

2 PARCELS
0.40 ACRES GROSS
0.40 ACRES NET

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

SHEET 1 OF 2 SHEETS

PARCEL MAP NO. 37373

BEING A DIVISION OF LOT 13 TOGETHER WITH THAT PORTION OF THE SOUTHERN PACIFIC AND CRESCENT CITY RAILROAD RIGHT OF WAY AS SHOWN ON THE MAP OF ST. ANDREWS TERRACES, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LOCATED IN PROTRACTED SECTION 24, T.2S., R.5W., RANCHO JURUPA (STEARNS)

ON POINT LAND SURVEYING, INC.
REDLANDS, CALIFORNIA



FEBRUARY 2018

RECORDER'S STATEMENT

FILED THIS 10th DAY OF NOV, 2019
AT 1:39 P.M. IN BOOK 246 OF PARCEL MAPS AT
PAGE 77-78, AT THE REQUEST OF THE
CITY CLERK OF THE CITY OF RIVERSIDE.

NO. 2019-0152252
FEE \$11.00

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: [Signature], DEPUTY

SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE COMPANY

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 JEAN M. DOUGHERTY ON THE 3RD DAY OF APRIL, 2018. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: JANUARY 28, 2019

BY: [Signature]
ANTHONY D. SMITH, P.L.S. 8133
REGISTRATION EXPIRES 12/31/2020



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.

JEAN M. DOUGHERTY, A SINGLE WOMAN

BY: [Signature]

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 San Bernardino } ss.
ON 02/12/2019 BEFORE ME, Patricia Figueroa/Notary Public
INSERT NAME AND TITLE OF OFFICER

PERSONALLY APPEARED Jean M. Dougherty
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 AND OFFICIAL SEAL.

SIGNATURE: [Signature]



PRINTED NAME: Patricia Figueroa, MY COMMISSION EXPIRES 03/21/2020
MY COMMISSION NO. 2147204 MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY

UTILITIES EASEMENT STATEMENT:

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENT TO THE MAKING AND FILING OF THE ANNEXED MAP.

THE CITY OF RIVERSIDE SUCCESSOR IN INTEREST FOR AN EASEMENT FOR RIGHT OF WAY FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES AS GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY IN DEEDS RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635 AND AUGUST 14, 1885 IN BOOK 42, PAGES 294 THROUGH 296, RESPECTIVELY, DEEDS, SAN BERNARDINO COUNTY RECORDS.

THE CITY OF RIVERSIDE HOLDER OF AN EASEMENT FOR ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, PER DOCUMENT RECORDED OCTOBER 16, 2018 AS DOCUMENT NO. 2018-0408358 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

DATE: 2/22/2019

[Signature]
TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

TAX BOND CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$5,300.00 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: Apr. 1 30 2019

CASH OR SURETY TAX BOND
JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: [Signature] 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 \$5,300.00

DATE: Apr. 1 30 2019

JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

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 37373 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE, DEVELOPMENT REVIEW COMMITTEE, ACTING ON BEHALF OF THE ZONING ADMINISTRATOR AS DEFINED IN CHAPTER 19.910 OF THE ZONING CODE (TITLE 19 OF THE RIVERSIDE MUNICIPAL CODE) ON THE 13TH DAY OF DECEMBER, 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: MAR 5, 2019

GILBERT M. HERNANDEZ
RCE 69170 LIC. EXP. 6/30/20
CITY ENGINEER

BY: [Signature]



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: 3/5/19

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

BY: [Signature]



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: 3/4/19

EDWARD ENRIQUEZ
CHIEF FINANCIAL OFFICER/
CITY TREASURER

BY: [Signature]

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: 2/22/2019

[Signature]
TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

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.

2 PARCELS
0.40 ACRES GROSS
0.40 ACRES NET

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

SHEET 2 OF 2 SHEETS

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ON POINT LAND SURVEYING, INC.
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FEBRUARY 2018

SURVEYOR'S NOTES:

BASIS OF BEARINGS: CENTERLINE OF POPLAR STREET BETWEEN ORANGE STREET & LIME STREET. BEARING BEING N60°54'00"W AS SHOWN ON MB 425/49-51.

- - INDICATES MONUMENT FOUND AS NOTED
- - INDICATES SET 1" IP, LS 8133, FLUSH, UNLESS OTHERWISE NOTED

PRO - PROPORTION
SFN - SEARCH, FOUND NOTHING

- () - INDICATES RECORD DATA PER MB 425/49-51, CITY OF RIVERSIDE CERTIFICATE OF CORRECTION CC-212, DOC. #2010-0155758 O.R., REC. 04/06/2010
- [] - INDICATES RECORD DATA PER MAP OF ST. ANDREWS TERRACES, MB 7/49

