

# TRACT NO. 38094

SHEET 1 OF 6 SHEETS

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_  
AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

## DATE OF SURVEY:

JUNE 2023

DANE P. MCDUGALL

L.S. 9297

**C&Y**  
**CONSULTING, INC.**  
IRVINE, CALIFORNIA

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PORTIONS OF LOT 8 AND 10, AND ALL OF LOT 9 OF WOODCREST ACRES,  
AS SHOWN PER MAP FILED IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY,  
LOCATED IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

NO. \_\_\_\_\_  
FEE \_\_\_\_\_  
PETER ALDAMA, 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, LOTS A, B, AND C.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT A, KRAMERIA AVENUE FROM LOTS G AND H; TO LOT B, WOOD STREET, FROM LOT D; TO LOT C, LURIN AVENUE, FROM LOTS D AND L.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AN EASEMENT FOR PUBLIC UTILITY AND OTHER PUBLIC SERVICES OVER LOT I, AND THE EASEMENT DESIGNATED AS "PUBLIC UTILITY 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" OVER LOT I.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR A MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE, THE EASEMENT DESIGNATED AS "MULTIPURPOSE RECREATIONAL TRAIL EASEMENT". SAID EASEMENT SHALL BE MAINTAINED IN ITS IMPROVED CONDITION BY OURSELVES, SUCCESSOR'S HEIRS AND ASSIGNS. THE CITY OF RIVERSIDE WILL NOT HAVE ANY RESPONSIBILITIES THEREOF. SAID EASEMENT SHALL BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EARTH FILL, AND DEPOSITS.

WE HEREBY RESERVE ONTO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, LOT I 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 ONTO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, LOTS D THROUGH H, INCLUSIVE, AND L, INDICATED AS "COMMON AREA", SAID COMMON AREA 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 AND ASSIGNS, LOT J, TO BE KEPT FREE OF BUILDINGS, AND STRUCTURES. LOT J IS NOT FOR DEVELOPMENT PURPOSES. LOT J IS FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS, INVITEES AND EMERGENCY VEHICLES TO PROVIDE INGRESS AND EGRESS TO NEIGHBORING PROPERTIES (PARCELS OR LOTS). THE CITY OF RIVERSIDE SHALL HAVE NO MAINTENANCE RESPONSIBILITY FOR LOT J.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS AND ASSIGNS, LOT K, LOT L, LOT M, AND LOT N, FOR DEVELOPMENT PURPOSES. LOT K IS FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS, AND INVITEES. THE CITY OF RIVERSIDE SHALL HAVE NO MAINTENANCE RESPONSIBILITY FOR LOT K.

TAYLOR MORRISON OF CALIFORNIA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

BY: \_\_\_\_\_ SEAN DOYLE  
AUTHORIZED AGENT-FORWARD PLANNING

### NOTARY ACKNOWLEDGMENT

I, 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 SEAN DOYLE, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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 PRINCIPAL PLACE OF BUSINESS IS  
IN \_\_\_\_\_ COUNTY  
NAME \_\_\_\_\_ MY COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

### WATER FACILITIES STATEMENT

I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT) ADEQUATE TO FUND CONSTRUCTION OF REQUIRED WATER FACILITIES, ONCE FIRE HYDRANTS, WATER PIPELINES, AND APPURTENANCES, ANY REQUIRED OFFSITE FACILITIES, AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT AND REQUIRED FEES PAID. THE DISTRICT WILL SUPPLY WATER TO EACH LOT CREATED BY THIS SUBDIVISION. THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION.

DATE: \_\_\_\_\_  
DEREK KAWAII, R.C.E. 54253  
DIRECTOR OF ENGINEERING

### SEWER FACILITIES STATEMENT

I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT) ADEQUATE TO FUND CONSTRUCTION OF REQUIRED SEWER FACILITIES, ONCE SEWER APPURTENANCES, ANY REQUIRED OFFSITE FACILITIES, AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY SEWER SERVICE TO EACH LOT CREATED BY THIS SUBDIVISION. THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF SEWER DISTRIBUTION.

DATE: \_\_\_\_\_  
DEREK KAWAII, R.C.E. 54253  
DIRECTOR OF ENGINEERING

### 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 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 ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH WESTERN MUNICIPAL WATER DISTRICT.

TODD M. CORBIN  
PUBLIC UTILITIES GENERAL MANAGER

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

### SIGNATURE OMISSION STATEMENT

SEE SHEET 2

### 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 TAYLOR MORRISON HOMES ON JUNE 12, 2023. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THEY WILL BE SET IN THOSE POSITIONS BEFORE MAY 1, 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: \_\_\_\_\_  
DANE P. MCDUGALL  
L.S. 9297

### 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  
CITY SURVEYOR

### 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. 38094 APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON JUNE 6<sup>th</sup>, 2023 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, EXP. 3/31/25  
CITY ENGINEER

### CITY CLERK'S CERTIFICATE

RESOLVED: THIS MAP CONSISTING OF 6 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 38094.

LOTS A, B, AND C, 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, B, C, AND I AND THE EASEMENT DESIGNATED AS "PUBLIC UTILITY EASEMENT" ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT A, KRAMERIA AVENUE FROM LOTS G AND H; TO LOT B, WOOD STREET; FROM LOT D; TO LOT C, LURIN AVENUE, FROM LOTS D AND L ARE HEREBY ACCEPTED.

THE EASEMENT DESIGNATED AS "SANITATION SERVICES EASEMENT" OVER LOT I IS HEREBY ACCEPTED AS AN EASEMENT 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 EASEMENT DESIGNATED AS "MULTIPURPOSE RECREATIONAL TRAIL EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE.

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 \_\_\_\_\_

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: \_\_\_\_\_

### 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.

CASH OR SURETY BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY

# TRACT NO. 38094

SHEET 2 OF 6 SHEETS

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PORTIONS OF LOT 8 AND 10, AND ALL OF LOT 9 OF WOODCREST ACRES,  
AS SHOWN PER MAP FILED IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY,  
LOCATED IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

DANE P. MCDougALL  
L.S. 9297

**C&Y**  
CONSULTING, INC.  
IRVINE, CALIFORNIA

DATE OF SURVEY:  
JUNE 2023

## MONUMENT NOTES

- ① FOUND 1" IRON PIPE WITH PLASTIC PLUG "LS 5529", DOWN 0.1' PER C.R. 11-0208. ACCEPTED AS THE NORTHWEST CORNER OF LOT 8 OF R1 AND THE CENTERLINE INTERSECTION OF WOOD ROAD AND KRAMERIA AVENUE.
  - ② FOUND 1" IRON PIPE WITH NAIL, FLUSH, IN LIEU OF 1" IRON PIPE WITH PLASTIC PLUG "LS 3018" PER TRACT 21638-3, M.B. 206/4-7. ACCEPTED AS THE CENTERLINE INTERSECTION OF SUNRIDGE DRIVE AND KRAMERIA AVENUE. SET TAG "LS 9297".
  - ③ FOUND 1" IRON PIPE AND PLASTIC PLUG REMAINS, FLUSH. ACCEPTED AS 1" IRON PIPE AND PLASTIC PLUG "LS 3018" PER TRACT 21638-4, M.B. 196/67-70, AND CENTERLINE INTERSECTION OF TROY LANE AND KRAMERIA AVENUE. SET TAG "LS 9297".
  - ④ FOUND SPIKE AND WASHER STAMPED "LS 5928" PER CITY OF RIVERSIDE TIE NO. 14276, FLUSH. OFF S03°23'57"E 0.46' FROM THE CENTERLINE INTERSECTION OF COLE ROAD AND KRAMERIA AVENUE AS ESTABLISHED PER (F). SET SPIKE AND WASHER "LS 9297 MCDougALL".
  - ⑤ FOUND SPIKE AND WASHER STAMPED "LS 5347", NO REFERENCE. ACCEPTED AS THE CENTERLINE INTERSECTION OF BARTON STREET AND KRAMERIA AVENUE.
  - ⑥ FOUND 1-1/4" IRON PIPE AND NAIL, NO TAG. PER RIVERSIDE COUNTY TIE BOOK 105/53, DOWN 0.2'. ACCEPTED AS THE CENTERLINE INTERSECTION OF BARTON STREET AND LURIN AVENUE. SET TAG "LS 9297".
  - ⑦ FOUND MAG NAIL AND WASHER STAMPED "RIVERSIDE CITY SURVEYOR", FLUSH, NO REFERENCE, PER TRACT NO. 37593, M.B. 476/36-42. ACCEPTED AS THE CENTERLINE INTERSECTION OF COLE AVENUE AND LURIN AVENUE PER.
  - ⑧ FOUND 1-1/2" IRON PIPE AND TAG STAMPED "PLS 6042", DOWN 0.5' PER C.R. 08-0015. ACCEPTED AS THE SOUTHWEST CORNER OF LOT 9 OF R1, AND THE CENTERLINE INTERSECTION OF WOOD ROAD AND LURIN AVENUE.
  - ⑨ FOUND 1" IRON PIPE WITH NAIL AND TAG "RCE 862", NO REFERENCE, PER R3. OFF N71°39'33"W 0.13' FROM CORNER AS ESTABLISHED PER (C).
  - ⑩ FOUND 1/2" REBAR, NO CAP, FLUSH. ACCEPTED PER R2 AS A POINT ON LINE.
  - ⑪ FOUND MAG NAIL AND WASHER STAMPED "RIVERSIDE CITY SURVEYOR" PER CITY OF RIVERSIDE TIE NO. 14849, FLUSH. ACCEPTED AS THE BEGINNING OF CURVE OF COLE AVENUE PER TRACT 21638-1, M.B. 170/85-89.
- FOUND MONUMENT AS NOTED.
  - △ GPS CONTINUOUSLY OPERATING REFERENCE STATION
  - 1" IRON PIPE WITH NAIL AND TAG "LS 9297".
  - 2" IRON PIPE WITH NAIL AND TAG "LS 9297".
  - SPIKE AND WASHER "LS 9297 MCDougALL".
- 1" IRON PIPE WITH NAIL AND TAG "LS 9297" SET AT ALL REAR LOT CORNERS AND LEAD, TACK, AND TAG "LS 9297" SET IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES, EXCEPT AT THE FOLLOWING:
- REAR CORNERS OF LOTS 33-62: SET NAIL AND TAG "LS 9297" ON TOP OF WALL.
  - REAR CORNERS OF LOTS 1-24, 26-32, AND 63-69 WHERE WALLS ARE BUILT WITHIN THE LOT: SET NAIL AND TAG "LS 9297" ON TOP OF WALL, ON SIDE LOT LINE.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CGS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "LMSG", "MAT2", AND "MLFP". NAD83 EPOCH 2017.50 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99992422. CALCULATIONS ARE MADE AT THE COORDINATE OF:  
N: 2265583.54, E: 6233930.43, USING  
AN ELEVATION OF 1680.59 (NAVD88).

**MAT2**  
N: 2257427.15  
E: 6201389.58

**LMSG**  
N: 2245133.22  
E: 6198684.04

**MLFP**  
N: 2279468.79  
E: 6237667.54

N58°43'07"E 42449.07' (GRID)  
N47°00'48"E 53291.52' (GRID)  
N78°02'11"E 32760.93' (GRID)  
N10°43'05"E 14547.72' (GRID)  
N59°27'37"E 41508.67' (GRID)

CONVERGENCE ANGLE AT  
SCALE FACTOR: -0°35'36"  
CONVERGENCE COORDINATE:  
N: 2265583.54  
E: 6233930.43  
WEST OF THE CENTRAL MERIDIAN

## EASEMENT NOTES

- (A) AN EASEMENT FOR COMMUNITY DRIVEWAY AND INCIDENTAL PURPOSES IN FAVOR OF FRANK DANT AND EMMA DANT PER DOCUMENT RECORDED APRIL 13, 1928 IN BOOK 758, PAGE 195 OF DEEDS.
  - (B) SANITATION SERVICES EASEMENT, PUBLIC UTILITY AND OTHER PUBLIC SERVICES EASEMENT DEDICATED OVER LOT I HEREON TO THE CITY OF RIVERSIDE.
  - (C) MULTIPURPOSE RECREATIONAL TRAIL EASEMENT DEDICATED HEREON TO THE CITY OF RIVERSIDE.
  - (D) PUBLIC UTILITY EASEMENT DEDICATED HEREON TO THE CITY OF RIVERSIDE.
- ## ESTABLISHMENT NOTES
- (A) SEARCHED, FOUND NOTHING. ESTABLISHED BY PROPORTIONATE MEASUREMENT PER R3.
  - (B) SEARCHED, FOUND NOTHING. ESTABLISHED THE NORTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF LOT 8 OF R1 BY PROPORTIONATE MEASUREMENT.
  - (C) ESTABLISHED THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF LOT 8 OF R1 BY PROPORTIONATE MEASUREMENT.
  - (D) SEARCHED, FOUND NOTHING. ESTABLISHED BY PROPORTIONATE MEASUREMENT PER R1.
  - (E) SEARCHED, FOUND NOTHING. ESTABLISHED BY INTERSECTION.
  - (F) ESTABLISHED BY PROPORTIONATE MEASUREMENT FROM (3) TO (5) PER R4.

## MAP REFERENCES AND SURVEYOR'S NOTES

- R1 MAP OF WOODCREST ACRES, M.B. 11/62.  
R2 PARCEL MAP 17749, P.M.B. 114/86-87.  
R3 PARCEL MAP 6251, P.M.B. 22/7.  
R4 TRACT NO. 31362-1, M.B. 367/26-29.
- ( ) RECORD OR CALCULATED DATA PER THE NOTED REFERENCE.  
M&R MEASURED AND RECORD DATA PER THE NOTED REFERENCE.
- AREAS WITHIN THE DISTINCTIVE BORDER:  
GROSS: 18.925 ACRES  
NET: 17.277 ACRES
- COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THIS MAP RECORDED \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_ OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

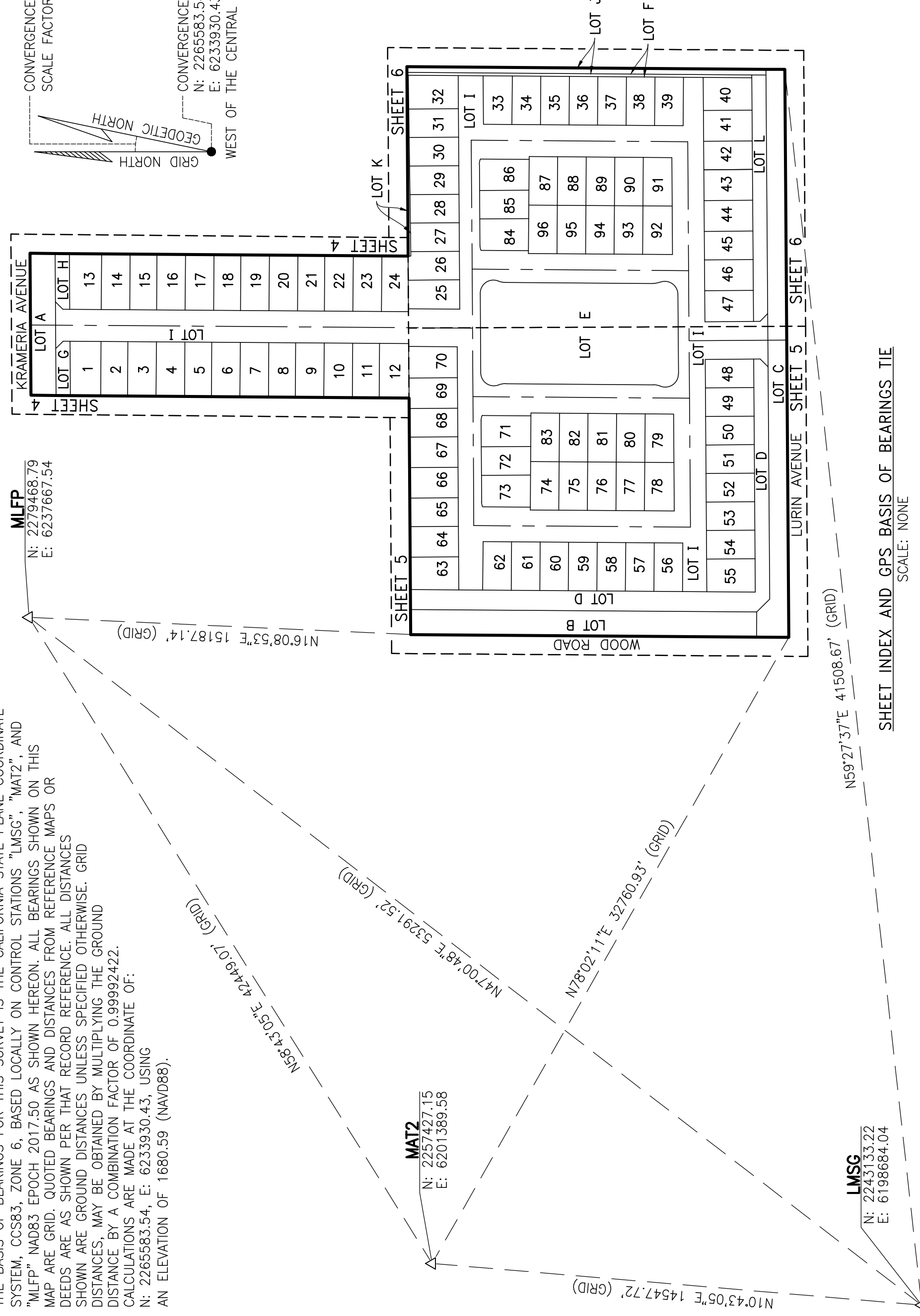
## SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY LEIGHTON AND ASSOCIATES, INC. ON JUNE 24, 2022 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

## SIGNATURE OMISSION

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

FRANK DANT AND EMMA DANT, HOLDER OF AN EASEMENT FOR COMMUNITY DRIVEWAY AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED APRIL 13, 1928 IN BOOK 758, PAGE 195 OF DEEDS.



SHEET INDEX AND GPS BASIS OF BEARINGS TIE  
SCALE: NONE

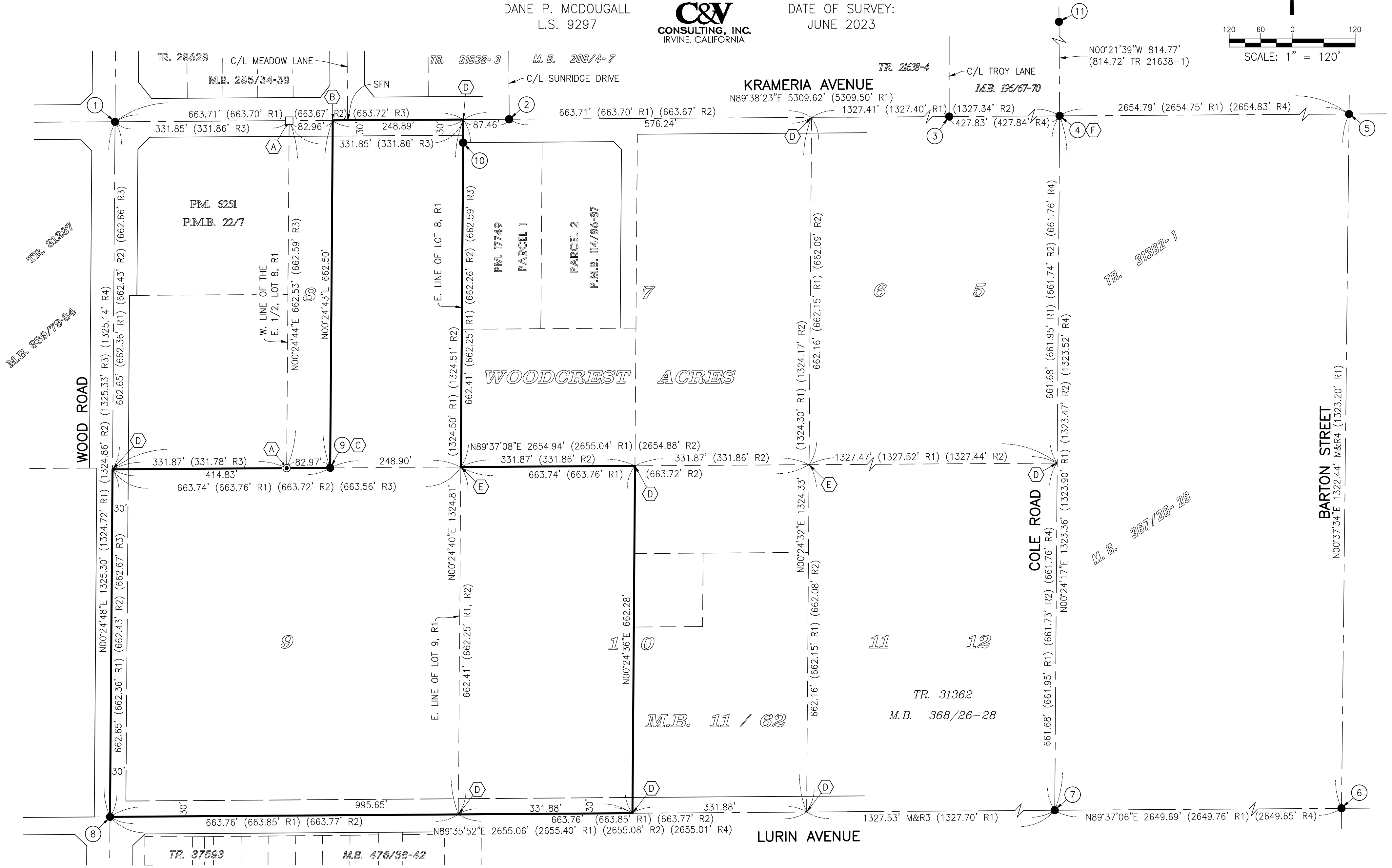
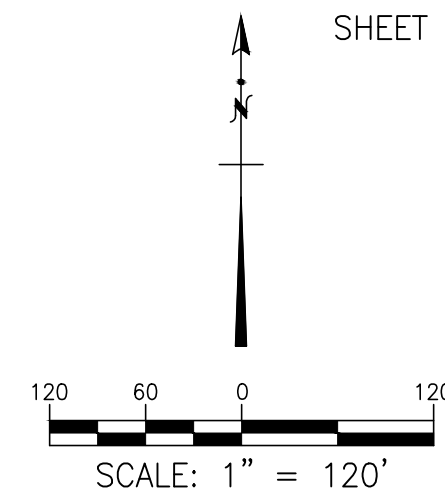
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AS SHOWN PER MAP FILED IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY.  
LOCATED IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

DANE P. MCDUGALL  
L.S. 9297



DATE OF SURVEY:  
JUNE 2023



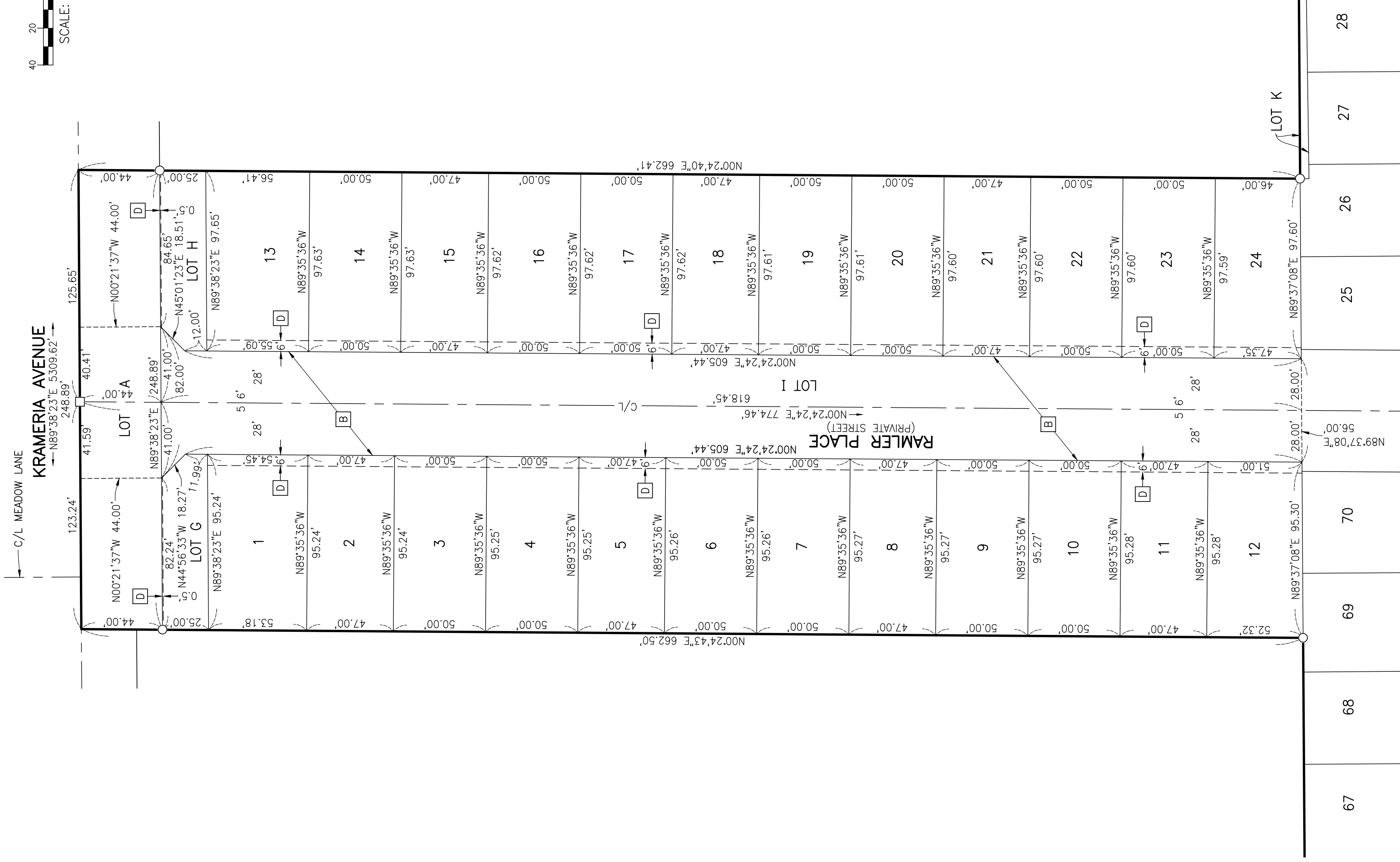
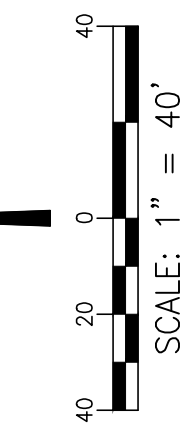
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DANE P. MCDOUGALL  
 L.S. 9297

**C&Y**  
**CONSULTING, INC.**  
 IRVINE, CALIFORNIA

DATE OF SURVEY:  
 JUNE 2023



67

68

69

70

56.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

28.00'

SEE SHEET 5

6

SEE SHEET 6

6

# TRACT NO. 38094

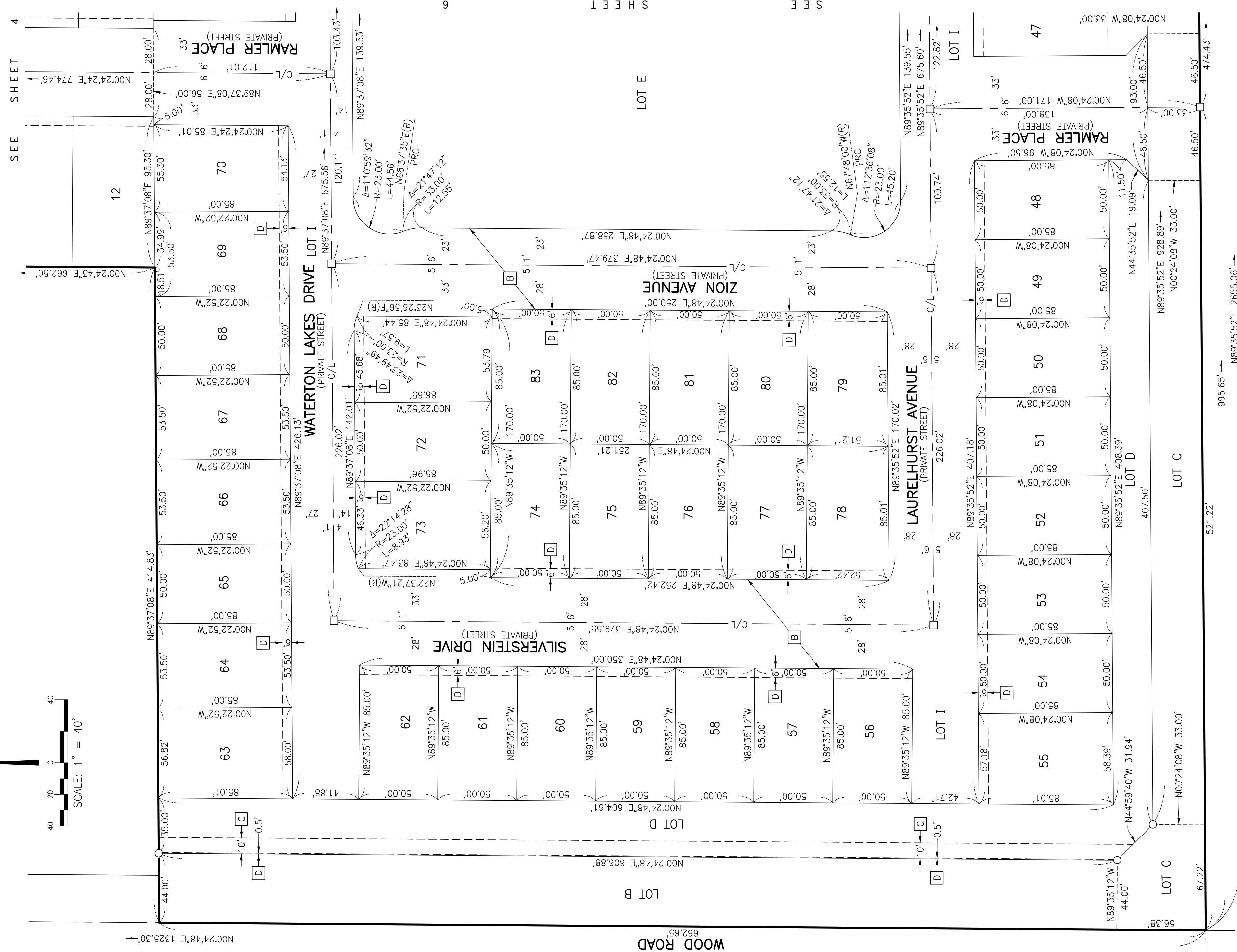
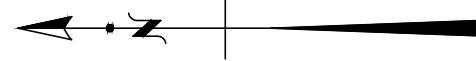
SHEET 5 OF 6 SHEETS

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF PORTIONS OF LOT 8 AND 10, AND ALL OF LOT 9 OF WOODCREST ACRES,  
AS SHOWN PER MAP FILED IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY,  
LOCATED IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

DANE P. MCDOUGALL  
L.S. 9297

**C&Y**  
CONSULTING, INC.  
IRVINE, CALIFORNIA

DATE OF SURVEY:  
JUNE 2023



SHEET 5  
SEE

SEE SHEET 4

# TRACT NO. 38094

SHEET 6 OF 6 SHEETS

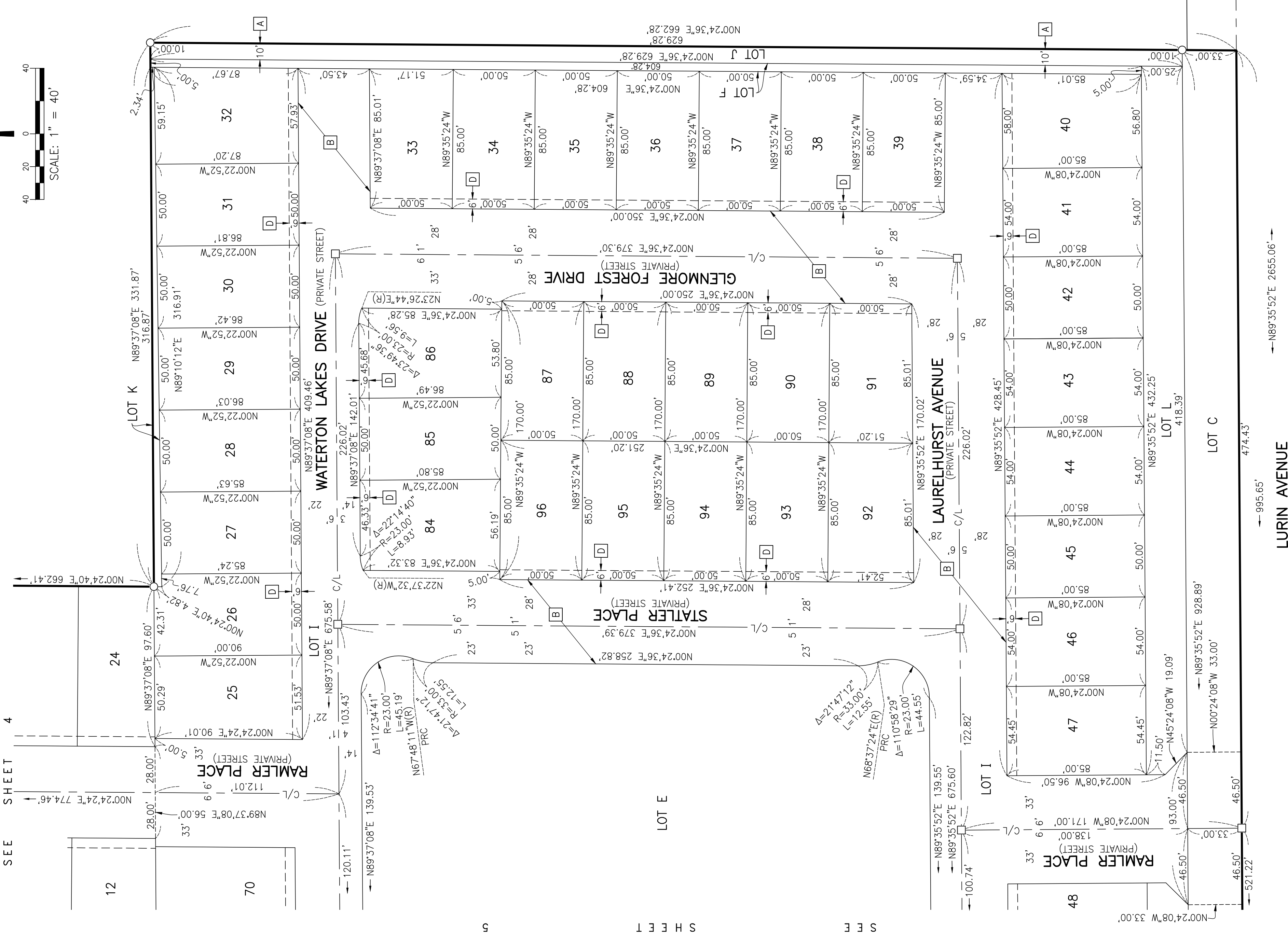
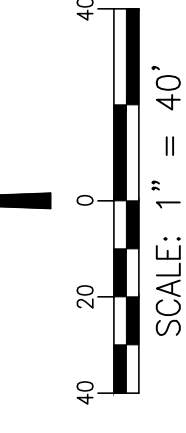
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**C&C**  
**CONSULTING, INC.**  
 IRVINE, CALIFORNIA

DATE OF SURVEY:  
 JUNE 2023

SEE SHEET 4



12

70

5

SHEET

SEE

48

← 995.65' →  
 ← N89°35'52"E 2655.06' →

LURIN AVENUE

474.43'

LOT C

LOT L

← N89°35'52"E 432.25' →

← N89°35'52"E 928.89' →

← N45°24'08"W 19.09' →

← N00°24'08"W 33.00' →

← N00°24'08"W 96.50' →

← N00°24'08"W 171.00' →

← N00°24'08"W 96.50' →

← N00°24'08"W 54.00' →

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