

COPY 244/6

PARCEL MAP NO. 36887

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

BEING A SUBDIVISION OF LOT 6 IN BLOCK 17 OF LA GRANADA AS SHOWN BY MAP ON FILE IN BOOK 12 OF MAPS AT PAGES 42 THROUGH 51 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 2, T.3S., R.6W., RANCHO LA SIERRA-SEPVLEDA

A.A. & ASSOCIATES, RIVERSIDE, CA. FEBRUARY 2017

RECORDER'S STATEMENT:

FILED THIS 19th DAY OF December, 2017,
AT 2:11 P.M. IN BOOK 244 OF PARCEL MAPS,
AT PAGES 6-7, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.
NO. 2017-0531597 FEES \$ 12.00

PETER ALDANA, ASSESSOR - COUNTY CLERK - RECORDER
BY: Alpha Jones, DEPUTY

SUBDIVISION GUARANTEE BY: STEWART TITLE

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 CONDITION 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.

DATED _____, 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 14, 2017
BY: Jon Christensen
COUNTY TAX COLLECTOR
BY: Iteli h Rboa, DEPUTY

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 } SS
COUNTY OF RIVERSIDE }

ON _____ BEFORE ME, _____

A NOTARY PUBLIC, PERSONALLY APPEARED _____

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:

NOTARY SIGNATURE PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN _____, COUNTY

MY COMMISSION EXPIRES _____

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 AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

ESEQUIEL D. CORTEZ AND DELIA I. CORTEZ HUSBAND AND WIFE AS JOINT TENANTS.

BY: Esequiel D. Cortez Delia I. Cortez

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 } SS
COUNTY OF RIVERSIDE }

ON 10/21/2017 BEFORE ME, Ahmed El-Abyad

A NOTARY PUBLIC, PERSONALLY APPEARED Esequiel D. Cortez

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:
Ahmed El-Abyad
NOTARY SIGNATURE PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside, COUNTY

MY COMMISSION EXPIRES 01/13/2019 COMMISSION # 93774

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 } SS
COUNTY OF RIVERSIDE }

ON 10/21/2017 BEFORE ME, Ahmed El-Abyad

A NOTARY PUBLIC, PERSONALLY APPEARED Delia I. Cortez

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:
Ahmed El-Abyad
NOTARY SIGNATURE PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside, COUNTY

MY COMMISSION EXPIRES 01/13/2019 COMMISSION # 93774

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: 11/21/17

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

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 36887 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE ZONING ADMINISTRATOR ON SEPTEMBER 18, 2015 AND ANY APPROVED ALTERATIONS THEREOF; THAT 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: Nov. 21/2017

MARK ANDREW STEUER
CITY ENGINEER
RCE 53672 LICENSE EXP. 06/30/18

BY: Mark Andrew Steuer



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 AL AGUIRRE ON FEBRUARY 1, 2017. 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, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 9/13/2017

MARK BROWN
L.S. 5655
EXP. 9/30/2019



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: 11/20/17

ADAM RAYMOND
CHIEF FINANCIAL OFFICER / CITY TREASURER

BY: Adam Raymond

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: Nov 15, 2017

GIRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

BY: Girish Balachandran

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.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE:

1. AN EASEMENT FOR AVIGATION PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, BY DOCUMENT RECORDED DECEMBER 3, 2004, AS INSTRUMENT NO. 2004-0960871 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

COPY 2447

PARCEL MAP NO. 36887

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

BEING A SUBDIVISION OF LOT 6 IN BLOCK 17 OF LA GRANADA AS
SHOWN BY MAP ON FILE IN BOOK 12 OF MAPS AT PAGES 42 THROUGH
51 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
LOCATED IN SECTION 2, T.3S., R.6W., RANCHO LA SIERRA-SEPULVEDA

AGUIRRE & ASSOCIATES, RIVERSIDE, CA. FEBRUARY 2017

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE BEARING OF TYLER AVENUE BETWEEN KELLER AVENUE AND CAMPBELL AVENUE BEING NORTH 26° 51' 42" WEST AS SHOWN ON MAP OF LA GRANADA ON FILE IN MAP BOOK 12, PAGES 42-51 THEREOF, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

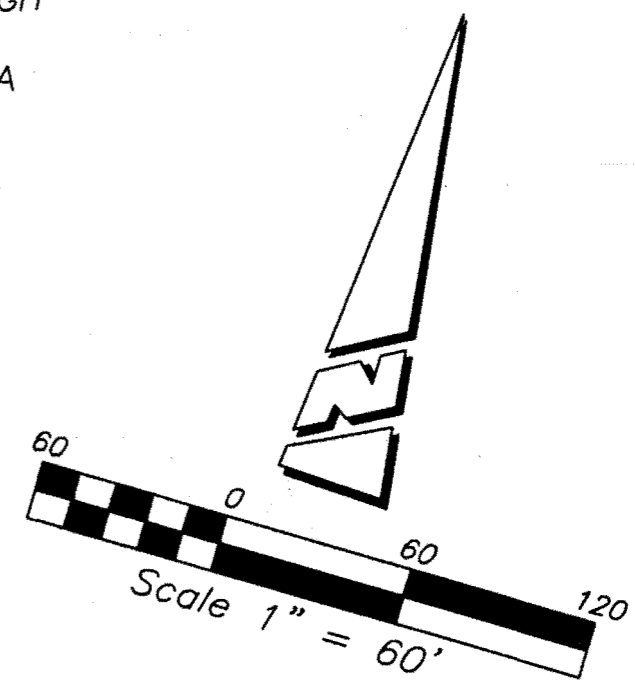
SURVEYOR'S NOTES

1. C.R.T.S. INDICATES CITY OF RIVERSIDE TIES SHEET
 2. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5655 TAG, UNLESS OTHERWISE NOTED.
 3. ● INDICATES FOUND P.K. NAIL AND CITY SURVEYOR TAG FLUSH UNLESS OTHERWISE NOTED.
 4. SET LD AND TAG LS 5655 IN T.C. AT SIDE LOT LINES PRODUCED
 5. S.F.N. SEARCHED, FOUND NOTHING
- () = RECORD INFORMATION PER MB 12/42-51
[] = RECORD INFORMATION PER PMB 136/75-76

- (A) STREET AND HIGHWAY EASEMENT GRANTED TO CITY OF RIVERSIDE BY DOCUMENT RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 2004-0925887 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- (B) AVIGATION EASEMENT GRANTED TO CITY OF RIVERSIDE BY DOCUMENT RECORDED DECEMBER 3, 2004 AS DOCUMENT NO. 2004-0960871 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

CURVE DATA

NO.	BEARING/DELTA	LENGTH	RADIUS	NO.	BEARING/DELTA	LENGTH	RADIUS
C1	Δ=29°59'20"	91.60'	175.00'	C1	Δ=29°59'09"	(91.59')	(175.00')
C2	Δ=29°59'06"	104.67'	200.00'	C2	Δ=29°59'09"	(104.67')	(200.00')
C3	Δ=37°46'39"	131.87'	200.00'	C3	Δ=37°47'30"	(131.92')	(200.00')
C4	Δ=37°46'29"	148.34'	225.00'	C4	Δ=37°47'30"	(148.41')	(225.00')
C5	Δ=10°30'06"	41.24'	225.00'	C5	Δ=10°30'23"	(41.26')	(225.00')
C6	Δ=27°16'23"	107.10'	225.00'	C6	Δ=27°17'07"	(107.15')	(225.00')
C7	Δ=26°57'17"	109.61'	233.00'				



S.F.N.
ESTABLISHED INTERSECTION PER
CITY TIE NO. 1743.TIF
SET SPIKE AND TAG LS 5655

