

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

PARCEL MAP NO. 36655

BEING A SUBDIVISION OF A PORTION OF LOT 12 OF RESUBDIVISION OF A PORTION OF ARLINGTON SUBURBAN ESTATES, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN PROTRACTED SECTION 6, T. 3 S., R. 5 W. IW CONSULTING ENGINEERS, INC. CIVIL ENGINEERS * LAND SURVEYORS RIVERSIDE, CA. JULY, 2014

RECORDER'S STATEMENT

FILED THIS 1st DAY OF June, 2016 AT 1:29 P.M. IN BOOK 240 OF PARCEL MAPS, AT PAGES 47-49, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE. NO. 2016-0223894 FEE \$14.00 PETER ALDANA, ASSESSOR - COUNTY CLERK - RECORDER BY: Sophie James, DEPUTY SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

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 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 THE PUBLIC AN "AVIGATION EASEMENT" AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER PARCELS 1 AND 2.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, THE EASEMENT DESIGNATED AS "BLANKET P.U.E."

RIVCO HOMES, INCORPORATED, A CALIFORNIA CORPORATION

BY: [Signature] BY: [Signature] PRINT NAME: Richer Laporte PRINT NAME: TITLE: President TITLE:

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF RIVERSIDE) 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.

ON 4/5/16 BEFORE ME, CHRISTINE MARIE RAMIREZ, NOTARY PUBLIC PERSONALLY APPEARED RICHIE LAPORTE

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] CHRISTINE M. RAMIREZ PRINT NAME NOTARY PUBLIC, STATE OF CA. COMMISSION NO. 2070648 MY COMMISSION EXPIRES JUNE 7, 2018 COUNTY OF PRINCIPAL PLACE OF BUSINESS RIVERSIDE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF) 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.

ON BEFORE ME, 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

SIGNATURE PRINT NAME NOTARY PUBLIC, STATE OF CA. COMMISSION NO. MY COMMISSION EXPIRES COUNTY OF PRINCIPAL PLACE OF BUSINESS

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, 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: April 14, 2016 SCOTT G. MILLER INTERIM FINANCE DIRECTOR / TREASURER BY: [Signature]

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 36655.

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;

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES;

AN "AVIGATION EASEMENT" AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER PARCELS 1 AND 2 IS HEREBY ACCEPTED.

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

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.

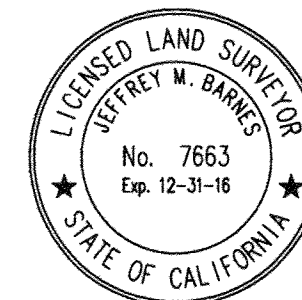
I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 17th DAY OF May, 2016

COLLEEN J. NICOL CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA BY: [Signature]

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 RIVCO. HOMES, INC. ON JANUARY 19, 2014. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE OCTOBER 1, 2016, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: March 5, 2016



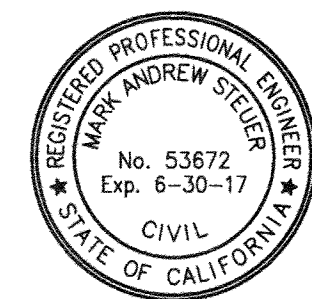
[Signature] JEFFREY M. BARNES L.S. NO: 17663 EXPIRATION DATE: 12/31/2016

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 36655 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE ZONING ADMINISTRATOR ON NOVEMBER 19, 2013 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.

DATED: 4/20/16

MARK ANDREW STEUER RCE 53672, LIC. EXP. 6/30/17 CITY ENGINEER



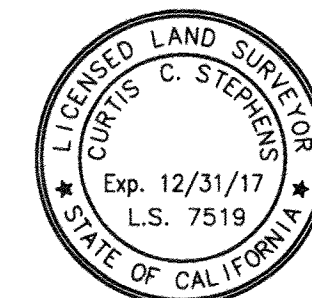
BY: [Signature]

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: 4/18/16

CURTIS C. STEPHENS, L.S. 7519 LIC. EXP. 12/31/17 CITY SURVEYOR



BY: [Signature]

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.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 36655

BEING A SUBDIVISION OF A PORTION OF LOT 12 OF RESUBDIVISION OF A PORTION OF ARLINGTON
SUBURBAN ESTATES, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 75 OF MAPS, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN PROTRACTED SECTION 6, T. 3 S., R. 5 W.
IW CONSULTING ENGINEERS, INC. CIVIL ENGINEERS * LAND SURVEYORS
RIVERSIDE, CA. JULY, 2014

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 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, RECORDED AUGUST
14, 1885 IN BOOK 42, PAGE 294 OF DEEDS, SAN BERNARDINO CO. RECORDS; THE EXACT
LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

GIRISH BALACHANDRAN,
PUBLIC UTILITIES GENERAL MANAGER

DATE: April 12, 2016

BY: [Signature]
MB

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 900.00 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: MAY 26, 2016

CASH OR SURETY TAX BOND

DON KENT
COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

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 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 UTILITIES DEPARTMENT OF THE CITY
OF RIVERSIDE.

GIRISH BALACHANDRAN,
PUBLIC UTILITIES GENERAL MANAGER

DATE: April 12, 2016

BY: [Signature]
MB

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 \$ 900.00

DATE: MAY 26, 2016

DON KENT
COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

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 CONSTRUCTION AND MAINTENANCE OF DRAINAGE PIPE LINES AND
INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE IN THE DOCUMENT RECORDED
AUGUST 04, 1925 IN BOOK 544 OF DEEDS, PAGE 444, ET. SEQ., RECORDS OF RIVERSIDE
COUNTY.

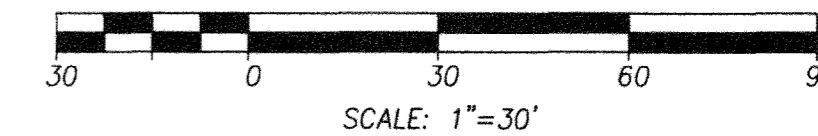
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 36655

BEING A SUBDIVISION OF A PORTION OF LOT 12 OF RESUBDIVISION OF A PORTION OF ARLINGTON SUBURBAN ESTATES, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN PROTRACTED SECTION 6, T. 3 S., R. 5 W.

IW CONSULTING ENGINEERS, INC.
RIVERSIDE, CA.

CIVIL ENGINEERS * LAND SURVEYORS
JULY, 2014



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TAN
C1	7.31'	34.50'	12°08'33"	3.67'
C2	31.39'	200.00'	8°59'28"	15.72'
C3	32.09'	200.00'	9°11'32"	16.08'
C4	10.54'	233.00'	2°35'29"	5.27'
C5	31.46'	200.00'	9°00'49"	15.76'
C6	33.05'	200.00'	9°28'01"	16.56'

LINE TABLE	
LINE #	DISTANCE
L1	18.56
L2	20.73

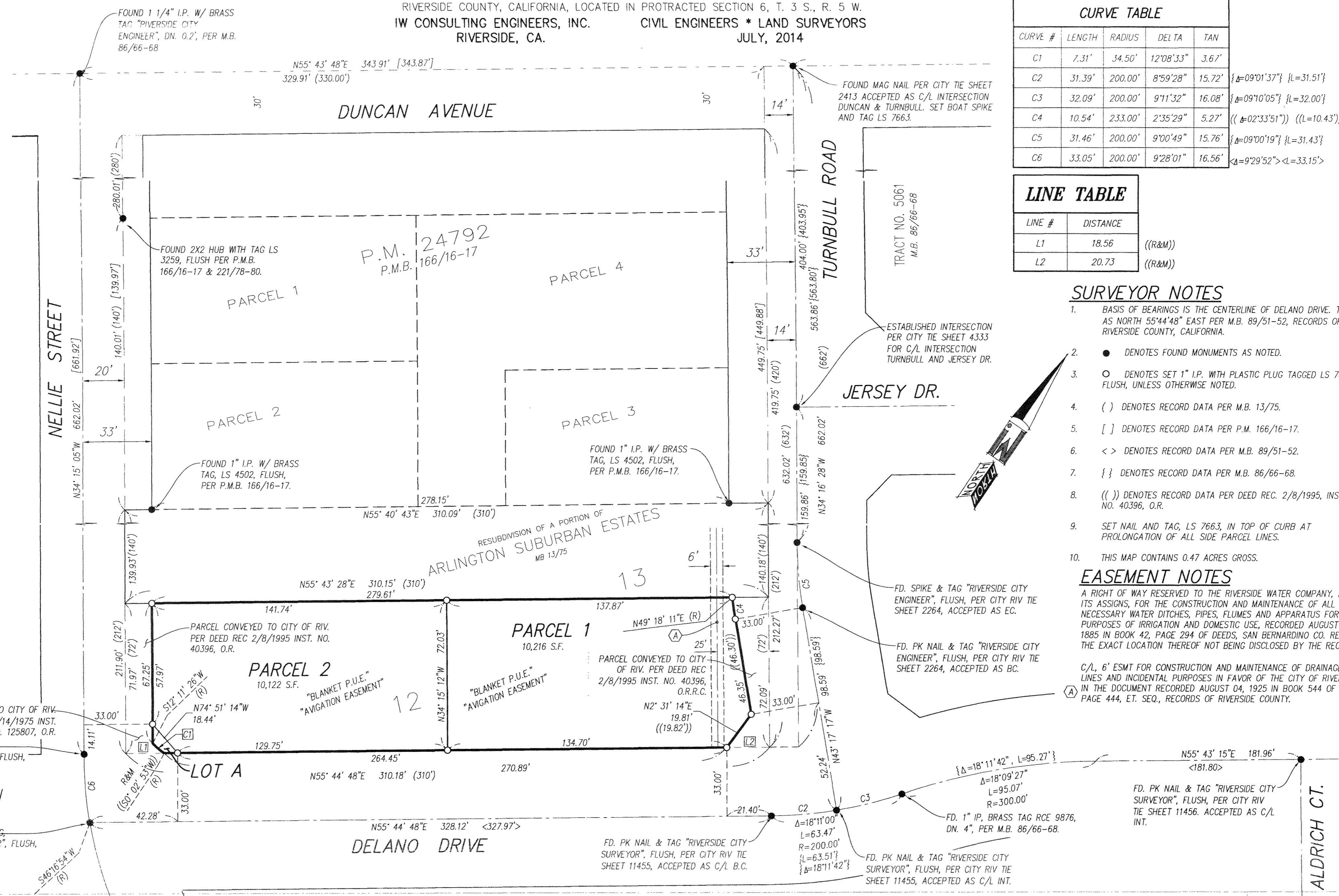
SURVEYOR NOTES

- BASIS OF BEARINGS IS THE CENTERLINE OF DELANO DRIVE. TAKEN AS NORTH 55°44'48" EAST PER M.B. 89/51-52, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- DENOTES FOUND MONUMENTS AS NOTED.
- DENOTES SET 1" I.P. WITH PLASTIC PLUG TAGGED LS 7663, FLUSH, UNLESS OTHERWISE NOTED.
- () DENOTES RECORD DATA PER M.B. 13/75.
- [] DENOTES RECORD DATA PER P.M. 166/16-17.
- < > DENOTES RECORD DATA PER M.B. 89/51-52.
- { } DENOTES RECORD DATA PER M.B. 86/66-68.
- (()) DENOTES RECORD DATA PER DEED REC. 2/8/1995, INST. NO. 40396, O.R.
- SET NAIL AND TAG, LS 7663, IN TOP OF CURB AT PROLONGATION OF ALL SIDE PARCEL LINES.
- THIS MAP CONTAINS 0.47 ACRES GROSS.

EASEMENT NOTES

A RIGHT OF WAY RESERVED 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, RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 294 OF DEEDS, SAN BERNARDINO CO. RECORDS; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.

C/L, 6' ESMT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE IN THE DOCUMENT RECORDED AUGUST 04, 1925 IN BOOK 544 OF DEEDS, PAGE 444, ET. SEQ., RECORDS OF RIVERSIDE COUNTY.



FOUND 1 1/4" I.P. W/ BRASS TAG "RIVERSIDE CITY ENGINEER", DN. 0.2', PER M.B. 86/66-68

N55° 43' 48"E 343.91' [343.87']
329.91' (330.00')

FOUND MAG NAIL PER CITY TIE SHEET 2413 ACCEPTED AS C/L INTERSECTION DUNCAN & TURNBULL. SET BOAT SPIKE AND TAG LS 7663.

FOUND 2X2 HUB WITH TAG LS 3259, FLUSH PER P.M.B. 166/16-17 & 221/78-80.

P.M. 24792
P.M.B. 166/16-17

FOUND 1" I.P. W/ BRASS TAG, LS 4502, FLUSH, PER P.M.B. 166/16-17.

FOUND 1" I.P. W/ BRASS TAG, LS 4502, FLUSH, PER P.M.B. 166/16-17.

ESTABLISHED INTERSECTION PER CITY TIE SHEET 4333 FOR C/L INTERSECTION TURNBULL AND JERSEY DR.

FD. SPIKE & TAG "RIVERSIDE CITY ENGINEER", FLUSH, PER CITY RIV TIE SHEET 2264, ACCEPTED AS EC.

FD. PK NAIL & TAG "RIVERSIDE CITY ENGINEER", FLUSH, PER CITY RIV TIE SHEET 2264, ACCEPTED AS BC.

PARCEL CONVEYED TO CITY OF RIV. PER DEED REC 10/14/1975 INST. NO. 125807, O.R.
FD. PK NAIL & BRASS TAG, "RIVERSIDE CITY SURVEYOR", FLUSH, PER C/R TIE SHT. 11454, ACCEPTED AS C/L B.C.

FD. PK NAIL & BRASS TAG, "RIVERSIDE CITY SURVEYOR", FLUSH, PER C/R TIE SHT. 11454, ACCEPTED AS C/L INT.

FD. PK NAIL & TAG "RIVERSIDE CITY SURVEYOR", FLUSH, PER CITY RIV TIE SHEET 11455, ACCEPTED AS C/L B.C.

FD. PK NAIL & TAG "RIVERSIDE CITY SURVEYOR", FLUSH, PER CITY RIV TIE SHEET 11455, ACCEPTED AS C/L INT.

FD. PK NAIL & TAG "RIVERSIDE CITY SURVEYOR", FLUSH, PER CITY RIV TIE SHEET 11456. ACCEPTED AS C/L INT.