U

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

ARCEL

S D D 0 38280 FILED THIS ______ DAY OF _____ 20___ AT _____M. IN BOOK PARCEL MAPS, AT PAGES ____ RECORDER'S STATEMENT

SHEET 1 OF 3 SHEETS

ME HADREN STATE, ME ARE THE CHARDS OF, OR HAIR SOME FIGHT, TITLE OR MITEREST IN METER LAND WILLIADS THAN THE AUBICIPATION AS SHOWN OF THE AMEDICEN LAND, HE ARE THE ONLY PREPAIR MADE CONSENT IS MECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND MEDICAL TO TO THE PREPAIR ATOM, AND MECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND MEDICAL TO TO THE PREPAIR ATOM, AND MECESSARY TO ASSOCIATED TO THE SOMEON MAP AS SHOWN METAW.

NE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES. LOT "A":

NE HEREEY DEDICATE TO THE CITY OF RIVERSDE AS AN EASSMENT FOR THE CONSTRUCTION AND MANUTAINICE OF SANITARY SEINER FACILITIES THE EASSMENTS DESIGNATED AS "10" SEINER EASSMENT.

IN HERERY DEDIGATE. TO THE OTY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND IMMITEMANTE OF ELECTRIC DIRECT DISTRIBUTION AND TELECOMMUNICATION FACULTIES THE EASEMENT DESIGNATED AS "BLANKET P.U.E.".

ME HERBEY RESERVE THE EXESTMENTS MONCATED AS "13", "15" & "26" RECIPROCAL ACCESS EASTMENT" IN FAVOR OF PARCEL I AND PARCEL 2 FOR PRIVATE USE, FOR THE SOLD EBILETIT OF OURSELVES, OUR SUCCESSOR'S ASSIGNS, AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

GROVE EQUITY PARTINERS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ALL RENKEN, MANAGING MEMBER

BENEFICIARY STATEMENT BANK OF THE SIERRA

BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 21, 2020 AS INSTRUMENT NO. 2020—0385912, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

President, leas Estate Industrializand Mottern OAyson Busting MANNE

SEE NOTARY ACKNOWLEDGEMENTS ON SHEET 2

SIGNATURE OMISSIONS

SUMMITO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CAUFORNA, "SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITED SINCE THEIR ERESTS CANNOT RIPEN INTO A FEE:

- EKSEMENTS FOR WIDERGROUND FACULTIES AND INCIDENTAL PHIPPOSES IN FAIOR OF THE PAIGHTS THAT WAS AS A SHOP AND THE MAY BEY AS INSTRUMENT NO. 44639 OF GATICIAL RECORDS, MYETSUDE COUNTY, CALIFORNIA, INSTRUMENT NO. 44639 OF GATICIAL RECORDS, MYETSUDE COUNTY, CALIFORNIA,
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONSINANT AND AGRESMENT ESTABLISHING COMMON FIRE PROTECTION MATER SERVICE" RECORDED FEBRUARY 14, 2008 AS INSTRUMENT NO. 2008—20072864 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CAUPORNIA, (BLAWRET-IN NATURE).
- THE TERMS PROVISIONS AND EASEMENT CONTAINED IN THE DOCUMENT ENTITLED TO MANAGE FLOUTIES AND LANGUAGE EASEMENT, AGREEMENT RECORDED WHIE 28, 2010 AS INSTRUMENT NO. 2010—2896142 AND AMEDIAED ON SERTIMBER 7, 2011 AS INSTRUMENT AND 2011—2898147 BOTH OF OFFICIAL RECORDS, RHEMSINE COMNTY, CALIFORNIA, (BLAWKET IN MATURE)
- RIGHT-OF-MAY EASEMENT, CORDSS-PARCEL DRAWNAGE EASEMENT AND UTILITY SERVICE EASEMENT RECORDED NOVEMBERS 17, 2006 AS INSTRUMENT NO. 2006-0855444 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA, (BLAIMET IN NATURE).

QITY TREASURER'S CERTIFICATE

HEREBY CERTIFY ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THE

HERDERY CHANNEY ON THE MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS,

BROWDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FALL, EYCEPT FOR THOSE NOTED

BELOW.

THIS CERTIFICATE DOES NOT INCLUDE ANY SECUL ASSESSMENTS, THE BOURS OF HOUSE HAVE NOT BECOME A LEST VERN VERD PROPERTY, OP ANY SECULAL ASSESSMENTS, BOURS, AND/OR LEND RELATED TO SPECUL DISTRICTS LOCATED WITHIN THE OTTY OF RIVERSIDE THAT ARE NOT ADMINISTERED BY THE CITY.

	Ŀ.		;
			71.15
	l		101
			2 4 it 10 10 mm 10 it 0 it 2 it
24	EDI		
H	MARC		1111
CHIEF FINANCIAL OFFICER/CITY TREASURER	EDWARD ENRIQUEZ		977.
ER			

TAX BOND CERTIFICATE

CASH OR SURETY TAX BOND MATTHEW JENNINGS COUNTY TAX COLLECTOR

ENGINEER'S STATEMENT

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

THIS MAP MAS PERPARED BY ME OR UNDER MY DIRECTION MID IS BASED LIPON A PILL SURVEY MY CONFORMANCE MYTH THE REQUIRATIONS OF THE SUBJECTION MAP ACT MID LOCAL COMMANDES AT THE REQUEST OF JOHN H, REDMEN MAD X, 2022 I HEREBY STATE THAT THIS PARCES LIMP SUBSTRAINMENT Y COMPROMIST TO THE APPROPRIED TO STATE THAT ALL MANUACITS ARE OF THE CHARGINET MAD COCCUPY THE POSTED ON THAT THE MANUACITS ARE OR MILL BE SUFFICIENT WID DECEMBER 37, 2023, MOD THAT THE MANUACITS ARE OR MILL BE SUFFICIENT TO BY BEFORE SUBJECT OR BEFORE SUPPLY TO BE REPORTED.

DATE MARCH 10 2023

DENNIS C. FARNSWORTH
R.C.E. 31653
UC. EXP. 12/31/24



CITY SURVEYOR'S STATEMENT

HEREBY STATE, I HAVE EXAMINED THIS MAP, AND I AM SATESTED THAT THE MAP IS TECHNICALLY CORRECT, AND ALL MONUMBUTS 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. 12/31/23 CITY SURVEYOR

CITY ENGINEER'S STATEMENT

HERBERY STATE THAT I HAVE EXAMINED THIS MAP THAT THE SUBSTINSION AS SHOWN HERECO IS SUBSTANTILLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF PARTEL. HAVE NO SUBSTANTILLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF PARTEL HAVE NO SUBSTANTIAL OF THE PARTE OF THE CAMPONION OF PARTEL OF THE PARTEL OF THE PARTEL OF THE SUBSTINSION OF THE PARTEL OF THE SUBSTINSION WHO PARTEL THE THE THE PARTEL OF THE P

NATHAN T. MUSTAFA RCE 83654 LIC. EXP. 6/30/25 CITY ENGINEER Milan T. M.S. No. 83654

CITY CLERK'S CERTIFICATE

LOT "A". IS HERERY ACCEPTED FOR PUBLIC STREET PURPOSES SUBJECT TO THE INSTALLATION OF IMPROVENIENTS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF RIVERSIDE. RESOLVED: THAT THIS MAP CONSISTING OF 3 SHEETS BE, AND THE SAME IS AS THE FINAL MAP OF PARCEL MAP 38280.

THE EASEMENTS DESIGNATED AS "10" SEWER EASEMENT", ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES. LOT "A" IS HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES AND OTHER PUBLIC SERVICES.

THE EASEMENTS DESIGNATED AS "BLAWET P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MANTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACULTIES.

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS ______ DAY OF _______ 20____ THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA.

DONESIA GAUSE CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

TAX COLLECTOR'S

S		

MATTHEW JENNINGS COUNTY TAX COLLECTOR

SEE SHEET 2 FOR PUBLIC UTILITY CERTIFICATES

SHEET 2 OF 3 SHEETS

U ARCEL SAD Z 38280

BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON LOT LINE ADJUSTMENT NO.
LL—PO6—1026, RECORDED SEPTEMBER 28, 2006 AS INSTRUMENT NO. 2006—0717818 OF
OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SECTION 18, TOWNSHIP 2, SOUTH RANGE 4 WEST
DENNIS C. FARNSWORTH R.C.E. 31653 MAY, 2022
ONTARIO, CALIFORNIA

OTARY
ACKN
OWLE
DGM
EN

A MOTARY PUPLIC OR OTHER OFFICER COMNOVIDUAL WHO SIGNED THE DOCUMENT TO
TRUTHFULNESS, ACCURACY, OR VALIDITY OF
STATE OF (A) HOYNIA. COUNTY OF LOS Angules PLETING THIS CERTIFICATE VERHIES ONLY THE IDENTITY OF THE WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE THAT LOCUMENT.

ON MAN IN. 19.20.23 BEFORE WE NAME A PUSCOLONA & WORRY PUBLIC, PERSONALLY APPEARED JAINAY BURION.

WORRY PUBLIC, PERSONALLY APPEARED JAINAY BURION.

WE ON THE BASSO OF SATISFACTORY EMBENCE TO BE THE PERSON/S WINDER MAKE IS, AME SUBSCRIBED TO THE MATHIN MISTRUMENT AND ADMONRADED TO ME THAT BY HE, SHET, THEIR FERSONATED THE MESTRUMENT THE PERSON/S DECUTED THE MESTRUMENT THE PERSON/S DECUTED THE MISTRUMENT THE PERSON/S DECUTED THE MISTRUMENT.

CERTIFY UNDER PENALTY OF PERAURY UNDER THE LAWS OF THE STATE OF CALIFORNIA HAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

PRINTED WHEE SLANGH AT LESSACOL STAGG. MY COMMISSION EMPRES DLC 5, 2024 MY PRINCIPAL PLACE OF BUSINESS IS MCLAY COMMISSION FROM OF BUSINESS IS MCLAY COMMISSION FLACE OF BUSINESS IS MCLAY COMMINT LA LANGUAGE ON THE SIGNATURE XXXVIII

ND AND OFFICIAL SEAL:

NOTARY ACKNOMEDIALENT

A NOTARY PRINC OF DIEG REFINICATIONELENAL THIS CERTIFICATE DEPINES ONLY THE RENITTY OF THE NONDROW, WHO SHEET PRODUCED TO WHICH THIS CERTIFICATE IS ATTROVED, AND NOT THE TRIVINGUESS. ACCURACY, OR NAUDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA.

100

country of Santair Obiga) SSS

ON PORT 9, 2003

A NOTARY PROBLE PERSONALLY APPEARED PHASON SAFETY.

ME ON THE BASIS OF SATISFACTORY ENDIAGRET OF THE PERSON

SAME SUBSCIENCE TO THE MITHIN INSTRUMENT AND ACCOUNTED ON

ESPACE SUBSCIENCE TO THE MAKE IN HIS AUTHORIZED CHAPACITY,

HIS PARK THEY RECEIVED THE SAME IN HIS AUTHORIZED CHAPACITY,

HIS PARK THEY RECEIVED THE SAME IN HIS TRUMENT THE PERSON, 5

WISTRIMENT. WHO PROVED TO RESON'S WHOSE NAME LEDGED TO ME THAT SYTY/ES, AND THAT BY N'S EXECUTED THE

CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA HAT THE FORESOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND POTICIAL SEAL

Monica Diva

ur commission number <u>341.4548</u> ur commission expires <mark>Abg. 35, 30Abq</mark> ur panvoipal place of Business is in <mark>ComTuit Dospo</mark>.

PUBLIC UTILITIES CERTIFICATE

GENERAL MANAGER

UTILITIES EASEMENT STATEMENT
HE CITY OF RIVERSOR BEING THE RECORD OWNERS OF THE FOLLOWNG DESCRIBED MAP.
EASEMENTS HERBERT CONSENTS TO THE MAKING AND FILMG OF THE ANNEXED MAP.

- THE CITY OF RIVERSUE. A MUNICIPAL CORPORATION, FOR PUBLIC UTILITIES AND MODIENTAL PURPOSES, RECORDED DECEMBER 1, 1981 AS INSTRUMENT NO. 103423 OF OFFICIAL RECORDS, RIVERSUE COUNTY, CAUFORNIA.
- THE 28, 2005 AS INSTRUMENT NO. 2005—805-427 OF OFFICIAL RECORDED MULY 28, 2005 AS INSTRUMENT NO. 2005—805-427 OF OFFICIAL RECORDS, RIVERSDE COUNTY, CALIFORNIA.
- THE CITY OF RIVERSIDE, FOR ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 17, 2006 45 INSTRUMENT NO. 2006—0191385 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

PUBLIC	TODD M.
UTILITIES	f. CORBIN
GENERAL	
MANAGER	

DATE:

