

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA
PARCEL MAP NO. 36899

BEING A SUBDIVISION OF PORTIONS OF LOT 33 AND LOT 35, IN BLOCK 12, OF THE
MAP OF THE VILLAGE OF ARLINGTON, FILED IN BOOK 1, PAGE 62, OF MAPS,
RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
LOCATED IN SECTION 7, T 3 S, R 5 W, S.B.M.

ATC DESIGN GROUP NOVEMBER 2015
ESCONDIDO, CA
FOR CONDOMINIUM PURPOSES

RECORDER'S STATEMENT

FILED THIS 15th DAY OF June, 2016
AT 2:12 PM IN BOOK 240 OF PARCEL MAPS AT
PAGES 52-54 AT THE REQUEST OF THE
CITY CLERK OF THE CITY OF RIVERSIDE.
NO. 2016-0224101
FEE: \$ 14.00
PETER ALDANA, ASSESSOR - COUNTY CLERK - RECORDER

BY: Sophie Denny
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 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.

HLFD INVESTMENT PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: B Walsh BY: _____
NAME: Bernie Walsh NAME: _____
ITS: Manager ITS: _____

BENEFICIARY STATEMENT

GRAND PACIFIC FINANCING CORPORATION, A CALIFORNIA CORPORATION BENEFICIARY UNDER A DEED
OF TRUST RECORDED MAY 11, 2012 AS INSTRUMENT NO. 2012-0219624 OF OFFICIAL RECORDS,
RIVERSIDE COUNTY, CALIFORNIA.

BY: Richard Tao BY: _____
RICHARD TAO, President
BY: _____ BY: _____

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 THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

ON April 5, 2016

BEFORE ME, Deborah J. Vaughn
A NOTARY PUBLIC

PERSONALLY APPEARED Bernie Walsh
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 Deborah J. Vaughn

PLEASE PRINT NAME: Deborah J. Vaughn

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

MY COMMISSION EXPIRES September 13, 2017. COMMISSION #2041195

SEE SHEET 2 FOR ADDITIONAL NOTARY ACKNOWLEDGMENTS

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 5/24/2016
SCOTT G. MILLER
INTERIM FINANCE DIRECTOR/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 \$27,900⁰⁰
THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED.
DATE 5/9/2016

DON KENT
COUNTY TAX COLLECTOR
BY: Donald Jack
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$27,900⁰⁰ 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.
THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED.
DATE 5/9/2016

CASH OR SURETY TAX BOND
DON KENT
COUNTY TAX COLLECTOR
BY: Donald Jack
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:

1. THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION HOLDER OF A PERPETUAL EASEMENT & RIGHT OF
FLIGHT APPURTENANT TO THE RIVERSIDE MUNICIPAL AIRPORT FOR PASSAGE OF AIRCRAFT PER DOCUMENT
RECORDED DECEMBER 11, 1992 AS INSTRUMENT NO. 473480, OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
2. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM LAFAYETTE STREET HAVE BEEN RELINQUISHED BY
DOCUMENT RECORDED MARCH 17, 1975 AS INSTRUMENT NO. 30130 OF OFFICIAL RECORDS OF RIVERSIDE
COUNTY.

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 HLF INVESTMENT PARTNERS, LLC ON NOVEMBER 17, 2015. I
HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR
CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. 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. THE SURVEY IS TRUE AND
COMPLETE AS SHOWN.

Ryan A. Post
RYAN A. POST, L.S. 8785
DATE APRIL 5, 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 NO. 36899
WHICH WAS APPROVED BY THE CITY OF RIVERSIDE ZONING ADMINISTRATOR ON OCTOBER 2, 2015
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.



MARK ANDREW STEUER
R.C.E. 53672 - LIC. EXP. 6/30/17
CITY ENGINEER

DATE May 25, 2016 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.



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

DATE MAY 25, 2016 BY: [Signature]

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA
PARCEL MAP NO. 36899

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MAP OF THE VILLAGE OF ARLINGTON, FILED IN BOOK 1, PAGE 62, OF MAPS,
RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
LOCATED IN SECTION 7, T 3 S, R 5 W, S.B.M.

ATC DESIGN GROUP
ESCONDIDO, CA
NOVEMBER 2015
FOR CONDOMINIUM PURPOSES

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 THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

ON April 7, 2016
BEFORE ME, Helsie Bernice Yan King
A NOTARY PUBLIC

PERSONALLY APPEARED Richard Tao
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(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 Helsie

PLEASE PRINT NAME: Helsie Bernice Yan King

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

MY COMMISSION EXPIRES February 22, 2018

Commission #2058784

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: May 17, 2016 BY: [Signature]
MB

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 THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

ON _____
BEFORE ME, _____
A NOTARY PUBLIC

PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(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 _____

PLEASE PRINT NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES _____, 20 ____.

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.

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 THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

ON _____
BEFORE ME, _____
A NOTARY PUBLIC

PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(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 _____

PLEASE PRINT NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES _____, 20 ____.

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.

1. THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, A CORPORATION HOLDER OF AN EASEMENT FOR LAYING WATER PIPES FOR DOMESTIC IRRIGATING PURPOSES BY DOCUMENT RECORDED JANUARY 24, 1912 IN BOOK 345 OF DEEDS, PAGE 34, ET. SEQ., RECORDS OF RIVERSIDE COUNTY.
2. THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION HOLDER OF AN EASEMENT FOR UNDERGROUND DUCTS & CABLES FOR THE TRANSMISSION OF ELECTRIC ENERGY PER DOCUMENT RECORDED AUGUST 30, 1957 IN BOOK 2141, PAGE 465, ET. SEQ., OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
3. A BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED MARCH 31, 2016, AS DOCUMENT NO. 2016-0126481, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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

PARCEL MAP NO. 36899

BEING A SUBDIVISION OF PORTIONS OF LOT 33 AND LOT 35, IN BLOCK 12, OF THE MAP OF THE VILLAGE OF ARLINGTON, FILED IN BOOK 1, PAGE 62, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTION 7, T 3 S, R 5 W, S.B.M.

ATC DESIGN GROUP ESCONDIDO, CA NOVEMBER 2015
FOR CONDOMINIUM PURPOSES

LINE TABLE			
#	BEARING	DISTANCE	RECORD
L1	N33°59'27"W	57.00'	{57.00'}
L2	S33°59'18"E	10.05'	{10.00'}
L3	N56°01'00"E	29.92'	{30.00'}
L4	N34°01'06"W	11.00'	
L5	N33°59'27"W	20.00'	
L6	N34°01'06"W	33.00'	
L7	N34°01'06"W	33.00'	

CURVE TABLE			
#	Δ	RADIUS	LENGTH
C1	26°44'43"	20.00'	9.34'
{R}	26°44'07"	20.00'	9.33'

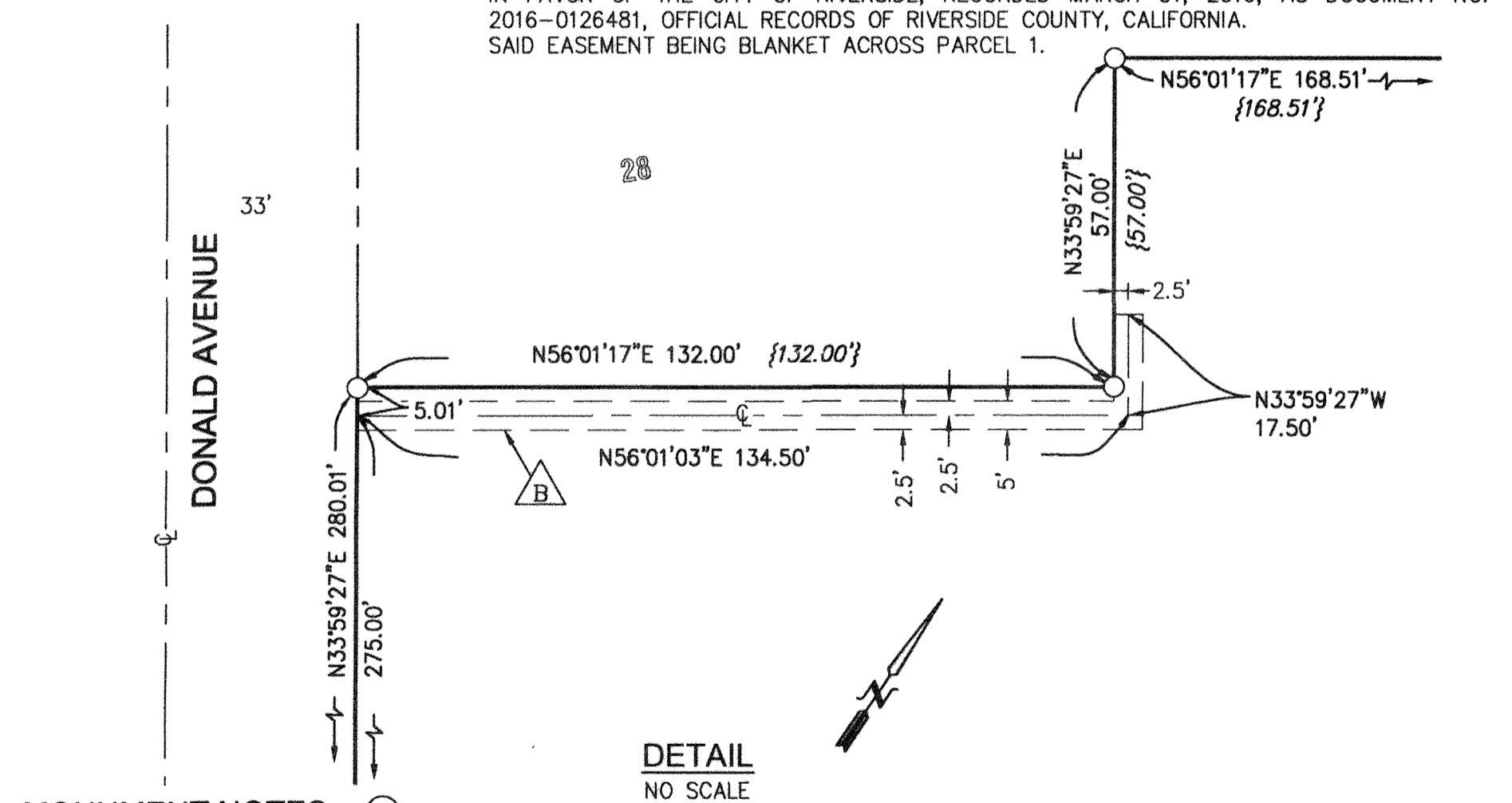
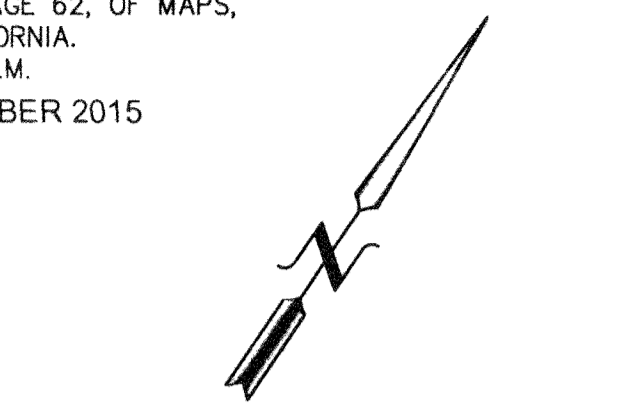
SURVEYOR'S NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF JACKSON STREET AS SHOWN ON KRUSE TRACT, FILED IN BOOK 28 PAGE 29 OF MAPS, BEING NORTH 33°59'40" WEST.

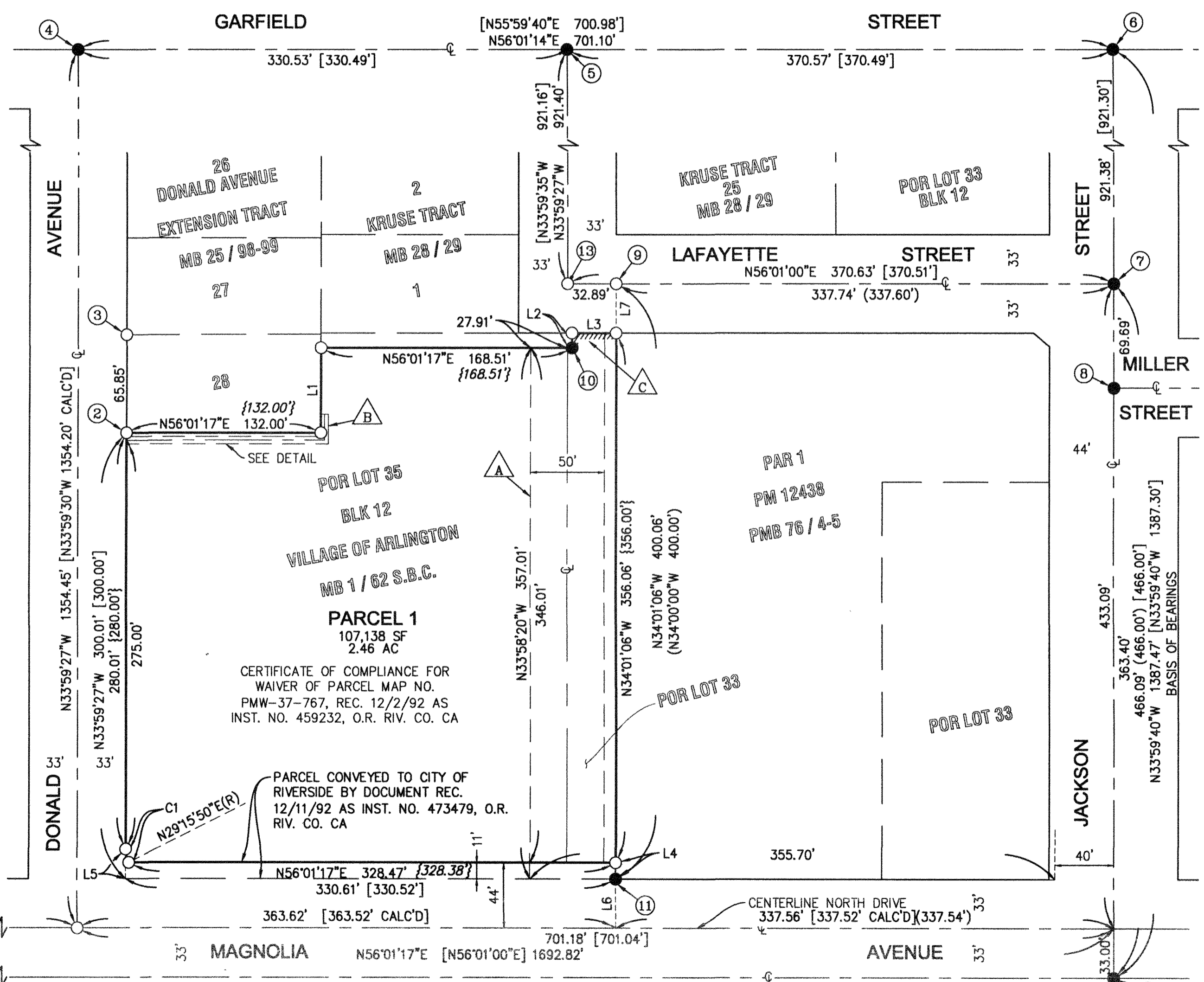
- ▬▬▬▬▬▬ INDICATES ABUTTER'S RIGHTS OF ACCESS LINE
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 3/4" IRON PIPE TAGGED LS 8785, FLUSH, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER PMB 76/4-5
- [] INDICATES RECORD DATA PER MB 28/29
- { } INDICATES RECORD DATA PER CERTIFICATE OF COMPLIANCE FOR WAIVER OF PARCEL MAP NO. PMW-37-767, REC. 12/2/92 AS INSTRUMENT NO. 459232, O.R. RIV. CO. CA

EASEMENT NOTES

- A** AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, A CORPORATION FOR LAYING WATER PIPES FOR DOMESTIC AND IRRIGATING PURPOSES BY DOCUMENT RECORDED JANUARY 24, 1912 IN BOOK 345 OF DEEDS, PAGE 34, ET. SEQ., RECORDS OF RIVERSIDE COUNTY.
- B** EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION FOR UNDERGROUND DUCTS AND CABLES FOR THE TRANSMISSION OF ELECTRIC ENERGY BY DOCUMENT RECORDED AUGUST 30, 1957 IN BOOK 2141, PAGE 465, ET. SEQ., OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- C** ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM LAFAYETTE STREET HAVE BEEN RELINQUISHED BY DOCUMENT RECORDED MARCH 17, 1975 AS INSTRUMENT NO. 30130 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- D** AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION FOR RIGHT OF FLIGHT APPURTENANT TO THE RIVERSIDE MUNICIPAL AIRPORT FOR THE PASSAGE OF AIRCRAFT AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED DECEMBER 11, 1992 AS INSTRUMENT NO. 473480, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. EASEMENT IS BLANKET IN NATURE.
- E** A BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED MARCH 31, 2016, AS DOCUMENT NO. 2016-0126481, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT BEING BLANKET ACROSS PARCEL 1.



- MONUMENT NOTES**
- FD PK & WASHER STAMPED RIVERSIDE CITY ENGINEER WITH CROSS TIES PER CITY TIE SHEET 5556. TIF HELD FOR THE NORTHERLY RIGHT OF WAY OF MAGNOLIA AVENUE
 - FD 3/4" IP OPEN, BENT, DN 0.2', HELD FOR LINE TO ESTABLISH THE SOUTHEASTERLY LINE OF LOT 28, REPLACED PER LEGEND
 - FD 3/4" IP LS 1825 PER RS 22/24, DN 0.2', ACCEPTED AS BEING ON THE NORTHEASTERLY RIGHT OF WAY OF DONALD AVE
 - FD CROSS TIES PER CITY TIE SHEET 2359.TIF
 - FD PK & WASHER STAMPED RIVERSIDE CITY ENGINEER, FLUSH, PER CITY TIE SHEET 13286.TIF
 - FD CROSS TIES PER CITY TIE SHEET 3636
 - FOUND 1 1/4" IP NO TAG PER PM 76/5 & CITY TIE SHEET 13598.TIF. SET TAG LS 8785
 - FD 1 1/4" IP NO TAG PER CITY TIE SHEET 3598.TIF. SET TAG LS 8785
 - FD CONC NAIL PER PMB 76/5 DN 0.2'. REPLACED PER LEGEND.
 - FD 3/4" IP NO RECORD 0.20' NORTHWESTERLY ON PROPERTY LINE DN 0.4'
 - FD 3/4" IP TAGGED RCE 862 PER RS 20/56 & PM 76/5, DN 2.0'
 - FD CONC MON WITH BRASS ROD PER MB 28/29, RS 20/56, RS 22/24 & RS 82/62, DN 0.6'
 - ESTABLISHED BY INTERSECTION OF THE WESTERLY PROD OF FOUND MONUMENTS AND THE SOUTHERLY PROD OF THE FOUND MONUMENT ON GARFIELD AVENUE AND CURB SPLITS



PARCEL 1
107,138 SF
2.46 AC

CERTIFICATE OF COMPLIANCE FOR WAIVER OF PARCEL MAP NO. PMW-37-767, REC. 12/2/92 AS INST. NO. 459232, O.R. RIV. CO. CA

PARCEL CONVEYED TO CITY OF RIVERSIDE BY DOCUMENT REC. 12/11/92 AS INST. NO. 473479, O.R. RIV. CO. CA

CENTERLINE NORTH DRIVE
337.56' [337.52' CALC'D] (337.54')