

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.

Sergio V. Mejia
SERGIO VACA MEJIA

Catalina Vaca
CATALINA VACA

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 Orange } s.s.
ON July 29, 2017, BEFORE ME, Arturo Avina,
NOTARY PUBLIC, PERSONALLY APPEARED

Sergio Vaca Mejia xxxxx
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.

MY COMMISSION EXPIRES Apr 17, 2021
MY PRINCIPAL PLACE OF BUSINESS IS
IN Orange COUNTY.
Commission # 2192349

WITNESS MY HAND
Arturo Avina
NOTARY PUBLIC IN AND FOR SAID STATE
PRINT NAME

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WITNESS MY HAND
Arturo Avina
NOTARY PUBLIC IN AND FOR SAID STATE
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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.

GIRISH BALACHANDRAN,
PUBLIC UTILITIES GENERAL MANAGER

DATED 8/8/17
BY [Signature]
MB

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 37011

BEING A DIVISION OF A PORTION OF LOT 6 IN BLOCK 12 OF CHADBOURNE HEIGHTS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 11 THROUGH 13, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN PROTRACTED SECTION 2, T.3.S., R. 6W., RANCHO LA SIERRA

CALIFORNIA LAND SURVEYOR, Inc., SAN DIEGO, CALIFORNIA. JUNE 2017

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.

ADAM RAYMOND
ACTING CHIEF FINANCIAL OFFICER/CITY TREASURER

DATED 8/10/17 BY [Signature]

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 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 \$ 1,700.00

DATE: August 23, 2017

DON KENT
COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 1,700.00 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: August 23, 2017

CASH OR SURETY TAX BOND
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.

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.

1. AN EASEMENT FOR RIGHTS OF WAY, WATER RIGHTS OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR DOMESTIC AND IRRIGATION PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF RIVERSIDE, SUCCESSORS IN INTEREST TO TWIN BUTTES WATER COMPANY BY DEED RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. AN EASEMENT FOR WATER PIPELINES, DITCHES, FLUMES TOGETHER WITH ANY OR ALL FITTINGS APPURTENANT AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF RIVERSIDE, SUCCESSORS IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY BY DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

GIRISH BALACHANDRAN,
PUBLIC UTILITIES GENERAL MANAGER

DATED 8/8/17
BY [Signature]
MB

RECORDER'S STATEMENT

FILED THIS 29th DAY OF August, 2017, AT 12:38 P.M.

IN BOOK 243 OF PARCEL MAPS AT PAGES 49-50

AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

FEE \$12.00 NO. 2017-0357841

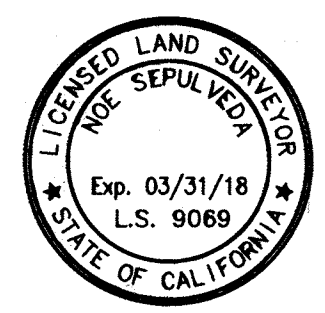
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY [Signature] DEPUTY

SUBDIVISION GUARANTEE: STEWART TITLE OF CALIFORNIA, INC.

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 SERGIO VACA MEJIA AND CATALINA VACA ON MARCH 20, 2016. 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.



DATED 7/18/17

[Signature]
NOE SEPULVEDA
L.S. 9069
LICENSE EXPIRES 03/31/18

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. 37011 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE ZONING ADMINISTRATOR ON FEBRUARY 2, 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.

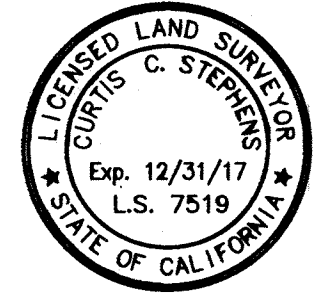


DATED 8/9/17

MARK ANDREW STEUER
RCE 53872 LIC EXP 6/30/19
CITY ENGINEER

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.



DATED 8/10/17

CURTIS C. STEPHENS
L.S. 7519 LIC. EXP. 12/31/17
CITY SURVEYOR

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 INGRESS AND EGRESS PURPOSES IN FAVOR OF DARYL SUE MITCHELL, ET AL., RESERVED IN GRANT DEED, RECORDED FEBRUARY 27, 2015 AS DOCUMENT No. 2015-0080490, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
1. AN EASEMENT FOR INGRESS AND EGRESS PURPOSES IN FAVOR OF ADOLFO MARTINEZ AND CYNTHIA MARTINEZ STALDEMAN, ET AL., RESERVED IN GRANT DEED, RECORDED MAY 18, 2015, AS DOCUMENT No. 2015-0206631, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

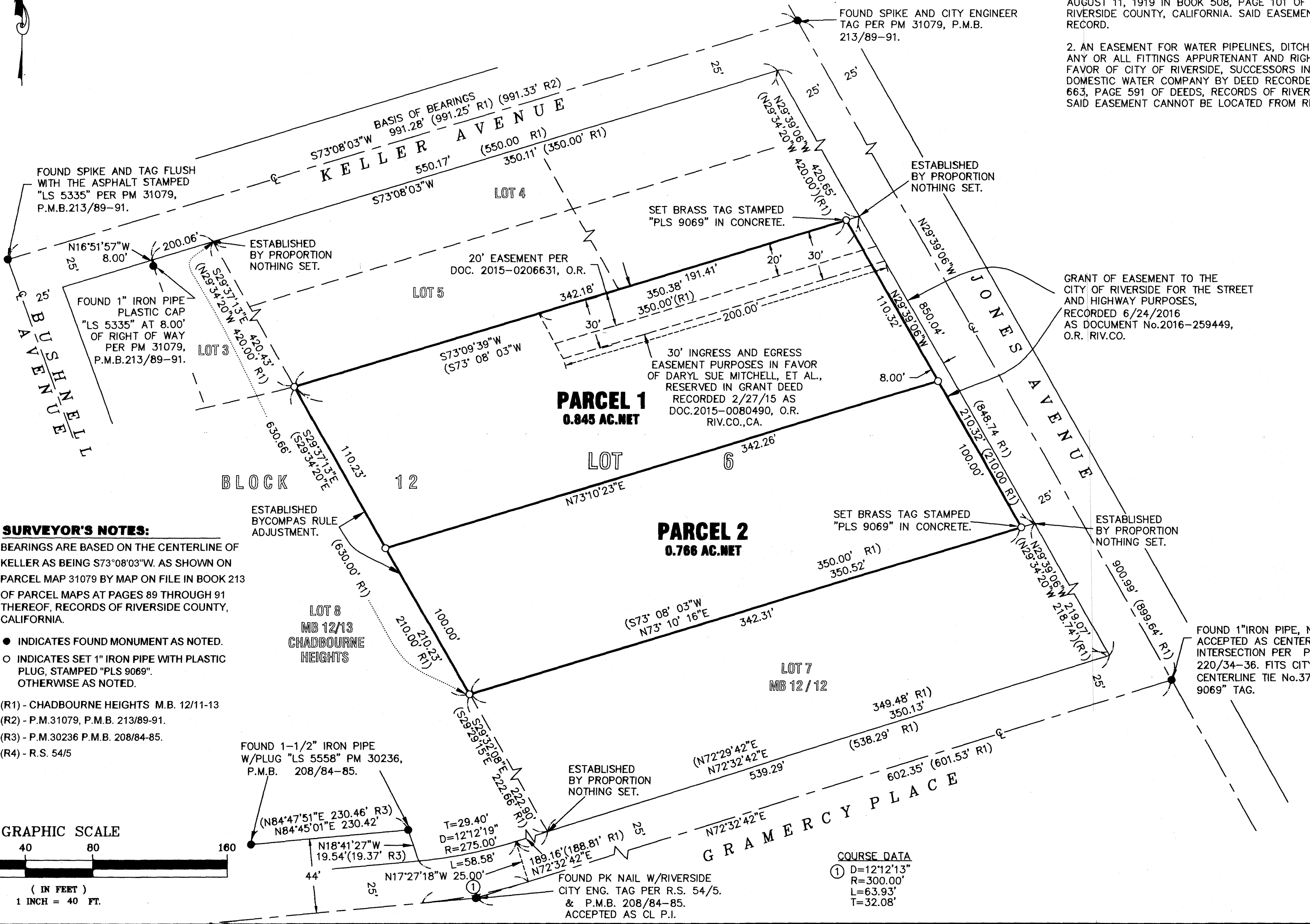
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 37011

BEING A DIVISION OF A PORTION OF LOT 6 IN BLOCK 12 OF CHADBOURNE HEIGHTS,
 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 11 THROUGH 13, RECORDS OF RIVERSIDE
 COUNTY, CALIFORNIA. LOCATED IN PROTRACTED SECTION 2, T.3.S., R. 6W., RANCHO LA SIERRA

CALIFORNIA LAND SURVEYOR, Inc., SAN DIEGO, CALIFORNIA. JUNE 2017

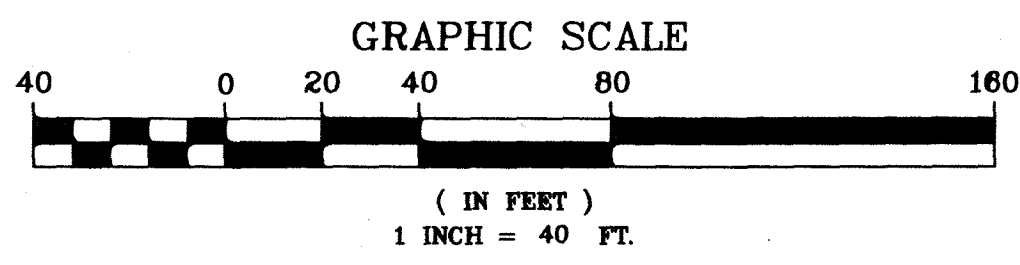
EASEMENT NOTES:

1. AN EASEMENT FOR RIGHTS OF WAY, WATER RIGHTS OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR DOMESTIC AND IRRIGATION PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF RIVERSIDE, SUCCESSORS IN INTEREST TO TWIN BUTTES WATER COMPANY BY DEED RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
2. AN EASEMENT FOR WATER PIPELINES, DITCHES, FLUMES TOGETHER WITH ANY OR ALL FITTINGS APPURTENANT AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF RIVERSIDE, SUCCESSORS IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY BY DEED RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED FROM RECORD.



SURVEYOR'S NOTES:
 BEARINGS ARE BASED ON THE CENTERLINE OF KELLER AS BEING S73°08'03"W. AS SHOWN ON PARCEL MAP 31079 BY MAP ON FILE IN BOOK 213 OF PARCEL MAPS AT PAGES 89 THROUGH 91 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG, STAMPED "PLS 9069". OTHERWISE AS NOTED.
- (R1) - CHADBOURNE HEIGHTS M.B. 12/11-13
 (R2) - P.M.31079, P.M.B. 213/89-91.
 (R3) - P.M.30236 P.M.B. 208/84-85.
 (R4) - R.S. 54/5



COURSE DATA
 ① D=12'12'13"
 R=300.00'
 L=63.93'
 T=32.08'

FOUND PK NAIL W/RIVERSIDE CITY ENG. TAG PER R.S. 54/5. & P.M.B. 208/84-85. ACCEPTED AS CL P.I.