

OWNER'S STATEMENT
 I, THE UNDERSIGNED, OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE LAND, AND I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP, IS THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A 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 THE PUBLIC, TO PRESERVE AND MAINTAIN SAID LAND IN ITS NATURAL CONDITION, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EQUIPMENT, AND EARTHILL OR DEPOSIT, THE FACILITY DESIGNATED AS "OPEN SPACE EASEMENT." SUCH OPEN SPACE EASEMENT DOES NOT INCLUDE THE FACILITY DESIGNATED TO THE PUBLIC AND THE PUBLIC SHALL NOT HAVE ANY RESPONSIBILITY FOR THE MAINTENANCE THEREOF.
 WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

NEARDO R. REYES,
 RYAN WILLIAMS,
PRELIMINARY

DATE: _____
 DATE: _____
 BENEFICIARY: _____
 MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC. (MERS) BENEVOLENT UNDER DEED OF TRUST RECORDED
 FEBRUARY 24, 2021 AS INSTRUMENT NO. 2021-020877 OF OFFICIAL RECORDS

BY: _____
 DATE: _____
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 RIVERSIDE) S.S.
 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/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/ THEIR AUTHORIZED CAPACITIES; AND THAT HE/SHE/IT/HEY ARE THE PERSON(S) IDENTIFIED IN THE INSTRUMENT;
 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 EXPIRES: _____
 PRINT NAME: _____ THE COUNTY OF MY PRINCIPAL PLACE OF BUSINESS IS: _____

CITY CLERK'S CERTIFICATE
 RESOLVED: THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 38174.
 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 EASEMENT DESIGNATED AS "OPEN SPACE EASEMENT" IS HEREBY ACCEPTED FOR OPEN SPACE PURPOSES.
 THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERE TO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA.
 I HEREBY CERTIFY THE FOREGOING RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS _____ DAY OF _____, 20____.
PRELIMINARY
 JONESA GAUSE
 CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 38174
 BEING A SUBDIVISION OF PARCEL 2 OF RECORD OF SURVEY AS SHOWN BY MAP ON FILE IN BOOK 57 PAGE 31 OF RECORDS OF SURVEY, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, STATE OF CALIFORNIA, LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.B.&M.
 VANLEN CONSULTANTS INC.
 RIVERSIDE, CA.
 AUGUST 2021

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 REAL PROPERTY SHOWN UPON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, 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: _____ DEPUTY: _____
 BY: MATTHEW JENNINGS
 COUNTY TAX COLLECTOR

TAX BOND CERTIFICATE
 I HEREBY CERTIFY THAT THIS BOND IN THE SUM OF \$ _____ HAS BEEN EXECUTED AND FILED WITH THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS REQUIRED BY THE CITY OF RIVERSIDE UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF THE 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: _____ DEPUTY: _____
 BY: CASH OR SURETY TAX BOND
 MATTHEW JENNINGS
 COUNTY TAX COLLECTOR

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.
PRELIMINARY
 EDWARD ENRIQUZ,
 CHIEF FINANCIAL OFFICER/CITY TREASURER

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 WATER AND ELECTRIC SERVICE TO THE PARCELS SHOWN ON THIS MAP. THE FUNDS DEPOSITED WITH THE CITY OF RIVERSIDE ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.
 DATE: _____
 BY: DAVID A. GARCIA
 PUBLIC UTILITIES GENERAL MANAGER

RECORDER'S STATEMENT
 FILED THIS _____ DAY OF _____
 AT _____ M. IN BOOK _____ OF PARCEL _____
 REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

NO: _____
 FEE: _____
 PETER ALDAMA, ASSESSOR-COUNTY CLERK-RECORDER
 BY: _____ DEPUTY
 SUBDIVISION GUARANTEE BY:
 STEWART TITLE

SURVEYOR'S STATEMENT
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEYOR IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF NEARDO R. REYES ON THE 22ND DAY OF JUNE, 2021. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN SUCH POSITIONS BY JANUARY 2022, AND THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



DATE: _____
 NEAL J. MCPHERSON, L.S. 8892
 PRELIMINARY
 FOR EXAMINATION ONLY
 REGISTRATION EXPIRES 12/31/2025

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 38174, APPROVED BY THE CITY OF RIVERSIDE DEVELOPMENT REVIEW COMMITTEE ON OCTOBER 6, 2023 AND ANNOTATION 2 OF TITLE 17 OF THE PERSONAL 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: _____
 ERIC BESSA, E.P. 47115
 PRELIMINARY
 CITY ENGINEER, CITY OF RIVERSIDE

CITY SURVEYOR'S STATEMENT
 I HEREBY STATE THAT 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: _____
 DAVID A. GARCIA, L.S. 94717
 PRELIMINARY
 INTERIM CITY SURVEYOR, CITY OF RIVERSIDE

SOILS REPORT
 A PRELIMINARY SOILS REPORT WAS NOT PREPARED FOR THIS SUBDIVISION. A PRELIMINARY SOILS REPORT WILL BE PREPARED AND FILED WITH THE CITY OF RIVERSIDE AS PART OF THE PERMIT OR BUILDING PERMIT FOR THE PARCELS SHOWN HEREON.

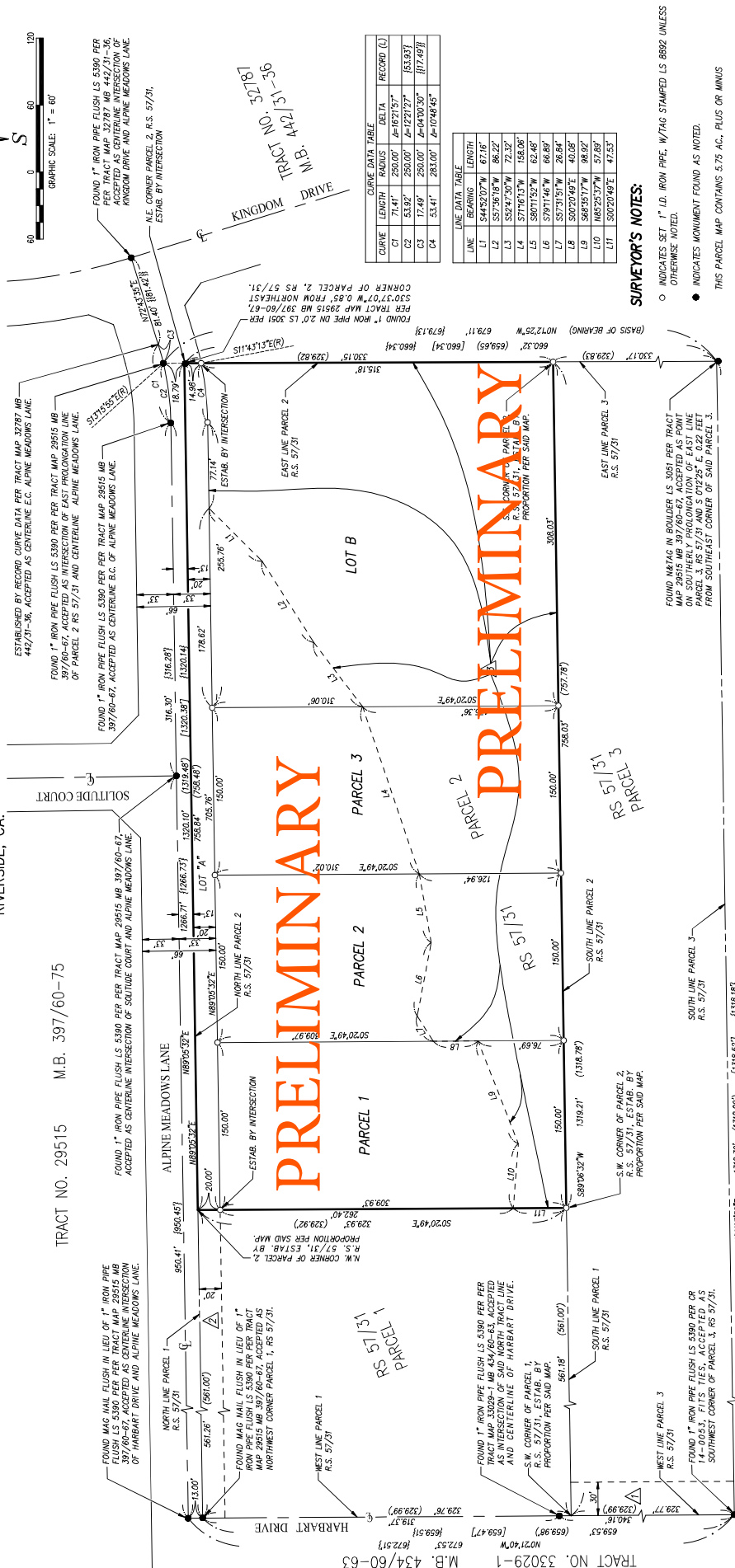
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 38174

BEING A SUBDIVISION OF PARCEL 2 OF RECORD OF SURVEY AS SHOWN BY MAP ON FILE IN BOOK 57 PAGE 31 OF RECORDS OF SURVEY, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF CALIFORNIA, LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHERLY QUARTER OF SECTION 13, T3S, R9W, S38&M, PER TRACT MAP NO. 29515, FILED IN BOOK 397 OF MAPS AT PAGES 60 TO 75, BEING NORTH 01°25' WEST.

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS SHOWN ON THIS MAP IS THE WEST ONE-SIXTEENTH LINE OF SECTION 13, T3S, R9W, S38&M, PER TRACT MAP NO. 29515, FILED IN BOOK 397 OF MAPS AT PAGES 60 TO 75, BEING NORTH 01°25' WEST.

VALLEN CONSULTANTS INC.
 RIVERSIDE, CA
 AUGUST 2021

TRACT NO. 29515 M.B. 397/60-75



CURVE DATA TABLE

CURVE	LENGTH	RADIUS	BETA	RECORD ID
C1	71.41'	250.00'	Δ=127°57'	63.837
C2	63.92'	250.00'	Δ=127°57'	63.837
C3	17.49'	250.00'	Δ=140°30'	117.497
C4	53.41'	283.00'	Δ=104°45'	

LINE DATA TABLE

LINE	BEARING	LENGTH
L1	S44°20'27"W	67.16'
L2	S57°06'16"W	86.22'
L3	S52°47'50"W	72.32'
L4	S77°16'15"W	158.06'
L5	S80°15'52"W	62.48'
L6	S79°14'46"W	66.89'
L7	S57°51'57"W	26.84'
L8	S00°20'49"E	40.09'
L9	S88°35'17"W	98.92'
L10	N65°25'37"W	57.89'
L11	S00°20'49"E	42.53'

SURVEYOR'S NOTES:

- INDICATES SET 1" I.D. IRON PIPE W/1/16" STAMPED LS 8602 UNLESS OTHERWISE NOTED.
- INDICATES MONUMENT FOUND AS NOTED.

THIS PARCEL MAP CONTAINS 5.75 AC. PLUS OR MINUS

PRELIMINARY
 FOR EXAMINATION ONLY

REFERENCE NOTES:

- (R1) DENOTES RECORD DATA PER RECORD OF SURVEY, BOOK 57 PAGE 31, RECORDS OF RIVERSIDE COUNTY.
- (R2) DENOTES RECORD DATA PER RECORD OF SURVEY, BOOK 35 PAGE 68, RECORDS OF RIVERSIDE COUNTY.
- (R3) DENOTES RECORD DATA FROM TRACT MAP NO. 29515, FILED IN BOOK 397 OF MAPS, PAGES 60 TO 75.
- (R4) DENOTES RECORD DATA FROM TRACT MAP NO. 32787, FILED IN BOOK 442 OF MAPS, PAGES 31 TO 36.

EASEMENT NOTES:

- △ AN EXISTING NON-EXCLUSIVE EASEMENT OVER THE WESTERN 30 FEET OF PARCEL 3, OF RECORD OF SURVEY ON FILE IN BOOK 57, PAGE 31 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- △ AN EXISTING NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE NORTHERLY 20 FEET OF PARCEL 1, OF RECORD OF SURVEY ON FILE IN BOOK 57, PAGE 31 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- △ OPEN SPACE EASEMENT

AREA DATA TABLE

PARCEL / LOT #	GROSS AREA (NET AREA)	OPEN SPACE EASEMENT AREA	DEVELOPABLE AREA
1	1.136 ACRES	1.087 ACRES	0.185 ACRES
2	1.136 ACRES	1.087 ACRES	0.424 ACRES
3	1.137 ACRES	1.068 ACRES	0.547 ACRES
B	2.337 ACRES	2.198 ACRES	1.905 ACRES

TRACT NO. 33029-1 M.B. 434/60-63