

GROSS AREA: 9.60 ACRES
NET AREA: 9.15 ACRES
2 PARCELS

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

PARCEL MAP NO. 37432

BEING A DIVISION OF LOT 2 IN BLOCK 31 OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE
IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA.
LOCATED IN SECTION 17, T.3 S., R.5 W., S.B.M.

GIL ZULUETA MENDOZA ASSOCIATES, INC. MAY 29, 2018 JEFFREY R. PAUL, L.S. 6887
RIVERSIDE, CA

RECORDER'S STATEMENT

FILED THIS 14th DAY OF June 2018
AT 8:20 AM IN BOOK 244 OF PARCEL
MAPS AT PAGES 96-97 AT THE REQUEST
OF THE CITY CLERK OF THE CITY OF RIVERSIDE
NO. 2018-0240745 FEE \$ 11.00

PETER ALDANA
ASSESSOR - COUNTY CLERK - RECORDER
BY: Joseph Jones 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.

MARK TODD JONES AND MELISSA RUTH JONES, TRUSTEES UNDER DECLARATION OF TRUST DATED
SEPTEMBER 7, 2000.

Mark Todd Jones
MARK TODD JONES, TRUSTEE

Melissa Ruth Jones
MELISSA RUTH JONES, TRUSTEE

NOTARY ACKNOWLEDGEMENTS:

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.

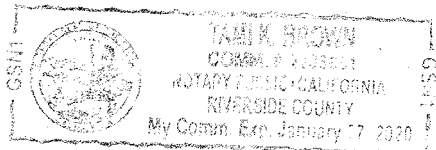
STATE OF CALIFORNIA
COUNTY OF Riverside

ON 5/31/18 BEFORE ME, Tam K. Brown NOTARY PUBLIC,
PERSONALLY APPEARED Mark Todd Jones and Melissa Ruth Jones 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: Tam K. Brown
NAME OF NOTARY: Tam K. Brown
COUNTY IN WHICH COMMISSIONED: Riverside
DATE COMMISSION EXPIRES: 01/17/20
COMMISSION NUMBER: 2182661



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 MARK TODD JONES ON SEPTEMBER 25, 2017.

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 OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 1,
2018, 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: 5/31/18

Jeffrey R. Paul
JEFFREY R. PAUL, L.S. 6887
EXPIRATION DATE: DECEMBER 31, 2018

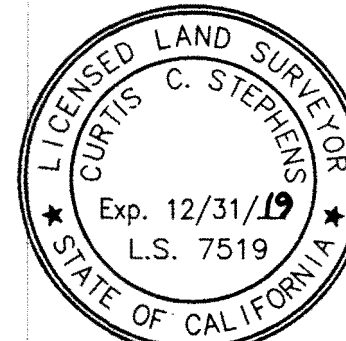


CITY SURVEYOR'S STATEMENT

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: 6/1/18

CURTIS C. STEPHENS
L.S. 7519 LIC. EXP. 12/31/19
CITY SURVEYOR
BY: Curtis C. Stephens

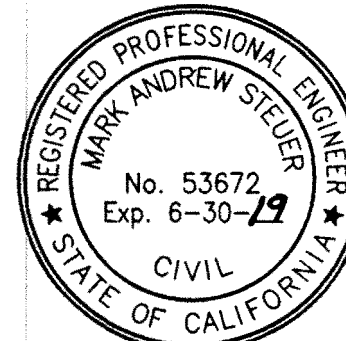


CITY ENGINEER'S STATEMENT

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 37432 WHICH WAS
APPROVED BY THE CITY OF RIVERSIDE DEVELOPMENT REVIEW COMMITTEE, ACTING ON BEHALF OF THE ZONING
ADMINISTRATOR, ON DECEMBER 20, 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: 7-7-18

MARK ANDREW STEUER
RCE 53672 LIC. EXP. 6/30/19
CITY ENGINEER
BY: Mark Andrew Steuer



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: 6/6/18

ADAM RAYMOND
CHIEF FINANCIAL OFFICER/CITY TREASURER
BY: Adam Raymond

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 10,700.00 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 30, 2018

CAS) OR SURETY BOND
JON CHRISTENSEN
COUNTY TAX COLLECTOR
BY: Sharon Kather 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 \$ 10,700.00

DATE: MAY 30, 2018

JON CHRISTENSEN
COUNTY TAX COLLECTOR
BY: Sharon Kather DEPUTY

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.

EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, TOGETHER WITH THE RIGHTS TO CONSTRUCT AND
MAINTAIN UTILITIES, AND OTHER IMPROVEMENTS CONSISTENT WITH THE USE AS A PUBLIC STREET AND
HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JULY 16, 2001 AS INSTRUMENT NO. 2001-326705 OF
OFFICIAL RECORDS, IN FAVOR OF THE CITY OF RIVERSIDE.

DATE: 6/5/18

Todd L. Jorgenson
PUBLIC UTILITIES GENERAL MANAGER
BY: Todd L. Jorgenson

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.

DATE: 6/5/18

Todd L. Jorgenson
PUBLIC UTILITIES GENERAL MANAGER
BY: Todd L. Jorgenson

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.

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 INTEREST
CANNOT RIPEN INTO A FEE:

1. AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, TOGETHER WITH THE RIGHTS TO
CONSTRUCT AND MAINTAIN SEWERS, DRAINS, AND OTHER IMPROVEMENTS CONSISTENT WITH THE USE AS
A PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JULY 16, 2001 AS INSTRUMENT
NO. 2001-326705 OF OFFICIAL RECORDS, IN FAVOR OF THE CITY OF RIVERSIDE.

244/616
copy

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NET AREA: 9.15 ACRES
2 PARCELS

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STATE OF CALIFORNIA

PARCEL MAP NO. 37432

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GIL ZULUETA MENDOZA ASSOCIATES, INC. MAY 29, 2018 JEFFREY R. PAUL, L.S. 6887
RIVERSIDE, CA

BASIS OF BEARING NOTE:

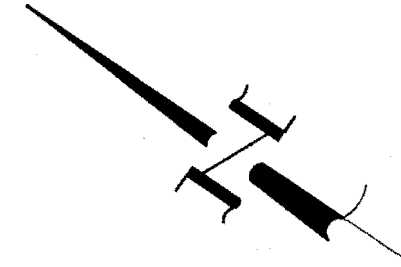
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF IRVING STREET, BEING N 34°01'11" W, AS SHOWN ON PARCEL MAP NO. 28928, PMB 195/70-71, RECORDS OF RIVERSIDE COUNTY.

MONUMENT NOTES:

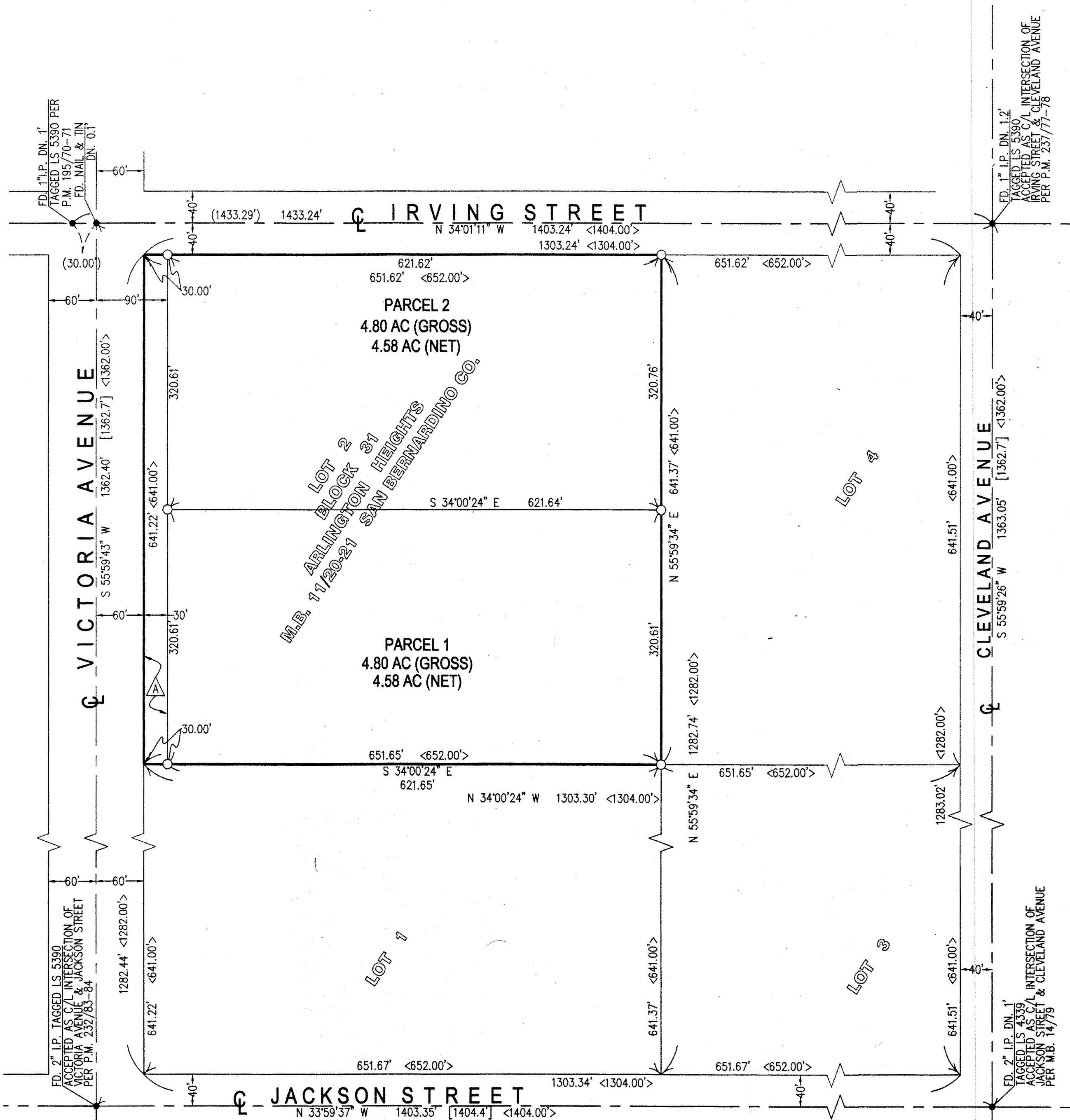
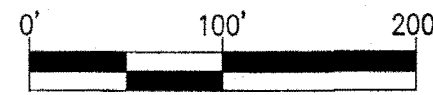
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1" I.P. TAGGED LS 6887, FLUSH UNLESS OTHERWISE SHOWN
- () INDICATES RECORD DATA PER P.M. 28928, P.M.B. 195/70-71
- [] INDICATES RECORD DATA PER M.B. 14/79
- < > INDICATES RECORD DATA PER M.B. 11/20-21 S.B. CO.

EASEMENT NOTES:

▲ -INDICATES AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES, TOGETHER WITH THE RIGHTS TO CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS, AND OTHER IMPROVEMENTS CONSISTENT WITH THE USE AS A PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JULY 16, 2001 AS INSTRUMENT NO. 2001-326705 OF OFFICIAL RECORDS, IN FAVOR OF THE CITY OF RIVERSIDE.



SCALE 1"=100'



244/97
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