

# TRACT NO. 31542

BEING A SUBDIVISION OF PORTIONS OF LOTS 15 THROUGH 18 INCLUSIVE, 49, 50 AND DOOLITTLE AVENUE (FORMERLY PEDLEY ROAD) VACATED AS SHOWN BY MAP OF THE MCCLASKEY TRACT ON FILE IN BOOK 10, PAGES 36 AND 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; LOCATED IN SECTION 36 OF RANCHO LA SIERRA AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

FEBRUARY 2007

### RECORDER'S STATEMENT

FILED THIS 13<sup>th</sup> DAY OF June, 2018  
AT 4:24 PM IN BOOK 462 OF MAPS AT PAGES 74-77, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE  
NO. 2018-0246447 FEE \$15.00

PETER ALDANA  
ASSESSOR-COUNTY CLERK-RECORDER

BY: Sophie Gomez DEPUTY

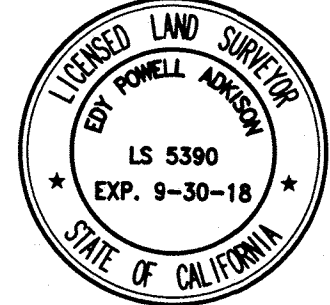
SUBDIVISION GUARANTEE:  
CHICAGO TITLE COMPANY

### 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 FRIENDS OF RIVERSIDE AIRPORT, LLC ON MARCH 1, 2003. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2020, AND THAT THE MONUMENTS ARE 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: 4-4-2018, 2018

Edy P. Adkison  
EDY P. ADKISON, LS 5390  
EXPIRATION SEPTEMBER 30, 2018



### 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: 4/16/18, 2018

CURTIS C. STEPHENS  
L.S. 7519, LIC. EXP. 12-31-2019  
CITY SURVEYOR

BY: Curtis 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 TRACT 31542 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON FEBRUARY 9, 2006 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: May 16, 2018

MARK ANDREW STEUER R.C.E. 53672  
LIC. EXPIRES 6-30-2019  
CITY ENGINEER

BY: Mark Andrew Steuer



### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FOUR (4) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 31542.

LOTS "A" AND "B" 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.

LOTS "A" AND "B" ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

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

THE EASEMENTS DESIGNATED AS "BLANKET WATERLINE EASEMENT" ARE HEREBY ACCEPTED AS THE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF WATER DISTRIBUTION AND TRANSMISSION FACILITIES AND APPURTENANCES.

AN "AVIGATION EASEMENT" AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS "A" AND "B" AND LOTS 4 THROUGH 7, INCLUSIVE ARE HEREBY ACCEPTED.

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

1. THAT CERTAIN WAIVER OF VEHICULAR ACCESS IN FAVOR OF THE CITY OF RIVERSIDE RECORDED MARCH 13, 1970 AS INSTRUMENT NO. 24042, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (JURUPA AVENUE)
2. DOOLITTLE STREET (PEDLEY ROAD) AS DEDICATED BY THE MAP OF THE MCCLASKEY TRACT, ON FILE IN MAP BOOK 10, PAGES 36 AND 37, RECORDS OF RIVERSIDE COUNTY, AND BY DOCUMENTS RECORDED IN BOOK 1604, PAGE 190 ON JULY 1, 1954, BOOK 1606, PAGE 188 ON JULY 7, 1954, AND BOOK 1698, PAGE 490 ON FEBRUARY 25, 1954, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY, RESERVING THEREFROM SEWER, WATER, RECLAIMED WATER AND PUBLIC UTILITIES EASEMENT.
3. THAT PORTION OF VAN BUREN BOULEVARD FORMERLY PEDLEY DUMP ROAD AS ACCEPTED BY THE COUNTY OF RIVERSIDE, RECORDED JULY 7, 1954 AS INSTRUMENT NO. 34003, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE EASEMENTS DESIGNATED AS "ACCESS EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR PUBLIC USE AND FOR EMERGENCY ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM SERVICES RELATED TO TRASH REMOVAL, PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, CABLE TELEVISION AND COMMUNICATION SYSTEMS.

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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 5th DAY OF June, 2018.

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

BY: Colleen J. Nicol

### 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: 5/15/18, 2018

ADAM RAYMOND  
CHIEF FINANCIAL OFFICER/ CITY TREASURER

BY: Adam Raymond

### 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 STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" AND "B".

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 "BLANKET P.U.E."

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF WATER DISTRIBUTION AND TRANSMISSION FACILITIES AND APPURTENANCES, THE EASEMENTS DESIGNATED AS "BLANKET WATER EASEMENT";

WE HEREBY OBTAIN AN EASEMENT FOR INGRESS AND EGRESS WITHIN LOTS 4 THROUGH 7, INCLUSIVE, FOR THE BENEFIT OF OUR SUCCESSOR, HEIRS AND ASSIGNS, THIS EASEMENT DESIGNATED AS "ACCESS EASEMENT";

WE HEREBY DEDICATE TO THE PUBLIC AN "AVIGATION EASEMENT" AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS "A" AND "B" AND LOTS 4 THROUGH 7, INCLUSIVE;

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 WAIVER OF VEHICULAR ACCESS IN FAVOR OF THE CITY OF RIVERSIDE RECORDED MARCH 13, 1970 AS INSTRUMENT NO. 24042, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (JURUPA AVENUE)
2. DOOLITTLE STREET (PEDLEY ROAD) AS DEDICATED BY THE MAP OF THE MCCLASKEY TRACT, ON FILE IN MAP BOOK 10, PAGES 36 AND 37, RECORDS OF RIVERSIDE COUNTY, AND BY DOCUMENTS RECORDED IN BOOK 1604, PAGE 190, ON JULY 1, 1954, BOOK 1606, PAGE 188 ON JULY 7, 1954, AND BOOK 1698, PAGE 490 ON FEBRUARY 25, 1954, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY, RESERVING THEREFROM SEWER, WATER, RECLAIMED WATER AND PUBLIC UTILITIES EASEMENT.
3. THAT PORTION OF VAN BUREN BOULEVARD FORMERLY PEDLEY DUMP ROAD AS ACCEPTED BY THE COUNTY OF RIVERSIDE, RECORDED JULY 7, 1954 AS INSTRUMENT NO. 34003, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR PUBLIC USE AND FOR EMERGENCY ACCESS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERFORM SERVICES RELATED TO TRASH REMOVAL, PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, CABLE TELEVISION AND COMMUNICATION SYSTEMS, THE EASEMENTS DESIGNATED AS "ACCESS EASEMENT".

RIVERSIDE GATEWAY PLAZA, A CALIFORNIA GENERAL PARTNERSHIP

BY: Henry Cox, II (PRINT NAME) MANAGING MEMBER (TITLE)  
BY: \_\_\_\_\_ (PRINT NAME) \_\_\_\_\_ (TITLE)

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS AND SIGNATURE OMISSIONS

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 18,500.00 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: March 22, 20 18

CASH OR SURETY TAX BOND

JON CHRISTENSEN  
COUNTY TAX COLLECTOR

BY: Jon Christensen 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 \$ 18,500.00.

JON CHRISTENSEN  
COUNTY TAX COLLECTOR  
DATE: March 22, 20 18

BY: Jon Christensen DEPUTY

### 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.

Todd C. Jorgenson  
PUBLIC UTILITIES GENERAL MANAGER

DATE: 4/23/18

BY: Todd C. Jorgenson

### 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.

CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO TWIN BUTTES WATER COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO ARLINGTON MUTUAL WATER COMPANY, HOLDER OF AN EASEMENT FOR ELECTRICAL ENERGY TRANSMISSION AND INCIDENTAL PURPOSES RECORDED FEBRUARY 13, 1925 IN BOOK 629, PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO CITIZEN DOMESTIC WATER COMPANY, HOLDER OF AN EASEMENT AND RIGHT OF WAY FOR WATER PIPELINES AND INCIDENTAL PURPOSES RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO ARLINGTON MUTUAL WATER COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 4, 1926 IN BOOK 687, PAGE 278 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

Todd C. Jorgenson  
PUBLIC UTILITIES GENERAL MANAGER

DATE: 4/23, 2018

BY: Todd C. Jorgenson

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SID GEOTECHNICAL, INC. ON DECEMBER 23, 2002 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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

# TRACT NO. 31542

BEING A SUBDIVISION OF PORTIONS OF LOTS 15 THROUGH 18 INCLUSIVE, 49, 50 AND DOOLITTLE AVENUE (FORMERLY PEDLEY ROAD) VACATED AS SHOWN BY MAP OF THE MCCLASKEY TRACT ON FILE IN BOOK 10, PAGES 36 AND 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; LOCATED IN SECTION 36 OF RANCHO LA SIERRA AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

FEBRUARY 2007

462/75  
copy

### 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 3/12/18 BEFORE ME, Elouise A. Agnes, NOTARY PUBLIC,  
PERSONALLY APPEARED Henry C. Cox II

\_\_\_\_\_, 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

SIGNATURE Elouise A. Agnes

PRINT NAME Elouise A. Agnes

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2088812

MY COMMISSION EXPIRES: 12/3/18

COUNTY OF PRINCIPAL PLACE OF BUSINESS RIVERSIDE

### 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, \_\_\_\_\_, 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

SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

COUNTY OF PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_

### 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:

CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES RECORDED DECEMBER 18, 2008 AS INST. NO. 2008-660340 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR GAS LINE AND INCIDENTAL PURPOSES, RECORDED AUGUST 1, 2006 AS INSTRUMENT NO. 2006-0562734 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

STEARNS RANCHO COMPANY AND JURUPA LAND AND WATER COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES RECORDED IN BOOK 104, PAGE 322 OF DEED RECORDS OF SAN BERNARDINO COUNTY AND RECORDED JULY 24, 1897 IN BOOK 31, PAGE 337, MARCH 2, 1899 IN BOOK 69, PAGE 250, APRIL 1902 IN BOOK 142, PAGE 101, AND JANUARY 8, 1906, ALL OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

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

# TRACT NO. 31542

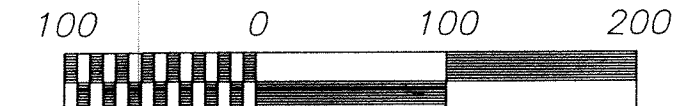
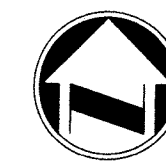
BEING A SUBDIVISION OF PORTIONS OF LOTS 15 THROUGH 18 INCLUSIVE, 49, 50 AND DOOLITTLE AVENUE (FORMERLY PEDLEY ROAD) VACATED AS SHOWN BY MAP OF THE MCCLASKEY TRACT ON FILE IN BOOK 10, PAGES 36 AND 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; LOCATED IN SECTION 36 OF RANCHO LA SIERRA AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**adkan ENGINEERS**  
RIVERSIDE, CA

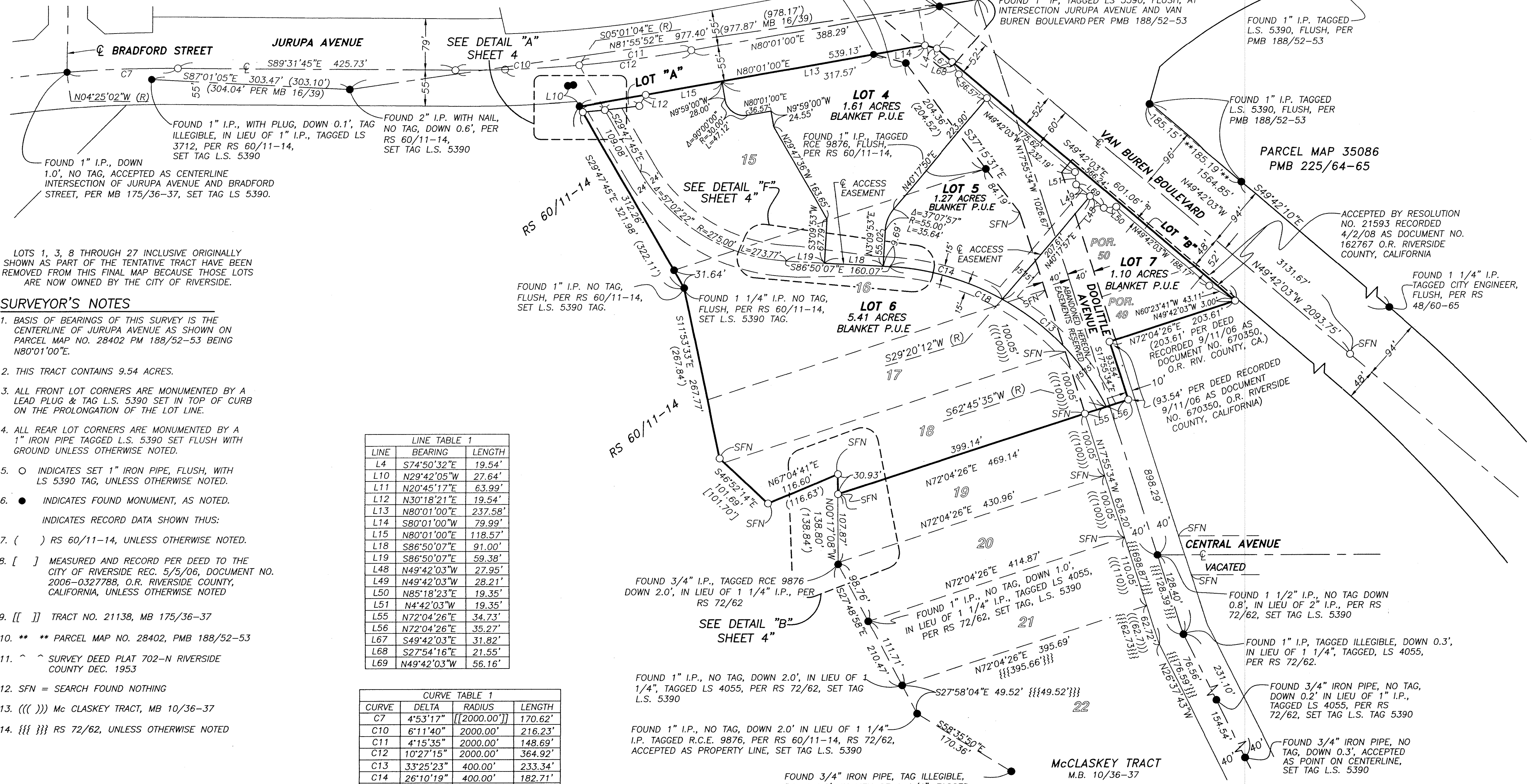
FEBRUARY 2007

NOTE: SEE SHEET 4 FOR EXISTING EASEMENT LOCATIONS & EASEMENT NOTES

FOUND 2" X 2" HUB, TAGGED RIVERSIDE COUNTY ENGINEER, FLUSH, PER SURVEY DEED PLAT 702-N RIVERSIDE COUNTY DECEMBER 1953, STATION B.C. 123+85.67, PER RS 60/11-14.



SCALE: 1" = 100'



LOTS 1, 3, 8 THROUGH 27 INCLUSIVE ORIGINALLY SHOWN AS PART OF THE TENTATIVE TRACT HAVE BEEN REMOVED FROM THIS FINAL MAP BECAUSE THOSE LOTS ARE NOW OWNED BY THE CITY OF RIVERSIDE.

### SURVEYOR'S NOTES

1. BASIS OF BEARINGS OF THIS SURVEY IS THE CENTERLINE OF JURUPA AVENUE AS SHOWN ON PARCEL MAP NO. 28402 PM 188/52-53 BEING N80°01'00"E.
2. THIS TRACT CONTAINS 9.54 ACRES.
3. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG L.S. 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE.
4. ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED L.S. 5390 SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED.
5. ○ INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, UNLESS OTHERWISE NOTED.
6. ● INDICATES FOUND MONUMENT, AS NOTED.
7. ( ) INDICATES RECORD DATA SHOWN THIS:
8. [ ] RS 60/11-14, UNLESS OTHERWISE NOTED.
9. [ ] MEASURED AND RECORD PER DEED TO THE CITY OF RIVERSIDE REC. 5/5/06, DOCUMENT NO. 2006-0327788, O.R. RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED
10. [ ] TRACT NO. 21138, MB 175/36-37
11. [ ] \*\* PARCEL MAP NO. 28402, PMB 188/52-53
12. [ ] SURVEY DEED PLAT 702-N RIVERSIDE COUNTY DEC. 1953
13. SFN = SEARCH FOUND NOTHING
14. (( )) Mc CLASKEY TRACT, MB 10/36-37
15. {{{ }}} RS 72/62, UNLESS OTHERWISE NOTED

LINE	BEARING	LENGTH
L4	S74°50'32"E	19.54'
L10	N29°42'05"W	27.64'
L11	N20°45'17"E	63.99'
L12	N30°18'21"E	19.54'
L13	N80°01'00"E	237.58'
L14	S80°01'00"W	79.99'
L15	N80°01'00"E	118.57'
L18	S86°50'07"E	91.00'
L19	S86°50'07"E	59.38'
L48	N49°42'03"W	27.95'
L49	N49°42'03"W	28.21'
L50	N85°18'23"E	19.35'
L51	N4°42'03"W	19.35'
L55	N72°04'26"E	34.73'
L56	N72°04'26"E	35.27'
L67	S49°42'03"E	31.82'
L68	S27°54'16"E	21.55'
L69	N49°42'03"W	56.16'

CURVE	DELTA	RADIUS	LENGTH
C7	4°53'17"	[[2000.00']]	170.62'
C10	6°11'40"	2000.00'	216.23'
C11	4°15'35"	2000.00'	148.69'
C12	10°27'15"	2000.00'	364.92'
C13	33°25'23"	400.00'	233.34'
C14	26°10'19"	400.00'	182.71'
C18	59°35'42"	400.00'	416.05'

FOUND 1" I.P. NO TAG, IN LIEU OF 1" I.P. WITH R.E. 9876, FLUSH, TAG PER RS 60/11-14, SET L.S. 5390 TAG.

SEE DETAIL "C" ON SHEET 4 \*\*N80°01'00"E 990.78' BASIS OF BEARINGS JURUPA AVENUE

FOUND 1" I.P. TAGGED LS 5390, FLUSH, AT INTERSECTION JURUPA AVENUE AND VAN BUREN BOULEVARD PER PMB 188/52-53

FOUND 1" I.P. TAGGED L.S. 5390, FLUSH, PER PMB 188/52-53

FOUND 1" I.P. TAGGED L.S. 5390, FLUSH, PER PMB 188/52-53

PARCEL MAP 35086 PMB 225/64-65

ACCEPTED BY RESOLUTION NO. 21593 RECORDED 4/2/08 AS DOCUMENT NO. 162767 O.R. RIVERSIDE COUNTY, CALIFORNIA

FOUND 1 1/4" I.P. TAGGED CITY ENGINEER, FLUSH, PER RS 48/60-65

PER DEED RECORDED 9/11/06 AS DOCUMENT NO. 670350, O.R. RIVERSIDE COUNTY, CALIFORNIA

PER DEED RECORDED 9/11/06 AS DOCUMENT NO. 670350, O.R. RIVERSIDE COUNTY, CALIFORNIA

FOUND 1 1/2" I.P., NO TAG DOWN 0.8', IN LIEU OF 2" I.P., PER RS 72/62, SET TAG L.S. 5390

FOUND 1" I.P. TAGGED ILLEGIBLE, DOWN 0.3', IN LIEU OF 1 1/4", TAGGED, LS 4055, PER RS 72/62.

FOUND 3/4" IRON PIPE, NO TAG, DOWN 0.2' IN LIEU OF 1" I.P., TAGGED LS 4055, PER RS 72/62, SET TAG L.S. TAG 5390

FOUND 3/4" IRON PIPE, NO TAG, DOWN 0.3', ACCEPTED AS POINT ON CENTERLINE, SET TAG L.S. 5390

FOUND 3/4" I.P., TAGGED RCE 9876 DOWN 2.0', IN LIEU OF 1 1/4" I.P., PER RS 72/62

SEE DETAIL "B" SHEET 4"

FOUND 1" I.P., NO TAG, DOWN 2.0', IN LIEU OF 1 1/4", TAGGED LS 4055, PER RS 72/62, SET TAG L.S. 5390

FOUND 1" I.P., NO TAG, DOWN 2.0' IN LIEU OF 1 1/4" I.P. TAGGED R.C.E. 9876, PER RS 60/11-14, RS 72/62, ACCEPTED AS PROPERTY LINE, SET TAG L.S. 5390

FOUND 3/4" IRON PIPE, TAG ILLEGIBLE, DOWN 1.0', IN LIEU OF 1 1/4", TAGGED RCE 9876, PER RS 60/11-14

McCLASKEY TRACT M.B. 10/36-37



EASEMENT NOTES

1 CITY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES RECORDED DECEMBER 18, 2008 AS INST. NO. 2008-660340 OF OFFICIAL RECORDS, OF RIVERSIDE COUNTY. SAID EASEMENT BEING BLANKET IN NATURE AND IT APPLIES TO ALL LOTS.

2 SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR GAS LINE AND INCIDENTAL PURPOSES, RECORDED AUGUST 1, 2006 AS INSTRUMENT NO. 2006-0562734 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

3 STEARNS RANCHO COMPANY AND JURUPA LAND AND WATER COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES RECORDED IN BOOK 104, PAGE 322 OF DEEDS RECORDS OF SAN BERNARDINO COUNTY AND RECORDED JULY 24, 1897 IN BOOK 31, PAGE 337, MARCH 2, 1899 IN BOOK 69, PAGE 250, APRIL 1902 IN BOOK 142, PAGE 101, AND JANUARY 8, 1906, ALL OF DEEDS, RECORDS OF RIVERSIDE COUNTY. CANNOT BE LOCATED FROM RECORD.

4 CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO TWIN BUTTES WATER COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES RECORDED AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. CANNOT BE LOCATED FROM RECORD.

5 CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO ARLINGTON MUTUAL WATER COMPANY, HOLDER OF AN EASEMENT FOR ELECTRICAL ENERGY TRANSMISSION AND INCIDENTAL PURPOSES RECORDED FEBRUARY 13, 1925 IN BOOK 629, PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. CANNOT BE LOCATED FROM RECORD.

6 CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO CITIZEN DOMESTIC WATER COMPANY, HOLDER OF AN EASEMENT AND RIGHT OF WAY FOR WATER PIPELINES AND INCIDENTAL PURPOSES RECORDED MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. CANNOT BE LOCATED FROM RECORD.

7 CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO ARLINGTON MUTUAL WATER COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 4, 1926 IN BOOK 687, PAGE 278 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. CANNOT BE LOCATED FROM RECORD.

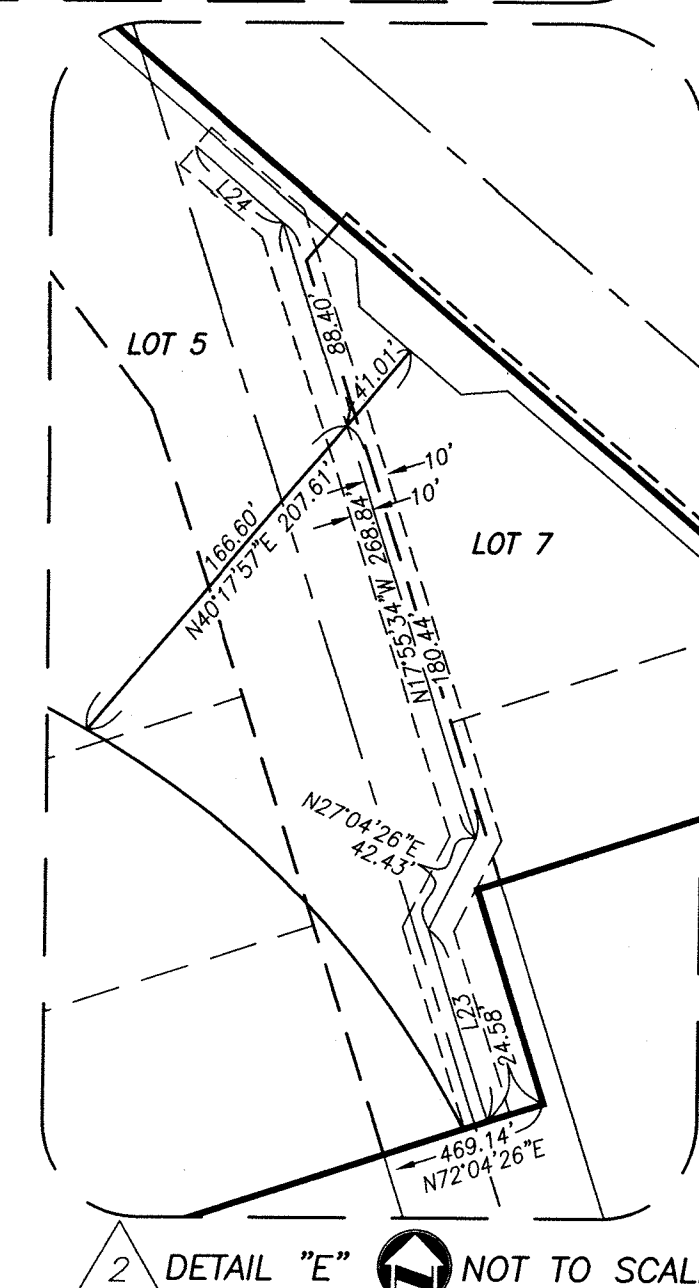
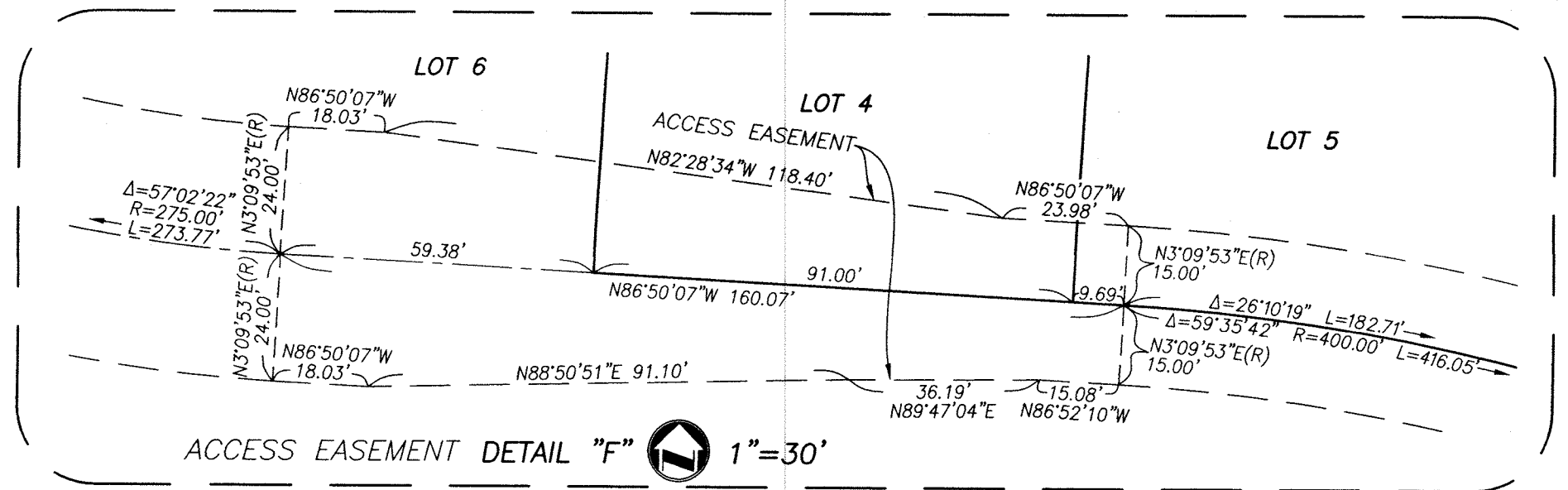
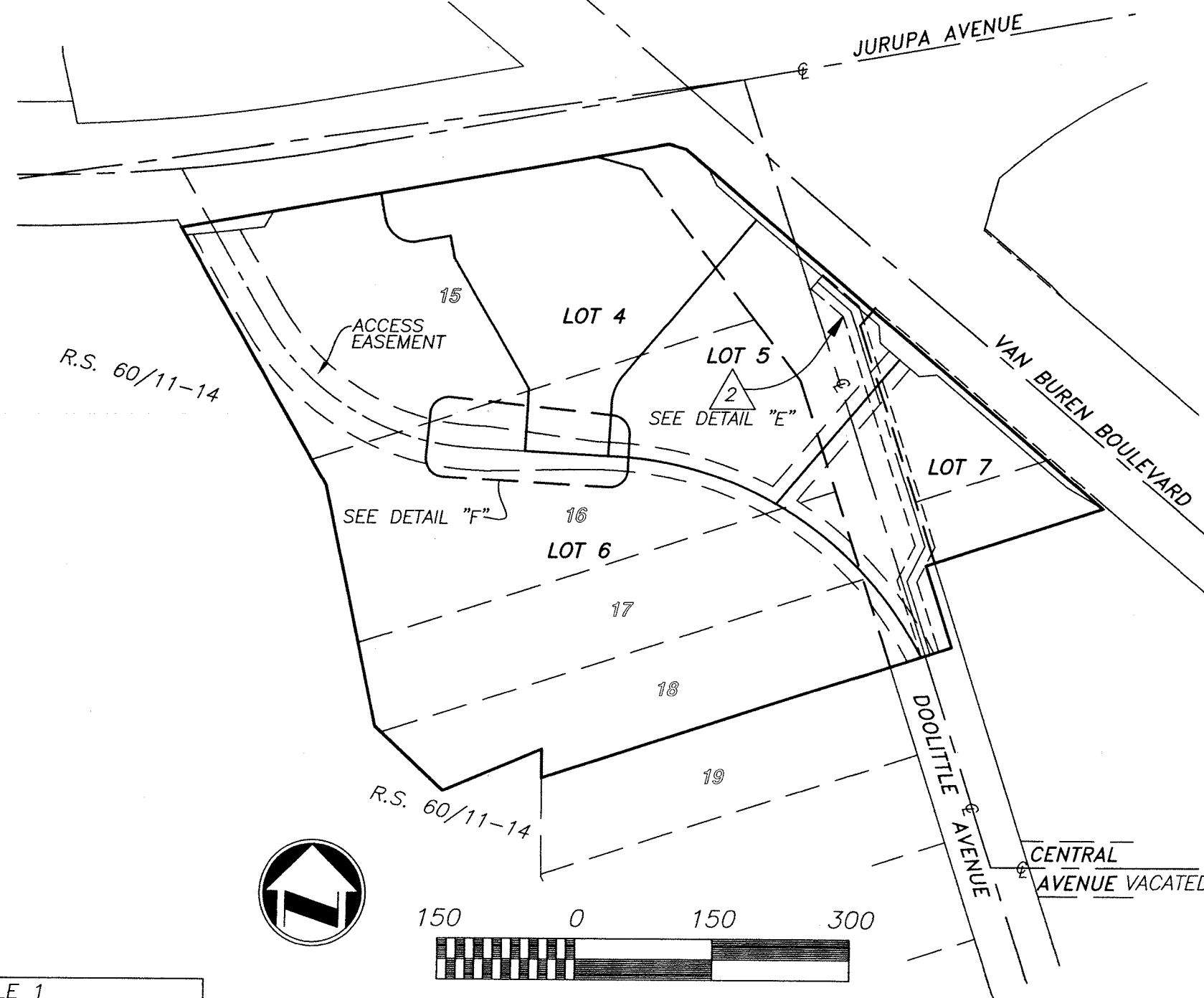
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 31542

BEING A SUBDIVISION OF PORTIONS OF LOTS 15 THROUGH 18 INCLUSIVE, 49, 50 AND DOOLITTLE AVENUE (FORMERLY PEDLEY ROAD) VACATED AS SHOWN BY MAP OF THE MCCLASKEY TRACT ON FILE IN BOOK 10, PAGES 36 AND 37 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; LOCATED IN SECTION 36 OF RANCHO LA SIERRA AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**adkan ENGINEERS**  
RIVERSIDE, CA

FEBRUARY 2007



LINE TABLE 1

LINE	BEARING	LENGTH
L4	S74°50'32"E	19.54'
L9	S81°55'52"W	8.51'
L10	N29°42'05"W	27.64'
L12	N30°18'21"E	19.54'
L13	N80°01'00"E	237.30'
L14	S80°01'00"W	79.99'
L15	N80°01'00"E	118.57'
L16	S29°47'45"E	9.72'
L45	N29°42'05"W	9.01'
L60	N81°01'00"E	32.70'
L61	N49°42'03"W	39.10'
L62	N49°42'03"W	73.47'
L63	N49°42'03"W	2.68'

CURVE TABLE 1

CURVE	DELTA	RADIUS	LENGTH
C8	1°28'19"	2072.00'	53.23'
C9	0°56'27"	2072.00'	34.03'
C34	2°24'46"	2072.00'	87.26'

