

243 80
2017-0450616
ORIGINAL

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

PARCEL MAP NO. 37317

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF PARCEL MAP NO. 10044 PER MAP ON FILE IN BOOK 40, PAGE 76 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, IN PROTRACTED SECTION 31, TOWNSHIP 2 SOUTH, RANGE 5 WEST, RANCHO LA SIERRA SEPULVEDA PER MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY.



MARCH 2017

RECORDER'S STATEMENT

FILED THIS 30th DAY OF October, 2017
AT 2:30 P.M., IN BOOK 243 OF PARCEL
MAPS AT PAGES 80-81, AT THE REQUEST
OF THE CITY CLERK OF THE CITY OF RIVERSIDE
NO. 2017-0450616 FEE \$ 12.00

PETER ALDANA
ASSESSOR-COUNTY CLERK-RECORDER

BY: Sophia Gomez 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.

LERROY DAN BAIN AND THELMA JEAN HARMON BAIN, TRUSTEES OF THE BAIN FAMILY TRUST DATED AUGUST 25, 2005

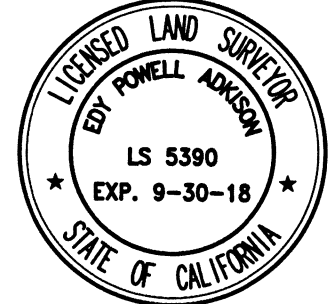
Leroy Dan Bain Thelma Jean Harmon Bain
LERROY DAN BAIN, TRUSTEE THELMA JEAN HARMON BAIN, TRUSTEE

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 DALE SEXTON ON MARCH 30, 2017. 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 10-3-2017, 2017

Edy P. Adkison
EDY P. ADKISON, LS 5390
EXPIRATION SEPTEMBER 30, 2018



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 San Diego

ON September 14, 2017 BEFORE ME, Linda K. Gilday, NOTARY PUBLIC,

PERSONALLY APPEARED Leroy Dan Bain and Thelma Jean Harmon Bain

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/HE(S) EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(ES) 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 Linda K. Gilday

PRINT NAME Linda K. Gilday

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2139487

MY COMMISSION EXPIRES: 01/08/2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS San Diego



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: Oct 17, 2017

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. 37317 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE ZONING ADMINISTRATOR ON JUNE 21, 2017 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: Oct 18, 2017

MARK ANDREW STEUER R.C.E. 53672
LIC. EXPIRES 6-30-2019
CITY ENGINEER

BY: Mark Andrew Steuer



TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ 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: _____, 2017 CASH OR SURETY TAX BOND

JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: _____, 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 \$ _____.

DATE: October 25, 2017

JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: Chereese Koptal, DEPUTY

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.

DATE: Oct. 17, 2017

ADAM RAYMOND
CHIEF FINANCIAL OFFICER / CITY TREASURER

BY: Adam Raymond

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.

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPES, DITCHES & ETC. AND INCIDENTAL PURPOSES, RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS.

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO ARLINGTON MUTUAL WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPES, CONDUITS AND ETC., RECORDED SEPTEMBER 4, 1923 IN BOOK 687, PAGE 278 AND FEBRUARY 13, 1925 IN BOOK 629, PAGE 218 BOTH OF DEEDS.

GIRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

DATE: October 16, 2017

BY: Girish Balachandran
mbg

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:

THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR RIGHT OF WAY FOR ROADWAY SLOPE, SUPPORT PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 17, 2008 AS DOC. NO. 2008-0607326 OF OFFICIAL RECORDS.

THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES, RECORDED JANUARY 20, 2005 AS DOC. NO. 2005-0054824 OF OFFICIAL RECORDS.

THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES, RECORDED DECEMBER 10, 2002 AS INSTRUMENT NO. 2002-736745 OF OFFICIAL RECORDS.

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: October 16, 2017

BY: Girish Balachandran
mbg

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. 37317

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MARCH 2017

adkan ENGINEERS
RIVERSIDE, CA

EASEMENT NOTES

- 1 THE CITY OF RIVERSIDE SUCCESSOR IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPES DITCHES & ETC. AND INCIDENTAL PURPOSES, RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF OFFICIAL RECORDS (CANNOT BE LOCATED FROM RECORD).
 - 2 THE CITY OF RIVERSIDE SUCCESSOR IN INTEREST TO ARLINGTON MUTUAL WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPES, CONDUITS AND ETC., RECORDED SEPTEMBER 4, 1923 IN BOOK 687, PAGE 278 AND FEBRUARY 13, 1925 IN BOOK 629, PAGE 218 BOTH OF OFFICIAL RECORDS (CANNOT BE LOCATED FROM RECORD).
 - 3 CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES, RECORDED DECEMBER 10, 2002 AS INSTRUMENT NO. 2002-736745 OF OFFICIAL RECORDS. EASEMENT IS BLANKET IN NATURE AND AFFECTS ALL LOTS.
- ▲ THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES, RECORDED JANUARY 20, 2005 AS DOC. NO. 2005-0054824 OF OFFICIAL RECORDS.
- ▲ THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR RIGHT OF WAY FOR ROADWAY SLOPE, SUPPORT PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 17, 2008 AS DOC. NO. 2008-0607326 OF OFFICIAL RECORDS.

SURVEYOR'S NOTES

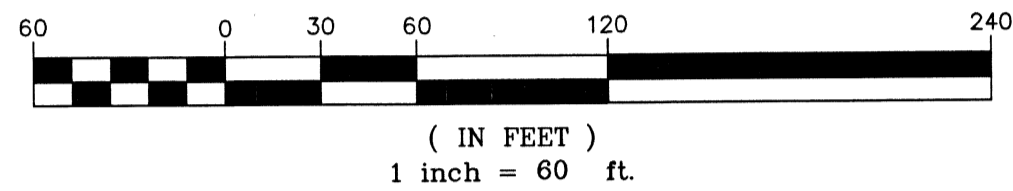
BASIS OF BEARINGS
THE CENTERLINE OF ARLINGTON AVENUE BEING NORTH 89°49'45" EAST PER PMB 40/76 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

MONUMENT NOTES

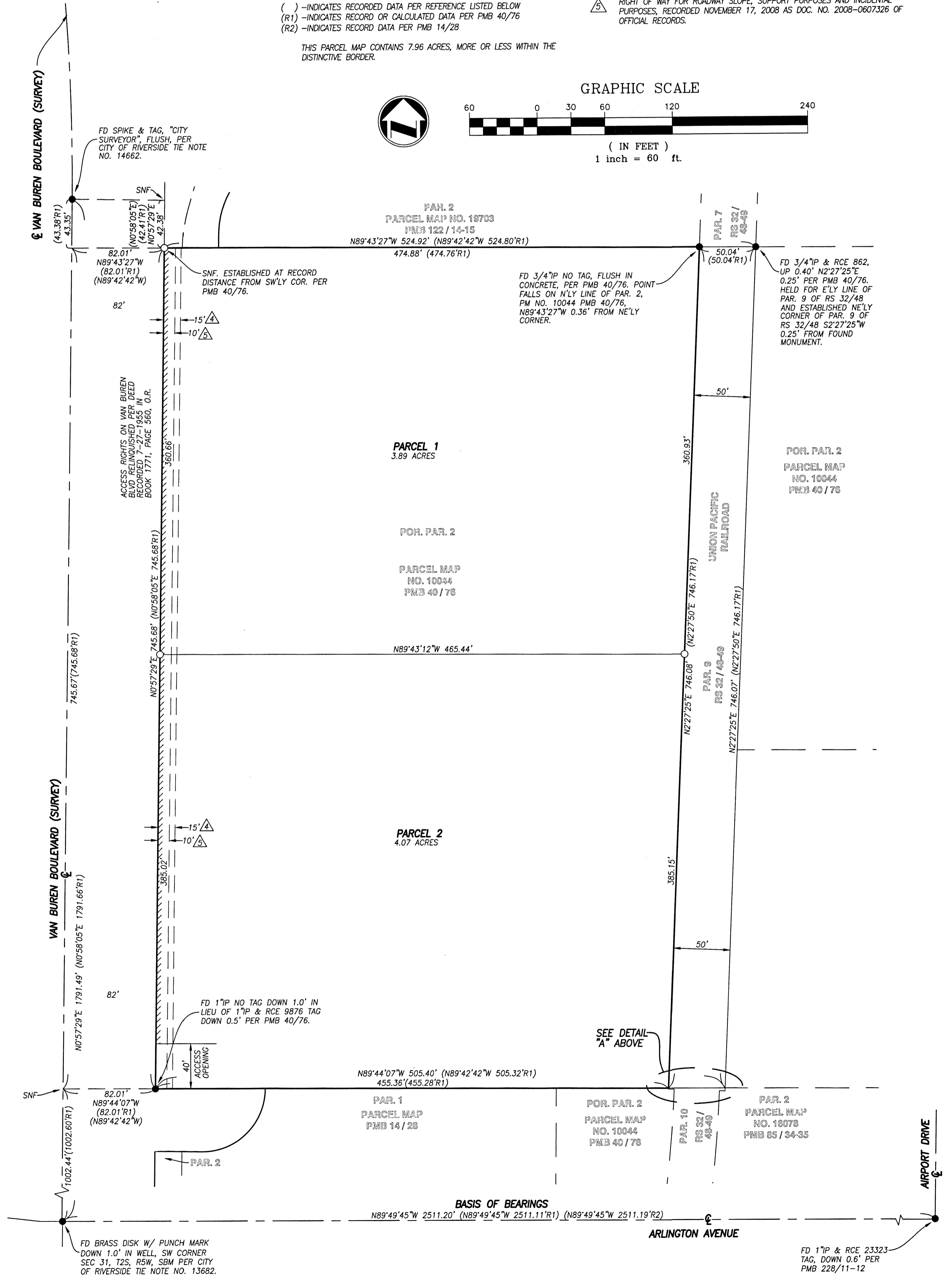
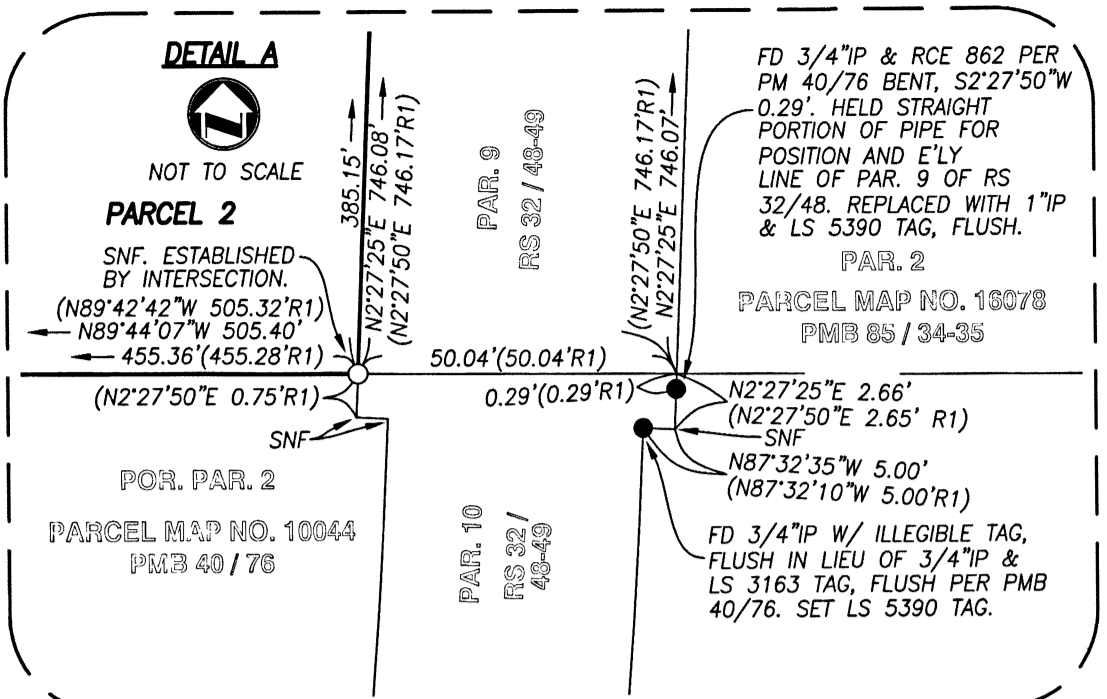
- -INDICATES FOUND MONUMENT AS NOTED
- -INDICATES SET 1"IP & LS 5390 TAG, FLUSH, EXCEPT AS NOTED
- SNF -INDICATES SEARCHED, NOTHING FOUND
- /// -INDICATES RESTRICTED ACCESS
- () -INDICATES RECORDED DATA PER REFERENCE LISTED BELOW
- (R1) -INDICATES RECORD OR CALCULATED DATA PER PMB 40/76
- (R2) -INDICATES RECORD DATA PER PMB 14/28

THIS PARCEL MAP CONTAINS 7.96 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER.

GRAPHIC SCALE



2017-0450616 ORIGINAL 243 81



BASIS OF BEARINGS
N89°49'45"W 2511.20' (N89°49'45"W 2511.11'R1) (N89°49'45"W 2511.19'R2)