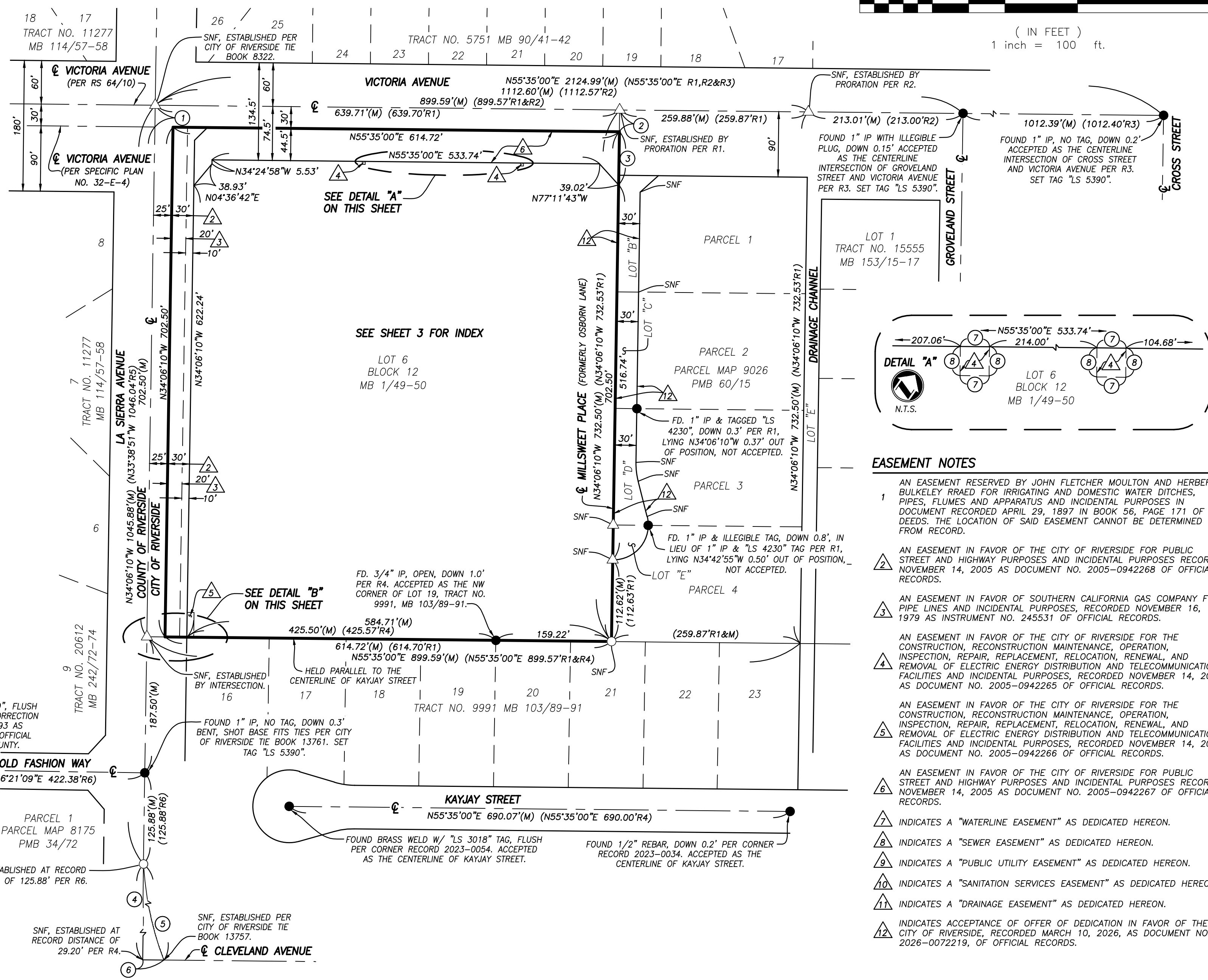
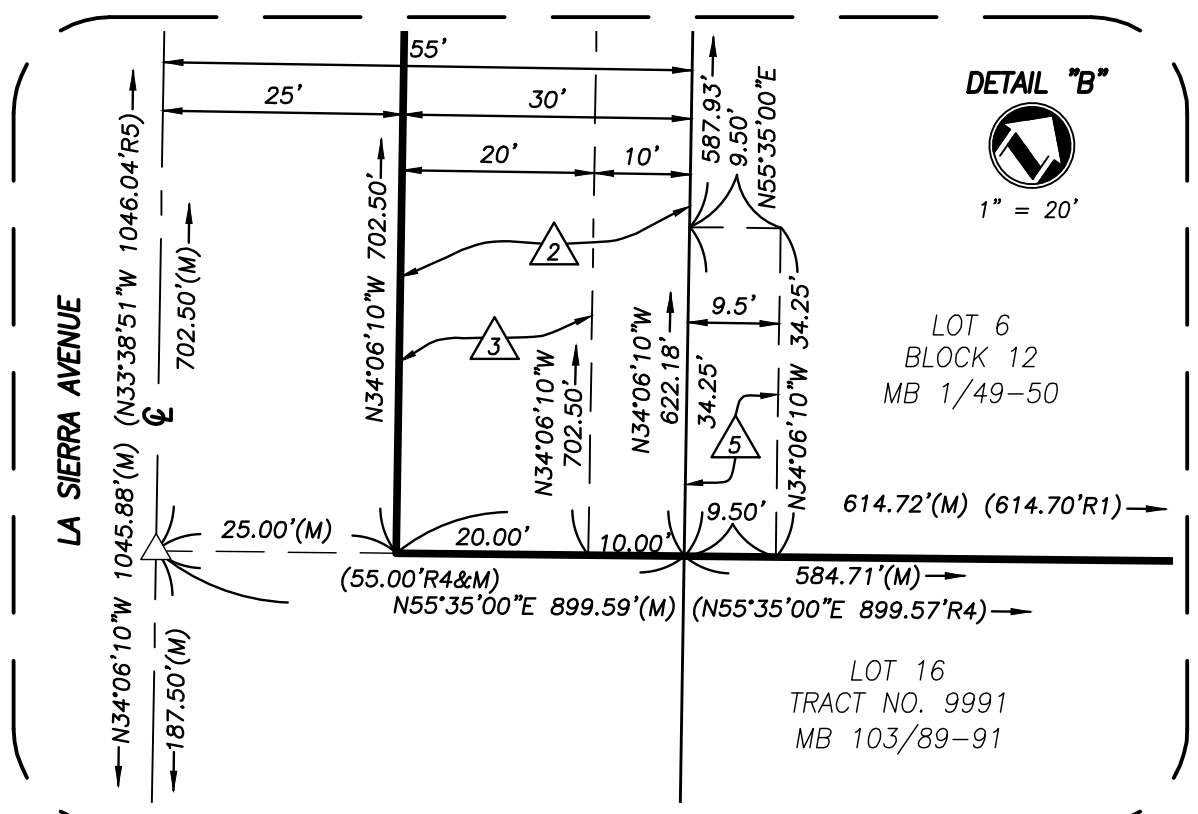
BOUNDARY



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



COURSE DATA

- 1) N34°06'10"W 30.00'(M) (N33°38'51"W 30.00'R5)
- 2) (N34°06'10"W R1) N34°06'10"W 30.00'
- 3) (N34°06'10"W R1) N34°06'10"W 73.14'
- 4) N34°06'10"W 381.12' (N34°06'10"W 381.11'R4)
- 5) Δ=8°45'54" R=2500.00' L=382.45'
(Δ=8°45'54" R=2500.00' L=382.44'R4)
- 6) (N55°35'00"E 29.20'R4)
- 7) N55°35'00"E 4.00'
- 8) N34°25'00"W 4.00'

EASEMENT NOTES

- 1 AN EASEMENT RESERVED BY JOHN FLETCHER MOULTON AND HERBERT BULKLEY RRAED FOR IRRIGATING AND DOMESTIC WATER DITCHES, PIPES, FLUMES AND APPARATUS AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED APRIL 29, 1897 IN BOOK 56, PAGE 171 OF DEEDS. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD.
- 2 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR PUBLIC STREET AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 14, 2005 AS DOCUMENT NO. 2005-0942268 OF OFFICIAL RECORDS.
- 3 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 16, 1979 AS INSTRUMENT NO. 245531 OF OFFICIAL RECORDS.
- 4 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR THE CONSTRUCTION, RECONSTRUCTION MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL, AND REMOVAL OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 14, 2005 AS DOCUMENT NO. 2005-0942265 OF OFFICIAL RECORDS.
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- 6 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR PUBLIC STREET AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 14, 2005 AS DOCUMENT NO. 2005-0942267 OF OFFICIAL RECORDS.
- 7 INDICATES A "WATERLINE EASEMENT" AS DEDICATED HEREON.
- 8 INDICATES A "SEWER EASEMENT" AS DEDICATED HEREON.
- 9 INDICATES A "PUBLIC UTILITY EASEMENT" AS DEDICATED HEREON.
- 10 INDICATES A "SANITATION SERVICES EASEMENT" AS DEDICATED HEREON.
- 11 INDICATES A "DRAINAGE EASEMENT" AS DEDICATED HEREON.
- 12 INDICATES ACCEPTANCE OF OFFER OF DEDICATION IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED MARCH 10, 2026, AS DOCUMENT NO. 2026-0072219, OF OFFICIAL RECORDS.

TRACT NO. 38921

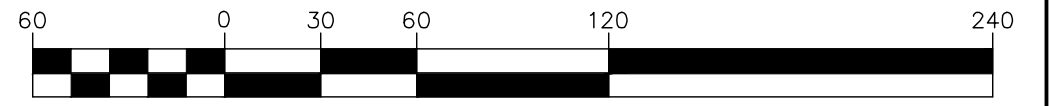
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INDEX

DECEMBER 2023

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

SURVEYOR'S NOTES:

THIS MAP CONTAINS 9.91 ACRES GROSS WITHIN THE DISTINCTIVE BORDER.

BASIS OF BEARINGS

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/// - INDICATES RESTRICTED ACCESS

EASEMENT NOTES

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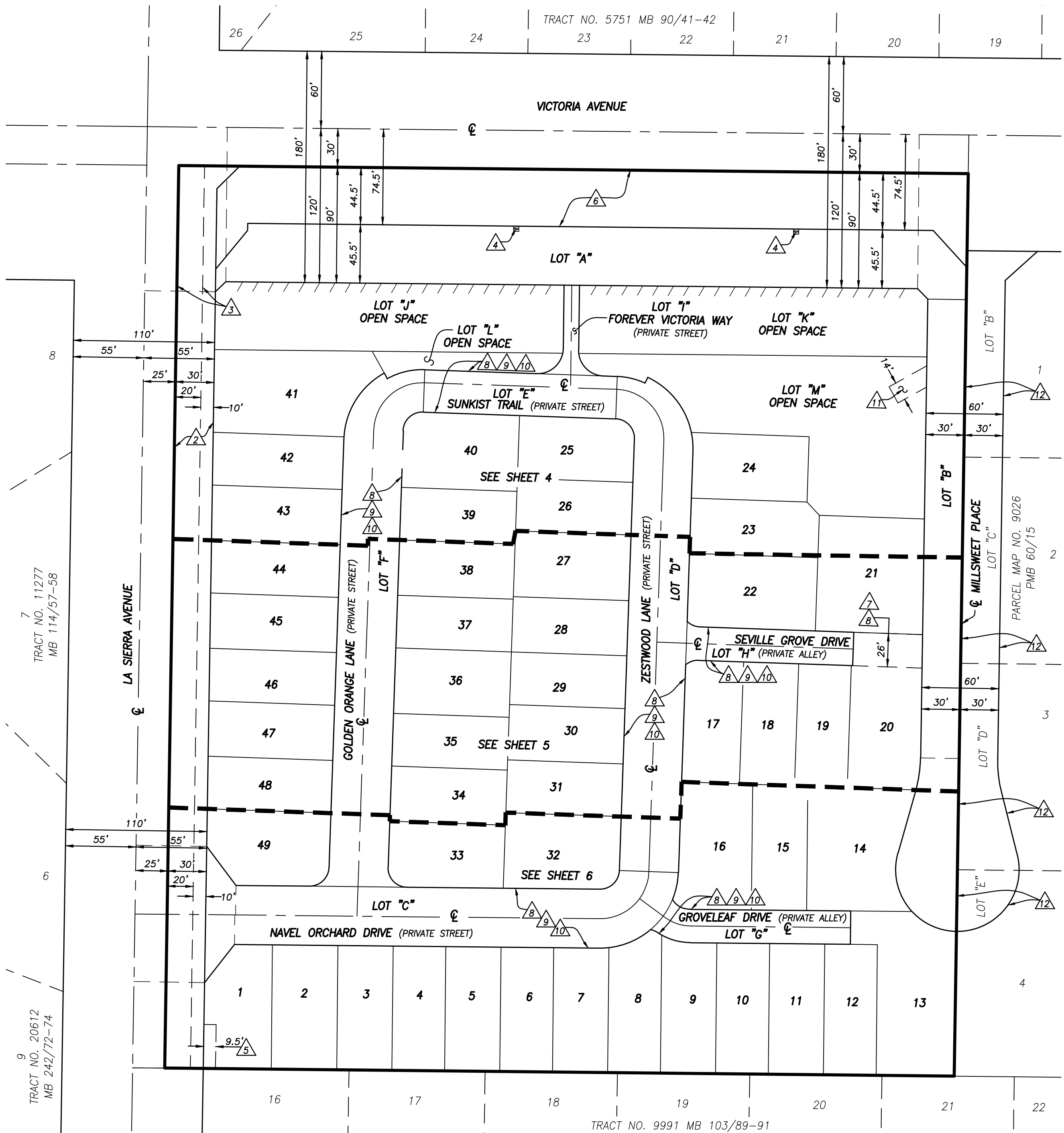
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TRACT NO. 38921

BEING A SUBDIVISION OF LOT 6 OF BLOCK 12 OF THE RESUBDIVISION OF LANDS OF J.F. MOULTON AND H.B. PRAED, MB 1/49-50, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, LYING WITHIN SECTION 24 AND 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, RANCHO EL SOBRANTE DE SAN JACINTO, MB 1/8, S.B.CO.

adkan
ENGINEERS
RIVERSIDE, CA

DECEMBER 2023

SURVEYOR'S NOTES:

THIS MAP CONTAINS 9.91 ACRES GROSS WITHIN THE DISTINCTIVE BORDER.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF VICTORIA AVENUE BEING NORTH 55°35'00" EAST PER TRACT MAP NO. 21979, FILED IN BOOK 175 OF MAPS, AT PAGES 46 THROUGH 47, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY.

- - INDICATES FOUND MONUMENT AS NOTED
- - INDICATES SET 1"IP & "LS 5390" TAG, FLUSH.
- △ - INDICATES SET SPIKE & WASHER STAMPED "LS 5390", FLUSH.

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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.

- (M) - INDICATES MEASURED DATA.
- () - INDICATES RECORD DATA AS NOTED.
- (R1) - INDICATES RECORD OR CALCULATED DATA PER PARCEL MAP NO. 9026, PMB 60/15.
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- (R3) - INDICATES RECORD OR CALCULATED DATA PER TRACT MAP NO. 21979, MB 175/46-47.
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- (R5) - INDICATES RECORD OR CALCULATED DATA PER TRACT MAP NO. 11277, MB 114/57-58.
- (R6) - INDICATES RECORD OR CALCULATED DATA PER TRACT MAP NO. 20612, MB 242/72-74.

O.S. - INDICATES "OPEN SPACE."

SNF - INDICATES SEARCHED NOTHING FOUND

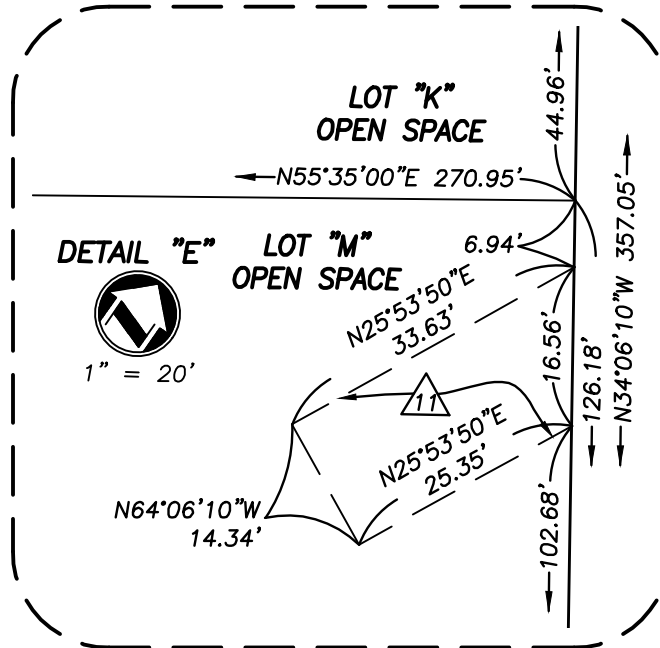
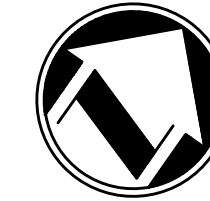
COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS MAP RECORDED _____, 2025, AS DOCUMENT NO. _____, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

/// - INDICATES RESTRICTED ACCESS

GRAPHIC SCALE

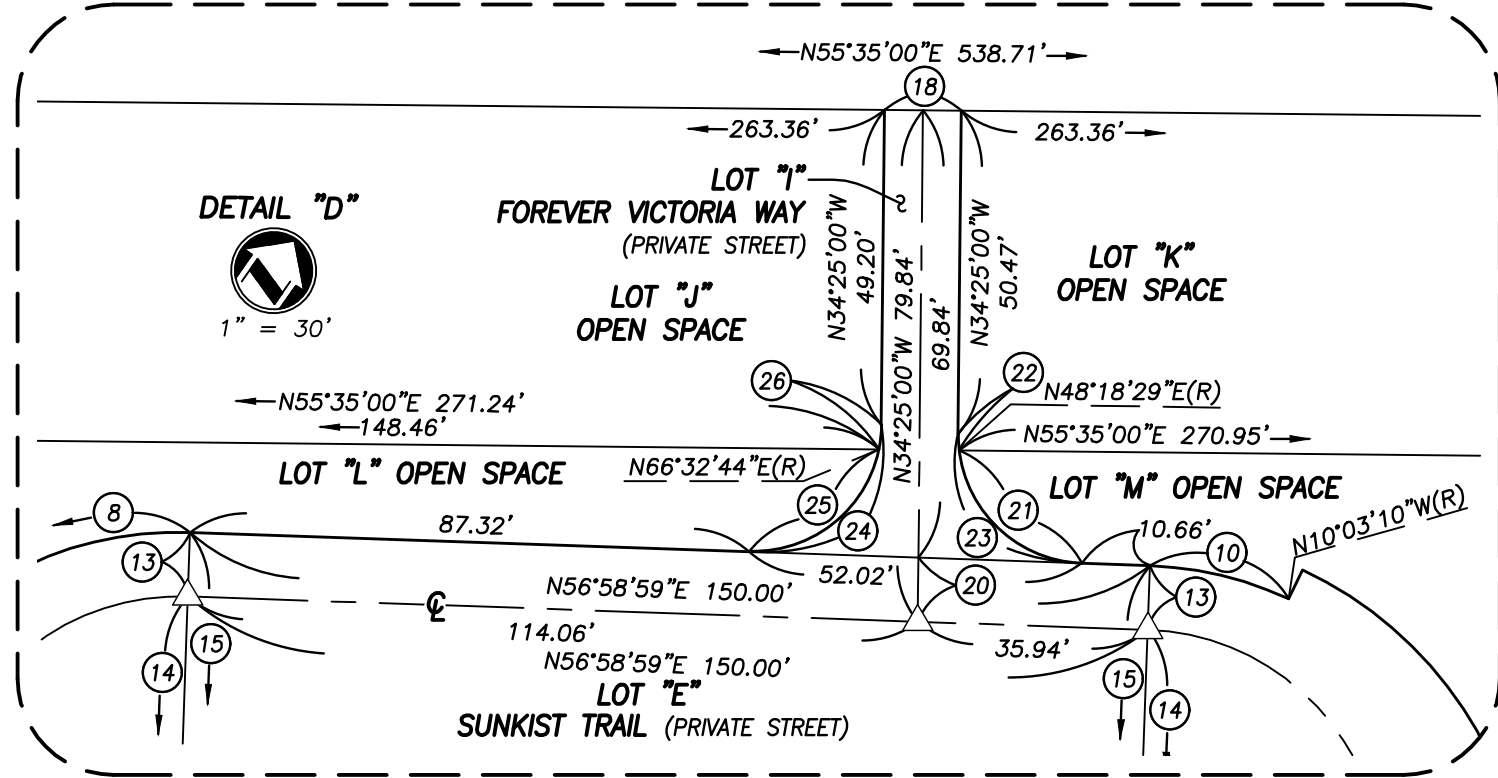


(IN FEET)
1 inch = 40 ft.



COURSE DATA

- | | | |
|----------------------------------|------------------------|----------------------------------|
| 1 N34°06'10"W 30.00' | (N33°38'51"W 30.00'R5) | 14 N33°01'01"W(R) 23.00' |
| 2 N55°35'00"E 20.00' | | 15 N33°01'01"W(R) 33.00' |
| 3 N55°35'00"E 27.51' | | 16 N55°35'00"E 30.00' |
| 4 N10°27'58"E 24.95' | | 17 N34°06'10"W 25.07' |
| 5 Δ=59°04'32" R=61.00' L=62.90' | | 18 N55°35'00"E 12.00' |
| 6 N63°56'29"W(R) 5.00' | | 19 N10°44'25"E 11.28' |
| 7 N63°56'29"W(R) 24.49' | | 20 N34°25'00"W 10.00' |
| 8 Δ=30°55'28" R=56.00' L=30.23' | | 21 Δ=81°19'30" R=20.00' L=28.39' |
| 9 Δ=90°00'00" R=15.00' L=23.56' | | 22 Δ=07°16'31" R=20.00' L=2.54' |
| 10 Δ=22°57'51" R=56.00' L=22.44' | | 23 Δ=88°36'01" R=20.00' L=30.93' |
| 11 Δ=67°02'09" R=61.00' L=71.37' | | 24 Δ=91°23'59" R=20.00' L=31.90' |
| 12 N34°06'10"W 30.00' | | 25 Δ=80°26'14" R=20.00' L=28.08' |
| 13 N33°01'01"W(R) 10.00' | | 26 Δ=10°57'44" R=20.00' L=3.83' |



EASEMENT NOTES

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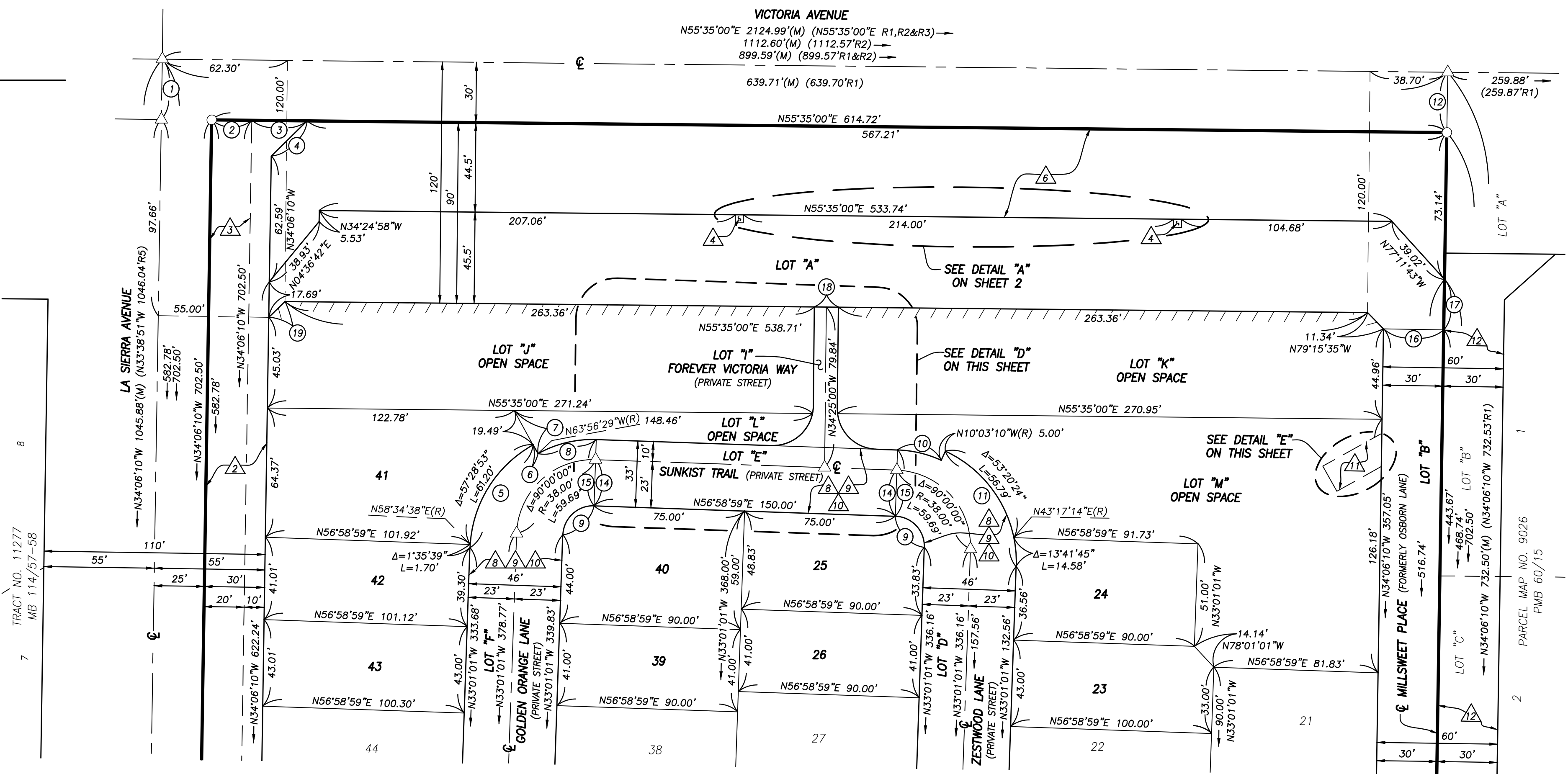
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SEE SHEET 5

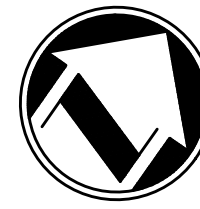
TRACT NO. 11277
MB 114/57-58

PARCEL MAP NO. 9026
PMB 60/15

TRACT NO. 38921

BEING A SUBDIVISION OF LOT 6 OF BLOCK 12 OF THE RESUBDIVISION OF LANDS OF J.F. MOULTON AND H.B. PRAED, MB 1/49-50, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, LYING WITHIN SECTION 24 AND 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, RANCHO EL SOBRANTE DE SAN JACINTO, MB 1/8, S.B.CO.

DECEMBER 2023



GRAPHIC SCALE



(IN FEET)
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SURVEYOR'S NOTES:

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COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS MAP RECORDED _____ 2025, AS DOCUMENT NO. _____ OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

/// - INDICATES RESTRICTED ACCESS

EASEMENT NOTES

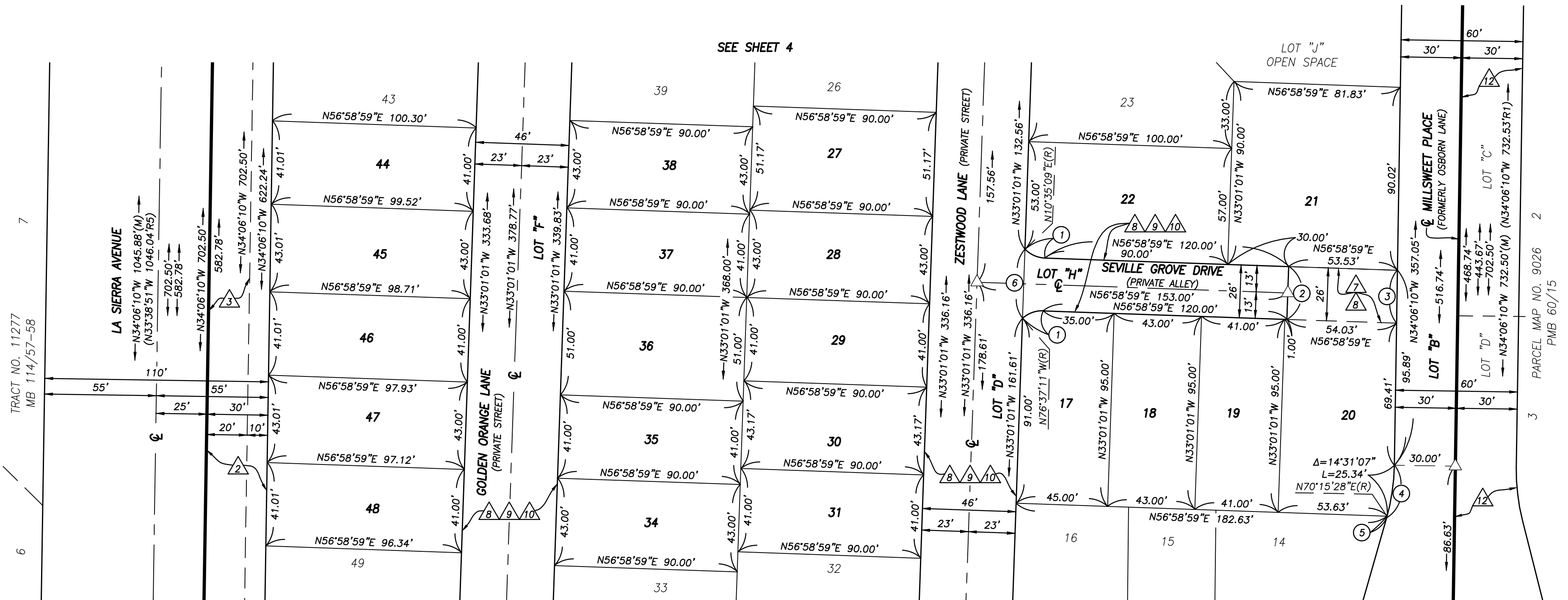
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SEE SHEET 4

SEE SHEET 6

COURSE DATA

- ① Δ=43°36'10" R=14.50' L=11.03'
- ② N33°01'01"W 26.00'
- ③ N34°06'10"W 26.00'
- ④ Δ=15°00'38" R=103.00' L=26.20'
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TRACT NO. 38921

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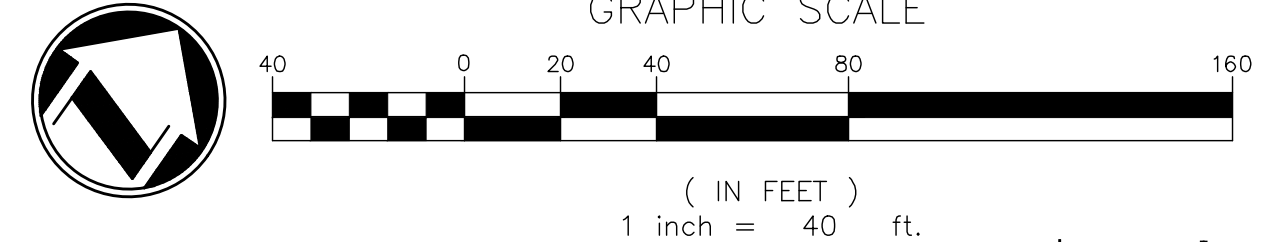
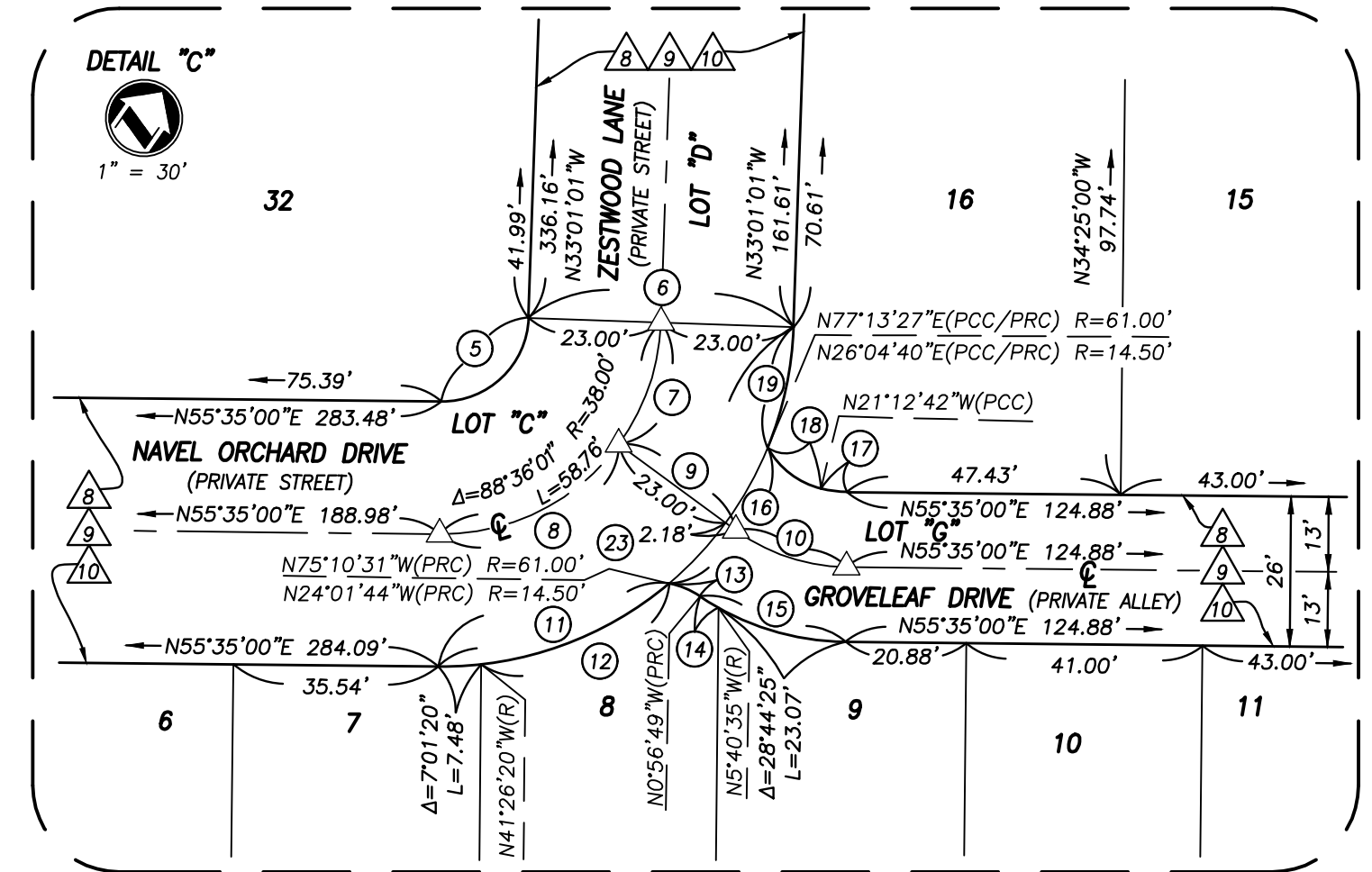
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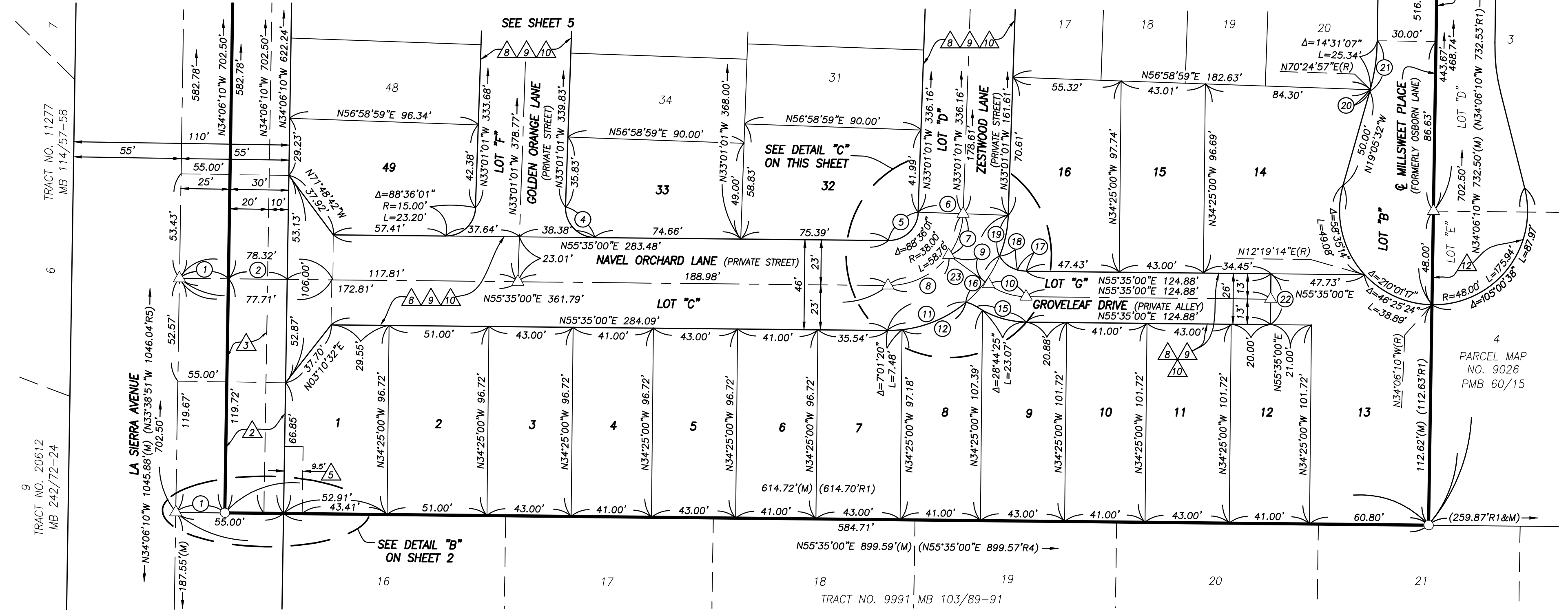
COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS MAP RECORDED _____ 2025, AS DOCUMENT NO. _____ OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

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COURSE DATA

- 1 N55°35'00"E 25.00'
- 2 N55°35'00"E 30.00'
- 3 N33°01'01"W 1.86'
- 4 Δ=91°23'59" R=15.00' L=23.93'
- 5 Δ=88°36'01" R=15.00' L=23.20'
- 6 N56°58'59"E 46.00'
- 7 Δ=34°14'34" R=38.00' L=22.71'
- 8 Δ=54°21'27" R=38.00' L=36.05'
- 9 N88°46'27"W(R) 25.18'
- 10 Δ=35°38'33" R=33.00' L=20.53'
- 11 Δ=40°45'31" R=61.00' L=43.40'
- 12 Δ=33°44'11" R=61.00' L=35.92'
- 13 Δ=23°04'55" R=14.50' L=5.84'
- 14 Δ=04°43'46" R=46.00' L=3.80'
- 15 Δ=33°28'11" R=46.00' L=26.87'
- 16 Δ=27°36'02" R=61.00' L=29.38'
- 17 Δ=13°12'18" R=20.00' L=4.61'
- 18 Δ=47°17'22" R=14.50' L=11.97'
- 19 Δ=20°14'28" R=61.00' L=21.55'
- 20 Δ=00°29'31" R=103.00' L=0.86'
- 21 Δ=15°00'38" R=103.00' L=26.20'
- 22 N34°25'00"W 26.00'
- 23 Δ=88°36'01" R=61.00' L=94.33'



TRACT NO. 20612 MB 242/72-74

TRACT NO. 11277 MB 114/57-58

TRACT NO. 9991 MB 103/89-91

PARCEL MAP NO. 9026 PMB 60/15