

PARCEL MAP NO. 39017

BEING A SUBDIVISION OF LOT 4, BLOCK 44 OF LA GRANADA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 42 THROUGH 51, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY LOCATED IN PROTRACTED SECTION 12, TOWNSHIP 3 SOUTH, RANGE 6 WEST, RANCHO LA SIERRA SEPULVEDA

SB-9 SUBDIVISION- NO FURTHER SUBDIVISION OR ADJUSTMENT

ANTHONY RIOS, P.L.S. 9343
FONTANA, CA



DATE OF SURVEY: JANUARY 2023

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____,
AT _____ M. IN BOOK _____ OF PARCEL MAPS,
AT PAGES _____, AT THE REQUEST OF THE CITY
CLERK OF THE CITY OF RIVERSIDE.

NO. _____
FEE _____

PETER ALDANA,
ASSESSOR-COUNTY CLERK-RECORDER
BY: _____, DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

OWNER'S STATEMENT:

WE HEREBY STATE 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. WE ARE THE ONLY PEOPLE 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 LOT A.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES THE EASEMENT DESIGNATED AS "20' PUBLIC UTILITY EASEMENT"

MOPHERSON FAMILY LIVING TRUST DATED JANUARY 17, 2024

RYAN JAMES MOPHERSON

MELISSA MARIE MOPHERSON

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)SS.
COUNTY OF LOS ANGELES)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ 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/HEY 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(IES) 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.

IS IN _____ COUNTY.

WITNESS MY HAND AND OFFICIAL SEAL MY PRINCIPAL PLACE OF BUSINESS

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES _____
MY COMMISSION NUMBER _____

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.

THE CITY OF RIVERSIDE, SUCCESSOR IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY FOR AN EASEMENT FOR RIGHT OF WAY TO EXCAVATE, LAY, REPAIR, MAINTAIN, ETC., AND WATER LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 18, 1926 IN BOOK 663 OF DEEDS, PAGE 591.

DAVID A. GARCIA
INTERIM PUBLIC UTILITIES GENERAL MANAGER

DATE: _____ BY: _____

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES AND CHARGES HAVE BEEN COLLECTED FOR PARCEL #2. FRONTAGE FEES, ELEVATION FEES, WATER SERVICE CONNECTION CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCEL #1.

ELECTRIC FACILITIES

THE SUBDIVIDER HAS NOT INSTALLED ELECTRIC FACILITIES, DEPOSITED FEES NOR MADE ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO PARCEL #2. ELECTRIC FACILITIES HAVE BEEN INSTALLED AND ELECTRIC FEES COLLECTED FOR PARCEL #1.

EASEMENTS

PUBLIC UTILITY EASEMENTS MAY NOT BE NECESSARY TO PROVIDE SERVICE TO PARCEL #2. PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE TO SERVE PARCEL #1.

DAVID A. GARCIA
INTERIM PUBLIC UTILITIES GENERAL MANAGER

DATE: _____ BY: _____

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.

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 PARCEL MAP 39017.

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 HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

THE EASEMENT DESIGNATED AS "20' PUBLIC UTILITY EASEMENT" IS HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THE 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 _____ DAY OF _____, 2024.

DONESIA GAUSE
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: _____

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 RYAN JAMES MOPHERSON IN JANUARY 2023. I HEREBY STATE THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE ALL MONUMENTS WILL BE SET BY JULY 23, 2025, ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

ANTHONY RIOS, P.L.S. 9343

DATE

**CITY ENGINEER'S STATEMENT:**

I HEREBY STATE I HAVE EXAMINED THIS MAP, THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE SB-9 PROJECT APPROVED BY THE CITY OF RIVERSIDE COMMUNITY & ECONOMICS DEVELOPMENT DIRECTOR ON MAY 28 2024 AND ANY APPROVED ALTERATIONS THEREOF. AND 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 APPROVAL OF THE SB-9 PROJECT HAVE BEEN COMPLIED WITH.

NATHAN T. MUSTAFA
RCE 83654
CITY ENGINEER

DATE

**CITY SURVEYOR'S STATEMENT:**

I HEREBY STATE I HAVE EXAMINED THIS MAP AND I AM SATISFIED THE MAP IS TECHNICALLY CORRECT, AND ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DOUGLAS B. WEBBER
P.L.S. 9477
CITY SURVEYOR

DATE

**CITY TREASURER'S CERTIFICATE:**

I HEREBY CERTIFY 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 THESE NOTED BELOW.

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: _____

EDWARD ENRIQUEZ
CHIEF FINANCIAL OFFICER/CITY TREASURER

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, STATE OF 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 THE 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: _____

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
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: _____

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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

PARCEL MAP NO. 39017

BEING A SUBDIVISION OF LOT 4, BLOCK 44 OF LA GRANADA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 42 THROUGH 51, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY LOCATED IN PROTRACTED SECTION 12, TOWNSHIP 3 SOUTH, RANGE 6 WEST, RANCHO LA SIERRA SEPULVEDA
SB-9 SUBDIVISION- NO FURTHER SUBDIVISION OR ADJUSTMENT

BASIS OF BEARINGS

EASTERLY LINE OF PARCEL MAP 34385 P.M.B.
222/48-49, DRAWN AS N08°01'11"E.

ANTHONY RIOS, P.L.S. 9343
FONTANA, CA



DATE OF SURVEY: JANUARY 2023

MONUMENT NOTES AND LEGEND

- DENOTES FOUND MONUMENT AS NOTED AND REFERENCED HEREON.
- DENOTES SET 1" IP W/TAG "LS 9343", FLUSH, UNLESS OTHERWISE NOTED
- DENOTES SET PK & WASHER STAMPED "LS 9343", FLUSH, UNLESS OTHERWISE NOTED
- () INDICATES RECORD DATA
- SFN SEARCHED FOUND NOTHING
- IP IRON PIPE
- CALC. CALCULATED
- REC. RECORD
- DIST. DISTANCE
- EST. ESTABLISHED
- INT. INTERSECTION
- ADJ. ADJUSTMENT

RECORD REFERENCES

- R1 PER LA GRANADA, M.B. 12/42-51.
- R2 PER PARCEL MAP NO. 34385, P.M.B. 222/48-49.
- R3 PER CORNER RECORD CRO5-558.

EASEMENTS

1. AN EASEMENT FOR RIGHT OF WAY TO EXCAVATE, LAY, REPAIR, MAINTAIN, ETC., AND WATER LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 18, 1926 IN BOOK 663 OF DEEDS, PAGE 591. THE EXACT LOCATION NOT BEING DISCLOSED IN SAID DOCUMENT.

ROAD DEDICATION

- ① 8' EASEMENT FOR STREET PURPOSES DEDICATED HEREON
- ② 20' PUBLIC UTILITY EASEMENT TO THE CITY OF RIVERSIDE, DEDICATED HEREON

