

PARCEL MAP NO. 36474

BEING A SUBDIVISION OF PORTIONS OF LOTS 2 AND 4 OF BLOCK 50 OF ARLINGTON HEIGHTS, PER MAP RECORDED IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. IN SECTION 9, TOWNSHIP 3 SOUTH, RANGE 5 WEST SBM

adkan
ENGINEERS

MAY 2012

RECORDER'S STATEMENT

FILED THIS 8th DAY OF April, 2014 AT 3:30 PM, IN BOOK 236 OF PARCEL MAPS, AT PAGES 85-88, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE

NO. 2014-0127816
FEE \$ 16.00
LARRY W. WARD, ASSESSOR-COUNTY CLERK- RECORDER

BY: Yuan, DEPUTY

SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE INSURANCE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

NINEWAY, A CALIFORNIA LIMITED PARTNERSHIP

BY: Wade M. Morris
PRINT NAME Wade M. Morris
PRINT TITLE General Partner

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON 5-13-13 BEFORE ME, Kristin Hoeltig, Notary Public PERSONALLY APPEARED Wallace Morris Kreag JR 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/HEY 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 Kristin Hoeltig
PRINT NAME Kristin Hoeltig

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1940922

MY COMMISSION EXPIRES: July 12, 2015

COUNTY OF PRINCIPAL PLACE OF BUSINESS Los Angeles



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 MOE KREAG ON MAY 22, 2012. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE SURVEY IS DATE: 5-29-2013 TRUE AND COMPLETE AS SHOWN.

EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9-30-14



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: 3-20-2014

CURTIS C. STEPHENS
L.S. 7519, EXP. 12-31-2015
CITY SURVEYOR

BY: Curtis C. Stephens



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 NO. 36474 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE ZONING ADMINISTRATOR ON AUGUST 13, 2012 AND ANY APPROVED ALTERATIONS THEREOF; THAT 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 HAVE BEEN COMPLIED WITH.

DATE: 3/20/2014

THOMAS J. BOYD R.C.E. 36170
EXPIRES JUNE 30, 2014
CITY ENGINEER

BY: Thomas J. Boyd



SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE:

- RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, HOLDER OF AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JUNE 16, 1983 AS INSTRUMENT NO. 119833 OF OFFICIAL RECORDS.
- WESTERN MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR PIPELINE AND CANAL PUMP STATION AND INCIDENTAL PURPOSES TOGETHER WITH RIGHTS OF INGRESS AND EGRESS PER DOCUMENT RECORDED APRIL 20, 2004 AS INSTRUMENT NO. 2004-0286741 OF OFFICIAL RECORDS.
- THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES PER INSTRUMENT NO. 45477, RECORDED APRIL 30, 1971 OF OFFICIAL RECORDS.
- PACIFIC BELL TELEPHONE COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED SEPTEMBER 16, 2004 AS INSTRUMENT NO. 2004-0737988 OF OFFICIAL RECORDS.

UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE, BEING THE RECORD OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

A RIGHT OF WAY RESERVED TO THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION NOT BEING DISCLOSED BY THE RECORDS.

DATED March 17, 2014

GIRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

BY: Girish Balachandran
MB P

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.

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 SERVICE TO ALL PARCELS 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 UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

DATED March 17, 2014

GIRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

BY: Girish Balachandran
MB P

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

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

BRENT A. MASON
FINANCE DIRECTOR/TREASURER

DATED 3/20/2014

BY: Brent A. Mason

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 132,400.00 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 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.

DATED APRIL 1, 2014

CASH OR SURETY TAX BOND
DON KENT,
COUNTY TAX COLLECTOR

BY: Valerie Man DEPUTY

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 \$ 132,400.00

DATED APRIL 1, 2014

DON KENT
COUNTY TAX COLLECTOR

BY: Valerie Man DEPUTY

236
85
City

SURVEYOR'S NOTES

- -INDICATES FOUND MONUMENT AS NOTED
- -INDICATES SET 1"IP & LS 5390 TAG FLUSH

- R1 -INDICATES RECORD DATA PER RS 75/31
- R2 -INDICATES RECORD DATA PER MB 11/20-21 SBCo
- R3 -INDICATES RECORD DATA PER RS 87/76
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- R6 -INDICATES RECORD DATA PER INST NO. 45477 REC. 4-30-1971, O.R.
- R7 -INDICATES RECORD DATA PER FINAL ORDER OF CONDEMNATION, REC. 4-20-04, INST NO. 2004-0286741 O.R.
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THIS MAP CONTAINS 18.68 ACRES WITHIN THE DISTINCTIVE BORDER

PARCEL MAP NO. 36474

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adkan ENGINEERS

MAY 2012

EASEMENT NOTES

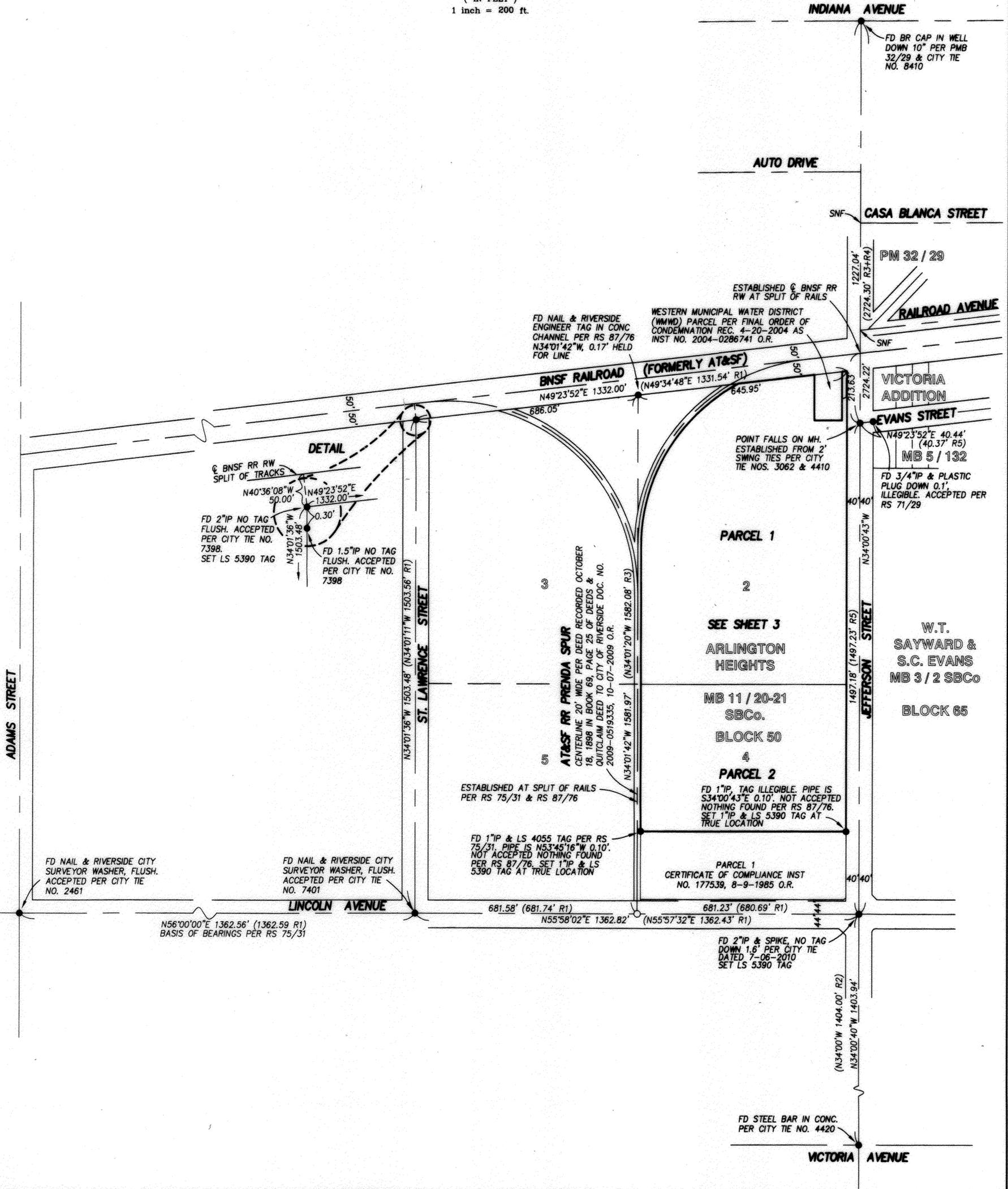
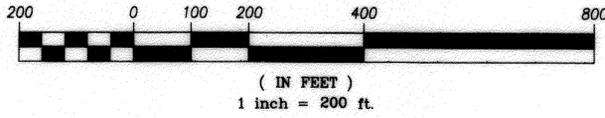
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BASIS OF BEARINGS

THE CENTERLINE OF LINCOLN AVENUE BEING NORTH 56°00'00" EAST PER RECORD OF SURVEY RECORDED IN BOOK 75, PAGE 31 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.



GRAPHIC SCALE



SURVEYOR'S NOTES

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BASIS OF BEARINGS

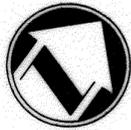
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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 36474

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adkan ENGINEERS



MAY 2012

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

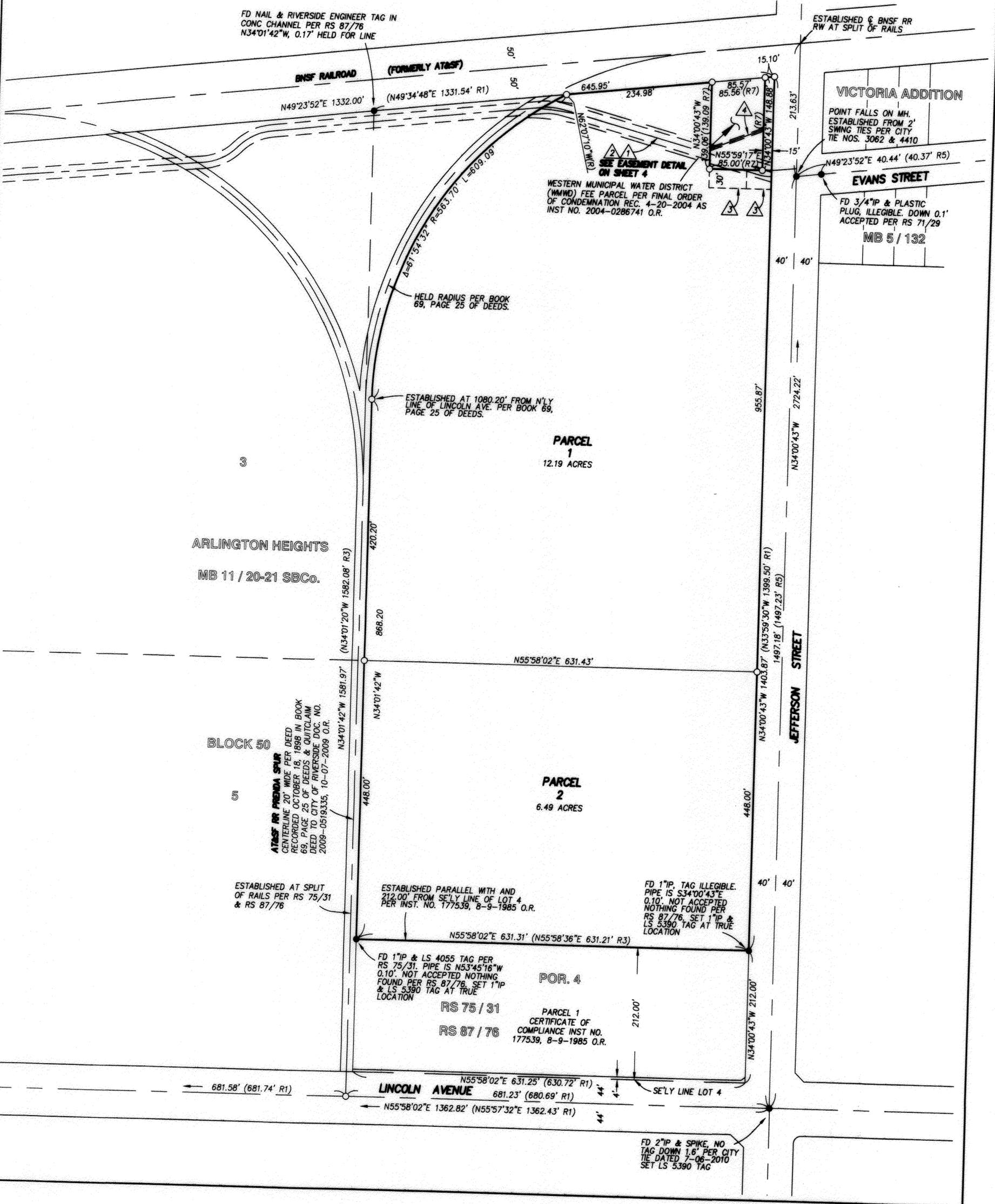
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City

FD NAIL & RIVERSIDE ENGINEER TAG IN CONC CHANNEL PER RS 87/76 N34°01'42"W, 0.17' HELD FOR LINE

ESTABLISHED @ BNSF RR RW AT SPLIT OF RAILS



VICTORIA ADDITION
POINT FALLS ON MH. ESTABLISHED FROM 2' SWING TIES PER CITY TIE NOS. 3062 & 4410

EVANS STREET
FD 3/4" IP & PLASTIC PLUG, ILLEGIBLE. DOWN 0.1' ACCEPTED PER RS 71/29
MB 5 / 132

ARLINGTON HEIGHTS
MB 11 / 20-21 SBCo.

BLOCK 50
AT&SF RR FRENSA SPUR CENTERLINE 20' WIDE PER DEED RECORDED OCTOBER 18, 1898 IN BOOK 69, PAGE 25 OF DEEDS & QUITCLAIM DEED TO CITY OF RIVERSIDE DOC. NO. 2009-0519335, 10-07-2009 O.R.

PARCEL 1
12.19 ACRES

PARCEL 2
6.49 ACRES

FD 1"IP & LS 4055 TAG PER RS 75/31. PIPE IS N53°45'16"W 0.10'. NOT ACCEPTED NOTHING FOUND PER RS 87/76. SET 1"IP & LS 5390 TAG AT TRUE LOCATION

FD 1"IP, TAG ILLEGIBLE. PIPE IS S34°00'43"E 0.10'. NOT ACCEPTED NOTHING FOUND PER RS 87/76. SET 1"IP & LS 5390 TAG AT TRUE LOCATION

FD 2"IP & SPIKE, NO TAG DOWN 1.6' PER CITY TIE DATED 7-06-2010 SET LS 5390 TAG

LINCOLN AVENUE
N55°58'02"E 631.25' (630.72' R1)
681.23' (680.69' R1)
N55°58'02"E 1362.82' (N55°57'32"E 1362.43' R1)

PARCEL MAP NO. 36474

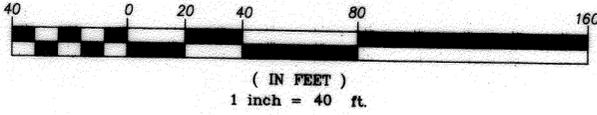
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**adkan
ENGINEERS**

MAY 2012



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EASEMENT DETAIL

