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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP 35147
BEING A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 2 IN FRACTIONAL SECTION 29 TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN HESS DEVELOPMENT
BRIAN T. HESS
TEMECULA, CA

RECORDER'S STATEMENT SHEET 1 OF 2 SHEETS
FILED THIS 3rd DAY OF February, 2021, AT 4:07 P.M. IN BOOK 250 OF PARCEL MAPS, AT PAGES 62-63, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.
No. 2021-0073367
FEE: \$11.
PETER ALDANA,
ASSESSOR - COUNTY CLERK - RECORDER
BY: *[Signature]*, DEPUTY.
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

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 \$3,600.00.
DATE: January 27, 2021 MATTHEW JENNINGS, COUNTY TAX COLLECTOR
BY: *[Signature]*, DEPUTY

TAX BOND CERTIFICATE
I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 3,600.00 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: January 27, 2021 MATTHEW JENNINGS, COUNTY TAX COLLECTOR
BY: *[Signature]*, DEPUTY

OWNER'S STATEMENT
WE HEREBY STATE THAT 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 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.
OLIVIA D. RONQUILLO, TRUSTEE OF THE FAMILY TRUST OF OLIVIA D. RONQUILLO,
[Signature]
DATED OCTOBER 27, 2020
OLIVIA D. RONQUILLO, TRUSTEE

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 San Bernardino) S.S.
ON THIS 30th DAY OF December, 2020, BEFORE ME, *[Signature]*, Notary Public, who personally appeared *[Signature]*, known to me, and who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and she acknowledged to me that she executed the same in her authorized capacity, and that by her 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 IS TRUE AND CORRECT.
WITNESS MY HAND
[Signature]
SIGNATURE *[Signature]*
PRINTED NAME *[Signature]*
MY COMMISSION EXPIRES: Nov 4, 2024 MY COMMISSION NUMBER: 2220115
MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY

PUBLIC UTILITIES EASEMENT STATEMENT
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 SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITY DEPARTMENT OF THE CITY OF RIVERSIDE.
DATE: *[Signature]*
BY: *[Signature]* TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

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.
THE CITY OF RIVERSIDE SUCCESSOR IN INTEREST FOR AN EASEMENT OVER SAID LAND FOR WATER DITCHES, PIPES, OR FLUMES THAT MAY BE REQUIRED FOR THE IRRIGATION AND OTHER PURPOSES OF THE RIVERSIDE WATER COMPANY, AS RESERVED IN DEEDS TO THE RIVERSIDE WATER COMPANY AND THE RIVERSIDE CANAL COMPANY, RECORDED APRIL 26, 1882 IN BOOK 28 OF DEEDS, PAGE 635 AND AUGUST 14, 1885 IN BOOK 42 OF DEEDS, PAGES 294 AND 296, ALL OF RECORDS OF SAN BERNARDINO COUNTY.
DATE: *[Signature]*
BY: *[Signature]* TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

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:
AN EASEMENT FOR IRRIGATION AND INCIDENTAL PURPOSES TO CHARLES G. DECKER, ET UX PER BOOK 307 OF DEEDS, PAGE 191, REC. 10-04-1911. EASEMENT IS NOT LOCATABLE.

SOILS REPORT
A PRELIMINARY SOILS REPORT WAS NOT PREPARED FOR THIS SUBDIVISION. A PRELIMINARY SOILS REPORT AND FINAL COMPACTION REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT FOR THE PARCELS SHOWN HEREON.

CITY ENGINEER'S STATEMENT
I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF PARCEL MAP 35147 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON DECEMBER 7, 2006 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 COMPLIED WITH.
DATE: December 30, 2020 GILBERT M. HERMANDEZ
RICE 69170 LIC. EXP 06/30/22
BY: *[Signature]* CITY ENGINEER

CITY SURVEYOR'S STATEMENT
I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.
DATE: 1/25/21 CURTIS C. STEPHENS
L.S. 7519 LIC. EXP 12/31/21
BY: *[Signature]* CITY SURVEYOR

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.
NONE NOTED
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: 1/13/2021 EDWARD ENRIQUEZ
BY: *[Signature]* CHIEF FINANCIAL OFFICER/CITY TREASURER

RECORDED
PROFESSIONAL LAND SURVEYOR
BRIAN T. HESS
No. 8136
Exp. 12/31/2020
STATE OF CALIFORNIA

PROFESSIONAL ENGINEER
GILBERT M. HERMANDEZ
No. 69170
Exp. 6-30-22
CIVIL
STATE OF CALIFORNIA

LICENSED LAND SURVEYOR
CURTIS C. STEPHENS
Exp. 12/31/21
L.S. 7519
STATE OF CALIFORNIA

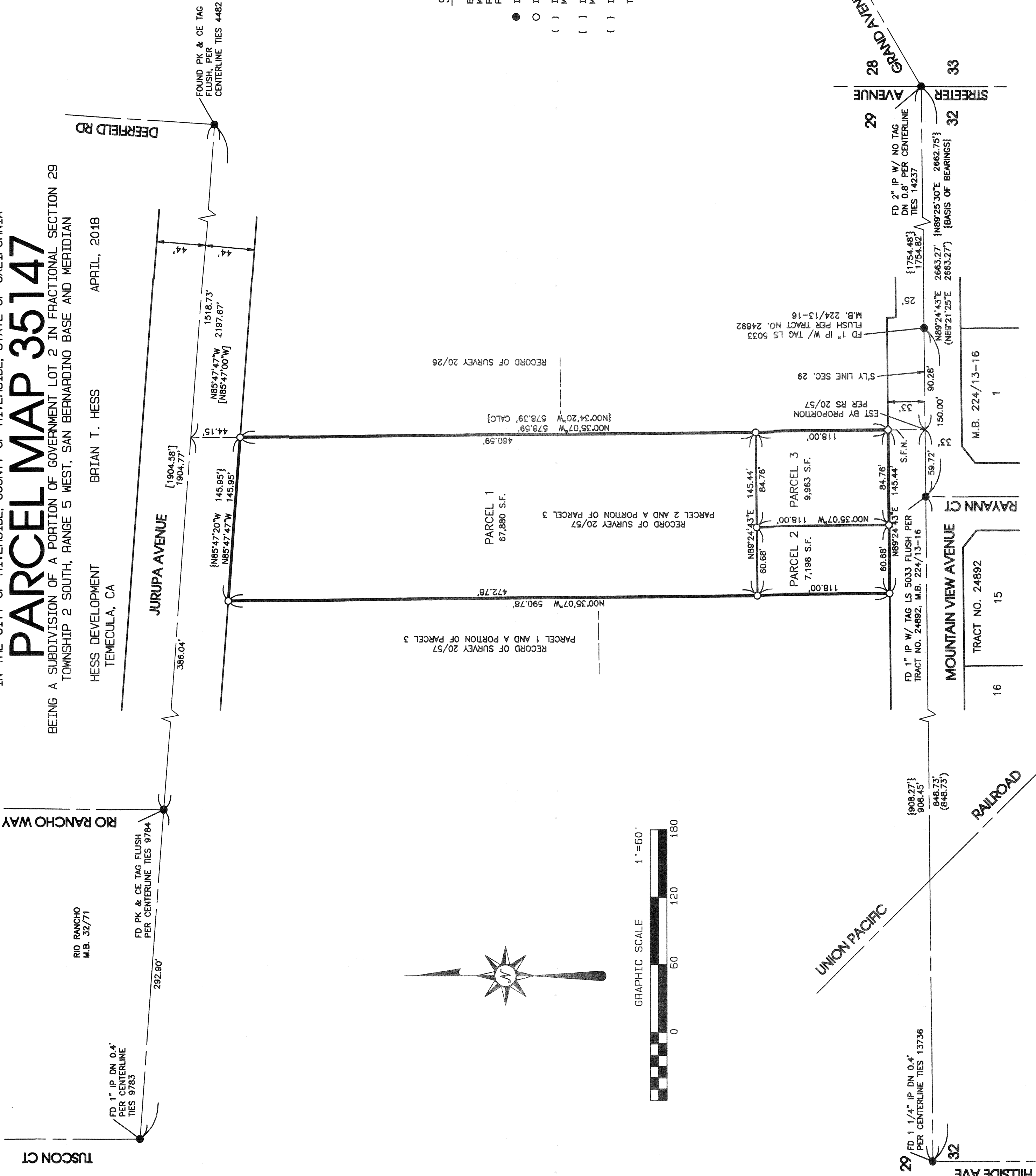
NOTARY PUBLIC
BRITNEY BIRKS
Notary Public - California
San Bernardino County
Commission # 220115
My Comm. Expires Nov 4, 2024

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP 35147

BEING A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 2 IN FRACTIONAL SECTION 29
TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN

HESS DEVELOPMENT
TEMECULA, CA

BRIAN T. HESS
APRIL, 2018



SURVEYORS NOTES

BASIS OF BEARINGS IS THE CENTERLINE OF MOUNTAIN VIEW AVENUE BEING N89°25'30"E PER RECORD OF SURVEY FILED IN BOOK 20, PAGE 57, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES FOUND MONUMENT AS NOTED
 - INDICATES SET 1" IP W/ PLASTIC CAP LS 8136 FL
 - () INDICATES RECORD DATA PER TRACT NO. 24892, M.B. 224/13-16.
 - [] INDICATES RECORD DATA PER RIO RANCHO TRACT, M.B. 32/71.
 - { } INDICATES RECORD DATA PER R.S. 20/57
- TOTAL GROSS ACREAGE = 1.95 AC.



UNION PACIFIC RAILROAD

HILLSIDE AVE 29

FD 1 1/4" IP DN 0.4' PER CENTERLINE TIES 13736

848.73' (848.73')

908.27' 908.45'

TRACT NO. 24892

15

16

MOUNTAIN VIEW AVENUE

RAYANN CT

EST BY PROPORTION PER RS 20/57

90.28'

150.00'

FD 1" IP W/ TAG LS 5033 FLUSH PER TRACT NO. 24892, M.B. 224/13-16

60.68'

N89°24'43"E 145.44'

60.68'

118.00'

7,198 S.F.

PARCEL 2

118.00'

N89°24'43"E 145.44'

84.76'

9,963 S.F.

PARCEL 3

118.00'

118.00'

EST BY PROPORTION PER RS 20/57

90.28'

FD 1" IP W/ TAG LS 5033 FLUSH PER TRACT NO. 24892, M.B. 224/13-16

1754.48' 1754.82'

FD 2" IP W/ NO TAG DN 0.8' PER CENTERLINE TIES 14237

90.28'

N89°24'43"E 2662.75'

N89°25'30"E 2662.75'

{BASIS OF BEARINGS}

32

33

STREETER AVENUE

62

GRAND AVENUE

3/25/18