

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____
AT _____ M. 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: FIRST AMERICAN TITLE INSURANCE COMPANY

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP NO. 37789

BEING A SUBDIVISION OF A PORTION OF THE WEST 120.00 ACRES OF THE
SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SAN BERNARDINO BASE AND MERIDIAN

T&M SURVEYING
ORANGE COUNTY

JULY, 2022

NUMBER OF PARCELS: 5
GROSS 48.255 ACRES
NET 48.044 ACRES

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 LOT
"A" AND LOT "B".

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 "BLANKET P.U.E."

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE, AN EASEMENT FOR INGRESS AND EGRESS FOR
FIRE DEPARTMENT AND EMERGENCY VEHICLE PURPOSES AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AND THEIR ASSIGNS THE EASEMENTS
DESIGNATED AS "CONSERVATION EASEMENT MAINTENANCE ACCESS" FOR VEHICLES TOGETHER WITH
THE RIGHT OF INGRESS AND EGRESS TO PERFORM CONSERVATION EASEMENT MAINTENANCE
SERVICES. SAID EASEMENTS SHALL BE MAINTAINED IN ITS/THEIR IMPROVED CONDITION BY
OURSELVES, SUCCESSORS, HEIRS, AND ASSIGNS.

KB SYCAMORE HILLS I, LLC, A DELAWARE LIMITED LIABILITY COMPANY
KB SYCAMORE HILLS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY
KB SYCAMORE HILLS III, LLC, A DELAWARE LIMITED LIABILITY COMPANY

OWNER KB SYCAMORE HILLS I, LLC, A DELAWARE LIMITED LIABILITY COMPANY
KHOSRO KHALOGLHI | MANAGER/MEMBER

OWNER KB SYCAMORE HILLS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY
DARRELL A. BUTLER AS TRUSTEE OF THE DAB TRUST DATED DECEMBER 8, 2011, ITS SOLE MEMBER
DARRELL A. BUTLER | ITS: TRUSTEE

OWNER KB SYCAMORE HILLS III, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RAY MARIO CALVILLO | MANAGER/MEMBER

BENEFICIARY STATEMENT

MEGA BANK, A CALIFORNIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH
29TH, 2022, AS INSTRUMENT NO. 2022-0150615 OFFICIAL RECORDS

BY: Julian Fong
NAME: Julian Fong
TITLE: CEO/President

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 PARCELS 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 THE WESTERN MUNICIPAL WATER DISTRICT.

TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

DATE: 2.28.23 BY: [Signature]

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

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY NORCAL ENGINEERING
ON MARCH 29, 2019 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF
CALIFORNIA, SECTION 17953.

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 REQUIRED CONSTRUCTION

DATE: 2/13/2023 BY: Derek Kawai
DEREK KAWAI, DIRECTOR OF ENGINEERING R.C.E. 54253

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 DARRELL BUTLER ON JULY 2022. 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
DECEMBER 2023, AND THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE
RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 1-26-2023



[Signature]
TY E. THOMAS
L.S. 9309

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 PARCEL MAP NO.
37789, APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON JANUARY 25, 2022
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 COMPILED WITH.

DATE: Feb 13, 2023



GILBERT M. HERNANDEZ
RCE 69170
CITY ENGINEER

BY: [Signature]

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: 2-13-2023



CURTIS C. STEPHENS
L.S. 7519
CITY SURVEYOR

BY: [Signature]

CITY CLERK'S CERTIFICATE

RESOLVED: THIS MAP CONSISTING OF 5 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS
THE FINAL MAP OF PARCEL MAP NO. 37789.

LOT "A" & LOT "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.

LOT "A" & LOT "B," ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER
PUBLIC SERVICES.

THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS
FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND
TELECOMMUNICATION FACILITIES.

THE EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR FIRE DEPARTMENT AND EMERGENCY
VEHICLE PURPOSES IS HEREBY ACCEPTED.

THE EASEMENT DESIGNATED "CONSERVATION EASEMENT MAINTENANCE ACCESS" IS HEREBY
ACCEPTED AS AN EASEMENT FOR VEHICLES WITH THE RIGHT OF INGRESS AND EGRESS TO
PERFORM CONSERVATION EASEMENT MAINTENANCE SERVICES.

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: _____

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.

[Signature]

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: 2/14/2023

EDWARD ENRIQUEZ
CHIEF FINANCIAL OFFICER/CITY TREASURER

BY: [Signature]

SEE SHEET 2 FOR SIGNATURE OF OMISSIONS
SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENT

NUMBER OF PARCELS: 5
GROSS 48.255 ACRES
NET 48.044 ACRES

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

PARCEL MAP NO. 37789

BEING A SUBDIVISION OF A PORTION OF THE WEST 120.00 ACRES OF THE
SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SAN BERNARDINO BASE AND MERIDIAN

T&M SURVEYING
ORANGE COUNTY

JULY, 2022

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:

QUESTAR LINE 90 COMPANY, HOLDER OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 26, 1957 AS BOOK 2184 PAGE 82 OF OFFICIAL RECORDS, AND RECORDED MARCH 10, 1999 AS INSTRUMENT NO. 97748 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED AUGUST 1, 1956 AS BOOK 1952 PAGE 209 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED AUGUST 11, 1989 AS INSTRUMENT NO. 272890 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

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 Orange } SS

ON January 27, 2023 BEFORE ME,

Rowena G. Pados A NOTARY PUBLIC, PERSONALLY APPEARED Khawar Kholaghli 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

SIGNATURE [Signature]
PRINTED NAME Rowena G. Pados
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

MY COMMISSION NO. 2384497
MY COMMISSION EXPIRES Dec. 20, 2025

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 Orange } SS

ON January 27, 2023 BEFORE ME,

Rowena G. Pados A NOTARY PUBLIC, PERSONALLY APPEARED Darnell Alunza Butler 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

SIGNATURE [Signature]
PRINTED NAME Rowena G. Pados
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

MY COMMISSION NO. 2384497
MY COMMISSION EXPIRES Dec. 20, 2025

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 Orange } SS

ON January 27, 2023 BEFORE ME,

Rowena G. Pados A NOTARY PUBLIC, PERSONALLY APPEARED Roy Maria Calvillo 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

SIGNATURE [Signature]
PRINTED NAME Rowena G. Pados
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

MY COMMISSION NO. 2384497
MY COMMISSION EXPIRES Dec. 20, 2025

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 Los Angeles } SS

ON January 31, 2023 BEFORE ME,

Connie Dang A NOTARY PUBLIC, PERSONALLY APPEARED Julian Fong 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

SIGNATURE [Signature]
PRINTED NAME Connie Dang
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

MY COMMISSION NO. 2387566
MY COMMISSION EXPIRES Dec. 19, 2025

PARCEL MAP NO. 37789

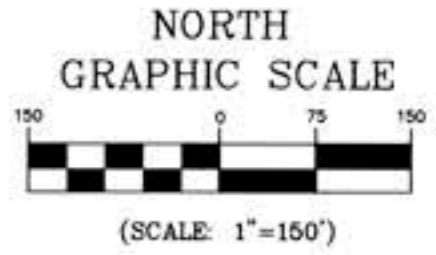
BEING A SUBDIVISION OF A PORTION OF THE WEST 120.00 ACRES OF THE
SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SAN BERNARDINO BASE AND MERIDIAN

T&M SURVEYING
ORANGE COUNTY

JULY, 2022

SURVEYOR'S NOTES

SEE SHEET 4 FOR
EASEMENT LOCATIONS



ABBREVIATIONS

- FD. FOUND
- SFN. SEARCHED, FOUND NOTHING
- ESTAB. ESTABLISHED
- INST. INSTRUMENT
- INT. INTERSECTION
- REF. REFERENCE
- ILLEG. ILLEGIBLE
- PROP. PROPORTION
- CL. CENTERLINE
- N'LY NORTHERLY
- S'LY SOUTHERLY
- W'LY WESTERLY
- E'LY EASTERLY
- RAD. RADIAL BEARING

BASIS OF BEARINGS

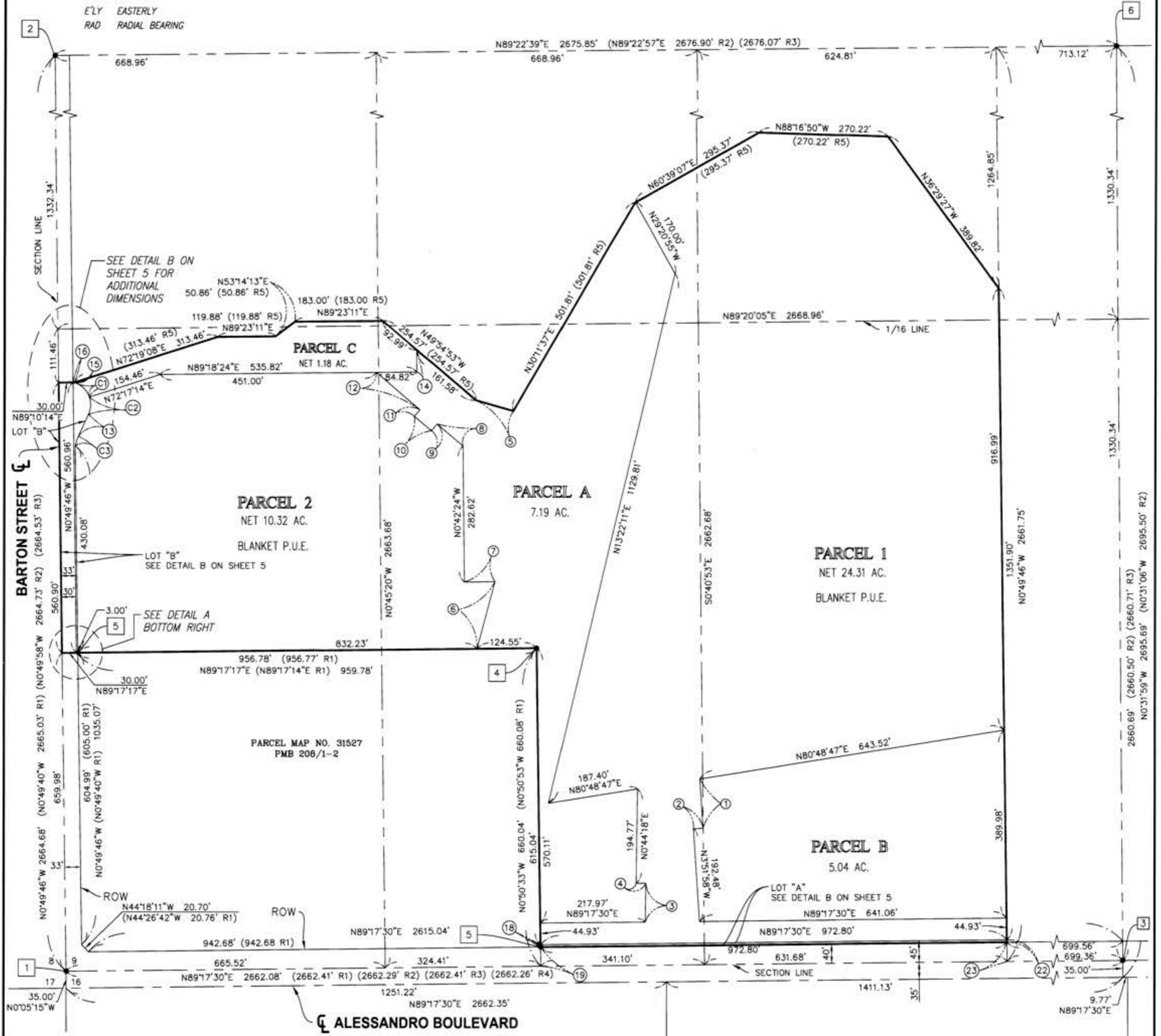
BASIS OF BEARINGS IS THE CENTERLINE OF
ALESSANDRO BOULEVARD N89°17'30"E PER PARCEL
MAP NO. 31527 PMB 208/1-2

REFERENCES

- R1 PARCEL MAP NO. 31527 PMB 208/1-2
- R2 RS 87/83
- R3 RS 62/53-56
- R4 PARCEL MAP NO. 33591 PMB 223/64-66
- R5 GRANT DEED RECORDED SEPTEMBER 8, 1986
AS INST. 216794 O.R.

MONUMENT NOTES

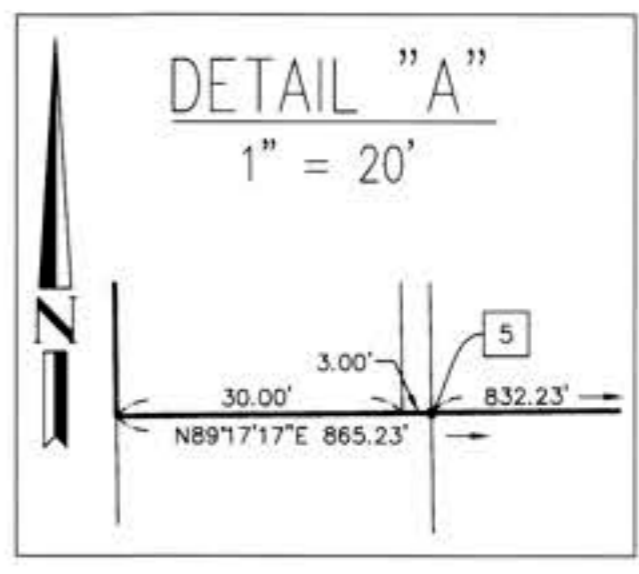
- FOUND AS NOTED
- SET 1" IP LS 9309 AT ALL ANGLE POINTS AND
PARCEL CORNERS
- [1] FD 1 1/2" BRASS DISK, FLUSH, STAMPED LS
3708 SEC. 8, 9, 17, 16 PER R1, ACCEPTED AS
S.W. COR. SEC. 9
- [2] FD 2" I.P., W/BRASS DISK, FLUSH, STAMPED 1/4
8/9, L.S. 6599 PER R1
- [3] FD 1 1/2" BRASS DISK, FLUSH, STAMPED N 1/4
COR. SEC. 16 LS 3708 PER R2, ACCEPTED
AS S 1/4 SEC. 9 COR.
- [4] FD 1" I.P., FLUSH, W/RCE 19640, ACCEPTED AS
PROPERTY CORNER PER R1
- [5] FD 1" I.P., FLUSH, WITH PLASTIC PLUG & BRASS
TAGGED STAMPED L.S. 5091 PER R1
- [6] FD 2" I.P., W/BRASS DISK, FLUSH, STAMPED CTR
LS 3708 PER R2, ACCEPTED AS CTR SEC. 9



LINE NO.	BRNG	LENGTH
1	N3° 51' 58"W	101.97'
2	N86° 08' 02"E	20.00'
3	N0° 44' 18"E	80.45'
4	N89° 15' 42"W	20.00'
5	N74° 11' 04"W	81.32' (81.32' R5)
6	N15° 06' 38"E	143.95'
7	N89° 17' 37"E	64.49'
8	N49° 54' 52"W	70.62'
9	N40° 05' 08"E	18.00'
10	N49° 54' 52"W	46.00'
11	N40° 05' 08"E	18.00'
12	N49° 54' 52"W	119.54'
13	N24° 49' 26"E	49.96'

LINE NO.	BRNG	LENGTH
14	N0° 42' 25"W	45.71'
15	N0° 49' 46"W	0.26'
16	N89° 10' 14"E	3.00'
17	N0° 50' 33"W	11.00'
18	N0° 50' 33"W	5.00'
19	N0° 50' 33"W	40.00'
20	N0° 49' 46"W	33.93'
21	N0° 49' 46"W	11.00'
22	N0° 49' 46"W	5.00'
23	N0° 49' 46"W	40.00'

CURVE NO.	DELTA	LENGTH	RADIUS	TANGENT
C1	53°22'20"	44.71'	48.00'	24.13'
C2	44°12'21"	37.03'	48.00'	19.49'
C3	11°39'56"	20.36'	100.00'	10.22'



CL BARTON STREET

CL VISTA GRANDE DRIVE

CL ALEXANDER STREET

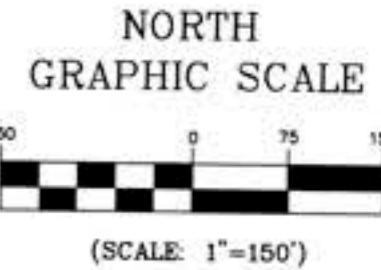
PARCEL MAP NO. 37789

BEING A SUBDIVISION OF A PORTION OF THE WEST 120.00 ACRES OF THE
SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SAN BERNARDINO BASE AND MERIDIAN

T&M SURVEYING
ORANGE COUNTY

JULY, 2022

SEE SHEET 3 FOR
BASIS OF BEARINGS
REFERENCE NOTES
MONUMENT NOTES
ABBREVIATIONS

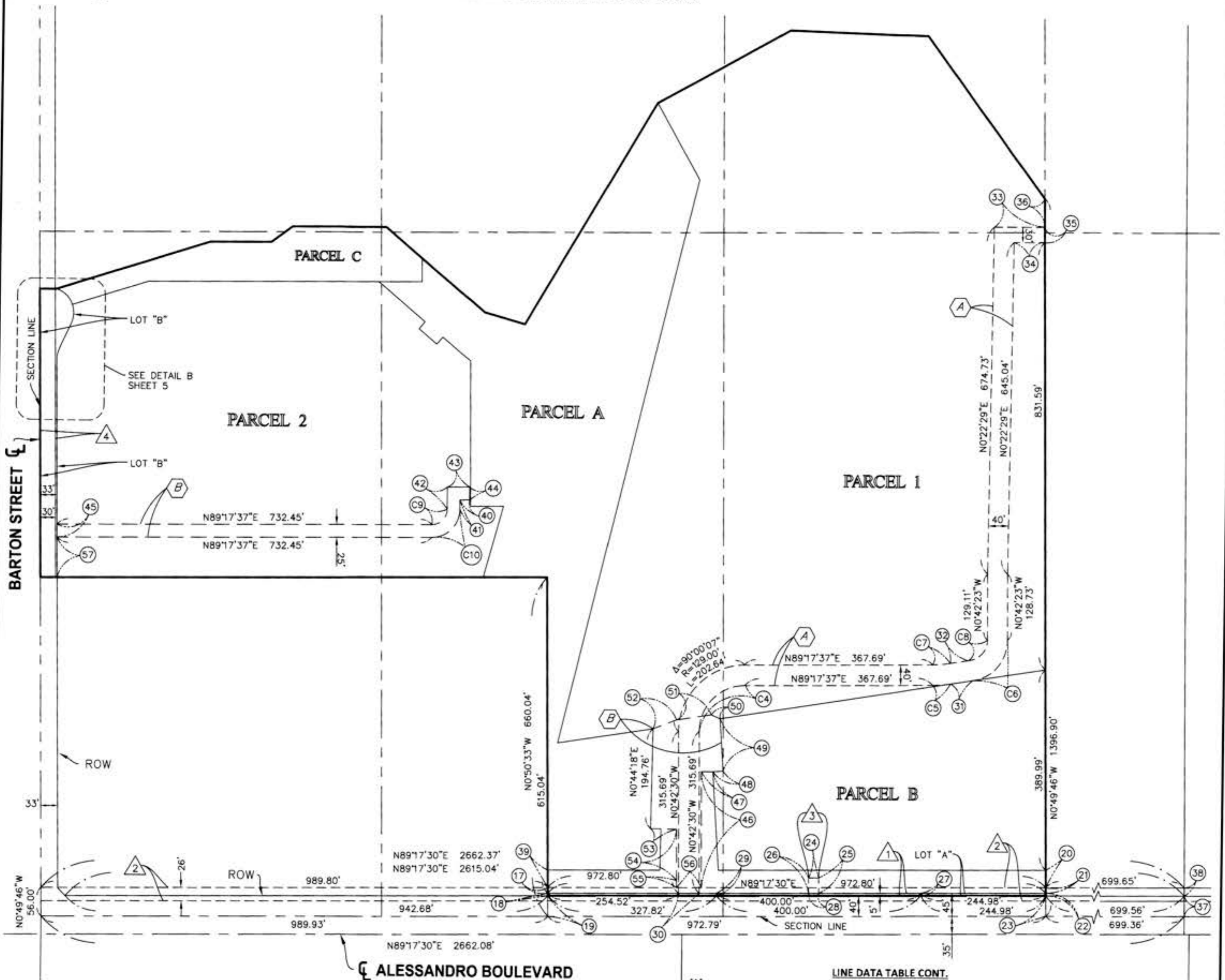


EXISTING EASEMENTS

- 1 EASEMENT TO COUNTY OF RIVERSIDE FOR A RIGHT OF WAY AND INCIDENTAL PURPOSES, CITY OF RIVERSIDE SUCCESSOR INTEREST, RECORDED AUGUST 1, 1956 AS BOOK 1952, PAGE 209 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
- 2 EASEMENT TO QUESTAR LINE 90 COMPANY, A UTAH CORPORATION, FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 26, 1957 AS BOOK 2184, PAGE 82, AND MARCH 10, 1999 AS INSTRUMENT NO. 97748 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
- 3 EASEMENT TO CITY OF RIVERSIDE FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED AUGUST 11, 1989 AS INSTRUMENT NO. 272890 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
- 4 THE WEST 30 FEET OF THE SOUTH HALF OF SECTION 9, T3S, R4W, PER MAP OF THE ALESSANDRO TRACT RECORDED SEPTEMBER 10, 1887, AS SHOWN BY MAP ON FILE IN MAP BOOK 6, PAGE 13 RECORDS OF SAN BERNARDINO COUNTY.

PROPOSED EASEMENT

- A EASEMENT TO THE CITY OF RIVERSIDE FOR INGRESS AND EGRESS PURPOSES OF FIRE DEPARTMENT AND EMERGENCY VEHICLES.
- B EASEMENT TO THE CITY OF RIVERSIDE AND ASSIGNS FOR "CONSERVATION EASEMENT MAINTENANCE ACCESS."



CURVE NO.	DELTA	LENGTH	RADIUS	TANGENT
C1	53°22'20"	44.71'	48.00'	24.13'
C2	44°12'21"	37.03'	48.00'	19.49'
C3	11°39'56"	20.36'	100.00'	10.22'
C4	90°00'06"	139.80'	89.00'	89.00'
C5	8°28'50"	35.52'	240.00'	17.79'
C6	81°31'10"	113.82'	80.00'	68.96'
C7	8°28'50"	29.60'	200.00'	14.83'
C8	81°31'10"	56.91'	40.00'	34.48'
C9	90°00'00"	47.16'	30.02'	30.02'
C10	90°00'00"	86.43'	55.02'	55.02'

LINE NO.	BRNG	LENGTH
17	N0°50'33"W	11.00'
18	N0°50'33"W	5.00'
19	N0°50'33"W	40.00'
20	N0°49'46"W	33.93'
21	N0°49'46"W	11.00'
22	N0°49'46"W	5.00'
23	N0°49'46"W	40.00'
24	N89°17'30"E	20.00'
25	N0°42'30"W	30.00'
26	N0°42'30"W	30.00'
27	N0°42'30"W	5.00'
28	N89°17'30"E	20.00'
29	N0°42'30"W	5.00'
30	N89°17'30"E	40.00'
31	N80°48'47"E	44.20'
32	N80°48'47"E	44.20'
33	N89°23'06"E	98.77'
34	N89°23'06"E	59.39'
35	N0°49'53"W	30.00'
36	N0°49'46"W	55.40'
37	N0°31'59"W	40.00'
38	N0°31'59"W	16.00'
39	N0°50'33"W	33.93'

LINE NO.	BRNG	LENGTH
40	N89°17'37"E	18.00'
41	N0°42'23"W	17.86'
42	N0°42'23"W	42.98'
43	N89°17'37"E	43.00'
44	N0°42'23"W	25.12'
45	N0°42'23"W	25.00'
46	N0°42'25"W	226.13'
47	N89°17'37"E	22.52'
48	N86°08'02"E	20.00'
49	N3°51'58"W	101.96'
50	N66°28'58"W	19.05'
51	N80°56'31"E	68.22'
52	N68°28'41"E	48.89'
53	N89°15'42"W	50.61'
54	N0°42'22"W	99.53'
55	N0°42'30"W	14.07'
56	N89°17'30"E	48.02'
57	N0°49'46"W	78.03'

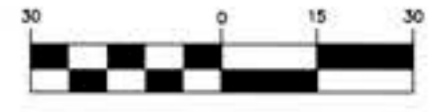
PARCEL MAP NO. 37789

BEING A SUBDIVISION OF A PORTION OF THE WEST 120.00 ACRES OF THE
SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SAN BERNARDINO BASE AND MERIDIAN

T&M SURVEYING
ORANGE COUNTY

JULY, 2022

NORTH
GRAPHIC SCALE



(SCALE: 1"=30')

