

PARCEL MAP NO. 36966

BEING A SUBDIVISION OF PARCELS A THROUGH C OF LOT LINE ADJUSTMENT P12-0070, AS RECORDED MAY 31, 2013 AS INSTRUMENT NO. 2013-0258263 AND PARCEL B OF LOT LINE ADJUSTMENT P13-0298, AS INSTRUMENT NO. 2013-0552108, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LOCATED IN SECTION 3, T.3S., R. 5W., S.B.M.

CHRISTIAN LAND SERVICES, INC.
ORANGE, CA

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 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 SANITARY SEWER FACILITIES THE EASEMENT DESIGNATED AS "20" SEWER EASEMENT".

STATER BROS. MARKETS, A CALIFORNIA CORPORATION

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 _____ BEFORE ME, _____, A 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACIT(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: _____ MY PRINCIPAL PLACE OF BUSINESS _____
PRINTED NAME: _____ IS IN _____ COUNTY _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____

CITY CLERK'S CERTIFICATE:

RESOLVED: THAT THIS MAP CONSISTING OF 3 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 36966.

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 EASEMENT DESIGNATED AS "20" SEWER EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

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 _____ DAY OF _____, 20__.

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

BY: _____

SOILS REPORT STATEMENT:

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOUTHERN CALIFORNIA GEOTECHNICAL ON JULY 27, 2011 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 PARCELS 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.

GIRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

DATE: _____ BY: _____

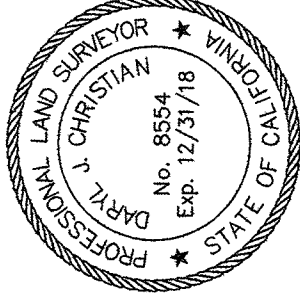
RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20__
AT _____ IN BOOK _____ OF PARCEL MAPS
THE CITY CLERK OF THE CITY OF RIVERSIDE
NO. _____
FEE: _____
PETER ALDANA, ASSESSOR
COUNTY CLERK - RECORDER

BY: _____ DEPUTY
SUBDIVISION GUARANTEE: _____
FIRST AMERICAN 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 ORDINANCES AT THE REQUEST OF STATER BROS. MARKETS, ON MARCH 10, 2015. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. 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 JANUARY 31, 2018, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



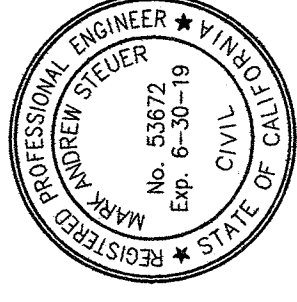
DATE: _____

DARYL CHRISTIAN, P.L.S.

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 PARCEL MAP NO. 36966 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE ZONING ADMINISTRATOR ON MAY 12, 2016 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 THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED: _____ MARK ANDREW STEUER
RCE 53672, Exp. 6-30-19
CITY ENGINEER



BY: _____

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: _____ CURTIS C. STEPHENS
L.S. 7519 LIC. Exp. 12/31/17
CITY SURVEYOR



BY: _____

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.

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: _____ ADAM RAYMOND,
CHIEF FINANCIAL OFFICER/CITY TREASURER

BY: _____

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, 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: _____, 20__
CASH OR SURETY TAX BOND
JON CHRISTENSEN
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: _____, 20__
JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: _____ DEPUTY

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CHRISTIAN LAND SERVICES, INC.
ORANGE, CA

MARCH 2015

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.

- EASEMENTS AND RIGHTS OF WAY OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTERESTS TO GAGE CANAL OVER AND ACROSS THE LAND FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, RENOVATING AND OPERATING ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATER WAYS OR CONDUITS AND CONNECTIONS AND SUCH APPLIANCES AS MAY BE PROPER TO BE CONSTRUCTED, MAINTAINED OR USED IN CONNECTION THEREWITH, AND ALSO SUCH RIGHTS AND RESERVATIONS AS ARE SPECIFIED UPON THE MAP OF ARLINGTON HEIGHTS AS RECORDED IN BOOK 11, PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. CANNOT BE LOCATED PER MAP.
- AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, SUCCESSOR IN INTERESTS TO THE RIVERSIDE TRUST COMPANY FOR ALL NECESSARY DISTRIBUTING FLUMES, PIPES, WATER WAYS OR CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 15, 1902 AS INSTRUMENT NO. 10, IN BOOK 30, PAGE 231 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. CANNOT BE DETERMINED FROM DEED.
- AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, FOR ELECTRIC LINES AND CABLES FOR ELECTRIC ENERGY AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES, RECORDED JUNE 08, 1962 AS INSTRUMENT NO. 53734 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT DEDICATED AND ACCEPTED ON PARCEL MAP NO. 11819 RECORDED APRIL 21, 1978 AND ON FILE IN BOOK 48, PAGES 80-81, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION FACILITIES.

DATE _____

GRISH BALACHANDRAN
PUBLIC UTILITIES GENERAL MANAGER

BY: _____

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:

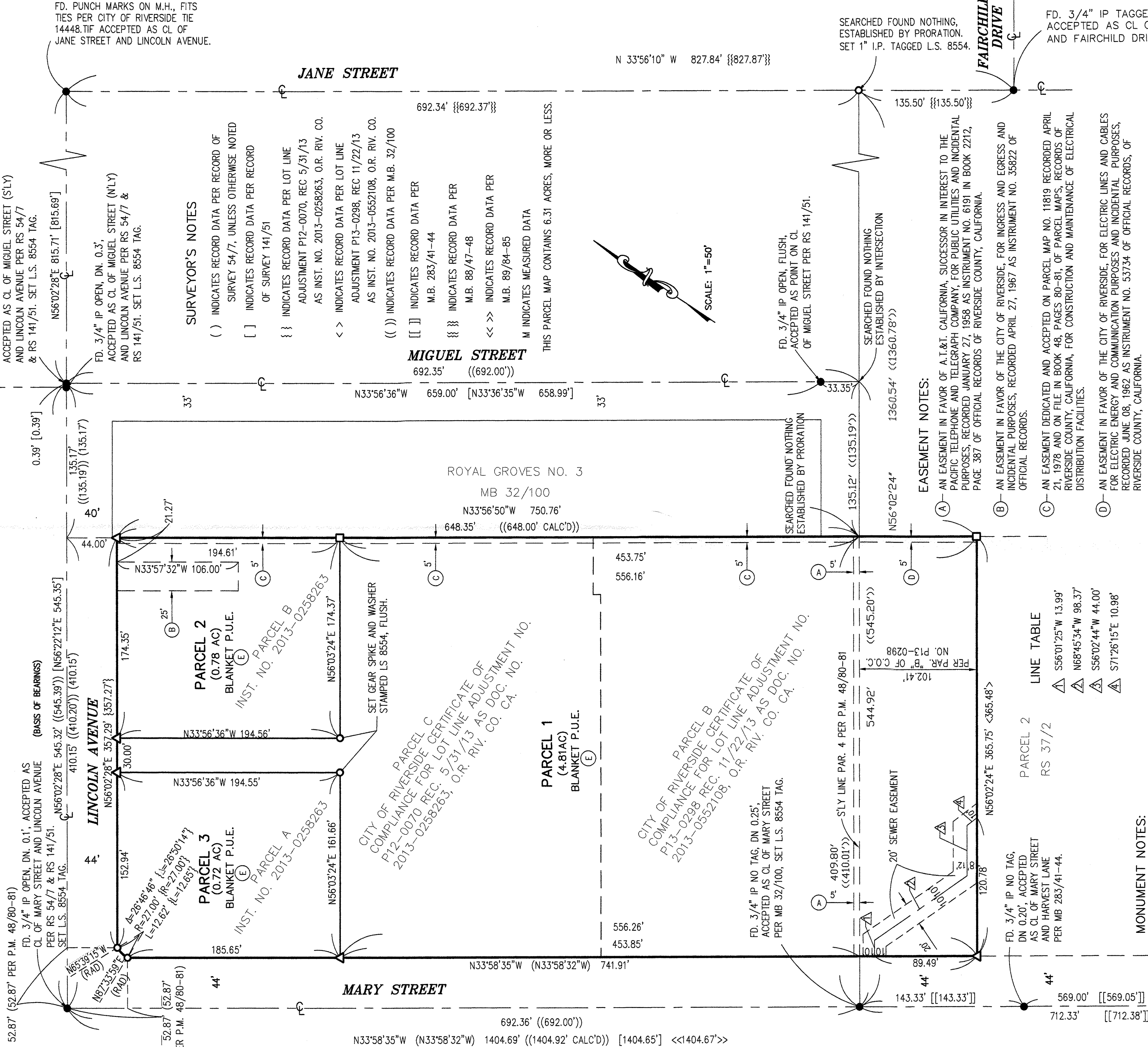
- AN EASEMENT IN FAVOR OF A.T.&T. CALIFORNIA, SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 27, 1958 AS INSTRUMENT NO. 6191 IN BOOK 2212, PAGE 387 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 27, 1967 AS INSTRUMENT NO. 35822 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 11, 1978 AS INSTRUMENT NO. 169214 AND AS AMENDED BY DOCUMENTS RECORDED AUGUST 11, 1978 AS INSTRUMENT NO. 169215, RECORDED AUGUST 11, 1978 AS INSTRUMENT NO. 169216, RECORDED OCTOBER 29, 2014 AS DOCUMENT NO. 2014-0411450, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. CANNOT BE PLOTTED PER DOCUMENT.
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 06, 1999 AS INSTRUMENT NO. 1999-354626 AND AS AMENDED BY DOCUMENT RECORDED OCTOBER 29, 2014 AS DOCUMENT NO. 2014-0411450 BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. CANNOT BE PLOTTED PER DOCUMENT.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT AND GRANT OF RECIPROCAL EASEMENTS" RECORDED AUGUST 06, 1999 AS INSTRUMENT NO. 354627 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. BLANKET IN NATURE.

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CHRISTIAN LAND SERVICES, INC.
ORANGE, CA

MARCH 2015



MONUMENT NOTES:

- DENOTES FOUND MONUMENT AS NOTED.
- DENOTES SET 1" I.P. WITH PLASTIC PLUG TAGGED L.S. 8554, FLUSH, UNLESS OTHERWISE NOTED.
- SET NAIL AND LS 8554 TAG IN BLOCK WALL OR FOOTING AT ALL REAR PARCEL CORNERS.
- △ SET NAIL AND LS 8554 TAG IN SIDEWALK AT THE PROLONGATION OF SIDE PARCEL LINES AT ONE FOOT OFFSET FROM FRONT PROPERTY LINE.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF LINCOLN AVENUE, BEING NORTH 56°02'28" EAST AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 54, PAGE 7 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FD. 3" BRASS DISK 06-B2,
DN. 0.60', ACCEPTED AS
CL OF MARY STREET AND
VICTORIA AVENUE
PER RS 141/51.

EASEMENT NOTES:

- (A) AN EASEMENT IN FAVOR OF A.T.&T. CALIFORNIA, SUCCESSOR IN INTEREST TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 27, 1958 AS INSTRUMENT NO. 6191 IN BOOK 2212, PAGE 387 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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