

245/93  
COPY

NUMBERED PARCELS=2  
TOTAL ACREAGE=4.01

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

SHEET 1 OF 3 SHEETS

# PARCEL MAP NO. 37034

BEING A SURVEY OF A PORTION OF PROTRACTED SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY MAP SHOWING A SUBDIVISION OF THE RANCHO LA SIERRA ON FILE IN BOOK 6 PAGE 70 OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

DENNIS C. FARNSWORTH R.C.E. 31653 JULY 2015  
ONTARIO, CA

### RECORDER'S STATEMENT

FILED THIS 10<sup>th</sup> DAY OF October 2018 AT 1:30 P.M. IN BOOK 245 OF PARCEL MAPS, AT PAGES 93-95, AT RECORDING REFERENCE #2018-0401874 THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE Fee: \$13.00

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: Judith A. Aldana 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.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATIONS FACILITIES THE EASEMENTS DESIGNATED AS "BLANKET P.U.E."

WE HEREBY REQUEST THAT THE FOLLOWING EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66445(j) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT FOR POLES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY RECORDED JULY 19, 1928 AS BOOK 773, PAGE 144 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. THAT CERTAIN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED APRIL 19, 1910 IN BOOK 304 OF DEEDS, PAGE 100 AND 103, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ARTHUR DEMIRCHYAN AND NARINE DEMIRCHYAN, HUSBAND AND WIFE AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP.

Arthur Demirchyan  
ARTHUR DEMIRCHYAN, AUTHORIZED SIGNATORY

Narine Demirchyan  
NARINE DEMIRCHYAN, AUTHORIZED SIGNATORY

### ENGINEER'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 ORDINANCES AT THE REQUEST OF ARTHUR DEMIRCHYAN AND NARINE DEMIRCHYAN, HUSBAND AND WIFE ON JULY 15, 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 OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 2019, AND THAT THE MONUMENTS ARE, OR WILL, BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 7/18, 2018

Dennis C. Farnsworth  
DENNIS C. FARNSWORTH  
R.C.E. 31653  
LIC. EXP. 12/31/18

### 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: 8/22/18

CURTIS C. STEPHENS  
L.S. 7519 LIC. EXP. 12/31/19  
CITY SURVEYOR

BY: Curtis C. Stephens



### 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: \_\_\_\_\_, 2018

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 4, 2018

JON CHRISTENSEN  
COUNTY TAX COLLECTOR

BY: Chace Kardan 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: August 16, 2018

ADAM RAYMOND  
CHIEF FINANCIAL OFFICER/ CITY TREASURER

BY: Adam Raymond for Adam Raymond

### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 3 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 37034.

THE EASEMENTS DESIGNATED AS "BLANKET P.U.E.", ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445(J) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT FOR POLES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY RECORDED JULY 19, 1928 AS BOOK 773, PAGE 144 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. THAT CERTAIN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED APRIL 19, 1910 IN BOOK 304 OF DEEDS, PAGE 100 AND 103, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 25<sup>th</sup> DAY OF September 2018.

COLLEEN J. NICOL  
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: Colleen J. Nicol

### 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. 37034 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON DECEMBER 15, 2016, 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: 8-22-18

MARK ANDREW STEUER  
RCE 53672 LIC. EXP. 6/30/19  
CITY ENGINEER

BY: Mark Andrew Steuer



245/94  
copy

NUMBERED PARCELS=2  
TOTAL ACREAGE=4.01

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

SHEET 2 OF 3 SHEETS

# PARCEL MAP NO. 37034

BEING A SURVEY OF A PORTION OF PROTRACTED SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY MAP SHOWING A SUBDIVISION OF THE RANCHO LA SIERRA ON FILE IN BOOK 6 PAGE 70 OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

DENNIS C. FARNSWORTH R.C.E. 31653 JULY 2015  
ONTARIO, CA

### 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 Los Angeles

ON July 13, 2018, BEFORE ME, M.R. PECHA,  
A NOTARY PUBLIC, PERSONALLY APPEARED ARTHUR DEMIRCHYAN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON 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 AND OFFICIAL SEAL:

SIGNATURE   
PRINTED NAME: M.R. PECHA  
MY COMMISSION NUMBER: 2232377  
MY COMMISSION EXPIRES: FEB. 25, 2022  
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

### 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 Los Angeles

ON July 13, 2018, BEFORE ME, M.R. PECHA,  
A NOTARY PUBLIC, PERSONALLY APPEARED NARINE DEMIRCHYAN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON 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 AND OFFICIAL SEAL:

SIGNATURE   
PRINTED NAME: M.R. PECHA  
MY COMMISSION NUMBER: 2232377  
MY COMMISSION EXPIRES: FEB. 25, 2022  
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

### 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:

- EASEMENTS OVER SAID LAND AS EVIDENCED BY DEEDS TO THE CITY OF RIVERSIDE RECORDED APRIL 2, 1962 IN BOOK 3109, PAGES 344 AND 359 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF VIRGIL J. VIAL AND CLARA J. VIAL, HUSBAND AND WIFE, RECORDED JUNE 22, 1960 IN BOOK 2718, PAGE 145 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED SEPTEMBER 1, 1967 AS INSTRUMENT NO. 77337 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT FOR ROADWAY SLOPE AND SUPPORT AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF RIVERSIDE, RECORDED MARCH 24, 2011 AS DOCUMENT NO. 2011-0131108 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.


### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOUTHERN CALIFORNIA GEOTECHNICAL ON NOVEMBER 4, 2016 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

### 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.

Todd L. Jorgenson  
PUBLIC UTILITIES GENERAL MANAGER


DATE: 8/16/18 BY: 

### 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 FOR AN EASEMENT FOR LAYING, MAINTAINING, AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF TWIN BUTTES WATER COMPANY, A CORPORATION, RECORDED AUGUST 11, 1919 IN BOOK 508 OF DEEDS, PAGE 101, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST FOR A PERPETUAL EASEMENT IN AND OVER THE HEREIN DESCRIBED PROPERTY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF PIPES, CONDUITS, POLES, WIRES, DITCHES, CANALS AND OTHER MEANS OF CONVEYING ELECTRICITY, POWER AND WATER, PROVIDED SUCH ELECTRICITY SHALL BE USED FOR THE OPERATION OF PUMPING PLANTS OPERATED BY THE ARLINGTON MUTUAL WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, THE SECURITY TRUST AND SAVINGS BANK, A CORPORATION, RESERVING ALL RIGHTS PERTAINING TO THE USE OF ELECTRICITY AND POWER FOR ALL OTHER PURPOSES, AS SET OUT IN DEED RECORDED FEBRUARY 13, 1925 IN BOOK 629 OF DEEDS, PAGE 218, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST FOR AN EASEMENT AND RIGHT OF WAY TO EXCAVATE FOR AND LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE AND REMOVE A LINE OF PIPE OR LINES OF PIPES, DITCHES OR FLUMES, TOGETHER WITH ANY OR ALL FITTING APPURTENANT THERETO, FOR THE CONVEYANCE OF WATER AND INCIDENTAL PURPOSES IN FAVOR OF CITIZENS DOMESTIC WATER COMPANY, RECORDED MARCH 18, 1926 IN BOOK 663 OF DEEDS, PAGE 591, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST FOR A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, A CALIFORNIA CHARTER CITY AND MUNICIPAL CORPORATION, RECORDED MAY 14, 2015 AS DOCUMENT NO. 2015-0200822 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- THE CITY OF RIVERSIDE SUCCESSOR IN INTEREST FOR AN EASEMENT FOR WATER LINES AND INCIDENTAL PURPOSES IN FAVOR OF ANZA WATER COMPANY, RECORDED SEPTEMBER 23, 1954 IN BOOK 1633, PAGE 327 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Todd L. Jorgenson  
PUBLIC UTILITIES GENERAL MANAGER

DATE: 8/16/18 BY: 

# PARCEL MAP NO. 37034

BEING A SURVEY OF A PORTION OF PROTRACTED SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY MAP SHOWING A SUBDIVISION OF THE RANCHO LA SIERRA ON FILE IN BOOK 6 PAGE 70 OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

### SURVEYOR'S NOTES MONUMENT NOTES:

DENNIS C. FARNSWORTH R.C.E. 31653 JULY 2015  
ONTARIO, CA

### RECORD REFERENCES:

- SFN SEARCH FOUND NOTHING
- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES SET 1" I.P. WITH TAG STAMPED RCE 31653, UNLESS OTHERWISE NOTED.
- ( ) INDICATES RECORD DATA PER R.S. 132/4.
- [ ] INDICATES RECORD DATA PER TRACT MAP NO. 21605, M.B. 163/6-7.
- (( )) INDICATES RECORD DATA, RECORDED 3/24/11 PER DOCUMENT NO. 2011-0131109.
- //// INDICATES RESTRICTED ACCESS

### BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON IS THE CENTERLINE OF DOOLITTLE AVENUE SHOWN AS NORTH 53° 47' 17" WEST PER RECORD OF SURVEY, R.S. 132/4.

### EASEMENT NOTES:

- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM COUNTY HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JULY 27, 1955 AS BOOK 1771, PAGE 559 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF VIRGIL J. VIAL AND CLARA J. VIAL, HUSBAND AND WIFE, RECORDED JUNE 22, 1960 AS BOOK 2718, PAGE 145 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED SEPTEMBER 01, 1967 AS INSTRUMENT NO. 77337 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT FOR ROADWAY SLOPE AND SUPPORT AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED MARCH 24, 2011 AS INSTRUMENT NO. 2011-0131108 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED MARCH 24, 2011 AS INSTRUMENT NO. 2011-0131109 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, A CALIFORNIA CHARTER CITY AND MUNICIPAL CORPORATION, RECORDED MAY 14, 2015 AS INSTRUMENT NO. 2015-0200822 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY, CALIFORNIA.

FD 1" IP, W/TAG ILLEGIBLE, DN 0.3', ACCEPTED AS CENTERLINE BC PER R.S. 132/4. SET TAG STAMPED RCE 31653

FD 3/4" IP, W/TAG ILLEGIBLE, DN 0.3', ACCEPTED AS CENTERLINE EC PER R.S. 132/4. SET TAG STAMPED RCE 31653

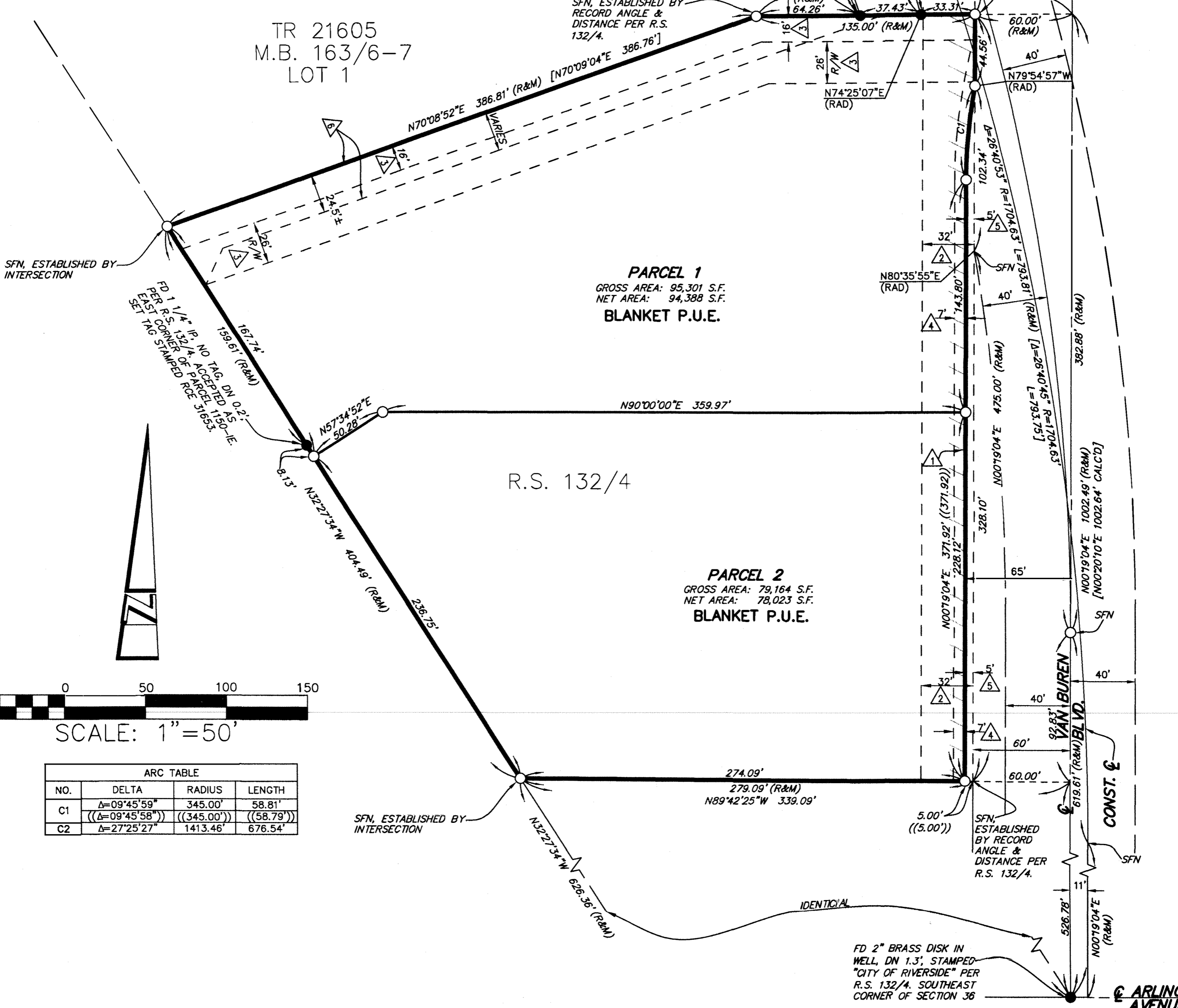
FD 1" IP, W/TAG ILLEGIBLE, DN 0.5', PER R.S. 132/4. SET TAG STAMPED RCE 31653.

FD 1" IP, W/PLUG LOOSE, DN 0.1', PER R.S. 132/4. ACCEPTED AS 40' R/W INT OF DOOLITTLE AVE. CL W/ NORTH PL. SET TAG STAMPED RCE 31653.

FD 1" IP, NO TAG, DN 0.75', PER R.S. 132/4. ACCEPTED AS 60' R/W INT OF CONST. CL W/ NORTH PL. SET TAG STAMPED RCE 31653.

SFN, ESTABLISHED BY RECORD ANGLE & DISTANCE PER R.S. 132/4.

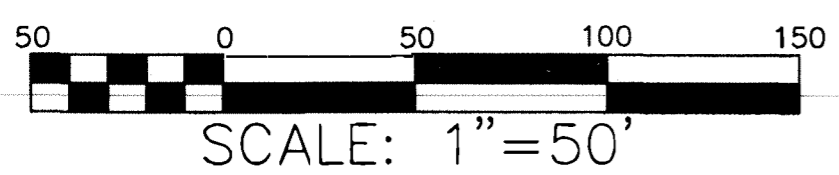
SFN, ESTABLISHED BY RECORD ANGLE & DISTANCE PER R.S. 132/4.



TR 21605  
M.B. 163/6-7  
LOT 1

**PARCEL 1**  
GROSS AREA: 95,301 S.F.  
NET AREA: 94,388 S.F.  
BLANKET P.U.E.

**PARCEL 2**  
GROSS AREA: 79,164 S.F.  
NET AREA: 78,023 S.F.  
BLANKET P.U.E.



ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	Δ=09°45'59"	345.00'	58.81'
	((Δ=09°45'58"))	((345.00'))	((58.79'))
C2	Δ=27°25'27"	1413.46'	676.54'