

COPY 454/96

OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF, OR HAVE SOME RIGHT TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND; AND CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

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

I HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES LOT "C".

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

I HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR A MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE THE EASEMENTS DESIGNATED AS "MULTIPURPOSE RECREATIONAL TRAIL EASEMENT". SAID EASEMENTS SHALL BE MAINTAINED IN THEIR IMPROVED CONDITION BY OURSELVES, SUCCESSORS, HEIRS AND ASSIGNS. THE CITY OF RIVERSIDE WILL NOT HAVE ANY RESPONSIBILITIES THEREOF. SAID EASEMENT SHALL BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EARTH FILL AND DEPOSITS.

I HEREBY RESERVE LOT "B" INDICATED AS "PRIVATE STREET", FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT.

WE HEREBY RESERVE THE EASEMENTS DESIGNATED AS "PRIVATE DRAINAGE EASEMENT" FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP, FOR STORM DRAIN PURPOSES.

JERRY M. PERKINS, A SOLE PROPRIETORSHIP PENSION PLAN,

BY: Jerry M. Perkins TITLE: Trustee

NOTARY ACKNOWLEDGEMENT

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 RIVERSIDE ON 2/14/2017, BEFORE ME Kim Kennedy, Notary Public

PERSONALLY APPEARED Jerry M. Perkins 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 Kim Kennedy NOTARY SIGNATURE Riverside COUNTY 1/22/2019 MY PRINCIPAL PLACE OF BUSINESS Kim Kennedy PRINT NAME 1/22/2019 MY COMMISSION EXPIRES

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 RISE INTO A FEE:

1) AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR DITCHES OR CANALS RESERVED IN UNITED STATES PATENT RECORDED JUNE 5, 1893 IN BOOK 1 PAGE 308 OF PATENTS, RECORDS OF RIVERSIDE COUNTY, CA.. THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORD.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOUTH SHORE TESTING & ENVIRONMENTAL ON JANUARY 12, 2016 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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 LOTS 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 2/28/17 GIRISH BALACHANDRAN, PUBLIC UTILITIES GENERAL MANAGER BY: [Signature]

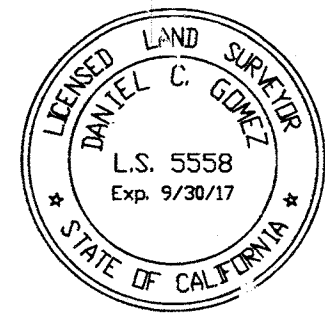
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, STATE OF CALIFORNIA

TRACT NO. 34881

BEING A SUBDIVISION OF A PORTION OF THE WESTERLY RECTANGULAR 5 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. LANDMARK SURVEYING INC., VICTORVILLE, CA. AUGUST, 2015

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 JERRY M. PERKINS, ON AUGUST 20, 2005. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE SEPTEMBER 1, 2017, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



Daniel C. Gomez 11/9/16 DANIEL C. GOMEZ L.S. 5558 LICENSE EXPIRES 9-30-17

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$4,700.00 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: February 14, 2017 BY: Sheree Kathol DEPUTY COUNTY TAX COLLECTOR

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 \$4,700.00

DATE: February 14, 2017 BY: Sheree Kathol DEPUTY COUNTY TAX COLLECTOR

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 TRACT 34881

LOTS "A" THROUGH "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.

THE EASEMENTS DESIGNATED AS P.U.E. ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

LOT "C" IS HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

THE EASEMENTS DESIGNATED AS "MULTIPURPOSE RECREATIONAL TRAIL EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE.

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 11th DAY OF April, 2017. COLLEEN J. NICOL CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA BY: [Signature]

RECORDER'S STATEMENT

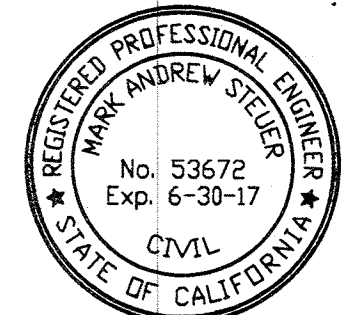
FILED THIS 19th DAY OF April, 2017, AT 4:07 PM, IN BOOK 454 OF MAPS AT PAGES 96-97, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

NO. 2017-0157516 FEE \$12.00 PETER ALDANA ASSESSOR-COUNTY CLERK-RECORDER BY: Sophia Jones DEPUTY SUBDIVISION GUARANTEE BY: FIRST AMERICAN TITLE CO.

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 TRACT 34881 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON JANUARY 23, 2007 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; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATE 3/6/17 MARK ANDREW STEUER RCE 53672 LIC. EXP. 6/30/17 CITY ENGINEER

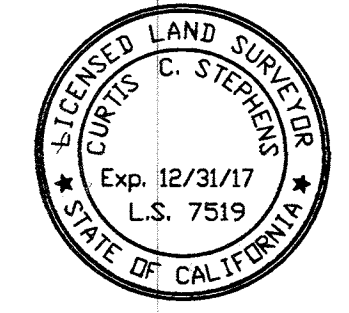


BY: [Signature]

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 3/7/17 CURTIS C. STEPHENS L.S. 7519 LIC. EXP. 12/31/17 CITY SURVEYOR



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.

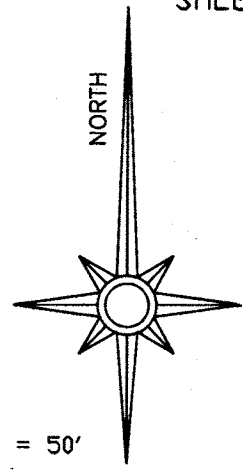
DATE March 3, 2017 SCOTT G. MILLER, PHD CHIEF FINANCIAL OFFICER/CITY TREASURER BY: [Signature]

Copy 454/97

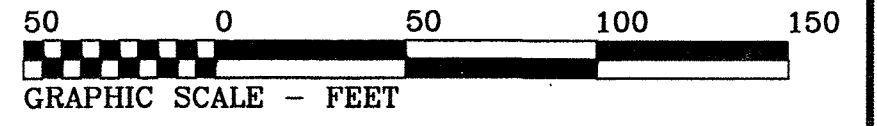
TRACT NO. 34881

BEING A SUBDIVISION OF A PORTION OF THE WESTERLY RECTANGULAR 5 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. LANDMARK SURVEYING INC., VICTORVILLE, CA.

AUGUST, 2015

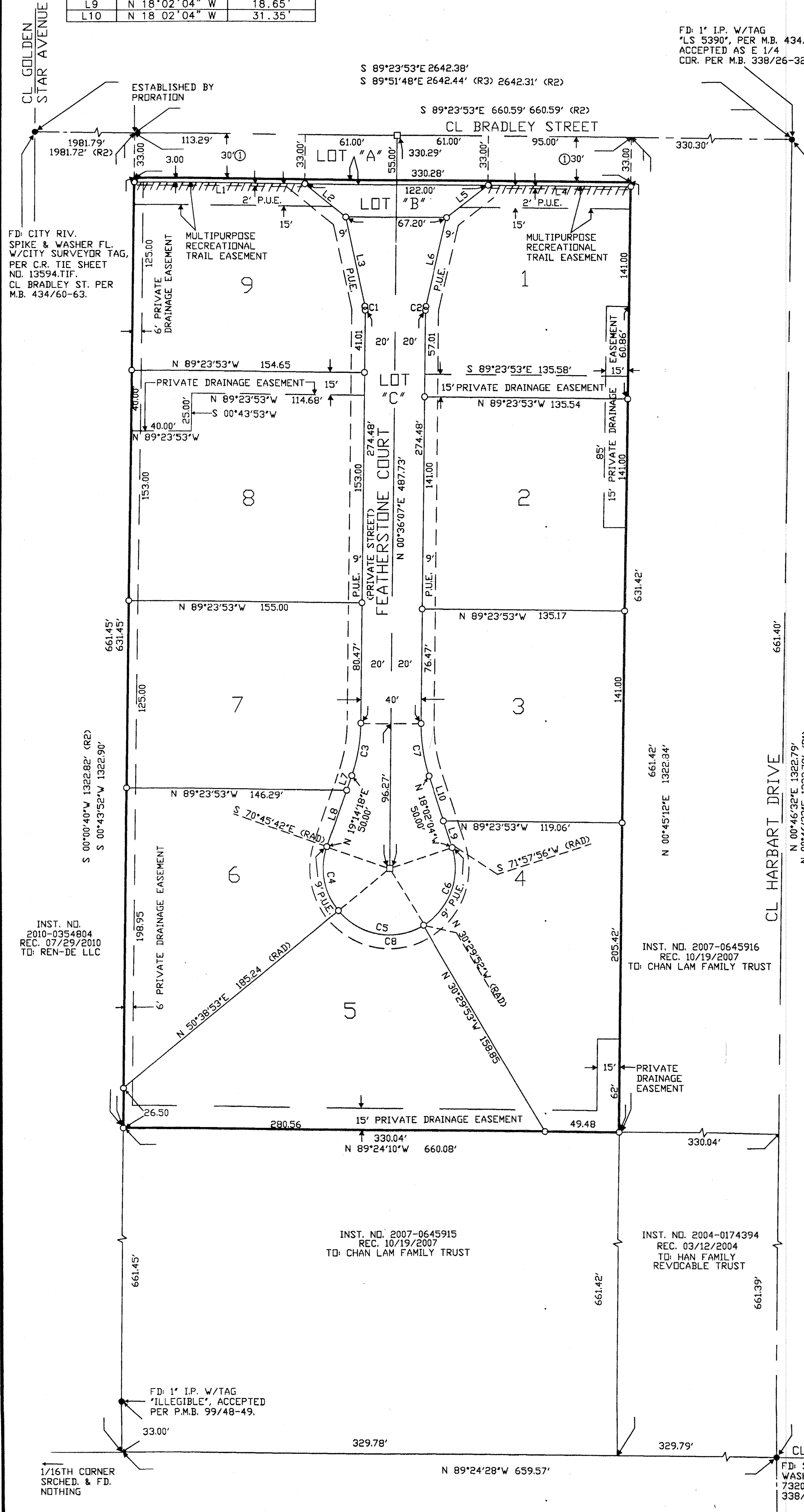


SCALE 1" = 50'



Curve	Radius	Length	Delta
C1	12.00'	2.65'	12°38'10"
C2	12.00'	2.65'	12°38'10"
C3	109.00'	35.45'	18°38'11"
C4	44.00'	44.99'	58°35'25"
C5	44.00'	62.32'	81°08'45"
C6	44.00'	59.54'	77°32'12"
C7	109.00'	35.45'	18°38'11"
C8	44.00'	166.85'	217°16'22"

Course	Bearing	Distance
L1	S 89°23'53" E	113.37'
L2	S 50°38'10" E	35.14'
L3	S 12°02'03" E	60.84'
L4	N 89°23'53" W	94.91'
L5	S 51°50'24" W	35.14'
L6	S 13°14'17" W	60.84'
L7	S 19°14'18" W	10.24'
L8	S 19°14'18" W	39.76'
L9	N 18°02'04" W	18.65'
L10	N 18°02'04" W	31.35'



SURVEYORS NOTES:

- BEARINGS ARE BASED UPON: THE CENTERLINE OF HARBART DRIVE AS BEING NORTH 00°46'32"EAST AS SHOWN ON M.B. 338/26-32.
- INDICATES MONUMENT FOUND AS NOTED
- INDICATES SET 6", 1/2" DIA SPIKE AND TAG 'L.S. 5558' FLUSH
- INDICATES SET 1-1/2" O.D.x18" GALV. IRON PIPE, AND L.S. 5558, TAG FLUSH WITH SURFACE (UNLESS OTHERWISE NOTED)
- ////// INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS RESTRICTED.
- (R1) INDICATES RECORD DATA PER M.B. 338/26-32.
- (R2) INDICATES RECORD DATA PER P.M.B. 99/48-49.
- (R3) INDICATES RECORD DATA PER M.B. 434/60-63.
- THIS TRACT MAP CONTAINS 4.78 ACRES MORE OR LESS.

EASEMENT NOTES:

- ① = AN EASEMENT FOR PUBLIC UTILITY USE AND ROAD PURPOSES RECORDED 10/04/1948 IN BOOK 1016, PAGE 356, ET.SEQ., D.R. RIV.CO., CA., AND ACCEPTED BY M.B. 338/26-32.
- AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR DITCHES OR CANALS RESERVED IN UNITED STATES PATENT RECORDED JUNE 5, 1893 IN BOOK 1 PAGE 308 OF PATENTS, RECORDS OF RIVERSIDE COUNTY, CA. THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORD.

INST. NO. 2010-0354804
REC. 07/29/2010
TO: REN-DE LLC

INST. NO. 2007-0645916
REC. 10/19/2007
TO: CHAN LAM FAMILY TRUST

INST. NO. 2007-0645915
REC. 10/19/2007
TO: CHAN LAM FAMILY TRUST

INST. NO. 2004-0174394
REC. 03/12/2004
TO: HAN FAMILY REVOCABLE TRUST

FD: SPIKE & WASHER 'L.S. 7920' PER M.B. 338/26-32.