

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, STATE OF CALIFORNIA
TRACT NO. 37392
BEING A PORTION OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

NOVEMBER 2018

GABEL, COOK AND ASSOCIATES, INC.
RIVERSIDE, CA

RECORDER'S STATEMENT

FILED THIS 6th DAY OF February 2019, AT
11:18 AM IN BOOK 466 OF MAPS, AT PAGES
17-21, AT THE REQUEST OF THE CITY CLERK OF
THE CITY OF RIVERSIDE.

NO. 2019-0042042
FEE \$17.00

PETER ADANA, ASSESSOR, COUNTY CLERK, RECORDER
BY: Opale Gomez, DEPUTY
SUBDIVISION GUARANTEE: First American Title Company
LAWERS 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 A 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, LOT "A".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, LOT "B" AND THE EASEMENTS DESIGNATED AS "20' SEWER EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF WATER DISTRIBUTION FACILITIES, LOT "B" AND THE EASEMENTS DESIGNATED AS "10' WATERLINE EASEMENT" AND "30' WATERLINE EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES, LOT "B" AND THE EASEMENTS DESIGNATED AS "4' P.U.E." AND "17' P.U.E.".

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO OVERLOOK PARKWAY FROM LOT 1.

WE HEREBY RESERVE THE EASEMENTS INDICATED AS "OPEN SPACE", AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY REQUEST THAT THE FOLLOWING EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434(G) OF THE SUBDIVISION MAP ACT; THAT CERTAIN EASEMENT AS CONVEYED TO THE CITY OF RIVERSIDE, FOR WATER PIPELINES, UTILITIES, PUBLIC ROADS AND INCIDENTAL PURPOSES, RECORDED ON JANUARY 9, 1959 AS INSTRUMENT NO. 2050 IN BOOK 2394, PAGE 90 ET SEQ., OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND ALSO AN EASEMENT TO THE CITY OF RIVERSIDE FOR RIGHTS OF WAY FOR WATER LINE, ELECTRICAL ENERGY DISTRIBUTION FACILITIES AND FOR AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION FACILITIES AS RESERVED IN RESOLUTION NO. 17652, RECORDED FEBRUARY 21, 1991 AS INSTRUMENT NO. 57407, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

WE RESERVE TO OURSELVES, SUCCESSORS, ASSIGNEES AND ALL LOT OWNERS WITHIN THIS SUBDIVISION FOR PRIVATE STREET PURPOSES, LOT "B".

MARWAN S. ALABBASI, WHO ACQUIRED TITLE AS
MARWAN S. AL ABBASI
Marwan S. Alabbasi

ELIZABETH ALABBASI, WHO ACQUIRED TITLE AS
ELIZABETH AL ABBASI
Elizabeth Alabbasi

NOTARY ACKNOWLEDGEMENT

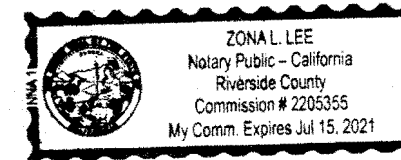
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF Riverside } SS
ON 11/27/18, BEFORE ME, ZONA L. LEE
A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED
MARWAN S. ALABBASI & Elizabeth Alabbasi PERSONALLY KNOWN TO ME (OR
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/IT~~ EXECUTED THE SAME IN ~~HI/HER/HEIR~~ AUTHORIZED CAPACITY(IES),
AND THAT BY ~~OTHER/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
Zona L. Lee ZONA L. LEE
SIGNATURE PRINT NAME

NOTARY PUBLIC, STATE OF CA COMMISSION NO: 2205355
MY COMMISSION EXPIRES: JULY 15, 2021
COUNTY OF PRINCIPAL PLACE OF BUSINESS Riverside



CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FIVE (5) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 37392.

LOT "A" IS 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.

LOT "A" IS HERBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

LOT "B" AND THE EASEMENTS DESIGNATED AS "20' SEWER EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

LOT "B" AND THE EASEMENTS DESIGNATED AS "10' WATERLINE EASEMENT" AND "30' WATERLINE EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF WATER DISTRIBUTION FACILITIES.

LOT "B" AND THE EASEMENTS DESIGNATED AS "4' P.U.E." AND "17' P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO OVERLOOK PARKWAY FROM LOT 1 IS HEREBY ACCEPTED.

THE NON-ACCESS BARRIER STRIP DESIGNATED AS LOT "G" - 1 FT. BARRIER STRIP ON M.B. 178/19-25 IS HEREBY ACCEPTED FOR PUBLIC STREET PURPOSES.

THAT THE FOLLOWING EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434(G) OF THE SUBDIVISION MAP ACT: THAT CERTAIN EASEMENT CONVEYED TO THE CITY OF RIVERSIDE, FOR WATER PIPELINES, UTILITIES, PUBLIC ROADS AND INCIDENTAL PURPOSES, RECORDED JANUARY 9, 1959 AS INSTRUMENT NO. 2050 IN BOOK 2394, PAGE 90 ET SEQ., OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND ALSO AN EASEMENT TO THE CITY OF RIVERSIDE FOR RIGHTS OF WAY FOR WATER LINE, ELECTRICAL ENERGY DISTRIBUTION FACILITIES AND FOR AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION FACILITIES AS RESERVED IN RESOLUTION NO. 17652 RECORDED FEBRUARY 21, 1991 AS INSTRUMENT NO. 57407 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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 5th DAY OF January, 2019.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA
BY: Colleen Nicol

MB466P018

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, STATE OF CALIFORNIA
TRACT NO. 37392
BEING A PORTION OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

NOVEMBER 2018

GABEL, COOK AND ASSOCIATES, INC.
RIVERSIDE, CA

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 NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$29,300.00

DATE: January 22 2019

JON CHRISTENSEN, COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$29,300.00 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.

CASH OR SURETY TAX BOND

JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

DATED: January 22, 2019

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. THE CITY OF RIVERSIDE, HOLDER OF AN EASEMENT AND RIGHT OF WAY FOR LANDSCAPING, WALLS, ROADWAY SLOPE, SUPPORT AND INCIDENTAL PURPOSES AS RECORDED FEBRUARY 7, 1991 AS INSTRUMENT NO. 44749 O.R. RIVERSIDE COUNTY.
2. THE MARCH INLAND PORT AIRPORT AUTHORITY, HOLDER OF AN EASEMENT FOR THE RIGHT OF FLIGHT OF MILITARY OR CIVILIAN AIRCRAFT AND INCIDENTAL PURPOSES AS RECORDED FEBRUARY 10, 2005 AS INSTRUMENT NO. 2005-116755 O.R. RIVERSIDE COUNTY.
3. THE MARCH INLAND PORT AIRPORT AUTHORITY, HOLDER OF AN EASEMENT FOR THE RIGHT OF FLIGHT OF MILITARY OR CIVILIAN AIRCRAFT AND INCIDENTAL PURPOSES AS RECORDED FEBRUARY 10, 2005 AS INSTRUMENT NO. 2005-116759 O.R. RIVERSIDE COUNTY.
4. THE UNITED STATES OF AMERICA, HOLDER OF A RIGHT OF WAY EASEMENT FOR DITCHES OR CANALS RESERVED IN DOCUMENT RECORDED MAY 15, 1897 IN BOOK 2, PAGE 46 ET SEQ. OF PATENTS, RECORDS OF RIVERSIDE COUNTY.
5. THE UNITED STATES OF AMERICA, HOLDER OF A RIGHT OF WAY EASEMENT FOR DITCHES OR CANALS RESERVED IN DOCUMENT RECORDED JUNE 12, 1911 IN BOOK 6, PAGE 60 OF PATENTS, RECORDS OF RIVERSIDE COUNTY.
6. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF STREET EASEMENTS MONTECITO", RECORDED APRIL 28, 2008 AS DOCUMENT NO. 2008-215145, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

SOIL REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY PACIFIC SOILS ENGINEERING, INC. ON FEBRUARY 3, 2004, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

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: January 9 2019

EDWARD ENRIQUEZ
INTERIM 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 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: 1/3/19

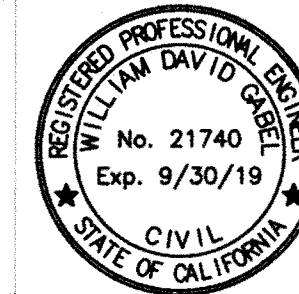
TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

BY: [Signature]

ENGINEER'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 MARWAN AND ELIZABETH AL ABASSI ON JULY 20, 2017. 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 AUGUST 17, 2022, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 12/21 2018

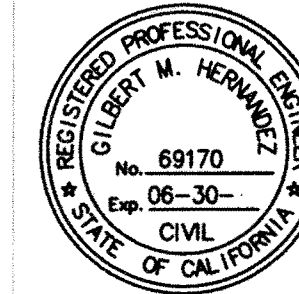


[Signature]
WILLIAM D. GABEL
R.C.E. 21740
L.C. EXPIRES 9/30/19

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 37392 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON SEPTEMBER 4, 2018 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: 1/10 2019



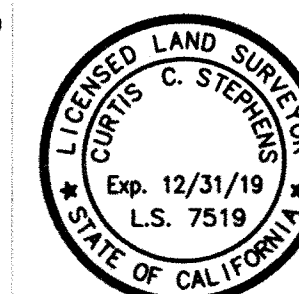
GILBERT M. HERNANDEZ
RCE 69170 LIC. EXP. 6/30/19
CITY ENGINEER

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: 1/3 2019



CURTIS C. STEPHENS
L.S. 7519 LIC. EXP. 12/31/19
CITY SURVEYOR

BY: [Signature]

MB466P018

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

TRACT NO. 37392

BEING A PORTION OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

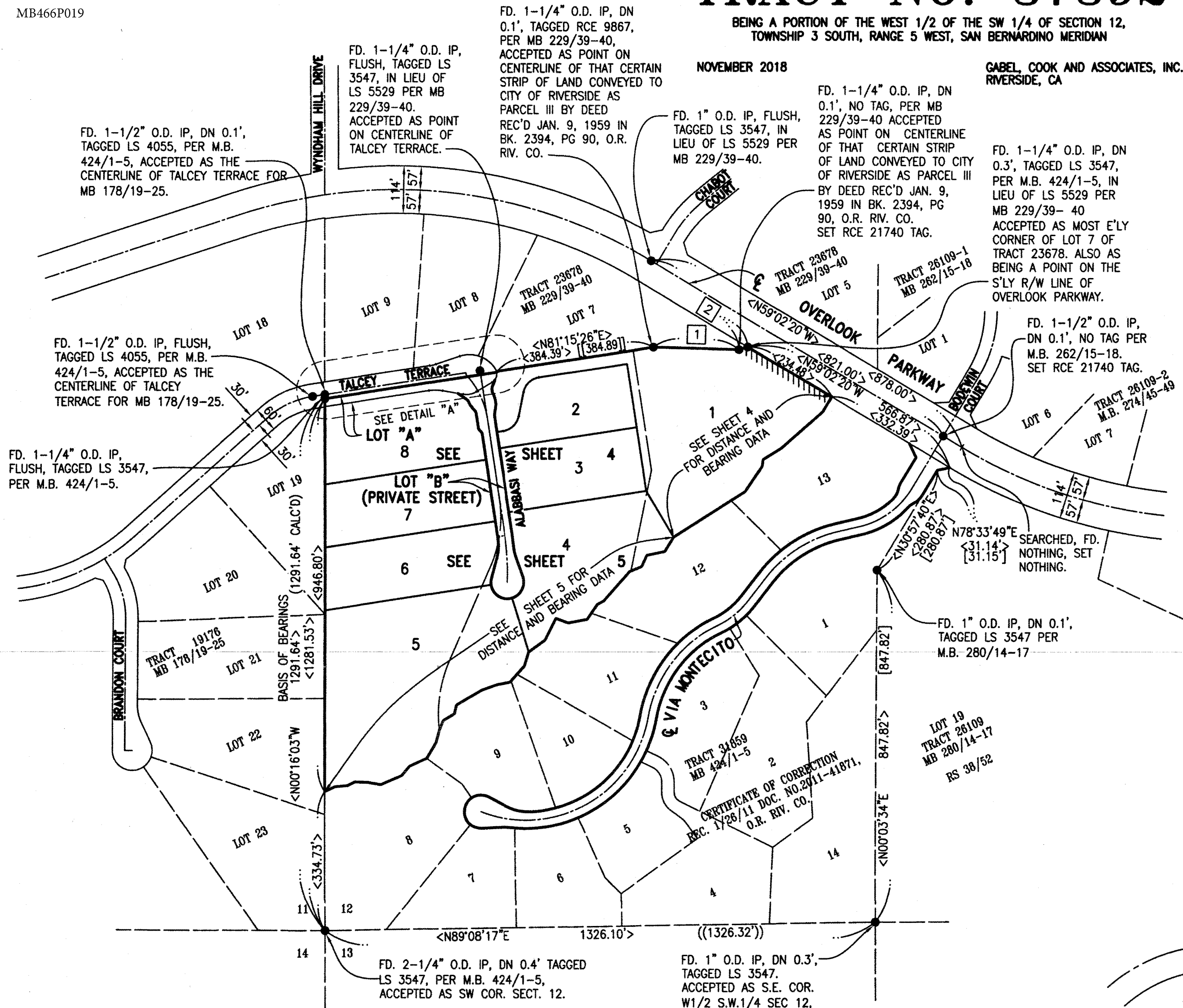
MB466P019

ENGINEERS NOTES

1. BASIS OF BEARINGS FOR THIS MAP IS THE WESTERLY LINE OF SECTION 12, BEING N00°16'03"W, AS SHOWN ON MB 178/19-25, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ▲ INDICATES FOUND 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, PER TRACT 31859, MB 424/1-5 AND CERTIFICATE OF CORRECTION (MONUMENT SUBSTITUTION) RECORDED 01/26/11 AS DOC. NO. 2011-41871, O.R. RIV. CO., UNLESS OTHERWISE NOTED.
4. ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
5. SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH AT ALL REAR LOT CORNERS, AND ANGLE POINTS IN LOT LINES.
6. SET NAIL AND RCE 21740 TAG IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
7. () INDICATES RECORD DATA PER MB 178/19-25, UNLESS OTHERWISE NOTED.
8. (()) INDICATES RECORD DATA PER RS 38/52.
9. [] INDICATES RECORD DATA PER MB 280/14-17.
10. [[]] INDICATES RECORD DATA PER MB 229/39-40.
11. < > INDICATES MEASURED DATA, ALSO RECORD DATA PER M.B. 424/1-5.
12. THIS TRACT CONTAINS 16.79 GROSS ACRES.
13. // INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.

EASEMENT NOTES

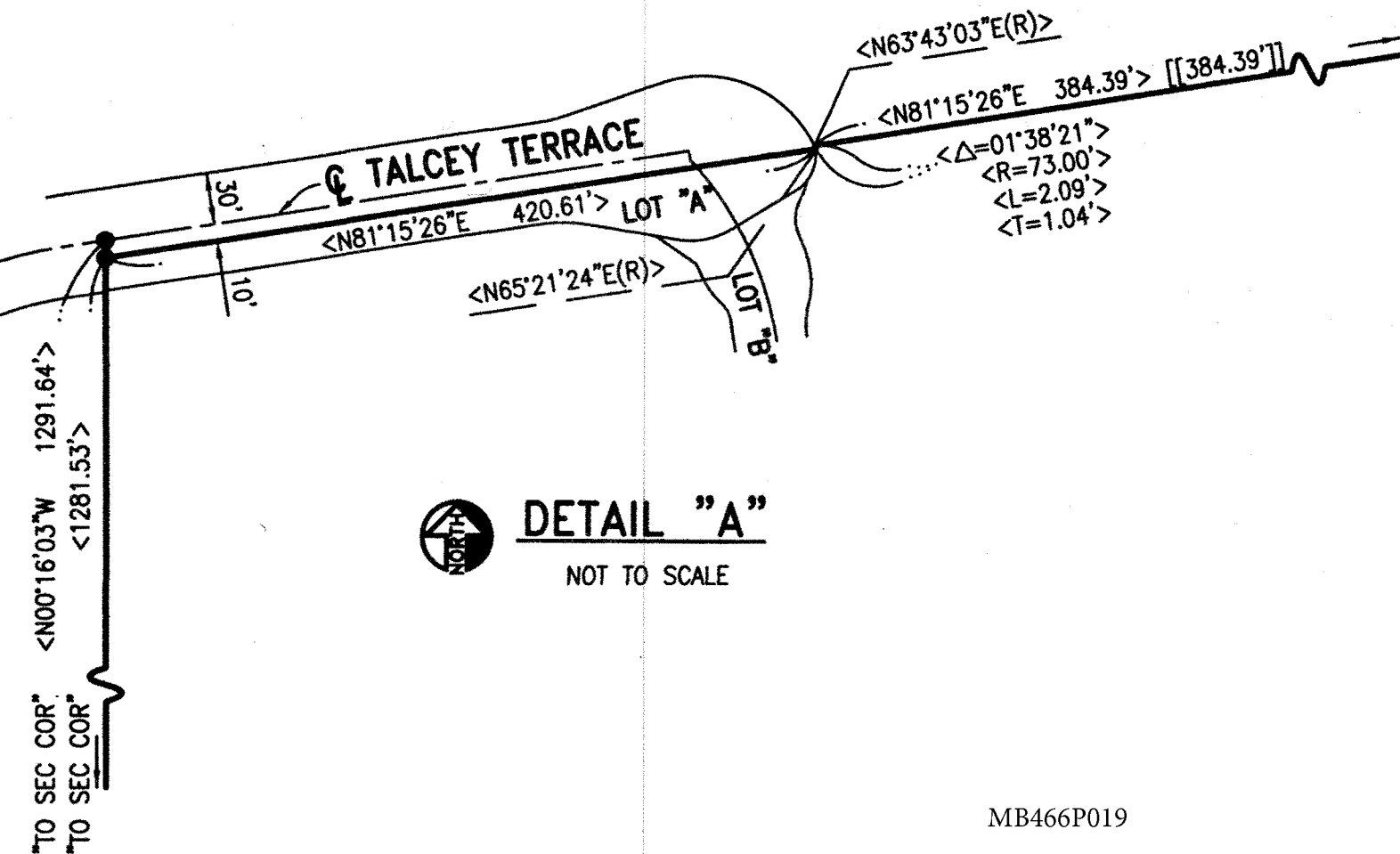
1. A RIGHT OF WAY EASEMENT FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED MAY 15, 1897 IN BOOK 2 PAGE 46 ET SEQ., OF PATENTS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, CANNOT BE LOCATED FROM THE RECORDS.
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3. AN EASEMENT AND RIGHT OF WAY IN FAVOR OF THE CITY OF RIVERSIDE FOR ROADWAY SLOPE, LANDSCAPING, WALLS, SUPPORT AND INCIDENTAL PURPOSES AS RECORDED FEBRUARY 7, 1991 AS INSTRUMENT NO. 44749, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. AN EASEMENT IN FAVOR OF THE MARCH INLAND PORT AIRPORT AUTHORITY FOR THE RIGHT OF FLIGHT OF MILITARY OR CIVILIAN AIRCRAFT AND INCIDENTAL PURPOSES PER INSTR. NO. 2005-116755 RECORDED FEBRUARY 10, 2005, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
5. AN EASEMENT IN FAVOR OF THE MARCH INLAND PORT AIRPORT AUTHORITY FOR THE RIGHT OF FLIGHT OF MILITARY OR CIVILIAN AIRCRAFT AND INCIDENTAL PURPOSES PER INSTR. NO. 2005-116759 RECORDED FEBRUARY 10, 2005, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
6. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF STREET EASEMENTS MONTECITO", RECORDED APRIL 28, 2008 AS DOCUMENT NO. 2008-215145, OFFICIAL RECORDS OF RIVERSIDE COUNTY.



INDEX MAP



LINE TABLE			
	BEARING	DISTANCE	RECORD
1	<N88°28'48"W	206.17'>	[[206.17]]
2	<N73°38'18"E	21.77'>	[[21.77]]



MB466P019

COPY 466
20

TRACT NO. 37392

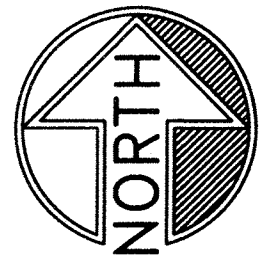
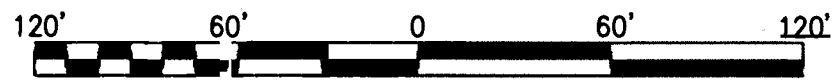
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TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

NOVEMBER 2018

GABEL, COOK AND ASSOCIATES, INC.
RIVERSIDE, CA

LINE TABLE					
LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH
1	<N57°27'13"E	203.87'	16	S33°11'36"E	28.34'
2	<N33°48'12"E	73.76'	17	N30°50'27"E	14.30'
3	<N07°26'56"E	15.79'	18	N08°44'34"W	5.37'
4	<N58°08'31"E	51.25'	19	N59°02'04"E	39.97'
5	<N48°13'01"E	132.39'	20	N81°15'26"E	1.00'
6	<N30°50'27"E	42.51'	21	N55°37'12"W	28.88'
7	<N73°38'18"E	21.77'	22	N80°21'31"W	36.90'
8	N80°21'31"W	49.71'	23	N55°37'12"E	28.83'
9	N81°17'30"E	15.69'	24	N40°05'48"W	13.44'
10	N11°15'26"E	59.62'	25	N80°21'31"W	12.81'
11	N59°02'04"E	44.09'			
12	(N81°16'41"E	29.63')			
13	N88°28'48"W	26.19'			
14	S65°59'13"E	222.20'			
15	S59°02'20"E	26.00'			

SCALE: 1"=60'



LOT "C" - 1 FT. BARRIER STRIP PER M.B. 178/19-25.

FD 1-1/2" O.D. IP, DN 0.1', TAGGED LS 4055, PER M.B. 424/1-5, ACCEPTED AS THE CENTERLINE OF TALCEY TERRACE FOR MB 178/19-25.

FD 1-1/4" O.D. IP, FLUSH, TAGGED LS 3547, PER M.B. 424/1-5.

FD 1-1/2" O.D. IP, FLUSH, TAGGED LS 4055, PER M.B. 424/1-5, ACCEPTED AS THE CENTERLINE OF TALCEY TERRACE FOR MB 178/19-25.

FD. 1-1/4" O.D. IP, FLUSH, TAGGED LS 3547, IN LIEU OF LS 5529, PER MB 229/39-40, ACCEPTED AS POINT ON CENTERLINE OF TALCEY TERRACE.

FD. 1-1/4" O.D. IP, DN 0.1', TAGGED RCE 9876 PER MB 229/39-40, ACCEPTED AS POINT ON CENTERLINE OF THAT CERTAIN STRIP OF LAND CONVEYED TO CITY OF RIVERSIDE AS PARCEL III BY DEED REC'D JAN 9, 1959 IN BK. 2394, PG 90, O.R. RIV. CO.

FD. 1-1/4" O.D. IP, DN 0.1', NO TAG, PER MB 229/39-40, ACCEPTED AS POINT ON CENTERLINE OF THAT CERTAIN STRIP OF LAND CONVEYED TO CITY OF RIVERSIDE AS PARCEL III BY DEED REC'D JAN 9, 1959 IN BK. 2394, PG 90, O.R. RIV. CO. SET RCE 21740 TAG.

FD. 1-1/4" O.D. IP, DN 0.3', TAGGED LS 3547, PER M.B. 424/1-5 IN LIEU OF LS 5529 PER MB 229/39-40, ACCEPTED AS MOST E'LY CORNER OF LOT 7 OF TRACT 23678. ALSO AS BEING A POINT ON THE S'LY R/W LINE OF OVERLOOK PARKWAY.

ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO OVERLOOK PARKWAY ARE RELINQUISHED TO THE CITY OF RIVERSIDE FROM LOT 1.

TRACT 31859 M.B. 424/1-5

CERTIFICATE OF CORRECTION REC. 1/26/11 DOC. NO. 2011-41871, O.R. RIV. CO.

SEE SHEET 3 FOR EASEMENT NOTES

ENGINEERS NOTES

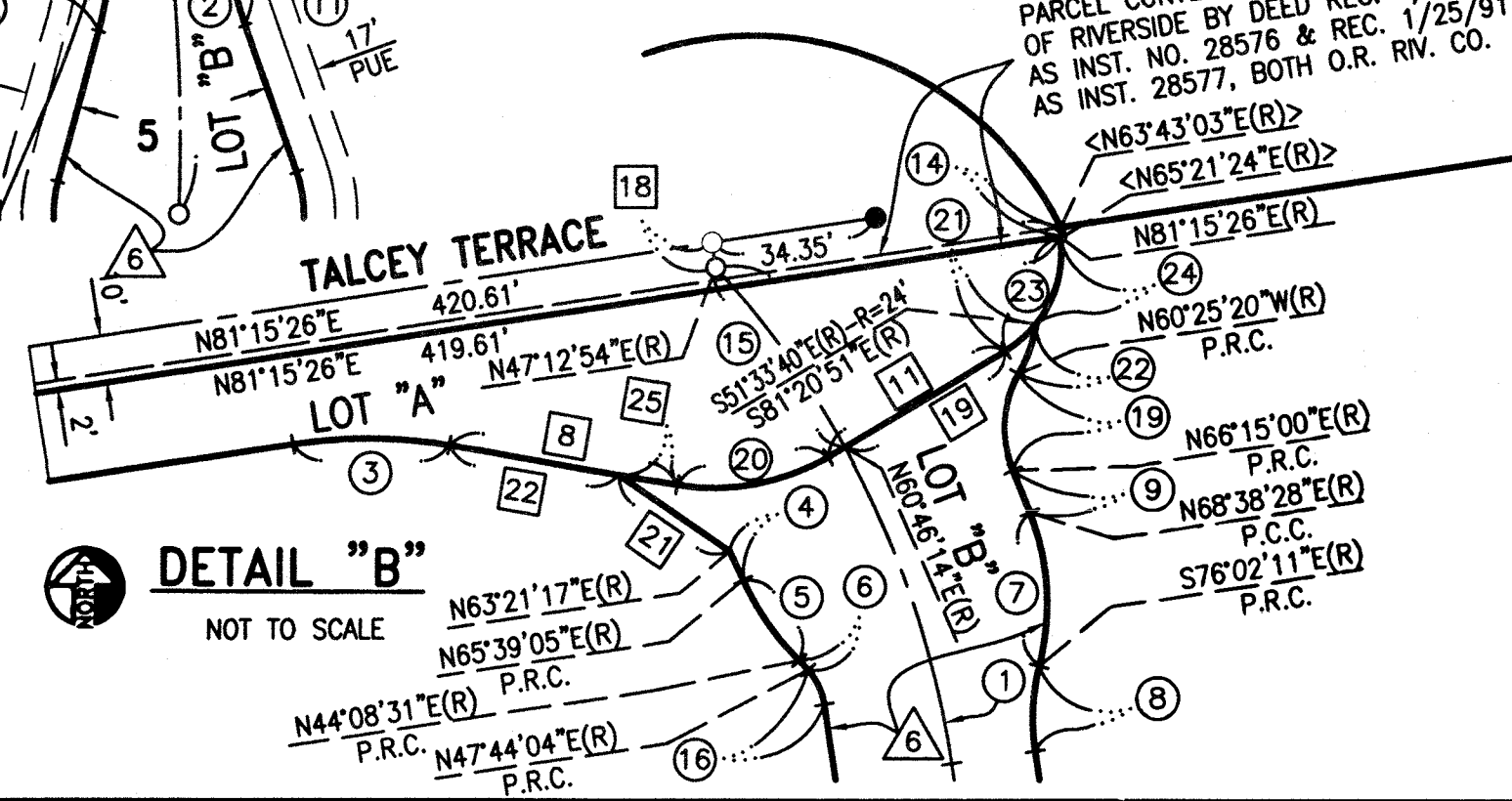
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2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ▲ INDICATES FOUND 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, PER TRACT 31859, MB 424/1-5 AND CERTIFICATE OF CORRECTION (MONUMENT SUBSTITUTION) RECORDED 01/26/11 AS DOC. NO. 2011-41871, O.R. RIV. CO., UNLESS OTHERWISE NOTED.
4. ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
5. SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH AT ALL REAR LOT CORNERS, AND ANGLE POINTS IN LOT LINES.
6. SET NAIL AND RCE 21740 TAG IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
7. () INDICATES RECORD DATA PER MB 178/19-25, UNLESS OTHERWISE NOTED.
8. (()) INDICATES RECORD DATA PER RS 38/52.
9. [] INDICATES RECORD DATA PER MB 280/14-17.
10. [[]] INDICATES RECORD DATA PER MB 229/39-40.
11. < > INDICATES MEASURED DATA, ALSO RECORD DATA PER M.B. 424/1-5.
12. THIS TRACT CONTAINS 16.79 GROSS ACRES.
13. // INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAVED.

W.O. 2165

CURVE TABLE									
Δ	R	L	T	Δ	R	L	T		
1	34°04'36"	200.00'	118.95'	61.29'	13	0°46'53"	582.00'	7.94'	3.97'
2	10°48'18"	600.00'	113.15'	56.74'	14	<1°38'21"	73.00'	2.09'	1.04'
3	18°23'03"	104.00'	33.37'	16.83'	15	13°33'19"	200.00'	47.32'	23.77'
4	02°17'48"	168.00'	6.73'	3.37'	16	33°33'26"	14.00'	8.20'	4.22'
5	21°30'34"	56.00'	21.02'	10.64'	17	70°02'04"	45.00'	55.00'	31.53'
6	03°35'33"	44.00'	2.76'	1.38'	18	70°00'00"	45.00'	54.98'	31.51'
7	35°19'21"	54.00'	33.29'	17.19'	19	53°19'40"	23.00'	21.41'	11.55'
8	22°40'19"	46.00'	18.20'	9.22'	20	40°36'25"	47.00'	33.31'	17.39'
9	02°23'28"	230.00'	9.60'	4.80'	21	20°35'44"	24.00'	8.63'	4.36'
10	02°41'32"	618.00'	29.04'	14.52'	22	20°55'31"	31.00'	11.32'	5.72'
11	13°34'46"	115.00'	27.26'	13.69'	23	67°46'38"	24.00'	28.39'	16.12'
12	21°51'41"	111.00'	44.29'	22.44'	24	47°10'54"	24.00'	19.76'	10.48'

DETAIL "B"

NOT TO SCALE



SEE SHEET

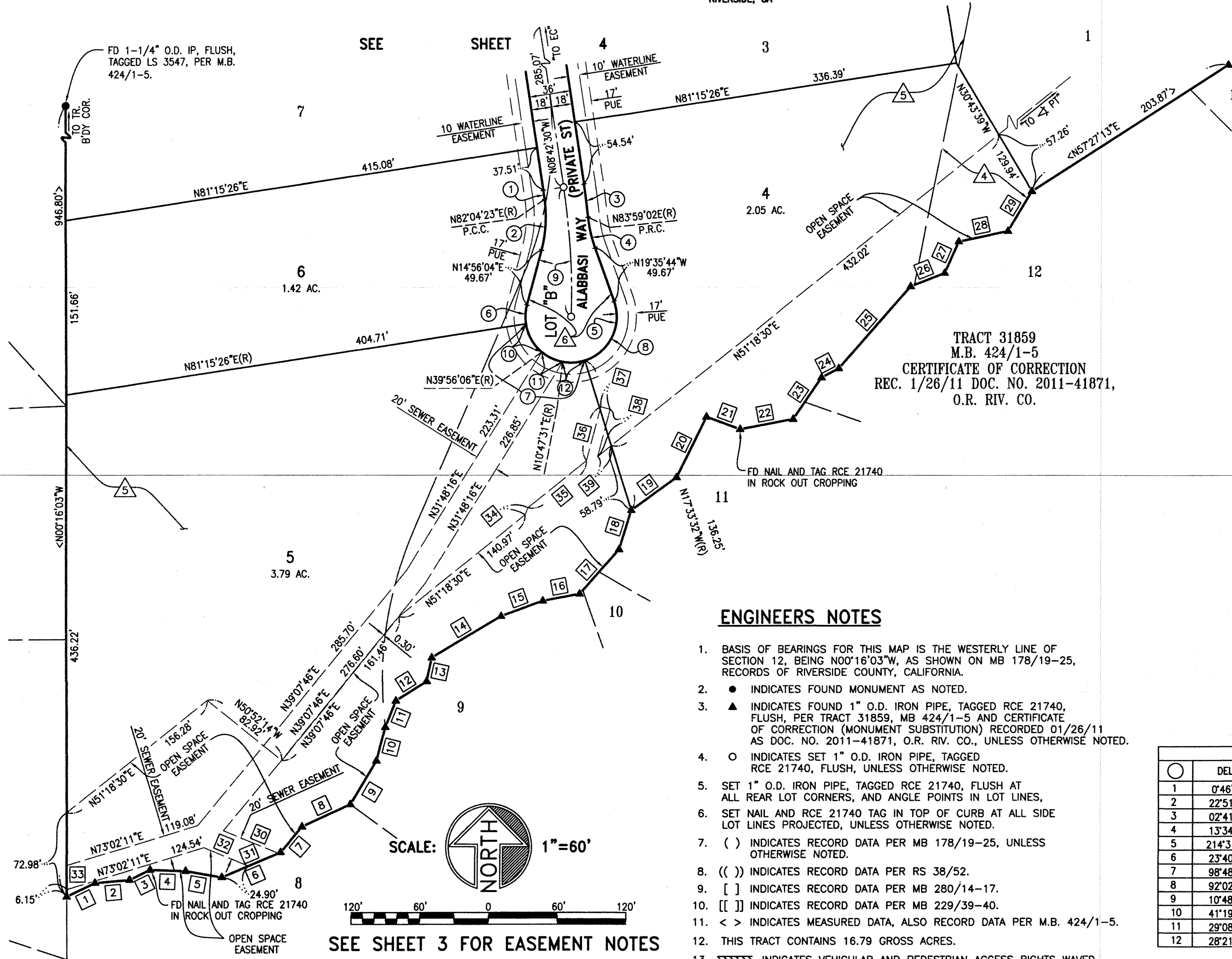
SEE SHEET

TRACT NO. 37392

BEING A PORTION OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 12,
TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

NOVEMBER 2018

GABEL, COOK AND ASSOCIATES, INC.
RIVERSIDE, CA



TRACT 31859
M.B. 424/1-5
CERTIFICATE OF CORRECTION
REC. 1/26/11 DOC. NO. 2011-41871,
O.R. RIV. CO.

LINE TABLE		
LINE NO.	BEARING	LENGTH
1	<N64°25'14"E	27.42'>
2	<N84°41'25"E	30.17'>
3	<N63°49'14"E	19.72'>
4	<N87°46'41"W	31.10'>
5	<N80°04'58"W	31.76'>
6	<N66°42'30"E	54.73'>
7	<N39°39'18"E	29.13'>
8	<N65°14'42"E	46.15'>
9	<N30°38'52"E	44.33'>
10	<N14°45'24"E	30.25'>
11	<N21°51'55"E	24.71'>
12	<N58°24'58"E	31.97'>
13	<N12°15'58"E	21.10'>
14	<N59°04'42"E	70.42'>
15	<N70°05'57"E	38.67'>
16	<N79°33'07"E	32.70'>
17	<N41°42'57"E	51.80'>
18	<N17°03'09"E	35.67'>
19	<N54°04'17"E	48.39'>
20	<N25°58'39"E	58.47'>
21	<N69°51'42"W	31.04'>
22	<N79°24'53"E	47.05'>
23	<N34°14'25"E	43.84'>
24	<N62°16'43"E	17.01'>
25	<N41°21'57"E	94.82'>
26	<N68°26'25"E	31.87'>
27	<N24°35'00"E	30.18'>
28	<N78°12'17"E	43.93'>
29	<N31°14'59"E	40.39'>
30	N67°30'10"W	51.40'
31	N66°42'30"E	27.90'
32	N67°30'10"W	41.79'
33	N00°16'03"W	20.88'
34	N21°18'30"E	6.61'
35	N51°18'30"E	65.30'
36	N14°52'11"E	48.35'
37	S75°07'49"W	8.50'
38	S14°52'11"W	42.41'
39	N51°18'30"E	15.30'

ENGINEERS NOTES

- BASIS OF BEARINGS FOR THIS MAP IS THE WESTERLY LINE OF SECTION 12, BEING N00°16'03"W, AS SHOWN ON MB 178/19-25, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES FOUND MONUMENT AS NOTED.
- ▲ INDICATES FOUND 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, PER TRACT 31859, MB 424/1-5 AND CERTIFICATE OF CORRECTION (MONUMENT SUBSTITUTION) RECORDED 01/26/11 AS DOC. NO. 2011-41871, O.R. RIV. CO., UNLESS OTHERWISE NOTED.
- INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
- SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH AT ALL REAR LOT CORNERS, AND ANGLE POINTS IN LOT LINES,
- SET NAIL AND RCE 21740 TAG IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER MB 178/19-25, UNLESS OTHERWISE NOTED.
- (()) INDICATES RECORD DATA PER RS 38/52.
- [] INDICATES RECORD DATA PER MB 280/14-17.
- [[]] INDICATES RECORD DATA PER MB 229/39-40.
- < > INDICATES MEASURED DATA, ALSO RECORD DATA PER M.B. 424/1-5.
- THIS TRACT CONTAINS 16.79 GROSS ACRES.
- INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAVED.

CURVE TABLE				
LINE NO.	DELTA	R	L	T
1	0°46'53"	582.00'	7.94'	3.97'
2	22°51'41"	111.00'	44.29'	22.44'
3	02°41'32"	618.00'	29.04'	14.52'
4	13°34'46"	115.00'	27.26'	13.69'
5	214°31'48"	40.00'	149.77'	---
6	23°40'38"	40.00'	16.53'	8.38'
7	98°48'58"	40.00'	68.99'	46.68'
8	92°02'12"	40.00'	64.25'	41.45'
9	10°48'18"	600.00'	113.15'	56.74'
10	41°19'20"	40.00'	28.85'	15.08'
11	29°08'35"	40.00'	20.35'	10.40'
12	28°21'03"	40.00'	19.79'	10.10'

SEE SHEET 3 FOR EASEMENT NOTES