

# PARCEL MAP NO. 36470

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 35997, AS SHOWN BY MAP ON FILE IN BOOK 230, PAGES 8 THROUGH 13 OF PARCEL MAPS, AND PARCELS A AND B OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, LL-P10-0614, RECORDED SEPTEMBER 01, 2011 AS INSTRUMENT NO. 2011-0388678 OF OFFICIAL RECORDS, ALL BEING RECORDS OF RIVERSIDE COUNTY, LOCATED IN PORTIONS OF SECTIONS 13, 14, 23, AND 24, T.3S., R.6W., RANCHO EL SOBRANTE MAP BOOK 7, PAGE 10, SAN BERNARDINO.  
 PETER E. WEILBACHER L.S. 8403  
 SEPTEMBER, 2012  
 CANYON CONSULTING  
 RIVERSIDE, CA

### RECORDER'S STATEMENT

FILED THIS 11<sup>TH</sup> DAY OF Dec. 2014 AT 1:53 PM IN BOOK 238 OF PARCEL MAPS, AT PAGES 26-30, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.  
 FEE: 2014-0473809  
 NO. 18-  
 LARRY W. WARD ASSESSOR, COUNTY-CLERK, RECORDER  
 BY: C. Morris 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.

GRAE LA SIERRA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]  
 RICK EDWARDS, MANAGER

COMERICA BANK, BENEFICIARY UNDER A DEED OF TRUST RECORDED APRIL 17, 2007 AND JULY 10, 2009 AS INSTRUMENT NOS. 2007-0256514 AND 2009-0358470, RESPECTIVELY, BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY.

[Signature] SUP  
 NAME: Philip Diorio  
 TITLE: Senior Vice President

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
 COUNTY OF Los Angeles  
 ON October 13, 2014, BEFORE ME, Ann M. Ward NOTARY PUBLIC, PERSONALLY APPEARED Rick Edwards 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/SHE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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] Ann M. Ward  
 NOTARY PUBLIC IN AND FOR SAID STATE PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles Commission No. 1917596  
 MY COMMISSION EXPIRES: January 14, 2015

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
 COUNTY OF Los Angeles  
 ON October 14, 2014, BEFORE ME, Ann M. Ward NOTARY PUBLIC, PERSONALLY APPEARED Philip Diorio 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/SHE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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] Ann M. Ward  
 NOTARY PUBLIC IN AND FOR SAID STATE PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles Commission No. 1917596  
 MY COMMISSION EXPIRES: January 14, 2015

### 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: \_\_\_\_\_, 20\_\_\_\_

CASH OR SURETY TAX BOND  
 DON KENT  
 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: December 9, 2014

DON KENT  
 COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

### SOILS REPORT

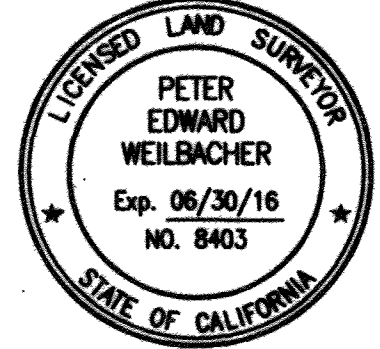
A PRELIMINARY SOILS REPORT WAS NOT PREPARED FOR THIS SUBDIVISION. A PRELIMINARY SOILS REPORT AND FINAL COMPACTION REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT FOR THE PARCELS SHOWN HEREON.

### 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 GRAE LA SIERRA, LLC ON SEPTEMBER 4, 2012. 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. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

[Signature]  
 PETER E. WEILBACHER P.L.S. 8403  
 LICENSE EXPIRES 6/30/16

DATE: 11-14-14



### 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: 11-21-14

CURTIS C. STEPHENS  
 L.S. 7519, LIC. EXP. 12/31/15  
 CITY SURVEYOR

BY: [Signature]



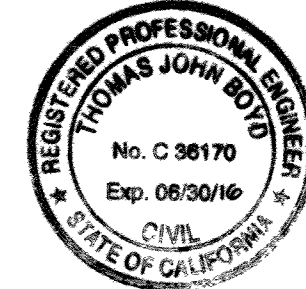
### CITY ENGINEER'S STATEMENT

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. 36470 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE ZONING ADMINISTRATOR ON DECEMBER 10, 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 OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: 11/21/2014

THOMAS J. BOYD  
 R.C.E. 36170, LIC. EXP. 6/30/16  
 CITY ENGINEER

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

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.

BRENT A. MASON  
 FINANCE DIRECTOR / TREASURER

BY: [Signature]

DATE: 11/29/14

### 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.

GRISH BALACHANDRAN,  
 PUBLIC UTILITIES GENERAL MANAGER

DATE: Nov. 29, 2014

BY: [Signature]

### UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP:

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES DESIGNATED AS "BLANKET P.U.E." ON PARCEL MAP NO. 35997 AS SHOWN BY MAP ON FILE IN BOOK 230, PAGES 8 THROUGH 13, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

GRISH BALACHANDRAN,  
 PUBLIC UTILITIES GENERAL MANAGER

DATE: Nov. 29, 2014

BY: [Signature]

**PARCEL MAP NO. 36470**

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 35997, AS SHOWN BY MAP ON FILE IN BOOK 230, PAGES 8 THROUGH 13 OF PARCEL MAPS, AND PARCELS A AND B OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, LL-P10-0614, RECORDED SEPTEMBER 01, 2011 AS INSTRUMENT NO. 2011-0388678 OF OFFICIAL RECORDS, ALL BEING RECORDS OF RIVERSIDE COUNTY, LOCATED IN PORTIONS OF SECTIONS 13, 14, 23, AND 24, T.3S., R.6W., RANCHO EL SOBRANTE MAP BOOK 7, PAGE 10, SAN BERNARDINO.

PETER E. WEILBACHER L.S. 8403

SEPTEMBER, 2012

CANYON CONSULTING

RIVERSIDE, CA

SIGNATURE OMISSIONS

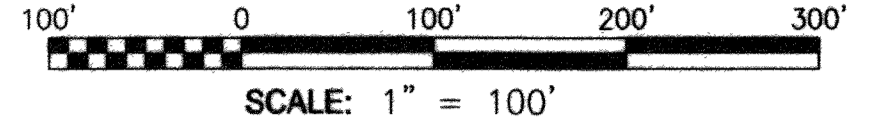
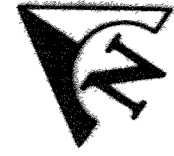
PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE:

1. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 22, 1914 IN BOOK 360 OF DEEDS, PAGE 387, OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN FAVOR OF EUGENE HOWELL DALEY, ET AL.
2. AN EASEMENT FOR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED MAY 31, 1968 AS INSTRUMENT NO. 50831, OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN FAVOR OF AT&T, SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH CO.
3. AN EASEMENT FOR AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 1, 1970 AS INSTRUMENT NO. 120443, OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN FAVOR OF AT&T, SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION.
4. AN EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED APRIL 28, 1981 AS INSTRUMENT NO. 76008, OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN FAVOR OF AT&T, SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY.
5. THE RELINQUISHMENT OF ALL VEHICULAR ACCESS RIGHTS IN FAVOR OF THE CITY OF RIVERSIDE, ON, OVER AND ACROSS MAGNOLIA AVENUE AS DEDICATED AND SHOWN ON PARCEL MAP NO. 15817 ON FILE IN BOOK 86, PAGES 42 AND 43 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.
6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT (MUTUAL ACCESS AND PARKING AGREEMENT)" RECORDED DECEMBER 29, 1980 AS INSTRUMENT NO. 242032, OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND AS MODIFIED BY DOCUMENTS RECORDED AUGUST 04, 1982 AS INSTRUMENT NOS. 133838 AND 133940 AND MARCH 09, 1984 AS INSTRUMENT NO. 49381, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY.
7. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED DECEMBER 31, 1980 AS INSTRUMENT NO. 244682; MARCH 3, 1981 AS INSTRUMENT NO. 36671, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND AS MODIFIED PER DOCUMENTS RECORDED JUNE 11, 1981 AS INSTRUMENT NO. 108627; AUGUST 4, 1982 AS INSTRUMENT NO. 133940; MARCH 09, 1984 AS INSTRUMENT NO. 49381; SEPTEMBER 20, 1984 AS INSTRUMENT NO. 204918 AND OCTOBER 05, 1984 AS INSTRUMENT NO. 216946 ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND A DOCUMENT ENTITLED "VOTING, CONSENT AND APPROVAL RIGHTS AGREEMENT WITH RESPECT TO DECLARATION ESTABLISHING RECIPROCAL EASEMENTS, RESTRICTIONS AND COVENANTS AFFECTING LAND KNOWN AS PARK SIERRA CENTER" RECORDED SEPTEMBER 24, 2007 AS INSTRUMENT NO. 2007-0598367, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
8. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 26, 1987 AS INSTRUMENT NO. 53124, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
9. AN EASEMENT FOR TRAFFIC SIGNAL FACILITIES, TOGETHER WITH ALL NECESSARY APPURTENANCES, RECORDED JULY 28, 1989 AS INSTRUMENT NO. 252324, OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN FAVOR OF THE CITY OF RIVERSIDE.
10. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED NOVEMBER 9, 2011 AS INSTRUMENT NO. 2011-0502306, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

# PARCEL MAP NO. 36470

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 35997, AS SHOWN BY MAP ON FILE IN BOOK 230, PAGES 8 THROUGH 13 OF PARCEL MAPS, AND PARCELS A AND B OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, LL-P10-0614, RECORDED SEPTEMBER 01, 2011 AS INSTRUMENT NO. 2011-0388678 OF OFFICIAL RECORDS, ALL BEING RECORDS OF RIVERSIDE COUNTY, LOCATED IN PORTIONS OF SECTIONS 13, 14, 23, AND 24, T.3S., R.6W., RANCHO EL SOBRANTE MAP BOOK 7, PAGE 10, SAN BERNARDINO.

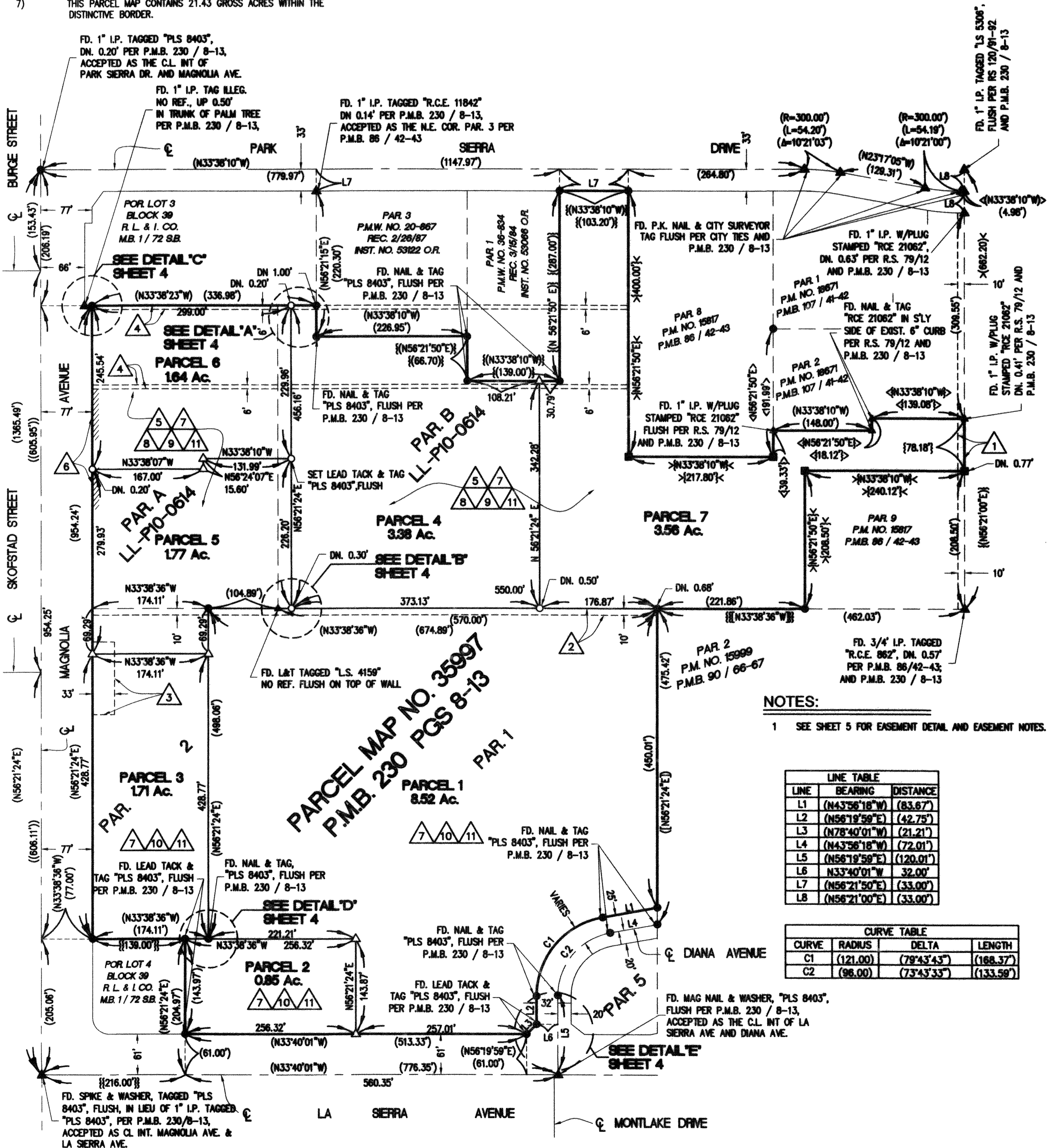
PETER E. WEILBACHER L.S. 8403  
SEPTEMBER, 2012  
CANYON CONSULTING  
RIVERSIDE, CA



### SURVEYOR'S NOTES:

BASIS OF BEARINGS: THE BASIS OF BEARINGS IS THE CENTERLINE OF LA SIERRA AVENUE TAKEN AS NORTH 33°40'01" WEST PER PARCEL MAP NO. 35997 AS SHOWN BY MAP ON FILE IN BOOK 230, PAGES 8 THROUGH 13, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- 1) ○ SET 1" I.P. AND TAG "PLS 8403", FLUSH, UNLESS OTHERWISE NOTED.
- 2) △ SET SPIKE AND WASHER "PLS 8403", FLUSH, UNLESS OTHERWISE NOTED.
- 3) ● FOUND 1" I.P. AND TAG "PLS 8403", FLUSH PER P.M.B. 230 / 8-13, UNLESS OTHERWISE NOTED.
- 4) ■ FOUND 1" I.P. TAGGED "RCE 9876", FLUSH PER P.M.B. 86 / 42-43, UNLESS OTHERWISE NOTED.
- 5) ▲ INDICATES FOUND MONUMENT AS NOTED
- 6) (RAD) INDICATES RADIAL BEARING
- 7) THIS PARCEL MAP CONTAINS 21.43 GROSS ACRES WITHIN THE DISTINCTIVE BORDER.
- 8) ( ) MEASURED AND RECORD DATA PER P.M.B. 230 / 8-13, UNLESS OTHERWISE NOTED.
- 9) < > MEASURED AND RECORD DATA PER P.M.B. 86 / 42-43, UNLESS OTHERWISE NOTED.
- 10) [ ] MEASURED AND RECORD DATA PER P.M.B. 72 / 67-68, UNLESS OTHERWISE NOTED.
- 11) { } MEASURED AND RECORD DATA PER CERTIFICATE OF COMPLIANCE PMW-20-867 RECORDED FEBRUARY 26, 1987 AS INSTRUMENT NO. 53122, O.R. RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
- 12) < > MEASURED AND RECORD DATA PER R.S. 79 / 12, UNLESS OTHERWISE NOTED.
- 13) ( ( ) ) MEASURED AND RECORD DATA PER M.B. 60 / 58-60, UNLESS OTHERWISE NOTED.
- 14) { { } } MEASURED AND RECORD DATA PER R.S. 54 / 62, UNLESS OTHERWISE NOTED.



### NOTES:

- 1 SEE SHEET 5 FOR EASEMENT DETAIL AND EASEMENT NOTES.

LINE	BEARING	DISTANCE
L1	(N43°56'18"W)	(83.67')
L2	(N56°19'59"E)	(42.75')
L3	(N78°40'01"W)	(21.21')
L4	(N43°56'18"W)	(72.01')
L5	(N56°19'59"E)	(120.01')
L6	N33°40'01"W	32.00'
L7	(N56°21'50"E)	(33.00')
L8	(N56°21'00"E)	(33.00')

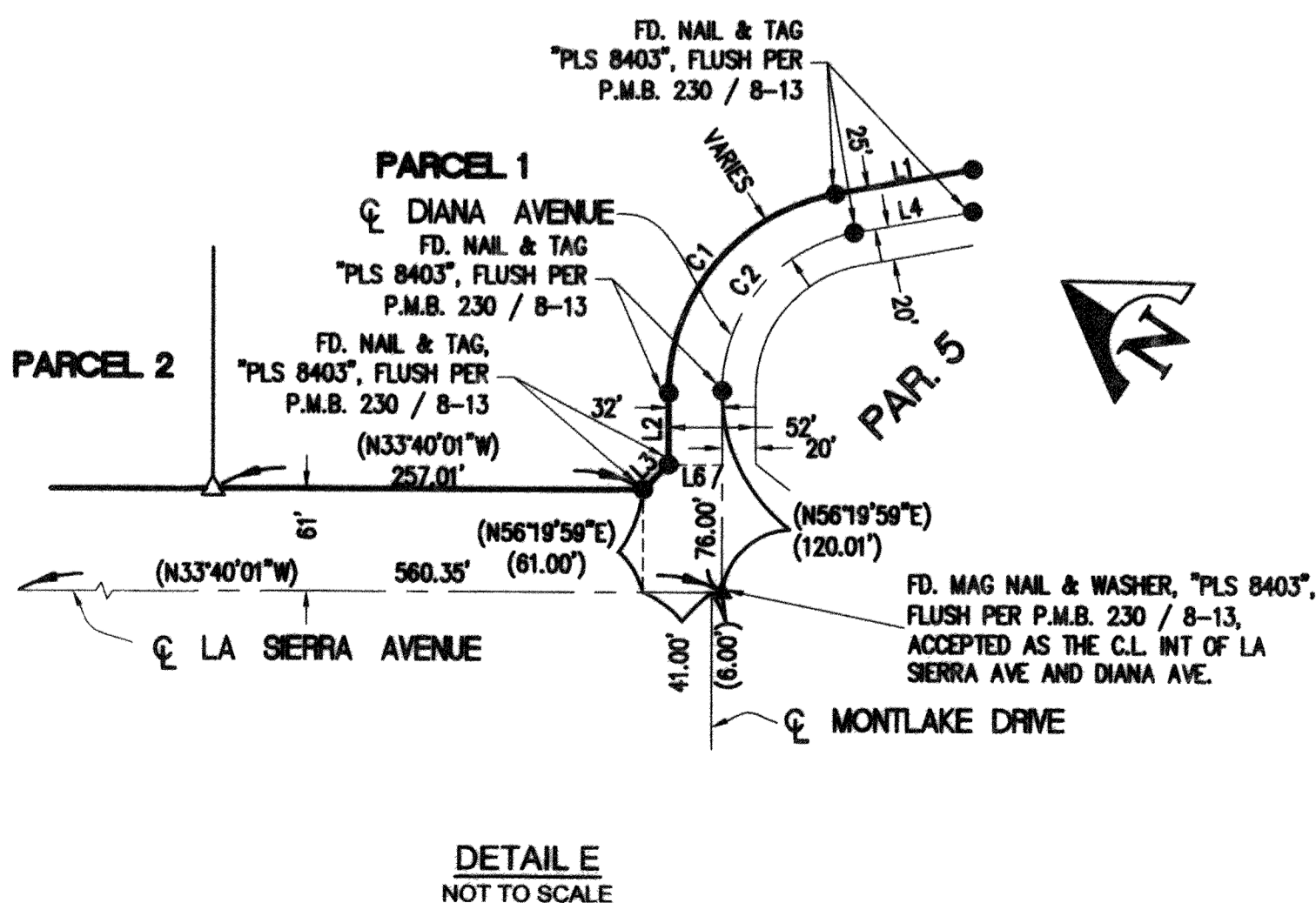
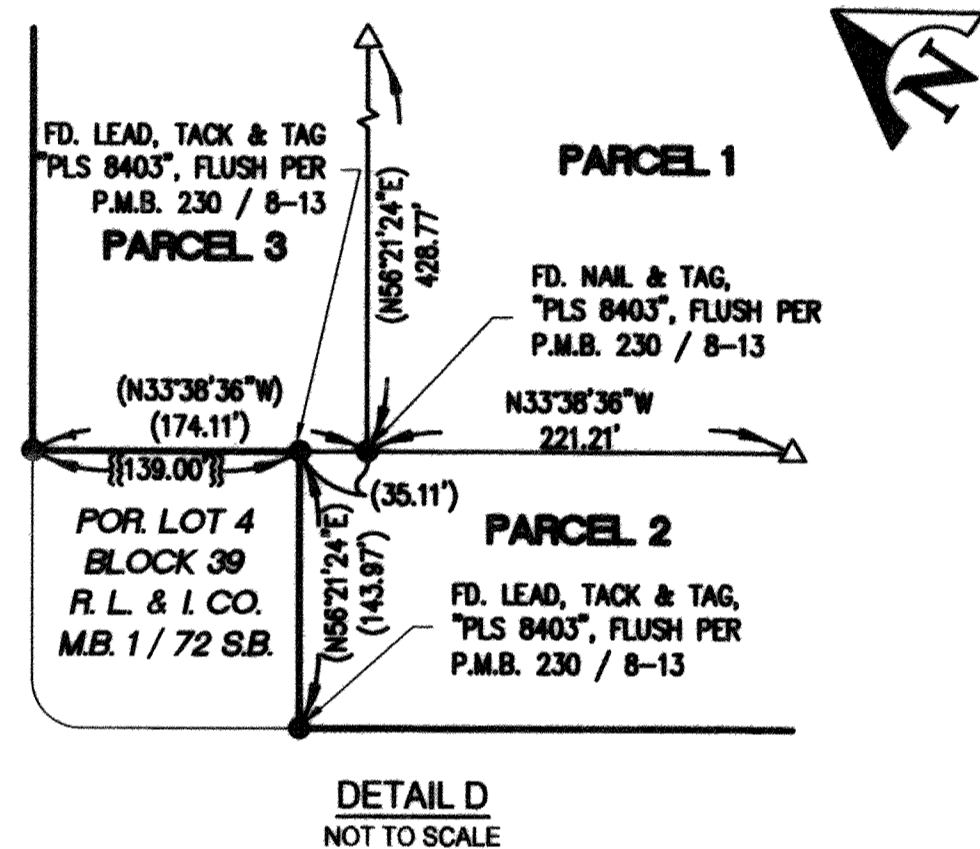
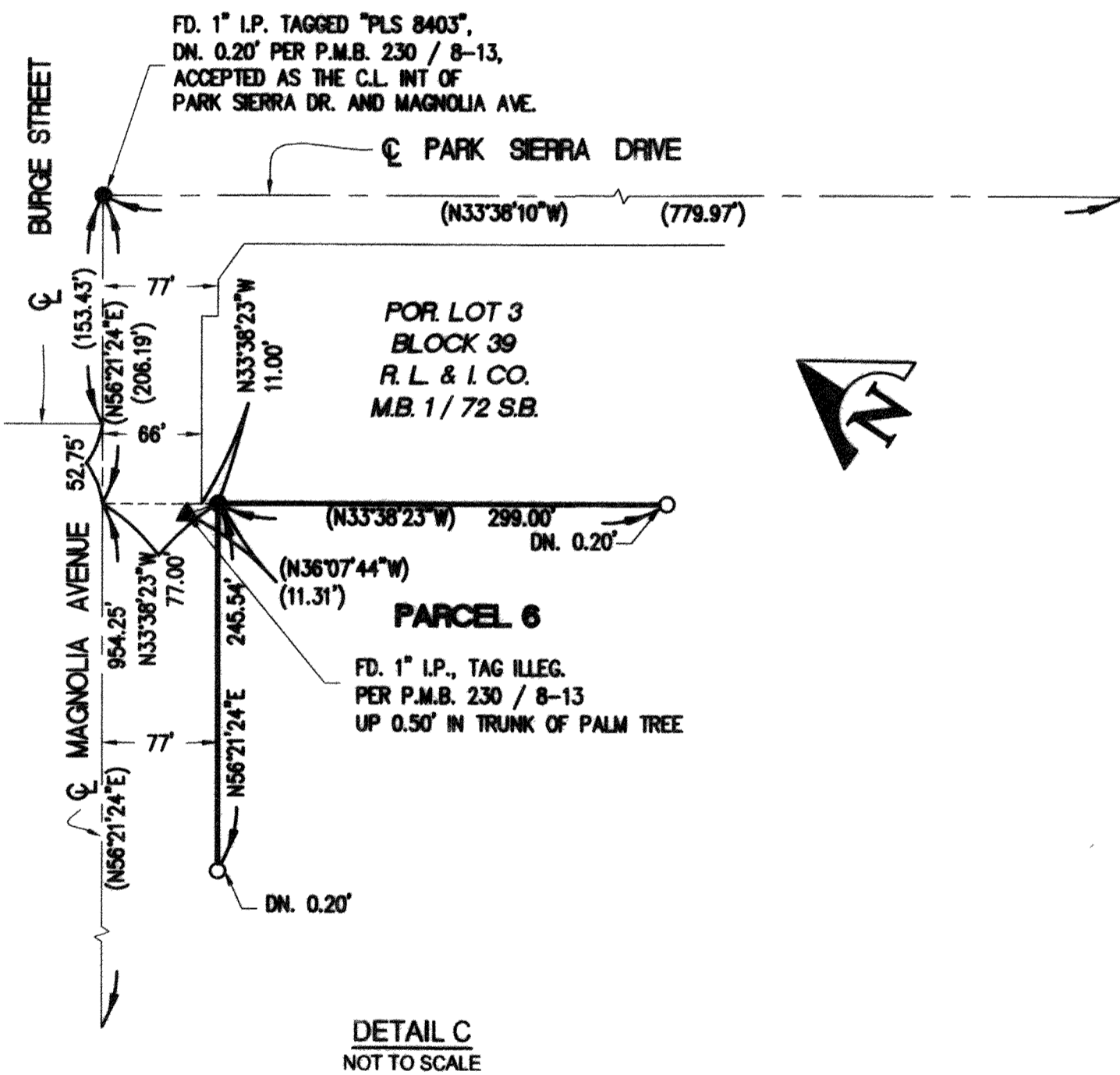
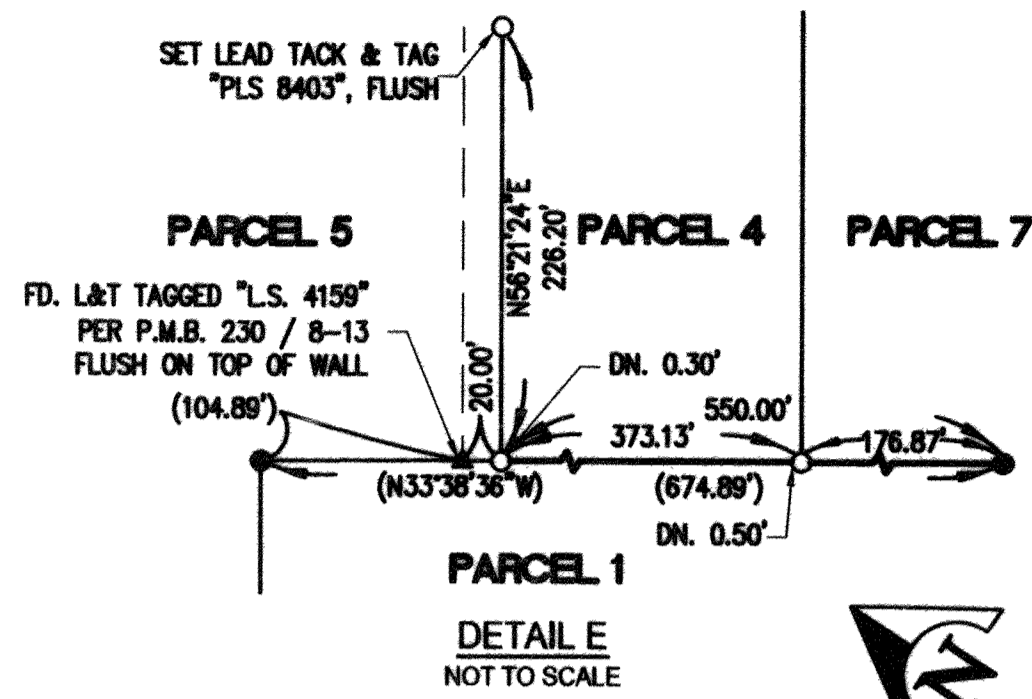
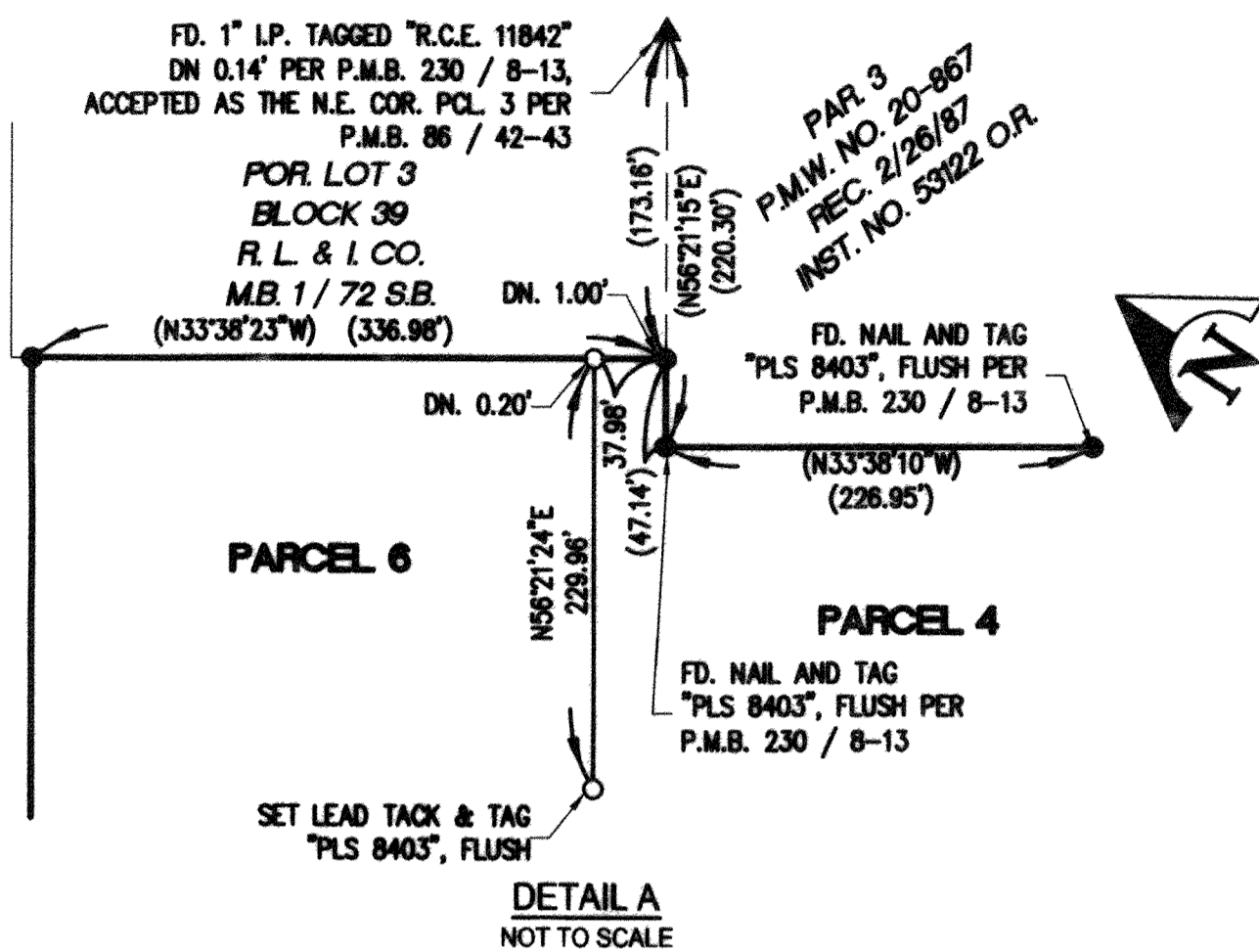
CURVE	RADIUS	DELTA	LENGTH
C1	(121.00)	(79°43'43")	(168.37')
C2	(96.00)	(73°43'33")	(133.58')

# PARCEL MAP NO. 36470

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 35997, AS SHOWN BY MAP ON FILE IN BOOK 230, PAGES 8 THROUGH 13 OF PARCEL MAPS, AND PARCELS A AND B OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, LL-P10-0614, RECORDED SEPTEMBER 01, 2011 AS INSTRUMENT NO. 2011-0388678 OF OFFICIAL RECORDS, ALL BEING RECORDS OF RIVERSIDE COUNTY, LOCATED IN PORTIONS OF SECTIONS 13, 14, 23, AND 24, T.3S., R.6W., RANCHO EL SOBRANTE MAP BOOK 7, PAGE 10, SAN BERNARDINO.

PETER E. WEILBACHER L.S. 8403  
 SEPTEMBER, 2012  
 CANYON CONSULTING  
 RIVERSIDE, CA

238  
CITY



**SURVEYOR'S NOTES:**

- BASIS OF BEARINGS: THE BASIS OF BEARINGS IS THE CENTERLINE OF LA SIERRA AVENUE TAKEN AS NORTH 33°40'01" WEST PER PARCEL MAP NO. 35997 AS SHOWN BY MAP ON FILE IN BOOK 230, PAGES 8 THROUGH 13, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 1) ○ SET 1" I.P. AND TAG "PLS 8403", FLUSH, UNLESS OTHERWISE NOTED.
  - 2) △ SET SPIKE AND WASHER "PLS 8403", FLUSH, UNLESS OTHERWISE NOTED.
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  - 5) ▲ INDICATES FOUND MONUMENT AS NOTED
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  - 9) < > MEASURED AND RECORD DATA PER P.M.B. 86 / 42-43, UNLESS OTHERWISE NOTED.
  - 10) [ ] MEASURED AND RECORD DATA PER P.M.B. 72 / 67-68, UNLESS OTHERWISE NOTED.
  - 11) { } MEASURED AND RECORD DATA PER CERTIFICATE OF COMPLIANCE PMW-20-867 RECORDED FEBRUARY 26, 1987 AS INSTRUMENT NO. 53122, O.R. RIVERSIDE COUNTY, UNLESS OTHERWISE NOTED.
  - 12) < > MEASURED AND RECORD DATA PER R.S. 79 / 12, UNLESS OTHERWISE NOTED.
  - 13) (( )) MEASURED AND RECORD DATA PER M.B. 60 / 58-60, UNLESS OTHERWISE NOTED.
  - 14) {{ }} MEASURED AND RECORD DATA PER R.S. 54 / 62, UNLESS OTHERWISE NOTED.

**NOTES:**

- 1 SEE SHEET 5 FOR EASEMENT DETAIL AND EASEMENT NOTES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	(N43°56'18"W)	(83.67')
L2	(N56°19'59"E)	(42.75')
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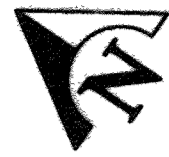
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CURVE	RADIUS	DELTA	LENGTH
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# PARCEL MAP NO. 36470

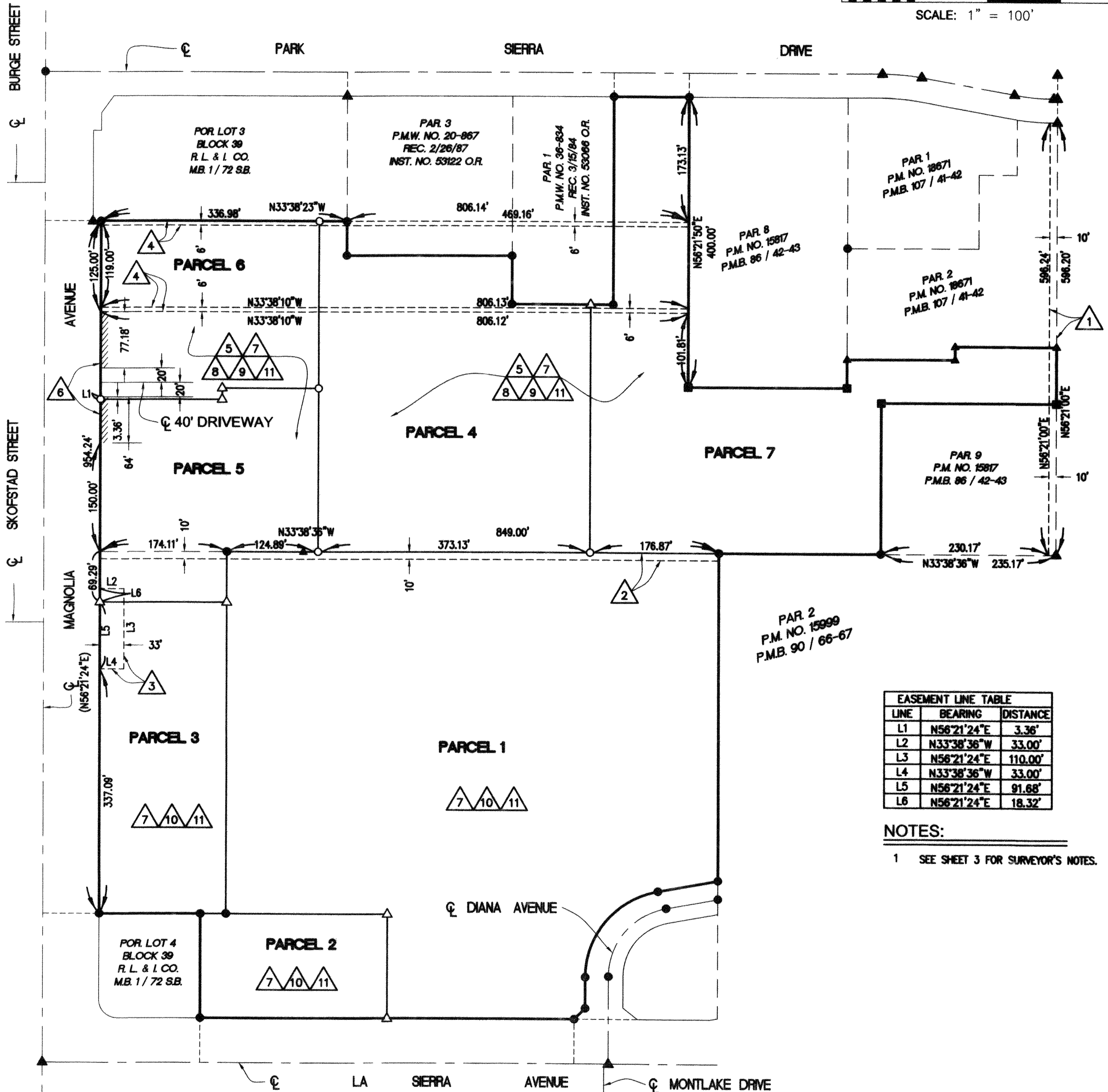
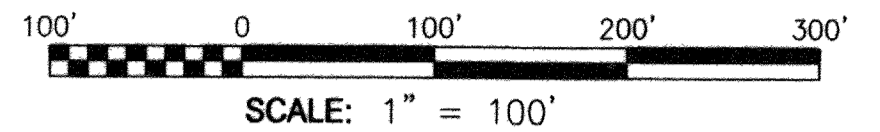
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PETER E. WEILBACHER L.S. 8403

SEPTEMBER, 2012  
CANYON CONSULTING  
RIVERSIDE, CA



## EASEMENT DETAIL



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N56°21'24"E	3.36'
L2	N33°38'36"W	33.00'
L3	N56°21'24"E	110.00'
L4	N33°38'36"W	33.00'
L5	N56°21'24"E	91.68'
L6	N56°21'24"E	18.32'

### NOTES:

- 1 SEE SHEET 3 FOR SURVEYOR'S NOTES.

### EASEMENT NOTES:

- 1 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 22, 1914 IN BOOK 360 OF DEEDS, PAGE 387 OFFICIAL RECORDS OF RIVERSIDE COUNTY IN FAVOR OF EUGENE HOWELL DALEY, ET AL.
- 2 EASEMENT FOR AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 1, 1970 AS INSTRUMENT NO. 120443, OFFICIAL RECORDS OF RIVERSIDE COUNTY IN FAVOR OF AT&T, SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION.
- 3 AN EASEMENT FOR TRAFFIC SIGNAL FACILITIES, TOGETHER WITH ALL NECESSARY APPURTENANCES, RECORDED JULY 28, 1989 AS INSTRUMENT NO. 252324, OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN FAVOR OF THE CITY OF RIVERSIDE.
- 4 AN EASEMENT FOR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED MAY 31, 1988 AS INSTRUMENT NO. 50831, OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN FAVOR OF AT&T, SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION.
- 5 AN EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED APRIL 28, 1981 AS INSTRUMENT NO. 78009, OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN FAVOR OF AT&T, SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION.
- 6 THE RELINQUISHMENT OF ALL VEHICULAR ACCESS RIGHTS IN FAVOR OF THE CITY OF RIVERSIDE, ON, OVER AND ACROSS MAGNOLIA AVENUE AS DEDICATED AND SHOWN ON PARCEL MAP NO. 15817 ON FILE IN BOOK 86, PAGES 42 AND 43 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.
- 7 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT (MUTUAL ACCESS AND PARKING AGREEMENT)" RECORDED DECEMBER 29, 1980 AS INSTRUMENT NO. 242032, OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND AS MODIFIED BY DOCUMENTS RECORDED AUGUST 04, 1982 AS INSTRUMENT NOS. 133938 AND 82-133940 AND MARCH 09, 1984 AS INSTRUMENT NO. 49381, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT IS BLANKET IN NATURE.
- 8 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED DECEMBER 31, 1980 AS INSTRUMENT NO. 244662; MARCH 3, 1981 AS INSTRUMENT NO. 36671, OFFICIAL RECORDS OF RIVERSIDE COUNTY; AND AS MODIFIED PER DOCUMENTS RECORDED JUNE 11, 1981 AS INSTRUMENT NO. 108627; AUGUST 4, 1982 AS INSTRUMENT NO. 133940; MARCH 09, 1984 AS INSTRUMENT NO. 49381; SEPTEMBER 20, 1984 AS INSTRUMENT NO. 204918 AND OCTOBER 05, 1984 AS INSTRUMENT NO. 216946 ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND A DOCUMENT ENTITLED "VOTING, CONSENT AND APPROVAL RIGHTS AGREEMENT WITH RESPECT TO DECLARATION ESTABLISHING RECIPROCAL EASEMENTS, RESTRICTIONS AND COVENANTS AFFECTING LAND KNOWN AS PARK SIERRA CENTER" RECORDED SEPTEMBER 24, 2007 AS INSTRUMENT NO. 2007-0598367, OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT IS BLANKET IN NATURE.
- 9 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 28, 1987 AS INSTRUMENT NO. 53124, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 10 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED NOVEMBER 9, 2011 AS INSTRUMENT NO. 2011-0502306, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 11 AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES DESIGNATED AS "BLANKET P.U.E." ON PARCEL MAP NO. 35997 AS SHOWN BY MAP ON FILE IN BOOK 230, PAGES 8 THROUGH 13, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS BLANKET IN NATURE.