

237
77
city

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 36535

SHEET 1 OF 2 SHEETS

BEING A SUBDIVISION OF LOT 35 OF THE RESUBDIVISION OF BLOCK 32 OF ARLINGTON HEIGHTS,
PER MAP RECORDED IN BOOK 1, PAGE 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA. IN SECTIONS 16 AND 17, TOWNSHIP 3 SOUTH, RANGE 5 WEST SBM



JANUARY 2013

RECORDER'S STATEMENT

FILED THIS 26th DAY OF August, 2014 AT 2:37 PM.
IN BOOK 237 OF PARCEL MAPS, AT PAGES 77-78
AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE

NO. 2014-0323857
FEE \$ 12.00
LARRY W. WARD, ASSESSOR-COUNTY CLERK- RECORDER
BY: Stephan Gomez, DEPUTY
SUBDIVISION GUARANTEE:
CHICAGO TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" AND "B", INCLUSIVE.

THE CITRUS GROVE PROPERTY TRUST, U/A DATED SEPTEMBER 17, 2013

Sara M. Sinatra
SARA M. SINATRA, CO-TRUSTEE

Amy P. Console
AMY P. CONSOLE, CO-TRUSTEE

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Riverside

ON May 1, 2014 BEFORE ME, Melissa Lazio, Notary Public PERSONALLY APPEARED Sara M. Sinatra - Co-Trustee

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 Melissa Lazio Melissa Lazio
PRINT NAME

MY COMMISSION EXPIRES: April 28, 2016

COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1973921

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Riverside

ON May 1, 2014 BEFORE ME, Melissa Lazio, Notary Public PERSONALLY APPEARED Amy P. Console - Co-Trustee

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.

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SIGNATURE Melissa Lazio Melissa Lazio
PRINT NAME

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1973921

MY COMMISSION EXPIRES: April 28, 2016

COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 8,500.00 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 THE 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.

DATED June 18, 2014

CASH OR SURETY TAX BOND

DON KENT,
COUNTY TAX COLLECTOR

BY: Valerie May, 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 \$ 3,180.00.

DATED June 19, 2014

DON KENT,
COUNTY TAX COLLECTOR

BY: Valerie May, DEPUTY

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 36535.

LOTS "A" AND "B", INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC STREET PURPOSES SUBJECT TO THE INSTALLATION OF IMPROVEMENTS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF RIVERSIDE.

LOTS "A" AND "B", INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES.

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 FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 12th DAY OF August, 2014.

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

BY: Chicol

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.

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 SARA SINATRA ON JANUARY 7, 2013. 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 CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: May 1, 2014

Edy P. Adkison

EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9-30-14



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: 7/11/14

CURTIS C. STEPHENS
L.S. 7519, EXP. 12-31-2015
CITY SURVEYOR

BY: Curtis C. Stephens



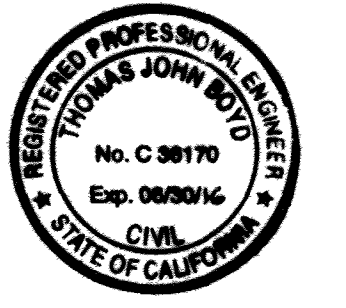
CITY ENGINEER'S STATEMENT

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. 36535 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE ZONING ADMINISTRATOR ON JUNE 4, 2013 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.

DATE: 7/11/2014

THOMAS J. BOYD R.C.E. 36170
EXPIRES JUNE 30, 2016
CITY ENGINEER

BY: Thomas J. Boyd



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 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.

DATED May 20, 2014

GIRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

BY: Girish Balachandran

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.

NOTE

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

BRENT A. MASON
FINANCE DIRECTOR/TREASURER

DATED 7/9/14

BY: Brent A. Mason

UTILITIES EASEMENT STATEMENT

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

EASEMENT AND RIGHT OF WAY IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE TRUST COMPANY, LIMITED, OVER AND ACROSS THE HEREIN DESCRIBED LAND FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, RENEWING AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATER WAYS OR CONDUITS AND CONNECTIONS, AND SUCH APPLIANCES AS MAY BE PROPER TO BE CONSTRUCTED, MAINTAINED OR USED IN CONNECTION THEREWITH; AND ALSO SUCH RIGHTS RESERVATIONS AS ARE SPECIFIED UPON THE MAP OF ARLINGTON HEIGHTS, AS RECORDED IN BOOK 11, PAGES 20 AND 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

GIRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

DATE: May 20, 2014

BY: Girish Balachandran

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:

EASEMENT AND RIGHT OF WAY IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE TRUST COMPANY, LIMITED, OVER AND ACROSS THE HEREIN DESCRIBED LAND FOR THE PURPOSE OF TELEGRAPH AND TELEPHONE LINES AND APPURTENANCES; AND ALSO, SUCH RIGHTS, RESERVATIONS AS ARE SPECIFIED UPON THE MAP OF ARLINGTON HEIGHTS, AS RECORDED IN BOOK 11, PAGES 20 AND 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

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PARCEL MAP NO. 36535

BEING A SUBDIVISION OF LOT 35 OF THE RESUBDIVISION OF BLOCK 32 OF ARLINGTON HEIGHTS, PER MAP RECORDED IN BOOK 1, PAGE 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTIONS 16 AND 17, TOWNSHIP 3 SOUTH, RANGE 5 WEST SBM

adkan
ENGINEERS

JANUARY 2013

SURVEYOR'S NOTES

- - INDICATES FOUND MONUMENT AS NOTED
- - INDICATES SET 1"IP & LS 5390 TAG FLUSH, UNLESS OTHERWISE NOTED
- (R1) - INDICATES RECORD DATA PER PMB 212/41-42
- (R2) - INDICATES RECORD DATA PER RS 105/3
- SNF - INDICATES SEARCH, NOTHING FOUND

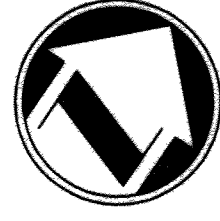
THIS MAP CONTAINS 11.26 ACRES, GROSS
WITHIN THE DISTINCTIVE BORDER
10.01 ACRES, NET

BASIS OF BEARINGS

THE CENTERLINE OF CLEVELAND AVENUE BEING NORTH 56°02'13" EAST PER PARCEL MAP NO. 32523, FILED IN BOOK 212, PAGES 41 & 42 OF PARCEL MAPS, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

EASEMENT NOTES

△ - INDICATES AN EASEMENT AND RIGHT OF WAY IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO THE RIVERSIDE TRUST COMPANY, LIMITED, OVER AND ACROSS THE HEREIN DESCRIBED LAND FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, RENEWING AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATERWAYS OR CONDUITS AND CONNECTIONS, AND SUCH APPLIANCES AS MAY BE PROPER TO BE CONSTRUCTED, MAINTAINED OR USED IN CONNECTION THEREWITH; AND ALSO, SUCH RIGHTS, RESERVATIONS AS ARE SPECIFIED UPON THE MAP OF ARLINGTON HEIGHTS, AS RECORDED IN BOOK 11, PAGES 20 AND 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

