

0155
COPY

TRACT NO. 39534

BEING A SUBDIVISION OF A PORTION OF LOT 3 IN BLOCK 25 AND LOT 2 IN BLOCK 26, A PORTION OF JOHN F. KENNEDY DRIVE (VACATED), AND COLE STREET (VACATED), OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; LYING IN SECTION 20, T.3S., R.4W., S.B.M.

adkan
ENGINEERS
RIVERSIDE, CA

JANUARY 2016

RECORDER'S STATEMENT

FILED THIS 26th DAY OF MAY, 2017 AT 8:50 AM,
IN BOOK 455 OF MAPS, AT PAGES 20-21,
AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE.

NO. 2017-0210968
FEE \$ 22.00
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER
BY: [Signature], 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.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES, LOTS "A" THROUGH "D", INCLUSIVE;

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE A "SLOPE AND ACCESS EASEMENT" FOR SLOPE, SUPPORT PURPOSES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES.

WE 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 "UTILITY EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE EASEMENT DESIGNATED AS "SEWER EASEMENT".

WE 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, SUCCESSOR'S 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.

WE HEREBY RESERVE LOTS "A" THROUGH "D", INCLUSIVE, INDICATED AS "PRIVATE STREET", FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RESERVE LOTS "E" THROUGH "H", INCLUSIVE, INDICATED AS "COMMON AREA", FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RESERVE THE EASEMENTS DESIGNATED AS "PRIVATE INGRESS/EGRESS EASEMENT" AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP, FOR PRIVATE INGRESS/EGRESS PURPOSES.

WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREETS AND EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434(G) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRIC ENERGY DISTRIBUTION AND TRANSMISSION FACILITIES, AND INCIDENTAL PURPOSES PER DOCUMENTS RECORDED DECEMBER 12, 1989 AS DOCUMENT NOS. 434112 AND 434113, BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR SLOPE, SUPPORT PURPOSES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED DECEMBER 16, 1988 AS DOCUMENT NO. 369584 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
3. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSORS IN INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED AUGUST 13, 1973 AS INST. NO. 106205 AND ASSIGNED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED MAY 15, 1989 AS INST. NO. 154780, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION

BY: [Signature]
(PRINT NAME) Jeffrey Clements
(TITLE) Vice President

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

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 RIDGE CREST CARDINAL - RIVERSIDE, LP ON JANUARY 14, 2016. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2019, 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.

DATE: 3-24-2017

[Signature]
EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9-30-18



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: 4/14/17

CURTIS C. STEPHENS
L.S. 7519, EXP. 12-31-2017
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 TRACT NO. 39534 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON JUNE 23, 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; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THIS 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: 4/13/17

MARK ANDREW STEUER R.C.E. 53672
EXPIRES JUNE 30, 2017
CITY ENGINEER

BY: [Signature]



CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF SEVEN (7) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 39534.

LOTS "A" THROUGH "D", INCLUSIVE, ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

THE EASEMENT DESIGNATED AS "SLOPE AND ACCESS EASEMENT" IS HEREBY ACCEPTED FOR SLOPE, SUPPORT PURPOSES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES.

THE EASEMENTS DESIGNATED AS "UTILITY EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THE EASEMENT DESIGNATED AS "SEWER EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

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

THAT THE FOLLOWING STREETS AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434(C) OF THE SUBDIVISION MAP ACT:

1. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRIC ENERGY DISTRIBUTION AND TRANSMISSION FACILITIES, AND INCIDENTAL PURPOSES PER DOCUMENTS RECORDED DECEMBER 12, 1989 AS DOCUMENT NOS. 434112 AND 434113, BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR SLOPE, SUPPORT PURPOSES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED DECEMBER 16, 1988 AS DOCUMENT NO. 369584 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
3. THAT CERTAIN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSORS IN INTEREST TO SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED AUGUST 13, 1973 AS INST. NO. 106205 AND ASSIGNED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED MAY 15, 1989 AS INST. NO. 154780, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

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 6th DAY OF MAY, 2017.

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

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:

Development is in CFD 2015-1

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: 4-11-17

SCOTT G. MILLER, PHD
CHIEF FINANCIAL OFFICER / CITY TREASURER

BY: [Signature]

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 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 ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

DATE: 4/11/2017

GIRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature], DEPUTY
msb

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 \$ 96,700.00

DATE: MAY 22, 2017

DON KENT
COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 96,700.00 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.

DATED: MAY 22 2017

CASH OR ~~SURETY BOND~~

DON KENT
COUNTY TAX COLLECTOR

BY: [Signature], DEPUTY

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:

AN EASEMENT FOR PIPELINES, CONDUITS, INGRESS AND EGRESS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED MARCH 4, 1955 IN BOOK 1702, PAGE 467 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

MARCH INLAND PORT AIRPORT AUTHORITY, A CALIFORNIA AIRPORT AUTHORITY, HOLDER OF AN EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED MARCH 14, 2003 AS DOCUMENT NO. 2003-183066 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY LGC GEO-ENVIRONMENT, INC. ON SEPTEMBER 12, 2016 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 39534

BEING A SUBDIVISION OF A PORTION OF LOT 3 IN BLOCK 25 AND LOT 2 IN BLOCK 26, A PORTION OF JOHN F. KENNEDY DRIVE (VACATED), AND COLE STREET (VACATED), OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; LYING IN SECTION 20, T.3S., R.4W., S.B.M.



JANUARY 2016

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 _____

ON _____ BEFORE ME, _____ 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

PRINT NAME _____

SIGNATURE _____

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS _____

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 Riverside

ON April 3, 2017 BEFORE ME, Amy Williams, Notary Public PERSONALLY
APPEARED Stacy A. Stevens

_____, 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

PRINT NAME Amy Williams

SIGNATURE [Signature]

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 20064397

MY COMMISSION EXPIRES: 4-13-18

COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside County

SURVEYOR'S NOTES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "CNPP" AND "MLFP" NORTH AMERICAN DATUM 1983 (NAD 83) (2010 EPOCH) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND BEARINGS AND DISTANCES ARE SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.9999275. CALCULATIONS ARE MADE AT THE NORTHWEST CORNER SECTION 20, T3S, R4W, WITH COORDINATES OF N: 2273505.630, E: 6238875.369, USING AN ELEVATION OF 1689.93 FEET.

MONUMENT NOTES

- -INDICATES FOUND MONUMENT AS NOTED.
- ⊙ -INDICATES FOUND 1"IP & RCE 21740 TAG, FLUSH PER MB 409/8-13
- -INDICATES SET 1"IP & LS 5390 TAG, FLUSH, UNLESS OTHERWISE NOTED.

SET 1"IP & LS 5390 TAG, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS, SET LEAD & LS 5390 TAG IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES.

THIS MAP CONTAINS 13.528 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER

- () -INDICATES RECORD DATA PER REFERENCE LISTED BELOW
- R1 -INDICATES RECORD DATA PER MB 409/8-13
- R2 -INDICATES RECORD DATA PER MB 282/94-98
- R3 -INDICATES RECORD DATA PER PMB 161/62-63
- R4 -INDICATES RECORD DATA PER MB 279/28-31

C.C.&R'S FOR THIS MAP RECORDED May 26 2017, AS DOC. NO. 2017-0210969

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

TRACT NO. 39534

BEING A SUBDIVISION OF A PORTION OF LOT 3 IN BLOCK 25 AND LOT 2 IN BLOCK 26, A PORTION OF JOHN F. KENNEDY DRIVE (VACATED), AND COLE STREET (VACATED), OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; LYING IN SECTION 20, T.3S., R.4W., S.B.M.

**adkan
ENGINEERS**
RIVERSIDE, CA

JANUARY 2016



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

EASEMENT NOTES

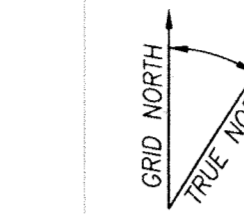
AN EASEMENT FOR PIPELINES, CONDUITS, INGRESS AND EGRESS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED MARCH 4, 1955 IN BOOK 1702, PAGE 467 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. (CANNOT BE LOCATED FROM THE RECORD.

MARCH INLAND PORT AIRPORT AUTHORITY, A CALIFORNIA AIRPORT AUTHORITY, HOLDER OF AN EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED MARCH 14, 2003 AS DOCUMENT NO. 2003-183066 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. EASEMENT IS BLANKET IN NATURE AND AFFECTS ALL LOTS.

BASIS OF BEARINGS



CONVERGENCE ANGLE: -0°35'04"
CALCULATED AT NW COR SEC 20



GPS CONTINUOUSLY OPERATING REFERENCE STATION "MLFP" N=2279468.20 E=6237668.05 ELEVATION: 1661.89'

GPS CONTINUOUSLY OPERATING REFERENCE STATION "CNPP" N=2273505.630 E=6238875.369 ELEVATION: 1689.93'

GPS CONTINUOUSLY OPERATING REFERENCE STATION "MFP" N=2273505.630 E=6238875.369 ELEVATION: 1689.93'

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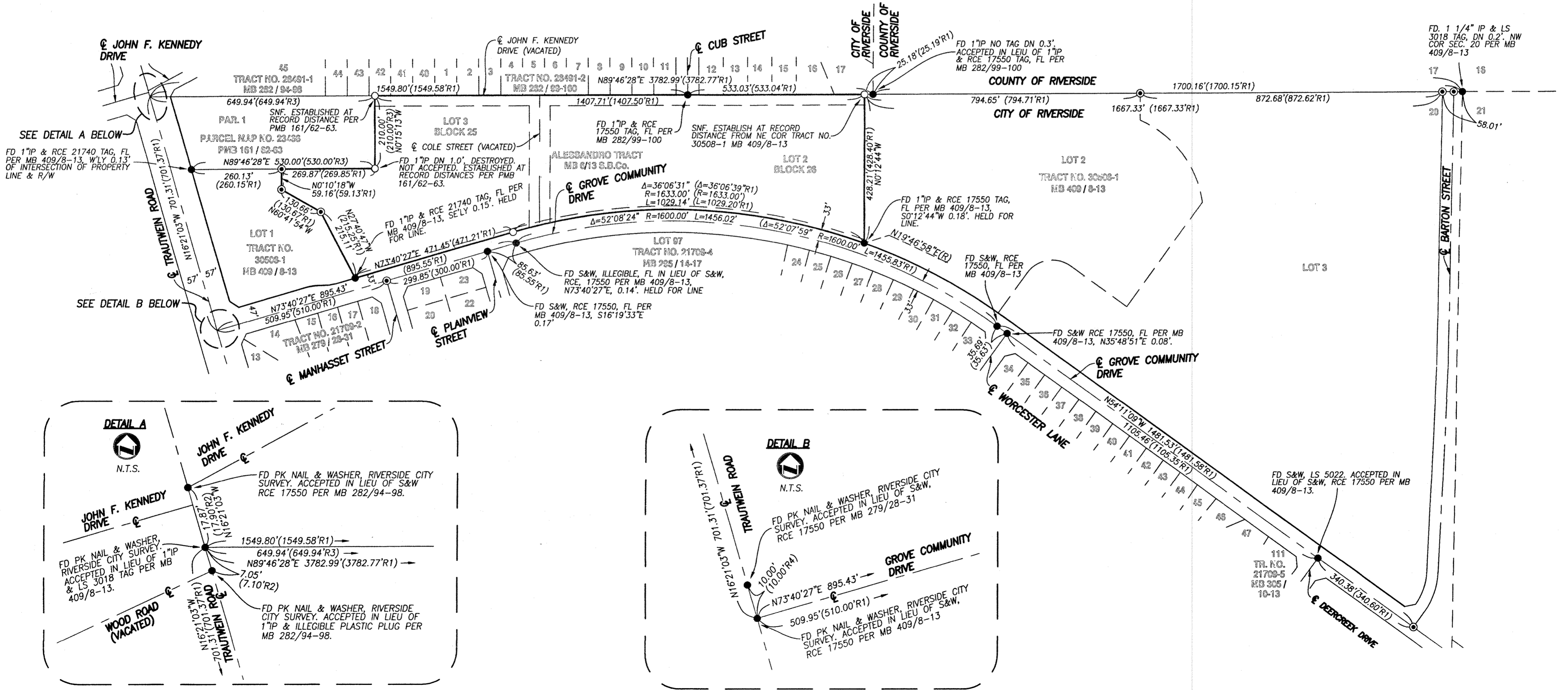
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SURVEYOR'S NOTES

BASIS OF BEARINGS

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MONUMENT NOTES

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C.C.&R'S FOR THIS MAP RECORDED May 21, 2017, AS DOC. NO. 2017-0210919

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

TRACT NO. 39534

BEING A SUBDIVISION OF A PORTION OF LOT 3 IN BLOCK 25 AND LOT 2 IN BLOCK 26, A PORTION OF JOHN F. KENNEDY DRIVE (VACATED), AND COLE STREET (VACATED), OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; LYING IN SECTION 20, T.3S., R.4W., S.B.M.

adkan
ENGINEERS
RIVERSIDE, CA

JANUARY 2016

SHEET INDEX MAP



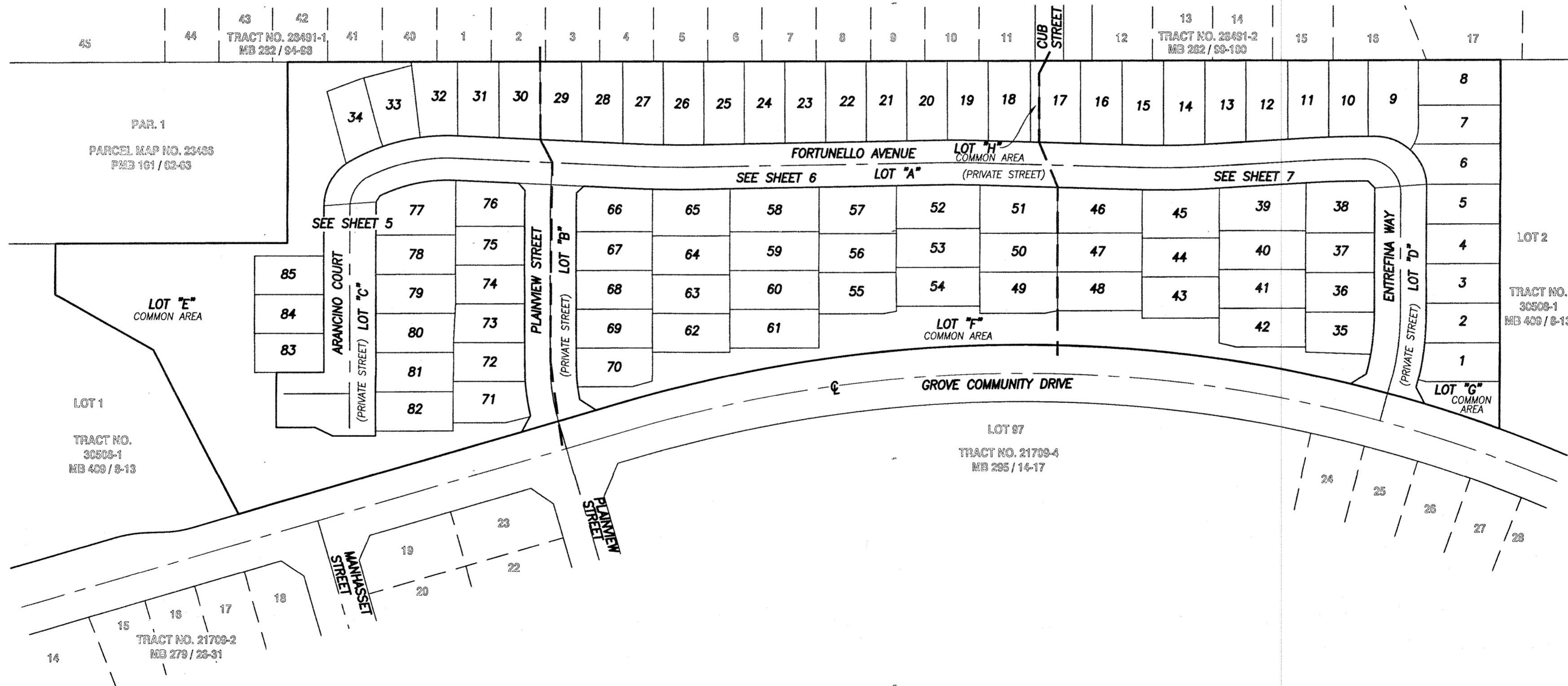
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

EASEMENT NOTES

- 1 AN EASEMENT FOR PIPELINES, CONDUITS, INGRESS AND EGRESS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED MARCH 4, 1955 IN BOOK 1702, PAGE 467 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. (CANNOT BE LOCATED FROM THE RECORD.)
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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 39534

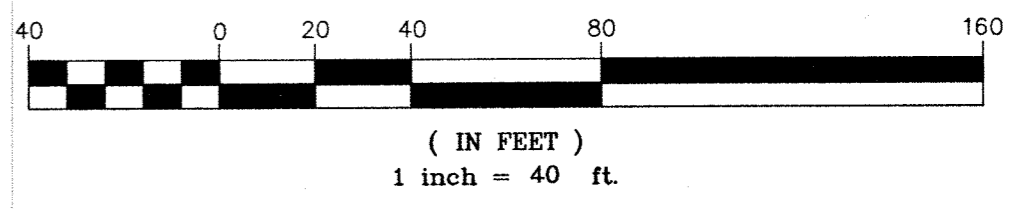
BEING A SUBDIVISION OF A PORTION OF LOT 3 IN BLOCK 25 AND LOT 2 IN BLOCK 26, A PORTION OF JOHN F. KENNEDY DRIVE (VACATED), AND COLE STREET (VACATED), OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; LYING IN SECTION 20, T.3S., R.4W., S.B.M.

adkan ENGINEERS
RIVERSIDE, CA

JANUARY 2016



GRAPHIC SCALE



SURVEYOR'S NOTES

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "CNPP" AND "MLFP" NORTH AMERICAN DATUM 1983 (NAD 83) (2010 EPOCH) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND BEARINGS AND DISTANCES ARE SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.9999275. CALCULATIONS ARE MADE AT THE NORTHWEST CORNER SECTION 20, T3S, R4W, WITH COORDINATES OF N: 2273505.630, E: 6238875.369, USING AN ELEVATION OF 1689.93 FEET.

MONUMENT NOTES

- - INDICATES FOUND MONUMENT AS NOTED.
 - - INDICATES FOUND 1"IP & RCE 21740 TAG, FLUSH PER MB 409/8-13
 - - INDICATES SET 1"IP & LS 5390 TAG, FLUSH, UNLESS OTHERWISE NOTED.
- SET 1"IP & LS 5390 TAG, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS, SET LEAD & LS 5390 TAG IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES.
- THIS MAP CONTAINS 13.528 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER
- () - INDICATES RECORD DATA PER REFERENCE LISTED BELOW
 R1 - INDICATES RECORD DATA PER MB 409/8-13
 R2 - INDICATES RECORD DATA PER MB 282/94-98
 R3 - INDICATES RECORD DATA PER PMB 161/62-63
 R4 - INDICATES RECORD DATA PER MB 279/28-31

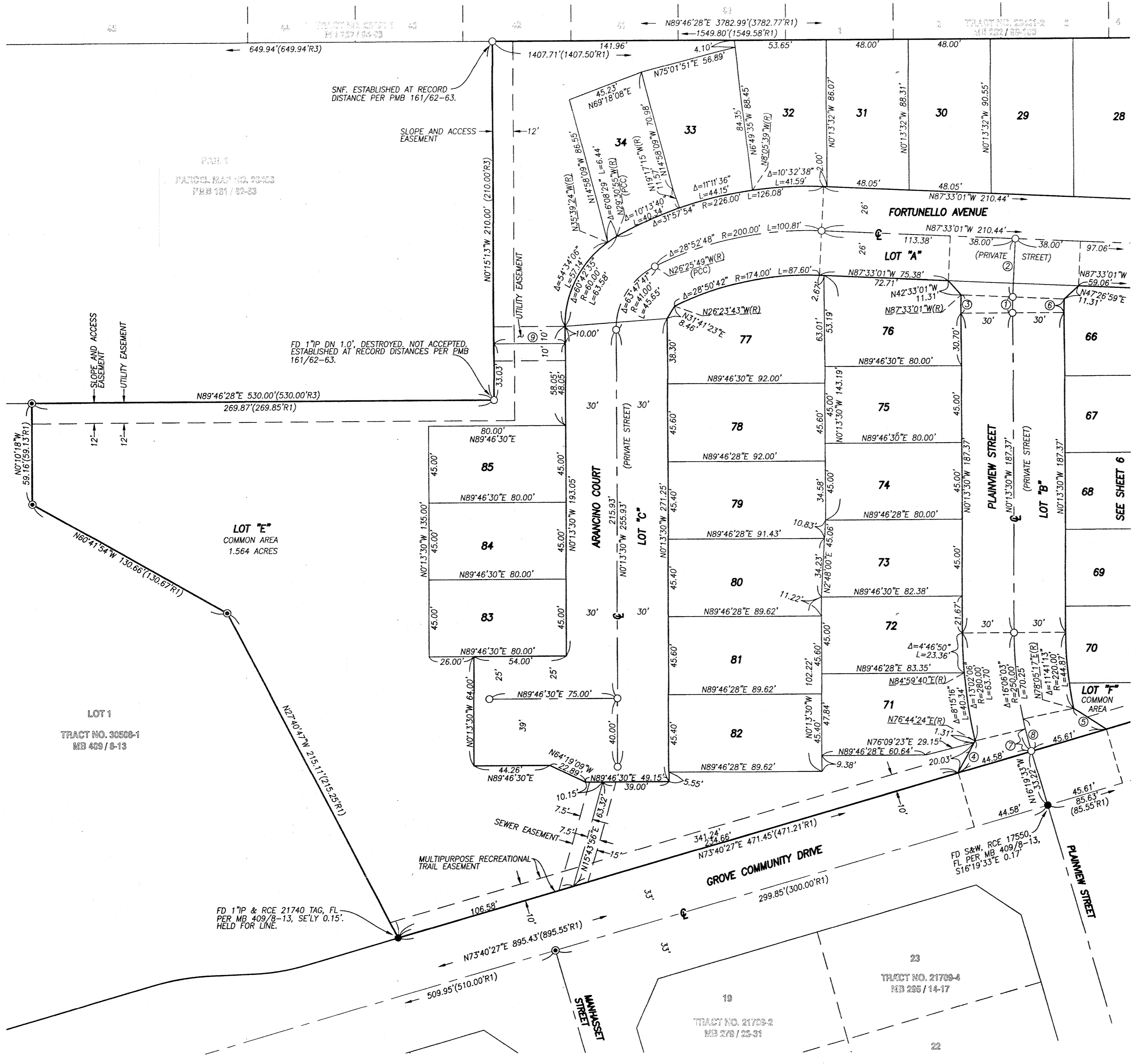
C.C.&R'S FOR THIS MAP RECORDED May 26, 2017, AS DOC. NO. 2017-0210969

EASEMENT NOTES

- 1 AN EASEMENT FOR PIPELINES, CONDUITS, INGRESS AND EGRESS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED MARCH 4, 1955 IN BOOK 1702, PAGE 467 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. (CANNOT BE LOCATED FROM THE RECORD.)
- 2 MARCH INLAND PORT AIRPORT AUTHORITY, A CALIFORNIA AIRPORT AUTHORITY, HOLDER OF AN EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED MARCH 14, 2003 AS DOCUMENT NO. 2003-183066 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. EASEMENT IS BLANKET IN NATURE AND AFFECTS ALL LOTS.

COURSE DATA

- ① Δ=2°40'29" R=200.00' L=9.34'
- ② N2°26'59"E 34.00'
- ③ Δ=2°40'29" R=230.00' L=10.74'
- ④ N28°15'28"E 21.34'
- ⑤ N57°24'30"W 22.76'
- ⑥ Δ=2°40'29" R=170.00' L=7.94'
- ⑦ Δ=3°03'57" R=250.00' L=13.38'
- ⑧ Δ=4°24'51" R=250.00' L=19.26'
- ⑨ N89°44'47"E 41.77'



PART 1
PATCH MAP NO. 28403
PMB 161/62-63

FD 1"IP DN 1.0', DESTROYED, NOT ACCEPTED, ESTABLISHED AT RECORD DISTANCES PER PMB 161/62-63.

LOT "E"
COMMON AREA
1.564 ACRES

LOT 1
TRACT NO. 30500-1
MB 409/8-13

FD 1"IP & RCE 21740 TAG, FL PER MB 409/8-13, SE'LY 0.15', HELD FOR LINE.

FD S&W, RCE 17550, FL PER MB 409/8-13, S16°19'33"E 0.17'

TRACT NO. 21709-2
MB 278/25-31

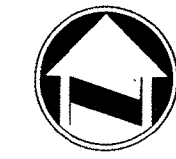
TRACT NO. 21709-4
MB 285/14-17

TRACT NO. 39534

BEING A SUBDIVISION OF A PORTION OF LOT 3 IN BLOCK 25 AND LOT 2 IN BLOCK 26, A PORTION OF JOHN F. KENNEDY DRIVE (VACATED), AND COLE STREET (VACATED), OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; LYING IN SECTION 20, T.3S., R.4W., S.B.M.

adkan
ENGINEERS
RIVERSIDE, CA

JANUARY 2016



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

SURVEYOR'S NOTES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "CNPP" AND "MLFP" NORTH AMERICAN DATUM 1983 (NAD 83) (2010 EPOCH) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND BEARINGS AND DISTANCES ARE SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.9999275. CALCULATIONS ARE MADE AT THE NORTHWEST CORNER SECTION 20, T.3S., R.4W., WITH COORDINATES OF N: 2273505.630, E: 6238875.369, USING AN ELEVATION OF 1689.93 FEET.

MONUMENT NOTES

- - INDICATES FOUND MONUMENT AS NOTED.
- ⊙ - INDICATES FOUND 1"IP & RCE 21740 TAG, FLUSH PER MB 409/8-13
- - INDICATES SET 1"IP & LS 5390 TAG, FLUSH, UNLESS OTHERWISE NOTED.

SET 1"IP & LS 5390 TAG, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS, SET LEAD & LS 5390 TAG IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES.

THIS MAP CONTAINS 13.528 ACRES, MORE OR LESS WITHIN THE DISTINCTIVE BORDER

() - INDICATES RECORD DATA PER REFERENCE LISTED BELOW

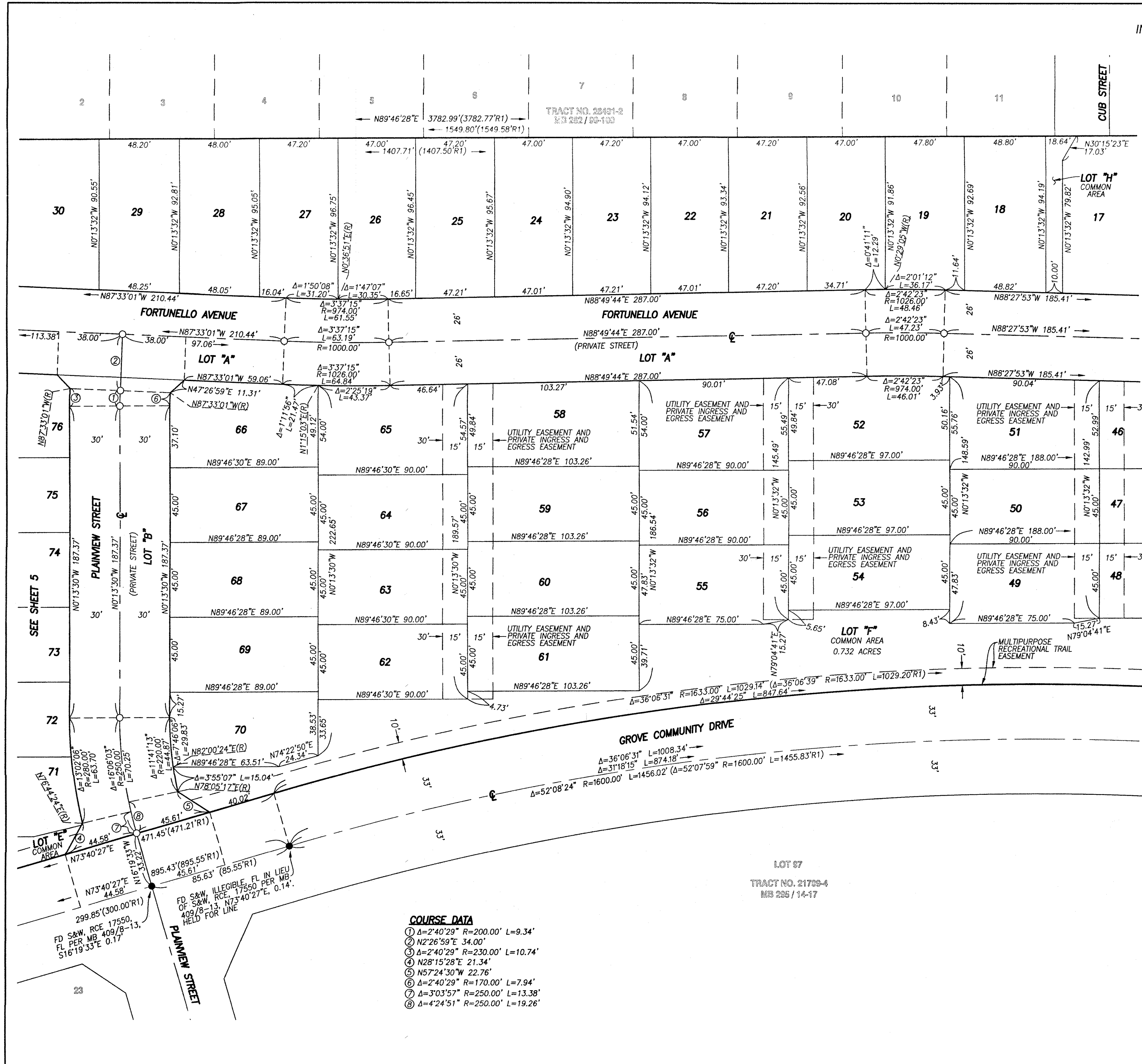
- R1 - INDICATES RECORD DATA PER MB 409/8-13
- R2 - INDICATES RECORD DATA PER MB 282/94-98
- R3 - INDICATES RECORD DATA PER PMB 161/62-63
- R4 - INDICATES RECORD DATA PER MB 279/28-31

C.C.&R'S FOR THIS MAP RECORDED Map 216, 2017, AS DOC. NO. 2017-0210969

EASEMENT NOTES

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- COURSE DATA**
- ① Δ=2°40'29" R=200.00' L=9.34'
 - ② N2°26'59"E 34.00'
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LOT 77
TRACT NO. 21709-4
MS 225 / 14-17

SEE SHEET 7

SEE SHEET 5

TRACT NO. 39534

BEING A SUBDIVISION OF A PORTION OF LOT 3 IN BLOCK 25 AND LOT 2 IN BLOCK 26, A PORTION OF JOHN F. KENNEDY DRIVE (VACATED), AND COLE STREET (VACATED), OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, LYING IN SECTION 20, T.3S., R.4W., S.B.M.

adkan
ENGINEERS
RIVERSIDE, CA

JANUARY 2016



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

COURSE DATA

① $\Delta=37^{\circ}59'26''$ R=45.00' L=29.83'

SURVEYOR'S NOTES

BASIS OF BEARINGS

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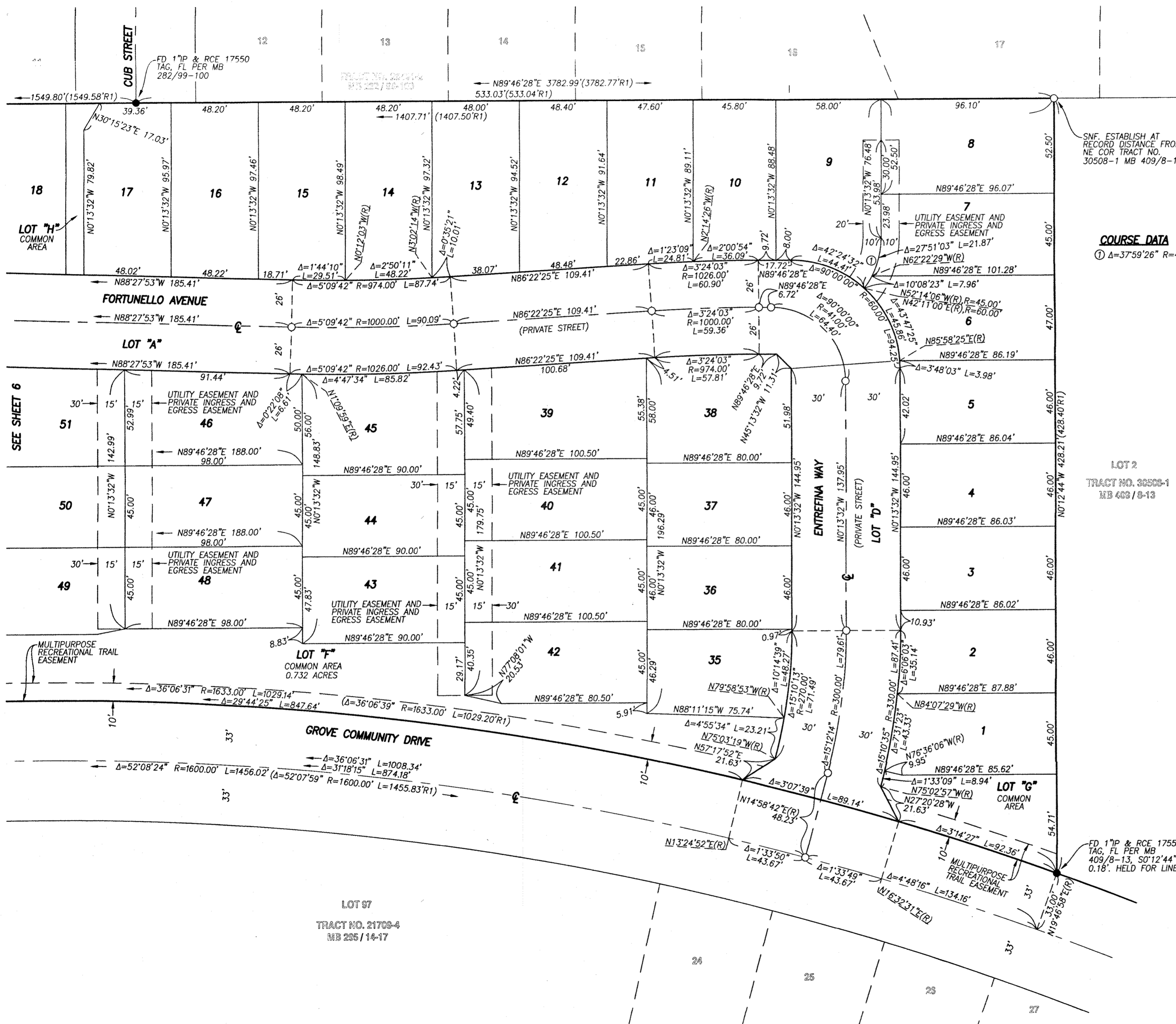
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C.C.&R'S FOR THIS MAP RECORDED NOV 26 2017, AS DOC. NO. 2017-0210969

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SNF ESTABLISH AT RECORD DISTANCE FROM NE COR TRACT NO. 30508-1 MB 409/8-13

LOT 2
TRACT NO. 30508-1
MB 409/8-13

FD 1"IP & RCE 17550 TAG, FL PER MB 409/8-13, 50'12'44"W 0.18' HELD FOR LINE.

LOT 97
TRACT NO. 21709-4
MB 285/14-17