

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

PARCEL MAP NO. 34631

BEING A SUBDIVISION OF A PORTION OF LOT 32 OF ASSESSOR'S MAP NO. 20, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 24 AND 25 OF ASSESSOR'S MAPS AND A PORTION OF TWIN BUTTES CANAL NO.1, LOCATED WITHIN LOT 21 OF FRACTIONAL SEC. 15, T3S, R6W OF THE RANCHO LA SIERRA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

SDH & ASSOCIATES, INC., RIVERSIDE, CALIFORNIA AUGUST 2016

RECORDER'S STATEMENT

FILED THIS 1st DAY OF MAY, 2017, AT 2:20 P.M.

IN BOOK 242 OF PARCEL MAPS AT PAGES 69-71

AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

FEE \$14.00 NO. 2017-0172883

PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY Yube 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.

FAMILY REALTY DEVELOPMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Henry Szu
HENRY SZU

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 } s.s.
COUNTY OF Los Angeles
ON August 16, 2016, BEFORE ME, Sophia Yang
NOTARY PUBLIC, PERSONALLY APPEARED
Henry Szu

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.

MY COMMISSION EXPIRES 12/10/16 WITNESS MY HAND
MY PRINCIPAL PLACE OF BUSINESS IS
IN Los Angeles COUNTY. Sophia Yang
Commission No. 2172664 NOTARY PUBLIC IN AND FOR SAID STATE
PRINT NAME Sophia Yang

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 } s.s.
COUNTY OF _____
ON _____, BEFORE ME, _____
NOTARY PUBLIC, 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.

MY COMMISSION EXPIRES _____ WITNESS MY HAND
MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY. _____ NOTARY PUBLIC IN AND FOR SAID STATE
PRINT NAME _____

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

DATED 2/16/17 BY GA
MB

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.

A BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED 11/02/2016 AS DOC 2016-0500828 O.R. RIV. CO. CA. SAID EASEMENT BEING BLANKET OVER PARCELS 1 THROUGH 3

GIRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

DATED 2/16/17 BY GA
MB

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.

SCOTT G. MILLER, Ph.D
CHIEF FINANCIAL OFFICER/CITY TREASURER

DATED 2-22-17 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 \$ 2,400.00

DATE: April 26, 2017

DON KENT
COUNTY TAX COLLECTOR

BY Sheree Kathraal, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2,400.00 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 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.

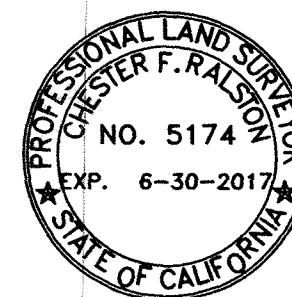
DATE: April 26, 2017

CASH OR SURETY TAX BOND
DON KENT
COUNTY TAX COLLECTOR

BY Sheree Kathraal, DEPUTY

SOILS REPORT

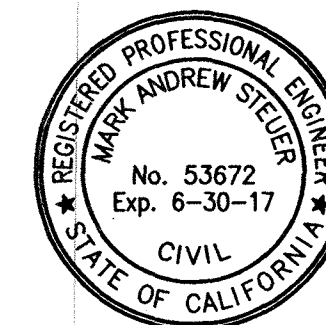
A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY CAL LAND ENGINEERING ON 12-6-2006 AND AMENDED ON 7-28-15 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953



DATED Aug 9, 2016 Chester F. Ralston
CHESTER F. RALSTON
L.S. 5174
LICENSE EXPIRES 06/30/2017

CITY ENGINEER'S STATEMENT

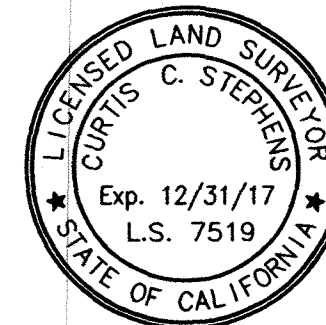
I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF PARCEL MAP NO. 36888 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE ZONING ADMINISTRATOR ON OCTOBER 1, 2015 AND ANY APPROVED ALTERATIONS THEREOF; AND ALL PROVISIONS 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.



DATED 2-23-17 BY MA
MARK ANDREW STEUER
R.C.E. 53672, LIC. EXP. 6/30/17
CITY ENGINEER

CITY SURVEYOR'S STATEMENT

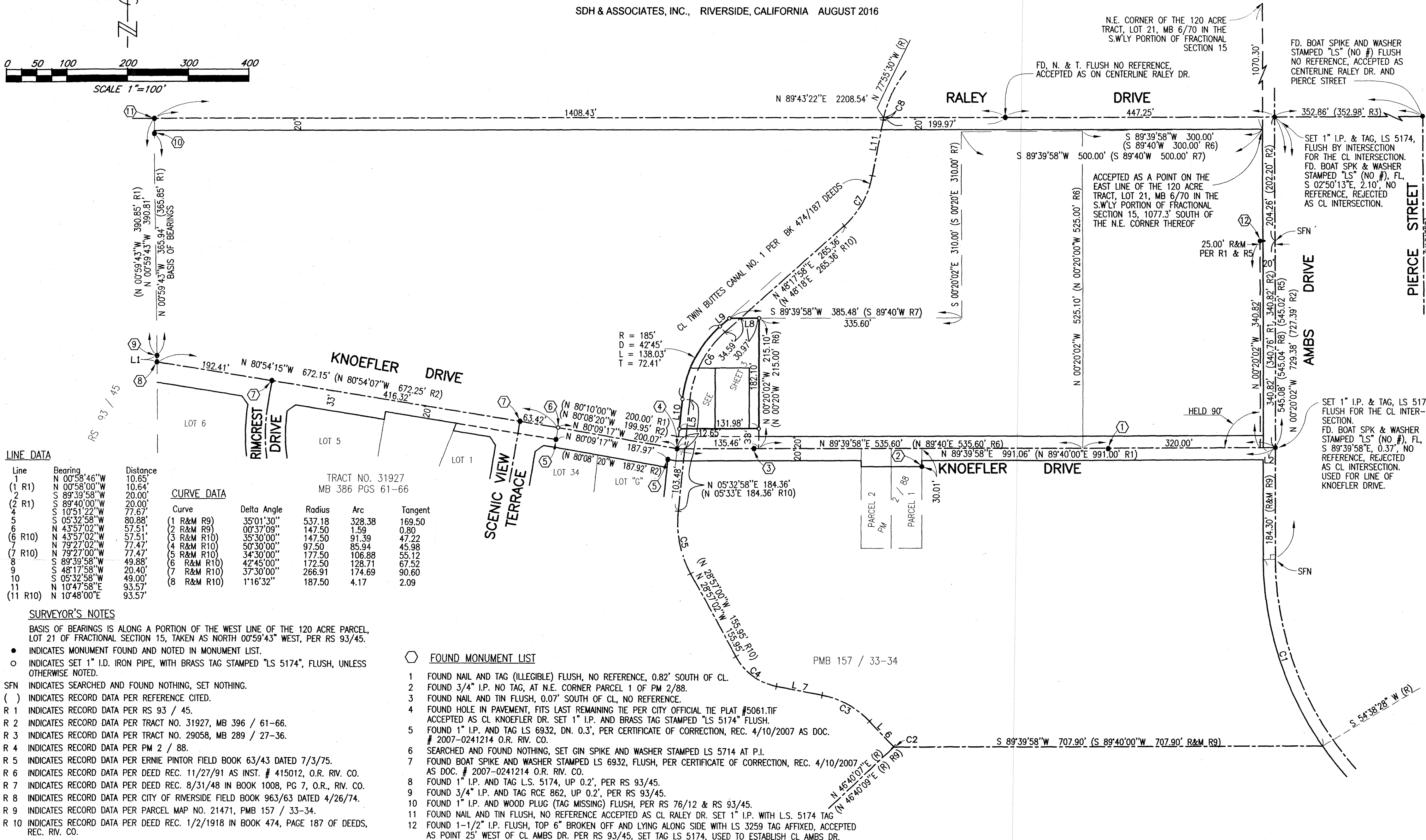
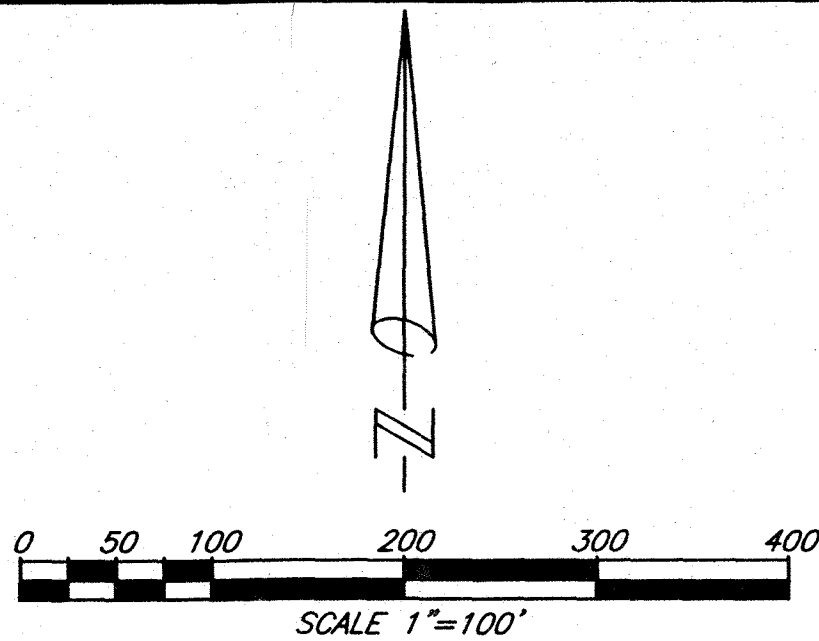
I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.



DATED 2-27-17 BY CS
CURTIS C. STEPHENS
L.S. 7519 LIC. EXP. 12/31/17
CITY SURVEYOR

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
PARCEL MAP NO. 34631
 BEING A SUBDIVISION OF A PORTION OF LOT 32 OF ASSESSOR'S MAP NO. 20, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 24 AND 25 OF ASSESSOR'S MAPS AND A PORTION OF TWIN BUTTES CANAL NO. 1, LOCATED WITHIN LOT 21 OF FRACTIONAL SEC. 15, T3S, R6W OF THE RANCHO LA SIERRA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

SDH & ASSOCIATES, INC., RIVERSIDE, CALIFORNIA AUGUST 2016



LINE DATA

Line	Bearing	Distance
1	N 00°58'46"W	10.65'
(1 R1)	N 00°58'00"W	10.64'
2	S 89°39'58"W	20.00'
(2 R1)	S 89°40'00"W	20.00'
3	S 10°51'22"W	77.67'
4	S 05°32'58"W	80.88'
5	N 43°57'02"W	57.51'
(6 R10)	N 43°57'02"W	57.51'
6	N 79°27'02"W	77.47'
(7 R10)	N 79°27'00"W	77.47'
7	S 89°39'58"W	49.88'
8	S 48°17'58"W	20.40'
9	S 05°32'58"W	49.00'
10	N 10°47'58"E	93.57'
(11 R10)	N 10°48'00"E	93.57'

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent
(1 R&M R9)	35°01'30"	537.18	328.38	169.50
(2 R&M R9)	00°37'09"	147.50	1.59	0.80
(3 R&M R10)	35°30'00"	147.50	91.39	47.22
(4 R&M R10)	50°30'00"	97.50	85.94	45.98
(5 R&M R10)	34°30'00"	177.50	106.88	55.12
(6 R&M R10)	42°45'00"	172.50	128.71	67.52
(7 R&M R10)	37°30'00"	266.91	174.69	90.60
(8 R&M R10)	1°16'32"	187.50	4.17	2.09

- SURVEYOR'S NOTES**
- BASIS OF BEARINGS IS ALONG A PORTION OF THE WEST LINE OF THE 120 ACRE PARCEL, LOT 21 OF FRACTIONAL SECTION 15, TAKEN AS NORTH 00°59'43" WEST, PER RS 93/45.
- INDICATES MONUMENT FOUND AND NOTED IN MONUMENT LIST.
 - INDICATES SET 1" I.D. IRON PIPE, WITH BRASS TAG STAMPED "LS 5174", FLUSH, UNLESS OTHERWISE NOTED.
- SFN INDICATES SEARCHED AND FOUND NOTHING, SET NOTHING.
 () INDICATES RECORD DATA PER REFERENCE CITED.
 R 1 INDICATES RECORD DATA PER RS 93 / 45.
 R 2 INDICATES RECORD DATA PER TRACT NO. 31927, MB 396 / 61-66.
 R 3 INDICATES RECORD DATA PER TRACT NO. 29058, MB 289 / 27-36.
 R 4 INDICATES RECORD DATA PER PM 2 / 88.
 R 5 INDICATES RECORD DATA PER ERNIE PINTOR FIELD BOOK 63/43 DATED 7/3/75.
 R 6 INDICATES RECORD DATA PER DEED REC. 11/27/91 AS INST. # 415012, O.R. RIV. CO.
 R 7 INDICATES RECORD DATA PER DEED REC. 8/31/48 IN BOOK 1008, PG 7, O.R., RIV. CO.
 R 8 INDICATES RECORD DATA PER CITY OF RIVERSIDE FIELD BOOK 963/63 DATED 4/26/74.
 R 9 INDICATES RECORD DATA PER PARCEL MAP NO. 21471, PMB 157 / 33-34.
 R 10 INDICATES RECORD DATA PER DEED REC. 1/2/1918 IN BOOK 474, PAGE 187 OF DEEDS, REC. RIV. CO.

- FOUND MONUMENT LIST**
- 1 FOUND NAIL AND TAG (ILLEGIBLE) FLUSH, NO REFERENCE, 0.82' SOUTH OF CL.
 - 2 FOUND 3/4" I.P. NO TAG, AT N.E. CORNER PARCEL 1 OF PM 2/88.
 - 3 FOUND NAIL AND TIN FLUSH, 0.07' SOUTH OF CL, NO REFERENCE.
 - 4 FOUND HOLE IN PAVEMENT, FITS LAST REMAINING TIE PER CITY OFFICIAL TIE PLAT #5061.TIF ACCEPTED AS CL KNOEFLER DR. SET 1" I.P. AND BRASS TAG STAMPED "LS 5174" FLUSH.
 - 5 FOUND 1" I.P. AND TAG LS 6932, DN. 0.3', PER CERTIFICATE OF CORRECTION, REC. 4/10/2007 AS DOC. # 2007-0241214 O.R. RIV. CO.
 - 6 SEARCHED AND FOUND NOTHING, SET GIN SPIKE AND WASHER STAMPED LS 5174 AT P.I.
 - 7 FOUND BOAT SPIKE AND WASHER STAMPED LS 6932, FLUSH, PER CERTIFICATE OF CORRECTION, REC. 4/10/2007 AS DOC. # 2007-0241214 O.R. RIV. CO.
 - 8 FOUND 1" I.P. AND TAG L.S. 5174, UP 0.2', PER RS 93/45.
 - 9 FOUND 3/4" I.P. AND TAG RCE 862, UP 0.2', PER RS 93/45.
 - 10 FOUND 1" I.P. AND WOOD PLUG (TAG MISSING) FLUSH, PER RS 76/12 & RS 93/45.
 - 11 FOUND NAIL AND TIN FLUSH, NO REFERENCE ACCEPTED AS CL RALEY DR. SET 1" I.P. WITH L.S. 5174 TAG
 - 12 FOUND 1-1/2" I.P. FLUSH, TOP 6" BROKEN OFF AND LYING ALONG SIDE WITH LS 3259 TAG AFFIXED, ACCEPTED AS POINT 25' WEST OF CL AMBS DR. PER RS 93/45, SET TAG LS 5174, USED TO ESTABLISH CL AMBS DR.

THIS PARCEL MAP CONTAINS 0.45 ACRES

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

PARCEL MAP NO. 34631

BEING A SUBDIVISION OF A PORTION OF LOT 32 OF ASSESSOR'S MAP NO. 20, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 24 AND 25 OF ASSESSOR'S MAPS AND A PORTION OF TWIN BUTTES CANAL NO. 1, LOCATED WITHIN LOT 21 OF FRACTIONAL SEC. 15, T3S, R6W OF THE RANCHO LA SIERRA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

SDH & ASSOCIATES, INC., RIVERSIDE, CALIFORNIA AUGUST 2016

SURVEYOR'S NOTES

BASIS OF BEARINGS IS ALONG A PORTION OF THE WEST LINE OF THE 120 ACRE PARCEL, LOT 21 OF FRACTIONAL SECTION 15, TAKEN AS NORTH 00°59'43" WEST, PER RS 93/45.

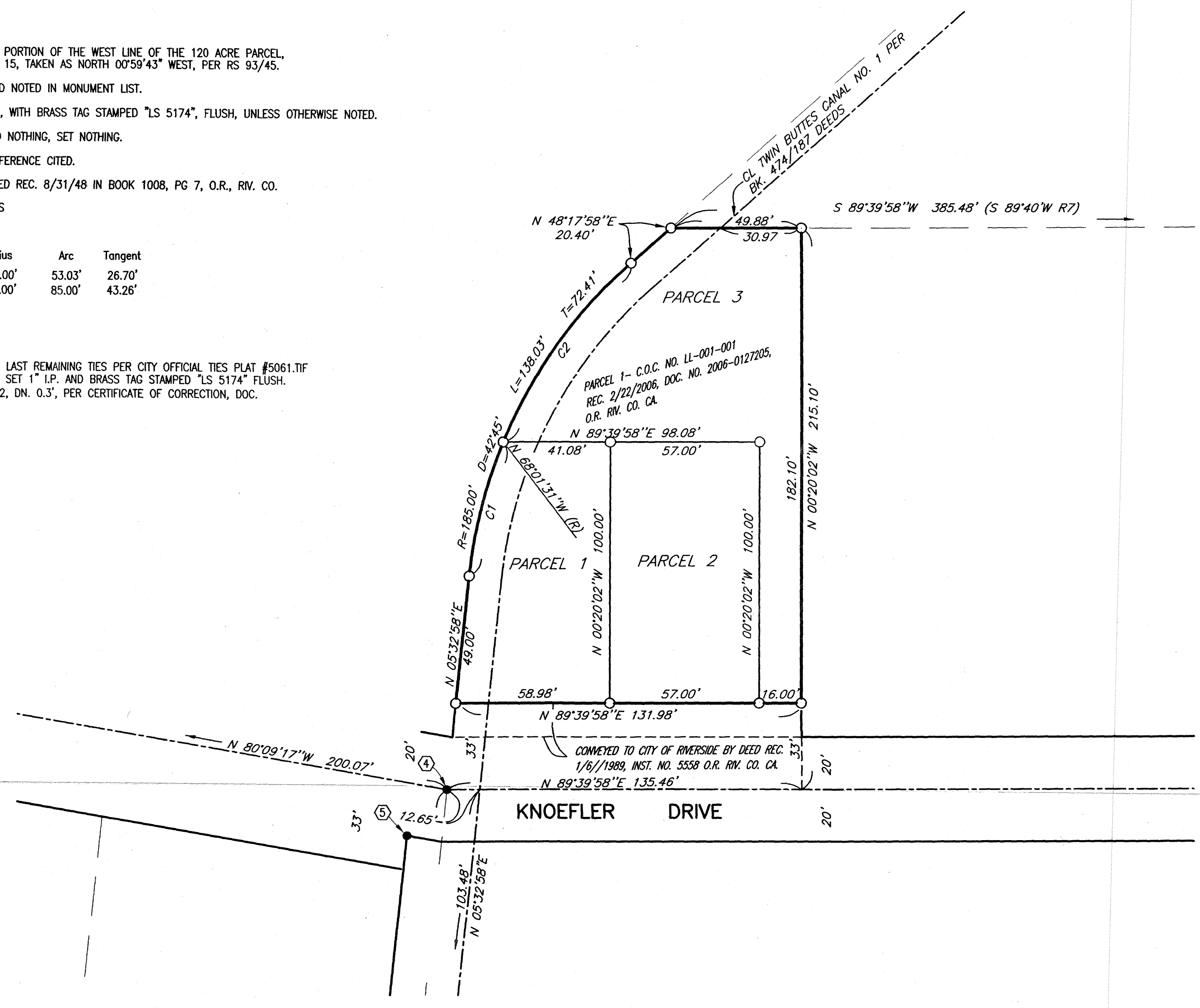
- INDICATES MONUMENT FOUND AND NOTED IN MONUMENT LIST.
 - INDICATES SET 1" I.D. IRON PIPE, WITH BRASS TAG STAMPED "LS 5174", FLUSH, UNLESS OTHERWISE NOTED.
 - SFN INDICATES SEARCHED AND FOUND NOTHING, SET NOTHING.
 - () INDICATES RECORD DATA PER REFERENCE CITED.
 - R 7 INDICATES RECORD DATA PER DEED REC. 8/31/48 IN BOOK 1008, PG 7, O.R., RIV. CO.
- THIS PARCEL MAP CONTAINS 0.45 ACRES

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent
C1	16°25'31"	185.00'	53.03'	26.70'
C2	26°19'29"	185.00'	85.00'	43.26'

FOUND MONUMENT LIST

- 4 FOUND HOLE IN PAVEMENT, FITS LAST REMAINING TIES PER CITY OFFICIAL TIES PLAT #5061.TIF ACCEPTED AS CL KNOEFLER DR. SET 1" I.P. AND BRASS TAG STAMPED "LS 5174" FLUSH.
- 5 FOUND 1" I.P. AND TAG LS 6932, DN. 0.3', PER CERTIFICATE OF CORRECTION, DOC. # 2007-0241214 O.R. RIV. CO.



EASEMENT NOTES

1. A BLANKET ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED 11/02/2016 AS DOC. NO. 2016-050828 O.R. RIV. CO. CA. SAID EASEMENT BEING BLANKET ACROSS PARCELS 1 THROUGH 3

