

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

PARCEL MAP NO. 36473

BEING A SUBDIVISION OF LOT 39 OF BROCKTON PLACE SUBDIVISION AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 79, RECORDS OF RIVERSIDE CO., CALIFORNIA, LOCATED IN PROTRACTED SECTION 27, T. 2 S., R. 5 W., RANCHO JURUPA IW CONSULTING ENGINEERS, INC. CIVIL ENGINEERS * LAND SURVEYORS RIVERSIDE, CA. OCTOBER, 2012

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.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

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

RIVERSIDE MARCUS, A LIMITED LIABILITY COMPANY

[Signature]

Marcus MO Manager

PRINTED NAME TITLE, IF APPLICABLE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF Riverside

ON May 23, 2013 BEFORE ME, Mary L. Hudson, notary public PERSONALLY APPEARED Marcus mo 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 [Signature] Mary L. Hudson PRINT NAME

NOTARY PUBLIC, STATE OF CA. COMMISSION NO. 1992352 MY COMMISSION EXPIRES Oct. 25, 2016

COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

UTILITY 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.

RIGHTS OF WAY OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, IT'S SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER FLUMES, DITCHES OR PIPES, FOR IRRIGATION AND DOMESTIC USE, RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 296, SAN BERNARDINO COUNTY RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

DATE: 7/24/13

DAVID H. WRIGHT PUBLIC UTILITIES GENERAL MANAGER

[Signature] DS EM

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.

DAVID H. WRIGHT, PUBLIC UTILITIES GENERAL MANAGER

DATE 7/24/13

[Signature] DS EM

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 2,100.00 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

CASH OR SURETY BOND

DON KENT COUNTY TAX COLLECTOR

DATE: July 9, 2013

BY: Valerie Pias 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 NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 2,100.00

DATE: July 9, 2013

DON KENT COUNTY TAX COLLECTOR

BY: Valerie Pias 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.

Name

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE: 7/25/2013

BRENT A. MASON FINANCE DIRECTOR / TREASURER

BY: [Signature]

CITY CLERK CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 36473.

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

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 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 13th DAY OF August, 2013

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

BY: [Signature]

RECORDER'S STATEMENT

FILED THIS 21st DAY OF August, 2013 AT 11:47 A.M.

IN BOOK 235 OF PARCEL MAPS, AT PAGES 8485, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

NO. 2013-0410378

FEE \$12.00

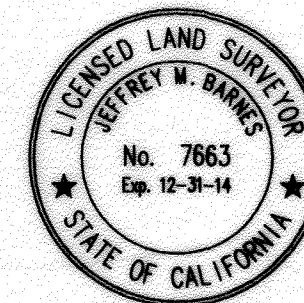
LARRY W. WARD, ASSESSOR - COUNTY CLERK - RECORDER

BY: [Signature] DEPUTY

SUBDIVISION GUARANTEE: STEWART TITLE OF CALIFORNIA

SURVEYOR'S STATEMENT

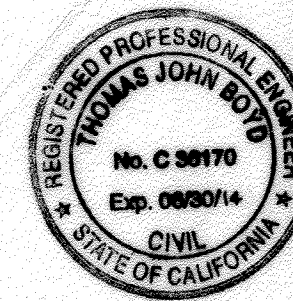
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RIVERSIDE MARCUS, LLC ON AUGUST 16, 2012. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



[Signature] 5/20/2013 JEFFREY M. BARNES L.S. NO. 7663 EXPIRATION DATE: 12/31/2014

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 TENTATIVE PARCEL MAP 36473 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE ZONING ADMINISTRATOR ON JULY 23, 2012 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 HAVE BEEN COMPLIED WITH.



THOMAS J. BOYD RCE 36170 LIC. EXP. 6/30/14 CITY ENGINEER

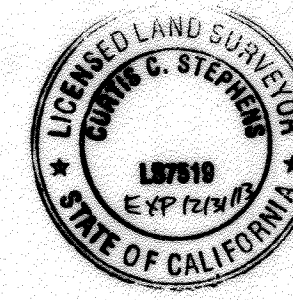
BY: [Signature] 8/2/2013

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 8/2/2013

CURTIS C. STEPHENS, L.S. 7519 LIC. EXP. 12/31/13 CITY SURVEYOR



BY: [Signature]

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.

EASEMENT NOTES

A RIGHTS OF WAY OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE WATER COMPANY, IT'S SUCCESSORS OR ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER FLUMES, DITCHES OR PIPES, FOR IRRIGATION AND DOMESTIC USE, RECORDED AUGUST 14, 1885 IN BOOK 42, PAGE 296, SAN BERNARDINO COUNTY RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

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 IW CONSULTING ENGINEERS, INC. CIVIL ENGINEERS * LAND SURVEYORS
 RIVERSIDE, CA. OCTOBER, 2012

BEECHWOOD PLACE

N60° 54' 43"W 232.05' (232.00')
 185.08' (185.00')

FD 1-1/2" BRASS TAG, MARKED RIV. CITY SURV., FL, ACCEPTED AS C/L EC

FD 1-1/2" BRASS TAG, MARKED RIV. CITY SURV., ACCEPTED AS ON C/L, BEECHWOOD PL.

SFN, POSITION ESTABLISHED BY INTERSECTION

FD 1-1/2" BRASS TAG, MARKED RIV. CITY ENG., ACCEPTED AS THE C/L INT. BEECHWOOD PL. & BROCKTON AVE.

BEECHWOOD PLACE

SET NAIL & TAG, L.S. 7663 FLUSH IN TOP OF CURB ON PROLONGATION OF N'LY TR. BNDY.

BUTTERFIELD ESTATES

M.B. 27/32 O.R.R.C.

BROCKTON PLACE SUBDIVISION

M.B. 9/79 O.R.R.C.

PARCEL 1 **PARCEL 2**

39

BLANKET P.U.E. BLANKET P.U.E.

LOT "A"

99.98'

ELMWOOD COURT

N60° 57' 17"W 1323.24' (1323.32) (1323.27')

BANDINI AVENUE

N60° 56' 57"W 1323.88' (1323.96') (1321.99' CALC.)

PALM AVENUE

N29° 03' 10"E 221.66' [221.60']

BROCKTON AVENUE

N28° 59' 15"E 374.38'

FD 2-1/4" IP W/NAIL IN RIV. CITY WELL MON., DN. 9", ACCEPTED AS THE C/L INT. ELMWOOD CT. & BROCKTON AVE. PER T.B. 1022

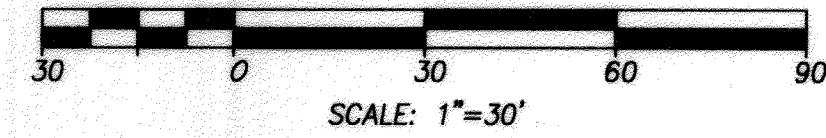
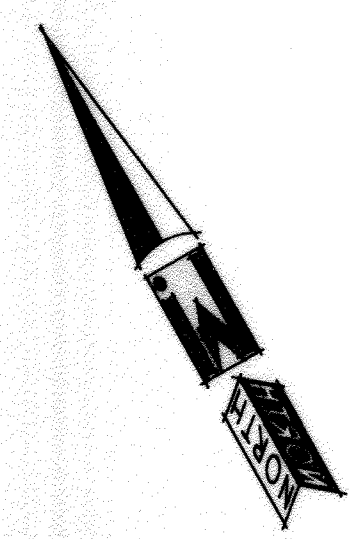
FD 1-1/2" BRASS TAG, MARKED RIV. CITY ENG. ACCEPTED AS THE C/L INT. ELMWOOD CT. & BROCKTON AVE. PER T.B. 1021

ELMWOOD COURT

FD 2-1/4" IP, W/ NAIL IN RIV. WELL MON., DN. 10", ACCEPTED AS THE C/L INT. BANDINI AVE. & BROCKTON AVE.

SURVEYOR NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF ELMWOOD COURT. TAKEN AS NORTH 60°57'17" WEST PER P.M.B. 23/96, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● DENOTES FOUND MONUMENTS AS NOTED.
3. ○ DENOTES SET 1" I.P. WITH PLASTIC PLUG TAGGED LS 7663, FLUSH, UNLESS OTHERWISE NOTED.
4. [] DENOTES RECORD DATA PER M.B. 9/79.
5. () DENOTES RECORD DATA PER P.M. 23/96.
6. < > DENOTES RECORD DATA PER M.B. 27/32.
7. SFN DENOTES "SEARCHED, FOUND NOTHING".
8. RM DENOTES "RECORD AND MEASURED".
9. SET NAIL AND TAG, LS 7663, IN TOP OF CURB AT PROLONGATION OF ALL SIDE PARCEL LINES.
10. THIS MAP CONTAINS 0.44 ACRES GROSS.



P.M.B. 235/85

P.M.B. 235/85