

TRACT NO. 38489

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PORTIONS OF LOT 2 OF BLOCK 28 OF ARLINGTON HEIGHTS, AS SHOWN BY MAP FILED IN BOOK 11, PAGES 20 AND 21 OF MAPS, LOCATED WITHIN SECTIONS 17 AND 18, TOWNSHIP 3 SOUTH, RANGE 5 WEST, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

adkan
ENGINEERS
RIVERSIDE, CA

APRIL 2023

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; THAT 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 AND OTHER PUBLIC SERVICES LOTS "B" THROUGH "J", 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 "PUBLIC UTILITY EASEMENT."

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

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, LOTS "B" THROUGH "J", 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 RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO JACKSON STREET FROM LOT 1.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNS, AND LOT OWNERS, LOTS "B" THROUGH "J", 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, THE EASEMENTS DESIGNATED AS "ACCESS EASEMENT" AS SHOWN HEREON. SAID PRIVATE ACCESS EASEMENT IS FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT.

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: _____ TODD M. CORBIN,
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, AS SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION, DOMESTIC AND INCIDENTAL PURPOSES RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635 AND AUGUST 14, 1885, IN BOOK 42, PAGES 294 AND 296, ALL OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. THE LOCATION OF SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.

CITY OF RIVERSIDE, AS SUCCESSOR IN INTEREST TO RIVERSIDE TRUST COMPANY, LIMITED A CORPORATION FOR A RIGHT OF WAY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATER WAYS OR CONDUITS AND INCIDENTAL PURPOSES, RECORDED JULY 31, 1914, AS INSTRUMENT NO. 9, IN BOOK 399, PAGE 309 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE LOCATION OF SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.

DATE: _____ TODD M. CORBIN,
PUBLIC UTILITIES GENERAL MANAGER

BY: _____, DEPUTY

SOILS REPORT

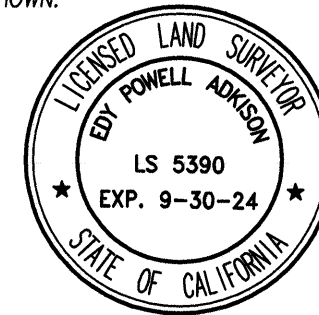
A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GEOTEK, INC. ON JUNE 03, 2022 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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 APRIL 6, 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 APRIL 6, 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: 5-17-24

Edy P. Adkison
EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9-30-24

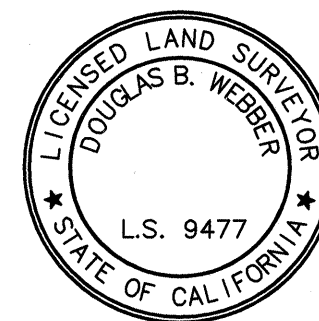


CITY SURVEYOR'S STATEMENT

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
INTERIM 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. 38489 APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON MARCH 2, 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
LIC. EXP. 03/31/2025
CITY ENGINEER

BY: _____



CITY CLERK'S CERTIFICATE

RESOLVED: THIS MAP CONSISTING OF FOUR (4) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT MAP NO. 38489.

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 "A" THROUGH "J", INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC UTILITY AND OTHER PUBLIC SERVICES.

LOTS "B" THROUGH "J", INCLUSIVE, AND THE EASEMENTS DESIGNATED AS "SEWER EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION, 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 COMMUNICATION SYSTEMS.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO JACKSON STREET FROM LOT 1 ARE HEREBY ACCEPTED.

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 _____, 202__.

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.

DATE: _____, 202__

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

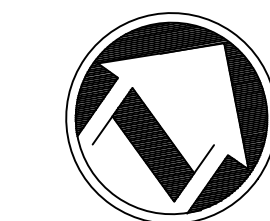
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adkan
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RIVERSIDE, CA

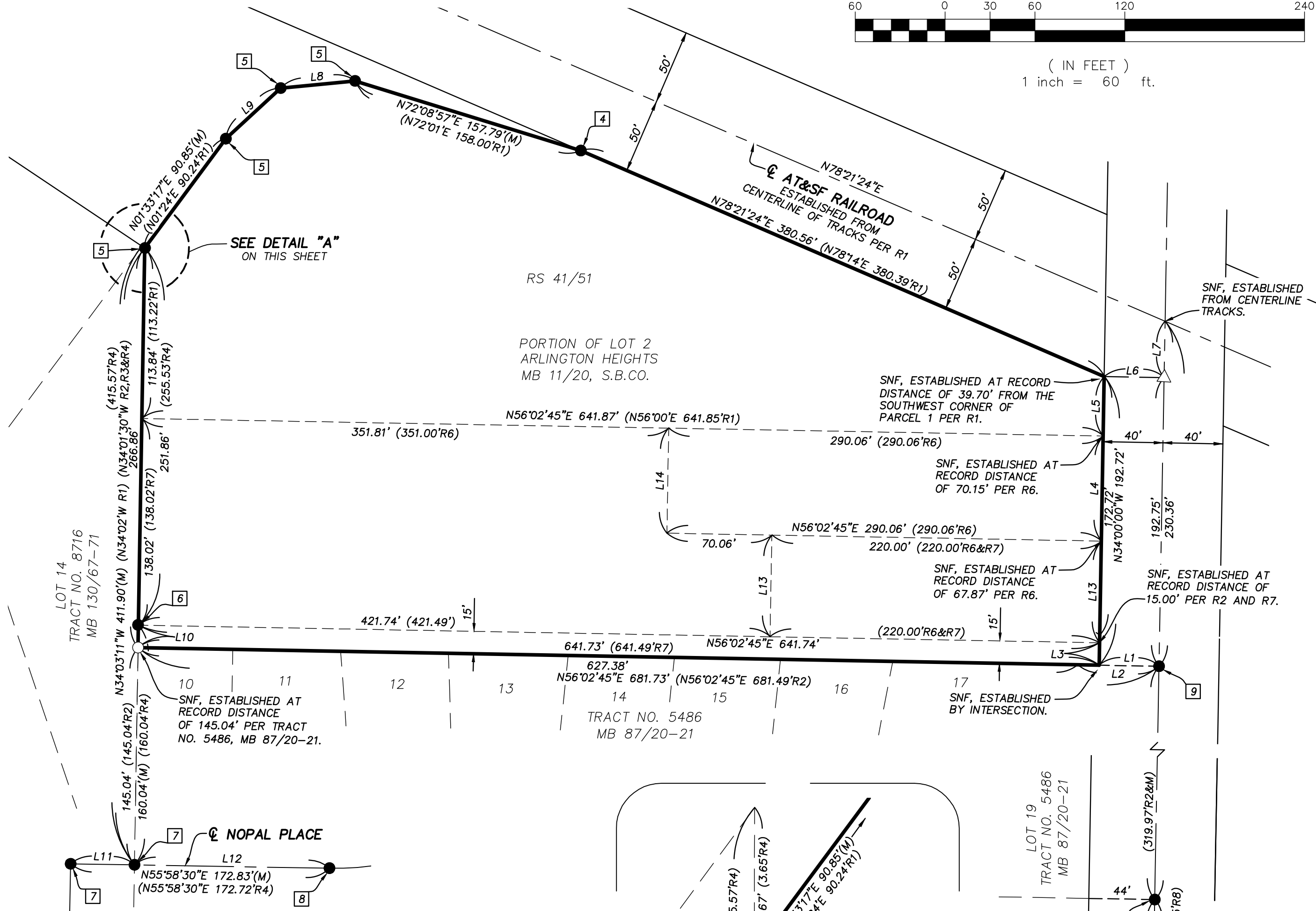
APRIL 2023



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

SURVEYOR'S NOTES:

THIS MAP CONTAINS 4.48 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

BASIS OF BEARINGS

THE CENTERLINE OF NOPAL PLACE BEING NORTH 55°58'30" EAST PER TRACT MAP NO. 8716, MB 130/67-71, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES:

● - INDICATES FOUND MONUMENT AS NOTED.

- [1] FOUND 1" I.P. OPEN, FLUSH, BENT OVER, SHOT BASE IN LIEU OF 1" I.P. TAGGED "RCE 9876" AND ACCEPTED AS THE INTERSECTION OF THE CENTERLINE OF JACKSON STREET AND THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF TRACT 5486-2, M.B. 87/18-19. RESET S&W LS 5390, FLUSH.
- [2] FOUND 1" I.P. OPEN, FLUSH, BENT OVER, SHOT BASE, IN LIEU OF GEAR SPIKE WITH "LS 6179" TAG, FLUSH PER CITY OF RIVERSIDE TIES 12369 AND ACCEPTED AS THE CENTERLINE INTERSECTION OF JACKSON STREET AND SAGUARO STREET. RESET S&W LS 5390, FLUSH.
- [3] FOUND 1" I.P. OPEN, BENT OVER, SHOT BASE, IN LIEU OF 1" I.P. TAGGED "RCE 9876" AND ACCEPTED AS THE INTERSECTION OF THE CENTERLINE INTERSECTION OF JACKSON STREET AND THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 14 OF TRACT NO. 5486-2, M.B. 87/18-19. RESET S&W LS 5390, FLUSH.
- [4] FOUND 1" I.P., TAGGED "RCE 862", FLUSH IN LIEU OF 3/4" I.P. TAGGED "RCE 862" AND ACCEPTED PER RS 41/51.
- [5] FOUND 1" I.P., TAGGED "RCE 862", INCASED IN CONC., FLUSH IN LIEU OF 3/4" I.P. TAGGED "RCE 862" AND ACCEPTED PER RS 41/51.
- [6] FOUND 1" I.P., TAGGED "RCE 9876", UNDER WALL FOOTING, FLUSH, PER TRACT NO. 5486, MB 87/20-21. LYING S88°38'24"W 0.40' FROM RECORD POSITION. NOT ACCEPTED.
- [7] FOUND PK & WASHER, STAMPED "CITY OF RIVERSIDE", FLUSH PER CITY OF RIVERSIDE TIES 12373.
- [8] FOUND PK & WASHER, STAMPED "CITY OF RIVERSIDE", FLUSH PER CITY OF RIVERSIDE TIES 12372.
- [9] FOUND PK & WASHER, STAMPED "CITY OF RIVERSIDE", FLUSH ACCEPTED IN LIEU OF 1" I.P., TAGGED "RCE 9876" FLUSH PER TRACT MAP NO. 5486, MB 87/20-21.
- [10] FOUND PK NAIL & CITY SURVEY TAG, FLUSH PER CITY OF RIVERSIDE TIES 12406.

○ - INDICATES SET 1" I.P. & LS 5390 TAG, FLUSH

△ - INDICATES SET S&W LS 5390, FLUSH

(M) - INDICATES MEASURED DATA.

() - INDICATES RECORD DATA AS NOTES.

(R1) - INDICATES RECORD AND CALCULATED DATA PER RS 41/51.

(R2) - INDICATES RECORD AND CALCULATED DATA PER TRACT NO. 5486, MB 87/20-21.

(R3) - INDICATES RECORD AND CALCULATED DATA PER TRACT NO. 5486-2, MB 87/18-19.

(R4) - INDICATES RECORD AND CALCULATED DATA PER TRACT NO. 8716, MB 130/67-71.

(R5) - INDICATES RECORD DATA PER CITY OF RIVERSIDE TIES 12373.

(R6) - INDICATES RECORD DATA PER DOCUMENT RECORDED FEBRUARY 24, 1955 IN BOOK 1698, PAGE 271, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

(R7) - INDICATES RECORD DATA PER CERTIFICATE OF COMPLIANCE LL-GP-2022-08919 RECORDED MAY 18, 2022 AS DOCUMENT NO. 2022-0229796, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

(R8) - INDICATES RECORD AND CALCULATED DATA PER TRACT MAP NO. 5486-1 MB 85/32-34.

SNF - INDICATES SEARCHED NOTHING FOUND

C.C.&R'S FOR THIS MAP RECORDED _____, 2024, AS DOCUMENT NO. _____, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

COURSE DATA:

- L1 (N56°02'45"E 40.00'R2&M)
L2 (N56°02'45"E 54.35'R2&M)
L3 N34°00'00"W 15.00' (15.00'R7)
L4 N34°00'00"W 70.15' (70.15'R6)
L5 N34°00'00"W 39.70' (N34°02'E 39.70'R1)
L6 N56°00'00"E 40.00'
L7 N34°00'00"W 37.61'
L8 N49°29'28"E 49.96'(M) (N49°23'E 50.00'R1)
L9 N12°17'22"E 49.79'(M) (N12°02'E 50.00'R1)
L10 N34°03'11"W 15.00' (N34°01'30"W 15.00'R3) (15.00'R7)
L11 N55°58'30"E (42.66'R5&M) (N55°58'30"E 42.72'R4)
L12 N55°58'30"E 130.17'(M) (N55°58'30"E 130.00'R4)
L13 N34°00'00"W 67.87' (67.87'R6)

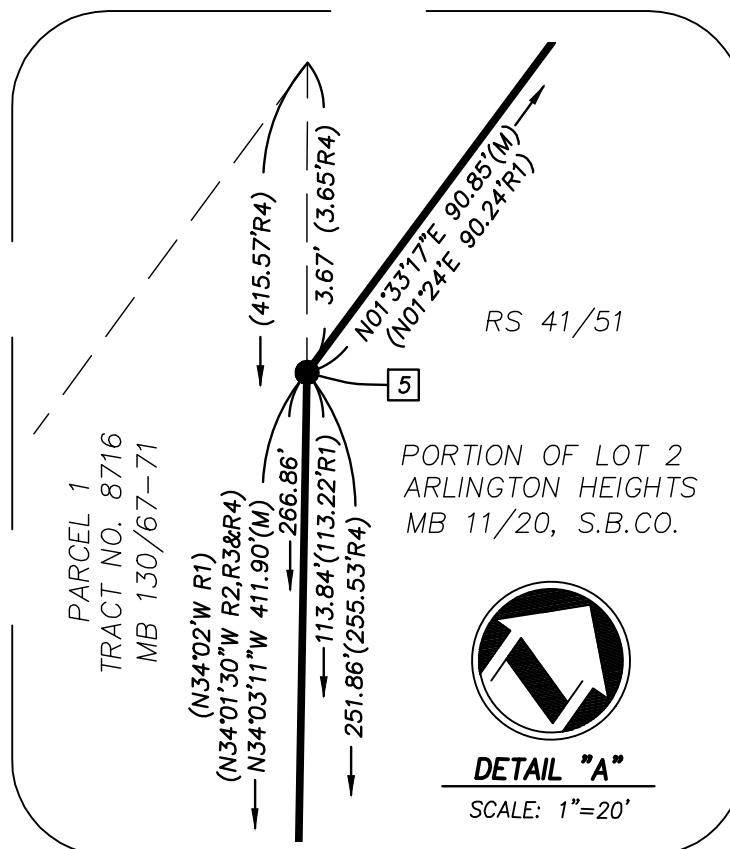
EASEMENT NOTES:

1. CITY OF RIVERSIDE, AS SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION, DOMESTIC AND INCIDENTAL PURPOSES RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635 AND AUGUST 14, 1885, IN BOOK 42, PAGES 294 AND 296, ALL OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. THE LOCATION OF SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.

2. CITY OF RIVERSIDE, AS SUCCESSOR IN INTEREST TO RIVERSIDE TRUST COMPANY, LIMITED A CORPORATION FOR A RIGHT OF WAY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATER WAYS OR CONDUITS AND INCIDENTAL PURPOSES, RECORDED JULY 31, 1914, AS INSTRUMENT NO. 9, IN BOOK 399, PAGE 309 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE LOCATION OF SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.

[3] INDICATES A "SEWER EASEMENT" AS DEDICATED HEREON.

[4] INDICATES A "PUBLIC UTILITY EASEMENT" AS DEDICATED HEREON.



EASEMENT NOTES:

1. CITY OF RIVERSIDE, AS SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION, DOMESTIC AND INCIDENTAL PURPOSES RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635 AND AUGUST 14, 1885, IN BOOK 42, PAGES 294 AND 296, ALL OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. THE LOCATION OF SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.

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3 INDICATES A "SEWER EASEMENT" AS DEDICATED HEREON.

4 INDICATES A "PUBLIC UTILITY EASEMENT" AS DEDICATED HEREON.

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

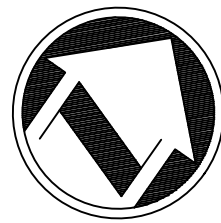
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RIVERSIDE, CA

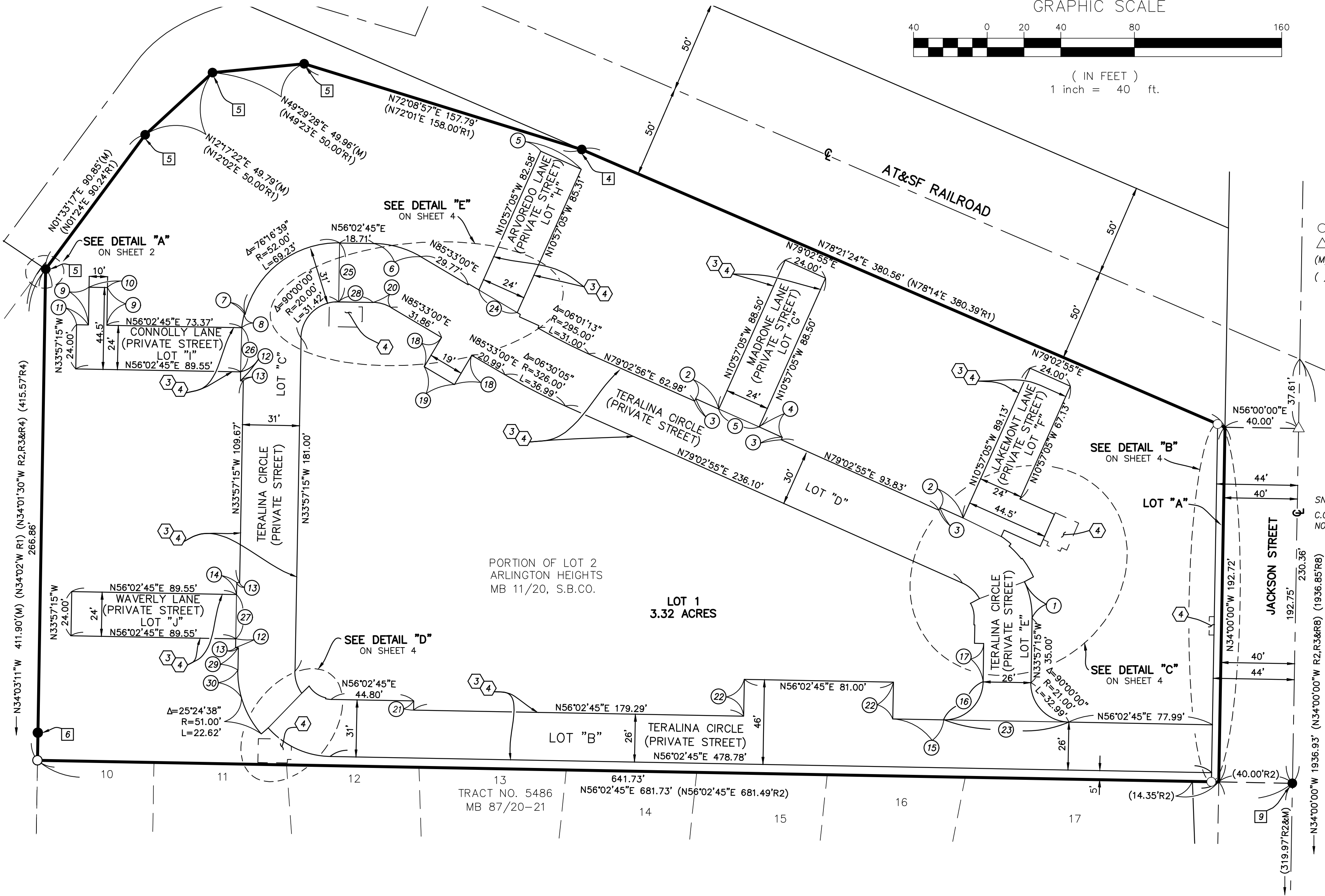
APRIL 2023



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



SURVEYOR'S NOTES:

SHEET 3 OF 4 SHEETS

THIS MAP CONTAINS 4.48 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

BASIS OF BEARINGS

THE CENTERLINE OF NOPAL PLACE BEING NORTH 55°58'30" EAST PER TRACT MAP NO. 8716, MB 130/67-71, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES:

● - INDICATES FOUND MONUMENT AS NOTED.

- FOUND 1" I.P. OPEN, FLUSH, BENT OVER, SHOT BASE IN LIEU OF 1" I.P. TAGGED "RCE 9876" AND ACCEPTED AS THE INTERSECTION OF THE CENTERLINE OF JACKSON STREET AND THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF TRACT 5486-2, M.B. 87/18-19. RESET S&W LS 5390, FLUSH.
- FOUND 1" I.P. OPEN, FLUSH, BENT OVER, SHOT BASE, IN LIEU OF GEAR SPIKE WITH "LS 6179" TAG, FLUSH PER CITY OF RIVERSIDE TIES 12369 AND ACCEPTED AS THE CENTERLINE INTERSECTION OF JACKSON STREET AND SAGUARO STREET. RESET S&W LS 5390, FLUSH.
- FOUND 1" I.P. OPEN, BENT OVER, SHOT BASE, IN LIEU OF 1" I.P. TAGGED "RCE 9876" AND ACCEPTED AS THE INTERSECTION OF THE CENTERLINE INTERSECTION OF JACKSON STREET AND THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 14 OF TRACT NO. 5486-2, M.B. 87/18-19. RESET S&W LS 5390, FLUSH.
- FOUND 1" I.P., TAGGED "RCE 862", FLUSH IN LIEU OF 3/4" I.P. TAGGED "RCE 862" AND ACCEPTED PER RS 41/51.
- FOUND 1" I.P., TAGGED "RCE 862", INCASED IN CONC., FLUSH IN LIEU OF 3/4" I.P. TAGGED "RCE 862" AND ACCEPTED PER RS 41/51.
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○ - INDICATES SET 1" I.P. & LS 5390 TAG, FLUSH

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(M) - INDICATES MEASURED DATA.

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(R2) - INDICATES RECORD AND CALCULATED DATA PER TRACT NO. 5486, MB 87/20-21.

(R3) - INDICATES RECORD AND CALCULATED DATA PER TRACT NO. 5486-2, MB 87/18-19.

(R4) - INDICATES RECORD AND CALCULATED DATA PER TRACT NO. 8716, MB 130/67-71.

(R5) - INDICATES RECORD DATA PER CITY OF RIVERSIDE TIES 12373.

(R6) - INDICATES RECORD DATA PER DOCUMENT RECORDED FEBRUARY 24, 1955 IN BOOK 1698, PAGE 271, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

(R7) - INDICATES RECORD DATA PER CERTIFICATE OF COMPLIANCE LL-GP-2022-08919 RECORDED MAY 18, 2022 AS DOCUMENT NO. 2022-0229796, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

(R8) - INDICATES RECORD AND CALCULATED DATA PER TRACT MAP NO. 5486-1, MB 85/32-34.

SNF - INDICATES SEARCHED NOTHING FOUND

C.C.&R'S FOR THIS MAP RECORDED _____ 2024, AS DOCUMENT NO. _____, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

COURSE DATA:

1	Δ=25°31'48" R=46.00' L=20.50'	16	Δ=90°00'00" R=21.00' L=32.99'
2	N79°02'55"E 13.71'	17	N33°57'15"W 20.87'
3	N10°57'05"W 1.50'	18	N04°27'00"W 18.50'
4	N79°02'55"E 13.79'	19	N85°33'00"E 19.00'
5	N79°02'55"E 24.00'	20	Δ=29°30'15" R=20.00' L=10.30'
6	Δ=29°29'53" R=52.00' L=26.77'	21	N33°57'15"W 5.00'
7	N69°37'16"E 0.50'	22	N33°57'15"W 20.00'
8	Δ=08°14'53" R=52.50' L=7.56'	23	N56°02'45"E 68.00'
9	N33°57'15"W 20.50'	24	N85°32'24"E 24.15'
10	N56°02'45"E 10.00'	25	N33°57'15"W 32.00'
11	N56°02'45"E 6.41'	26	N33°22'58"W 24.00'
12	N33°57'15"W 4.83'	27	N33°57'15"W 24.00'
13	N56°02'45"E 1.50'	28	N56°02'45"E 18.71'
14	N33°57'15"W 6.50'	29	N33°57'15"W 12.71'
15	N56°02'45"E 27.67'	30	Δ=17°00'14" R=51.00' L=15.14'

SURVEYOR'S NOTES:

THIS MAP CONTAINS 4.48 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

BASIS OF BEARINGS

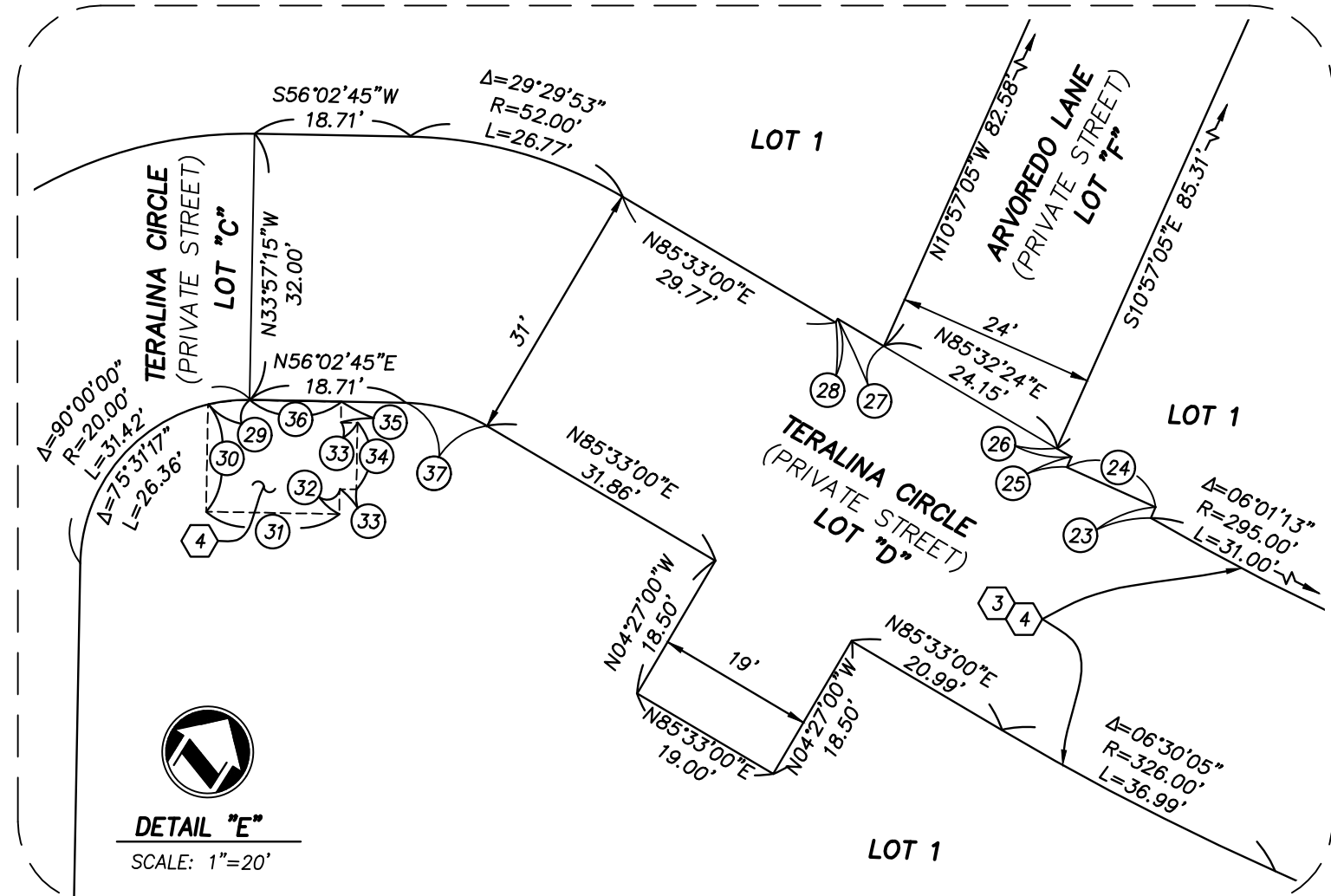
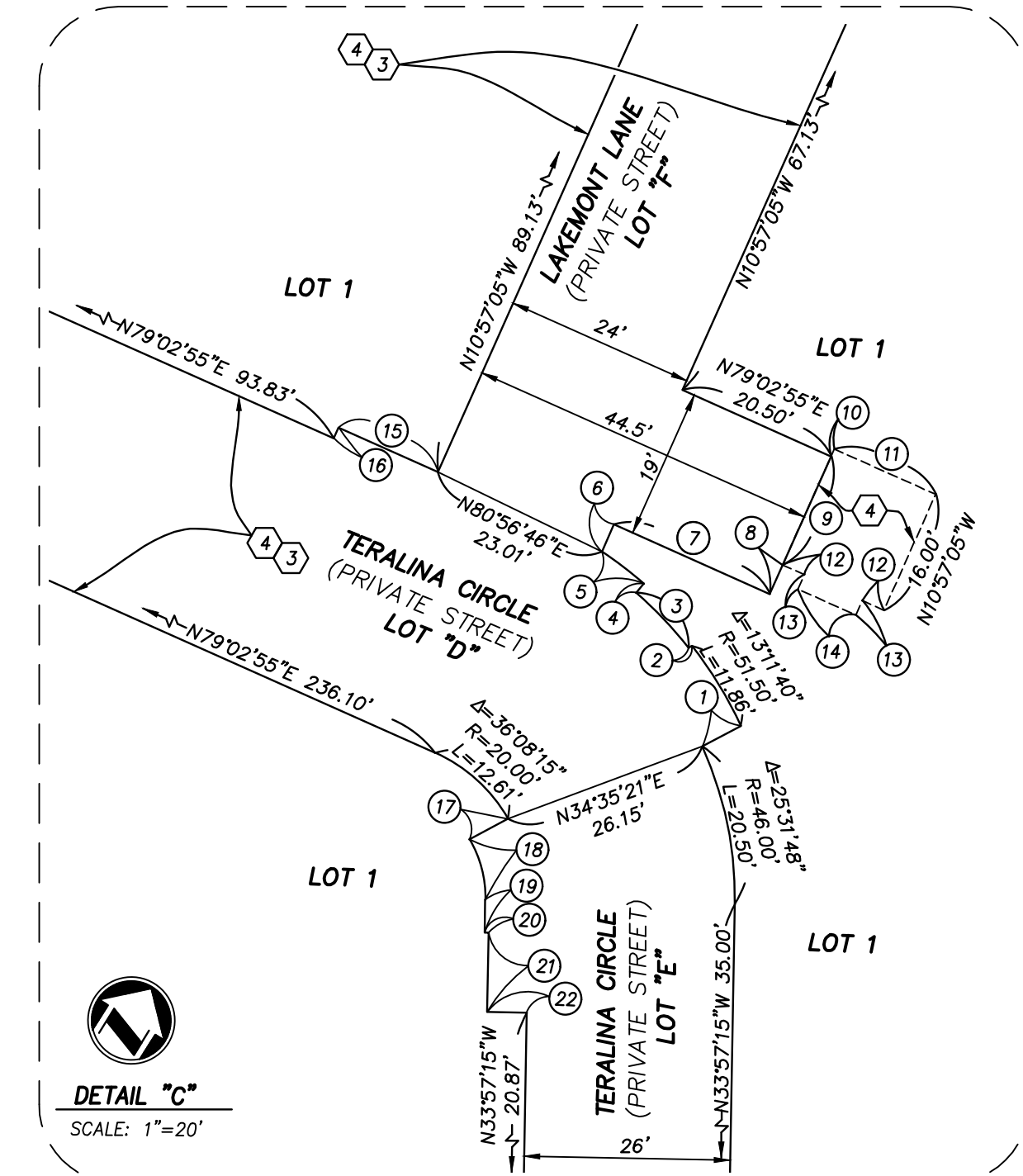
THE CENTERLINE OF NOPAL PLACE BEING NORTH 55°58'30" EAST PER TRACT MAP NO. 8716, MB 130/67-71, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES:

- - INDICATES FOUND MONUMENT AS NOTED.
- [1] FOUND 1" I.P. OPEN, FLUSH, BENT OVER, SHOT BASE IN LIEU OF 1" I.P. TAGGED "RCE 9876" AND ACCEPTED AS THE INTERSECTION OF THE CENTERLINE OF JACKSON STREET AND THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF TRACT 5486-2, M.B. 87/18-19. RESET S&W LS 5390, FLUSH.
- [2] FOUND 1" I.P. OPEN, FLUSH, BENT OVER, SHOT BASE, IN LIEU OF GEAR SPIKE WITH "LS 6179" TAG, FLUSH PER CITY OF RIVERSIDE TIES 12369 AND ACCEPTED AS THE CENTERLINE INTERSECTION OF JACKSON STREET AND SAGUARO STREET. RESET S&W LS 5390, FLUSH.
- [3] FOUND 1" I.P. OPEN, BENT OVER, SHOT BASE, IN LIEU OF 1" I.P. TAGGED "RCE 9876" AND ACCEPTED AS THE INTERSECTION OF THE CENTERLINE INTERSECTION OF JACKSON STREET AND THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF LOT 14 OF TRACT NO. 5486-2, M.B. 87/18-19. RESET S&W LS 5390, FLUSH.
- [4] FOUND 1" I.P., TAGGED "RCE 862", FLUSH IN LIEU OF 3/4" I.P. TAGGED "RCE 862" AND ACCEPTED PER RS 41/51.
- [5] FOUND 1" I.P., TAGGED "RCE 862", INCASED IN CONC., FLUSH IN LIEU OF 3/4" I.P. TAGGED "RCE 862" AND ACCEPTED PER RS 41/51.
- [6] FOUND 1" I.P., TAGGED "RCE 9876", UNDER WALL FOOTING, FLUSH, PER TRACT NO. 5486, MB 87/20-21. LYING S88°38'24"W 0.40' FROM RECORD POSITION. NOT ACCEPTED.
- [7] FOUND PK & WASHER, STAMPED "CITY OF RIVERSIDE", FLUSH PER CITY OF RIVERSIDE TIES 12373.
- [8] FOUND PK & WASHER, STAMPED "CITY OF RIVERSIDE", FLUSH PER CITY OF RIVERSIDE TIES 12372.
- [9] FOUND PK & WASHER, STAMPED "CITY OF RIVERSIDE", FLUSH ACCEPTED IN LIEU OF 1" I.P., TAGGED "RCE 9876" FLUSH PER TRACT MAP NO. 5486, MB 87/20-21.
- [10] FOUND PK NAIL & CITY SURVEY TAG, FLUSH PER CITY OF RIVERSIDE TIES 12406.
- - INDICATES SET 1" I.P. & LS 5390 TAG, FLUSH
- △ - INDICATES SET S&W LS 5390 TAG, FLUSH
- (M) - INDICATES MEASURED DATA.
- () - INDICATES RECORD DATA AS NOTES.
- (R1) - INDICATES RECORD AND CALCULATED DATA PER RS 41/51.
- (R2) - INDICATES RECORD AND CALCULATED DATA PER TRACT NO. 5486, MB 87/20-21.
- (R3) - INDICATES RECORD AND CALCULATED DATA PER TRACT NO. 5486-2, MB 87/18-19.
- (R4) - INDICATES RECORD AND CALCULATED DATA PER TRACT NO. 8716, MB 130/67-71.
- (R5) - INDICATES RECORD DATA PER CITY OF RIVERSIDE TIES 12373.
- (R6) - INDICATES RECORD DATA PER DOCUMENT RECORDED FEBRUARY 24, 1955 IN BOOK 1698, PAGE 271, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- (R7) - INDICATES RECORD DATA PER CERTIFICATE OF COMPLIANCE LL-GP-2022-08919 RECORDED MAY 18, 2022 AS DOCUMENT NO. 2022-0229796, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- (R8) - INDICATES RECORD AND CALCULATED DATA PER TRACT MAP NO. 5486-1, MB 85/32-34.

SNF - INDICATES SEARCHED NOTHING FOUND

C.C.&R'S FOR THIS MAP RECORDED _____ 2024, AS DOCUMENT NO. _____, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.



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

SHEET 4 OF 4 SHEETS

TRACT NO. 38489

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PORTIONS OF LOT 1 OF BLOCK 28 OF ARLINGTON HEIGHTS, AS SHOWN BY MAP FILED IN BOOK 11, PAGES 20 AND 21 OF MAPS, LOCATED WITHIN SECTIONS 17 AND 18, TOWNSHIP 3 SOUTH, RANGE 5 WEST, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

adkan
ENGINEERS
RIVERSIDE, CA

APRIL 2023

EASEMENT NOTES:

- CITY OF RIVERSIDE, AS SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION, DOMESTIC AND INCIDENTAL PURPOSES RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635 AND AUGUST 14, 1885, IN BOOK 42, PAGES 294 AND 296, ALL OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. THE LOCATION OF SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.
- CITY OF RIVERSIDE, AS SUCCESSOR IN INTEREST TO RIVERSIDE TRUST COMPANY, LIMITED A CORPORATION FOR A RIGHT OF WAY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATER WAYS OR CONDUITS AND INCIDENTAL PURPOSES, RECORDED JULY 31, 1914, AS INSTRUMENT NO. 9, IN BOOK 399, PAGE 309 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE LOCATION OF SAID EASEMENT CANNOT BE PLOTTED FROM RECORD.
- INDICATES A "SEWER EASEMENT" AS DEDICATED HEREON.
- INDICATES A "PUBLIC UTILITY EASEMENT" AS DEDICATED HEREON.

COURSE DATA:

- N26°59'54"E 5.51'
- N23°38'09"E 0.50'
- Δ=10°47'06" R=51.00' L=9.60'
- N06°05'41"E 1.50'
- Δ=7°16'21" R=52.50' L=6.66'
- N10°57'05"W 3.76'
- N79°02'55"E 21.50'
- N10°57'05"W 4.01'
- N10°57'05"W 14.99'
- N10°57'05"W 1.01'
- N79°02'55"E 14.00'
- N79°02'55"E 3.00'
- N10°57'05"W 2.00'
- N79°02'55"E 8.00'
- N79°02'55"E 13.71'
- N10°57'05"W 1.50'
- N26°53'09"E 5.50'
- Δ=31°30'16" R=14.50' L=7.97'
- N33°57'15"W 4.13'
- N56°02'45"E 0.50'
- N33°57'15"W 10.00'
- N56°02'45"E 5.00'
- N10°45'49"W 1.43'
- N79°15'03"E 11.71'
- N10°54'23"W 1.37'
- N85°26'05"E 2.01'
- N85°33'00"E 6.44'
- N04°27'00"W 0.50'
- Δ=14°28'43" R=20.00' L=5.05'
- N33°57'15"W 12.86'
- N56°02'45"E 16.00'
- N33°57'15"W 3.00'
- N56°02'45"E 2.00'
- N33°57'15"W 8.00'
- N33°57'15"W 2.50'
- N56°02'45"E 11.00'
- Δ=29°30'15" R=20.00' L=10.30'
- N33°57'15"W 4.83'
- N56°02'45"E 1.50'
- N13°37'53"E 5.00'
- Δ=47°35'08" R=46.00' L=38.20'
- Δ=11°06'43" R=46.00' L=8.92'
- Δ=08°58'34" R=46.00' L=7.21'
- Δ=27°29'51" R=46.00' L=22.08'
- N56°02'45"E 11.89'
- N33°57'15"W 13.00'
- N55°47'02"E 16.00'
- N33°57'15"W 1.93'
- N56°02'45"E 2.00'
- N33°57'15"W 7.19'
- Δ=12°04'01" R=15.00' L=3.16'
- N21°53'14"W 0.50'
- Δ=44°52'25" R=14.50' L=11.36'
- N11°02'45"E 5.59'
- Δ=36°22'23" R=20.00' L=12.70'
- N34°00'00"W 10.00'
- N55°58'00"E 2.71'
- N34°02'00"W 10.00'
- N78°21'24"E 4.33'
- N56°00'00"E 4.00'

