

241/10
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PARCEL MAP NO. 36458

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP AS SHOWN BY MAP ON FILE IN BOOK 18, PAGE 12 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

adkan
ENGINEERS
RIVERSIDE, CA

SEPTEMBER 2011

RECORDER'S STATEMENT

FILED THIS 16th DAY OF AUGUST, 2016 AT 10:53AM IN BOOK 241 OF PARCEL MAPS AT PAGES 10-13, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE NO. 2016-0349435 FEE \$ 16.00

PETER ALDANA
ASSESSOR-COUNTY CLERK-RECORDER

BY: Marie Heenan J. Olson DEPUTY

SUBDIVISION GUARANTEE:
STEWART TITLE OF CALIFORNIA, INC.

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.

WE HEREBY RESERVE THE EASEMENTS DESIGNATED AS "PRIVATE INGRESS/EGRESS EASEMENT", AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND PARCEL OWNERS WITHIN THIS PARCEL MAP, FOR PRIVATE INGRESS/EGRESS PURPOSES.

James G. Lawson Emily P. Lawson
JAMES G. LAWSON EMILY P. LAWSON

JOHN B. PITCHFORD AND EMILY P. LAWSON, SUCCESSOR CO-TRUSTEES OF THE PITCHFORD FAMILY TRUST DATED JUNE 20, 1973.

John B. Pitchford Emily P. Lawson
JOHN B. PITCHFORD, SUCCESSOR CO-TRUSTEE EMILY P. LAWSON, SUCCESSOR CO-TRUSTEE
Successor Co-Trustee Successor Co-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 Riverside

ON May 9, 2016 BEFORE ME, Melissa Lazio, NOTARY PUBLIC, PERSONALLY APPEARED James G. Lawson & Emily P. Lawson

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 Melissa Lazio
PRINT NAME Melissa Lazio

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2148021

MY COMMISSION EXPIRES: April 28, 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

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 Riverside

ON May 9, 2016 BEFORE ME, Melissa Lazio, NOTARY PUBLIC, PERSONALLY APPEARED Emily P. Lawson, Successor Co-Trustee

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.

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PRINT NAME Melissa Lazio

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2148021

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COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 5,100.00 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.

DATED: July 21, 2016

CASH OR SURETY TAX BOND

DON KENT
COUNTY TAX COLLECTOR

BY: Sharon Kephart 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 \$ 5,100.00.

DATE: July 21, 2016

DON KENT
COUNTY TAX COLLECTOR

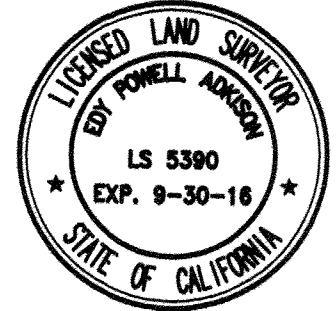
BY: Sharon Kephart DEPUTY

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 JOHN PITCHFORD ON SEPTEMBER 30, 2011. I HEREBY STATE THAT THE 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 7-1-2016

Edy P. Adkison
EDY P. ADKISON, LS 5390
EXPIRATION SEPTEMBER 30, 2016



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: 7-8-16

CURTIS C. STEPHENS
L.S. 7519, LIC. EXP. 12-31-2017
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. 36458 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MARCH 19, 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.

DATE: Aug. 8, 2016

MARK ANDREW STEUER R.C.E. 53672
LIC. EXPIRES 6-30-2017
CITY ENGINEER

BY: Mark Andrew Steuer



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: 7/29/2016

BY: Girish Balachandran

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: 8-4-2016

SCOTT G. MILLER
INTERIM FINANCE DIRECTOR / TREASURER

BY: Scott G. Miller

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.

241/11
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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 36458

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP AS SHOWN BY MAP ON FILE IN BOOK 18, PAGE 12 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

adkan
ENGINEERS
RIVERSIDE, CA

SEPTEMBER 2011

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 Delaware
COUNTY OF Sussex

ON June 2, 2016 BEFORE ME, Kathleen T. Garber, NOTARY PUBLIC,
PERSONALLY APPEARED JOHN B. PITCHEFORD, 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

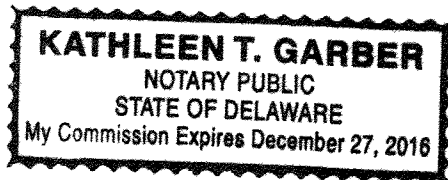
SIGNATURE Kathleen T. Garber

PRINT NAME Kathleen T. Garber

NOTARY PUBLIC, STATE OF Delaware COMMISSION NO. 20121227000008

MY COMMISSION EXPIRES: December 27, 2016

COUNTY OF PRINCIPAL PLACE OF BUSINESS Sussex



241/12
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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 3 OF 4 SHEETS

PARCEL MAP NO. 36458

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP AS SHOWN BY MAP ON FILE IN BOOK 18, PAGE 12 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M.

adkan
ENGINEERS
RIVERSIDE, CALIFORNIA

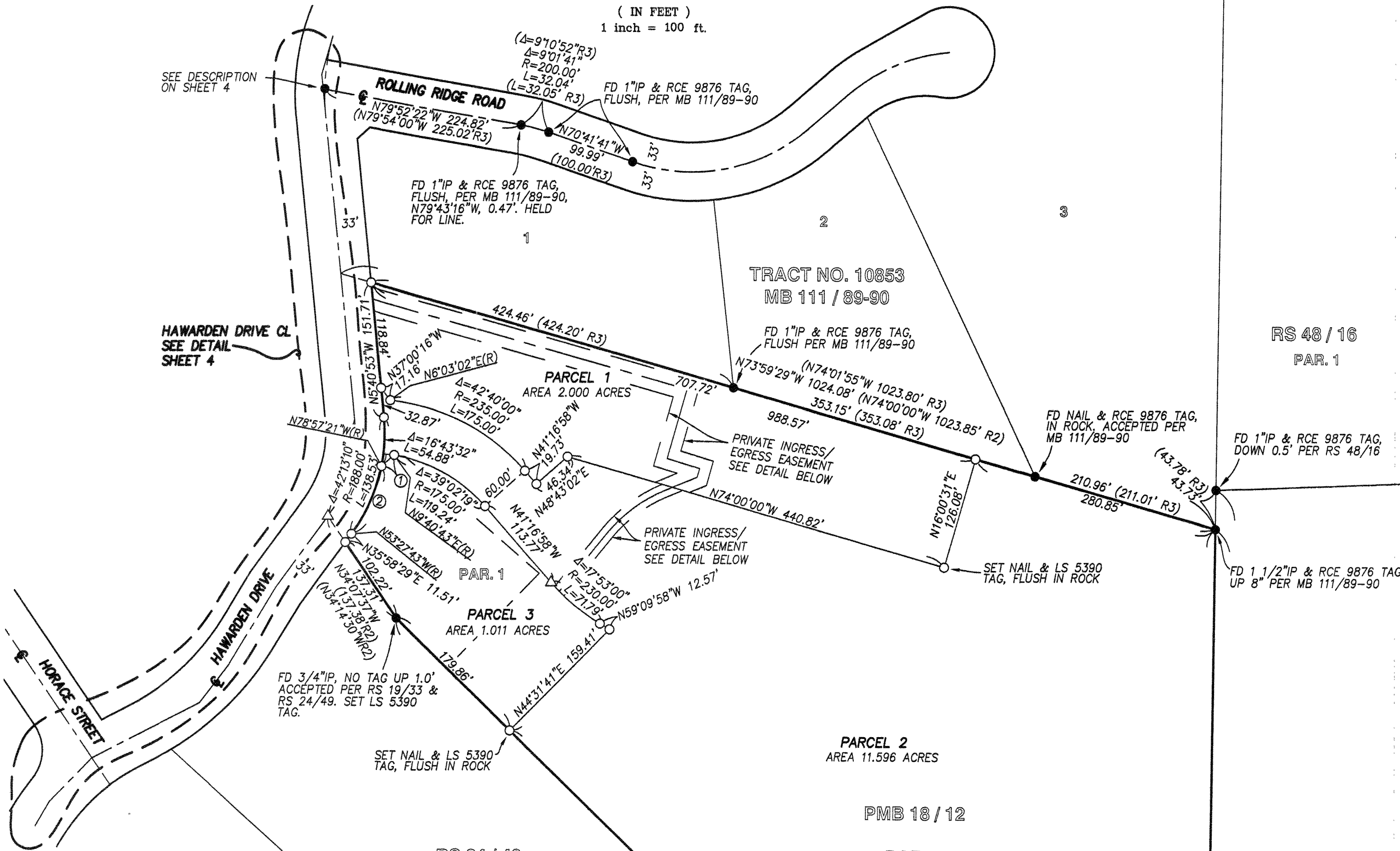
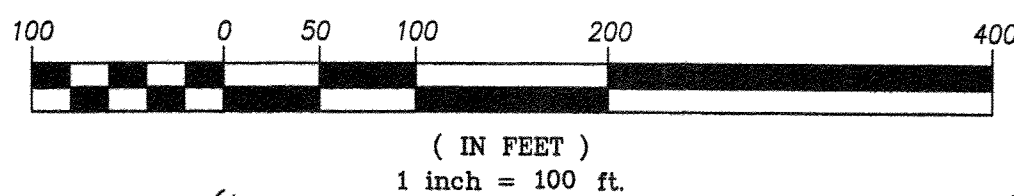


SEPTEMBER 2011

COURSE DATA

- ① N48°55'59"E 18.94'
- ② Δ=25°29'38" R=188.00' L=83.65'

GRAPHIC SCALE



PARCEL 1
CERTIFICATE OF COMPLIANCE NO.
PW-002-945, REC. 10-7-1994 AS
INST. NO. 390066, O.R. RIVERSIDE CO.

SURVEYOR'S NOTES

BEARINGS ARE BASED ON THE EASTERLY LINE OF SECTION 2 BEING NORTH 0°39'45" EAST PER RS 48/16.

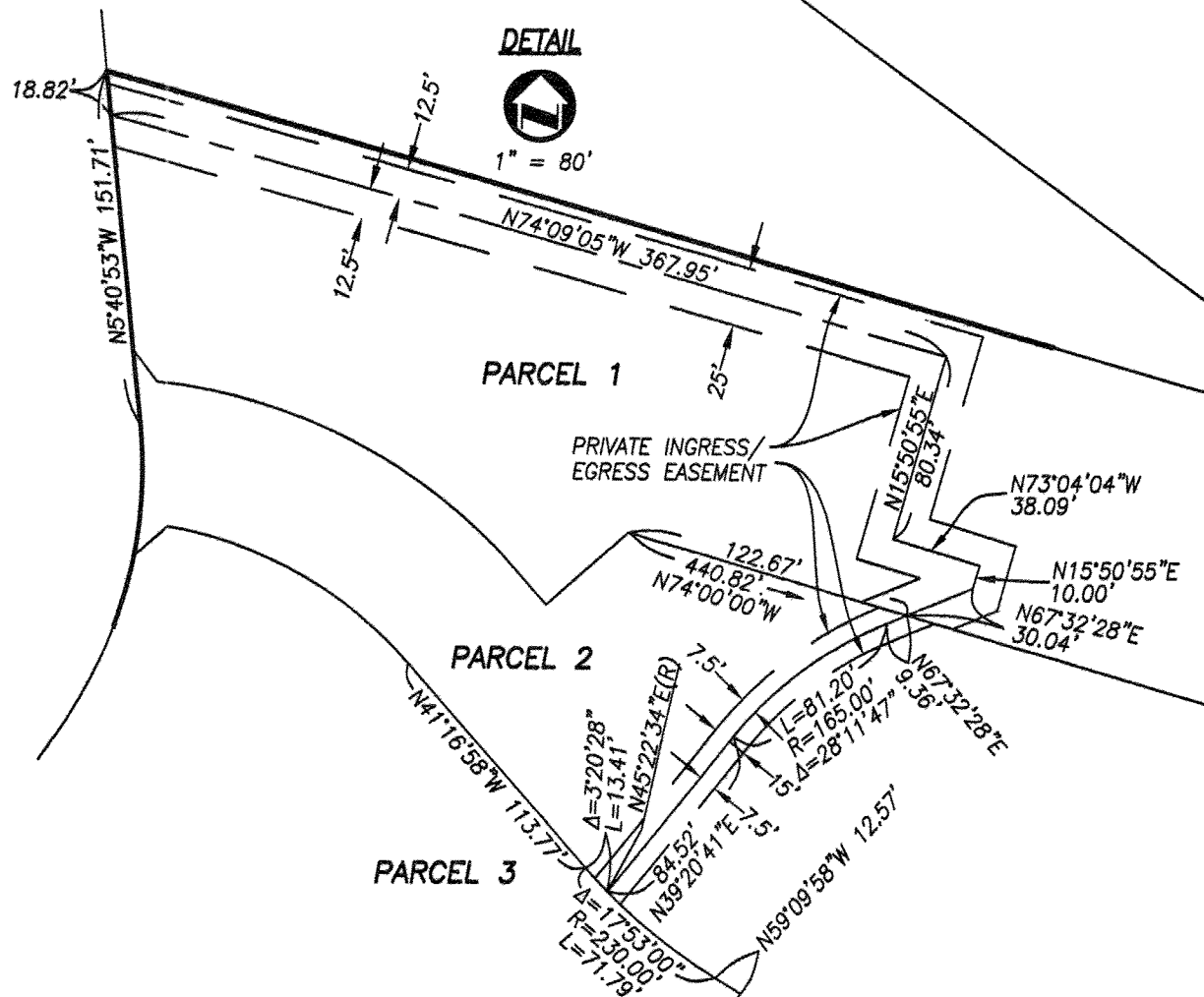
- - INDICATES FOUND MONUMENT AS NOTED
- - INDICATES SET 1"IP & LS 5390 TAG FLUSH, EXCEPT AS NOTED
- △ - INDICATES SET SPIKE & WASHER LS 5390 FLUSH
- () - INDICATES RECORD DATA PER REFERENCE LISTED BELOW
- (R1) - INDICATES RECORD DATA PER RS 48/16
- (R2) - INDICATES RECORD DATA PER RS 19/33
- (R3) - INDICATES RECORD DATA PER MB 111/89-90
- (R4) - INDICATES RECORD DATA PER RS 24/49
- (R5) - INDICATES RECORD DATA PER PMB 20/82-83
- (R6) - INDICATES RECORD DATA PER PMB 18/12
- (R7) - INDICATES RECORD DATA PER MB 260/71-74
- SNF - INDICATES SEARCHED, NOTHING FOUND
- S&W - INDICATES SPIKE & WASHER

THIS MAP CONTAINS 14.607 ACRES WITHIN THE DISTINCTIVE BORDER

ARCHAEOLOGICAL NOTES

PARCELS 1 AND 2 HEREIN HAVE BEEN DETERMINED TO CONTAIN CULTURAL RESOURCES THAT WERE PREVIOUSLY PART OF A SINGLE PROPERTY. FUTURE DEVELOPMENT ON THE PARCELS IS SUBJECT TO TITLE 20 OF THE RIVERSIDE MUNICIPAL CODE AS FOLLOWS: PARCEL 1 RELATIVE TO THE ELIGIBLE STRUCTURE OF MERIT WALTON/MERRIMAN RESIDENCE PROPERTY; PARCEL 2 FOR DESIGN OF A NEW DRIVEWAY RELATIVE TO THE HAWARDEN DRIVE HISTORIC RESOURCE; AND PARCELS 1 AND 2 RELATIVE TO POTENTIAL PRE-HISTORIC ARCHAEOLOGICAL RESOURCES.

FOR ANY FUTURE DEVELOPMENT OF PARCELS 1 AND 2, IF BURIED ARCHAEOLOGICAL RESOURCES ARE UNCOVERED DURING CONSTRUCTION, ALL WORK MUST BE HALTED IN THE VICINITY OF THE DISCOVERY UNTIL A REGISTERED PROFESSIONAL ARCHAEOLOGIST CAN VISIT THE SITE OF DISCOVERY AND ASSESS THE SIGNIFICANCE AND ORIGIN OF THE ARCHAEOLOGICAL RESOURCE. IF THE RESOURCE IS DETERMINED TO BE OF NATIVE AMERICAN ORIGIN, THE TRIBE SHALL BE CONSULTED. IF THE ARCHAEOLOGICAL RESOURCE IS DETERMINED TO BE A POTENTIALLY SIGNIFICANT CULTURAL RESOURCE, THE CITY, IN CONSULTATION WITH THE PROJECT ARCHAEOLOGIST AND THE TRIBE, SHALL DETERMINE THE COURSE OF ACTION WHICH MAY INCLUDE DATA RECOVERY, RETENTION IN SITU, OR OTHER APPROPRIATE TREATMENT AND MITIGATION DEPENDING ON THE RESOURCES DISCOVERED. PROCEDURES SHALL FOLLOW ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.



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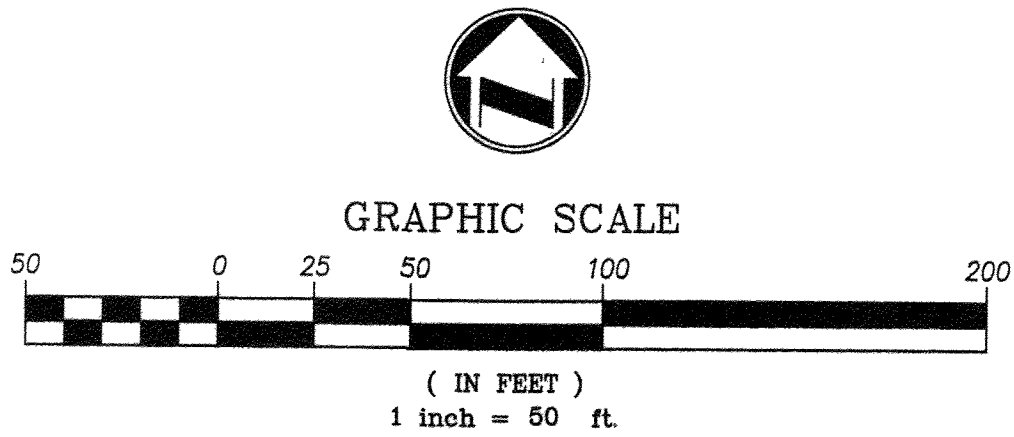
PARCEL MAP NO. 36458

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adkan
ENGINEERS
RIVERSIDE, CALIFORNIA

SEPTEMBER 2011

DETAIL OF HAWARDEN DRIVE



SURVEYOR'S NOTES

BEARINGS ARE BASED ON THE EASTERLY LINE OF SECTION 2 BEING NORTH 0°39'45" EAST PER RS 48/16.

- -INDICATES FOUND MONUMENT AS NOTED
- -INDICATES SET 1"IP & LS 5390 TAG FLUSH, EXCEPT AS NOTED
- △ -INDICATES SET SPIKE & WASHER LS 5390 FLUSH

- () -INDICATES RECORD DATA PER REFERENCE LISTED BELOW
- (R1) -INDICATES RECORD DATA PER RS 48/16
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- (R5) -INDICATES RECORD DATA PER PMB 20/82-83
- (R6) -INDICATES RECORD DATA PER PMB 18/12
- (R7) -INDICATES RECORD DATA PER MB 260/71-74
- SNF -INDICATES SEARCHED, NOTHING FOUND
- S&W -INDICATES SPIKE & WASHER

THIS MAP CONTAINS 14.607 ACRES WITHIN THE DISTINCTIVE BORDER

ARCHAEOLOGICAL NOTES

PARCELS 1 AND 2 HEREIN HAVE BEEN DETERMINED TO CONTAIN CULTURAL RESOURCES THAT WERE PREVIOUSLY PART OF A SINGLE PROPERTY. FUTURE DEVELOPMENT ON THE PARCELS IS SUBJECT TO TITLE 20 OF THE RIVERSIDE MUNICIPAL CODE AS FOLLOWS: PARCEL 1 RELATIVE TO THE ELIGIBLE STRUCTURE OF MERIT WALTON/MERRIMAN RESIDENCE PROPERTY; PARCEL 2 FOR DESIGN OF A NEW DRIVEWAY RELATIVE TO THE HAWARDEN DRIVE HISTORIC RESOURCE; AND PARCELS 1 AND 2 RELATIVE TO POTENTIAL PRE-HISTORIC ARCHAEOLOGICAL RESOURCES.

FOR ANY FUTURE DEVELOPMENT OF PARCELS 1 AND 2, IF BURIED ARCHAEOLOGICAL RESOURCES ARE UNCOVERED DURING CONSTRUCTION, ALL WORK MUST BE HALTED IN THE VICINITY OF THE DISCOVERY UNTIL A REGISTERED PROFESSIONAL ARCHAEOLOGIST CAN VISIT THE SITE OF DISCOVERY AND ASSESS THE SIGNIFICANCE AND ORIGIN OF THE ARCHAEOLOGICAL RESOURCE. IF THE RESOURCE IS DETERMINED TO BE OF NATIVE AMERICAN ORIGIN, THE TRIBE SHALL BE CONSULTED. IF THE ARCHAEOLOGICAL RESOURCE IS DETERMINED TO BE A POTENTIALLY SIGNIFICANT CULTURAL RESOURCE, THE CITY, IN CONSULTATION WITH THE PROJECT ARCHAEOLOGIST AND THE TRIBE, SHALL DETERMINE THE COURSE OF ACTION WHICH MAY INCLUDE DATA RECOVERY, RETENTION IN SITU, OR OTHER APPROPRIATE TREATMENT AND MITIGATION DEPENDING ON THE RESOURCES DISCOVERED. PROCEDURES SHALL FOLLOW ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

COURSE DATA

- ① N34°07'37"W 35.10'
(N34°13'30"W 34.95'R6)
- ② Δ=42°10'47" R=155.00' L=114.11'
(Δ=42°11'00" R=155.00' L=114.12'R6)
- ③ N5°40'53"W 44.50'
(N5°41'20"W 44.50'R3)

