

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

PARCEL MAP NO. 38838

BEING A SUBDIVISION OF A PORTION OF PROTRACTED SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6
WEST OF RANCHO LA SIERRA SEPULVEDA

SB-9 SUBDIVISION-NO FURTHER SUBDIVISION OR ADJUSTMENT

INLAND VALLEY SURVEYING, INC.

PERRIS, CALIFORNIA.

APRIL, 2024

SHEET 1 OF 2 SHEETS

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____
2024 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 : CHICAGO TITLE INSURANCE COMPANY

OWNERS STATEMENT

WE HEREBY STATE, WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE
LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; WE ARE THE ONLY
PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, 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".

JOSE C. CEJA AND ESMERALDA SANDOVAL-ROMERO, HUSBAND
AND WIFE AS JOINT TENANTS

BY: _____ BY: _____
JOSE C. CEJA ESMERALDA SANDOVAL-ROMERO

BENEFICIARY

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), SOLELY AS NOMINEE FOR FLAGSTAR
BANK, N.A., A NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS, BENEFICIARY UNDER THE OF DEED OF TRUST
RECORDED APRIL 28, 2023 AS DOCUMENT No. 2023-0121982 O.R.

PRINT NAME:
TITLE:

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 THE DOCUMENT.

STATE OF _____)
COUNTY OF _____)

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/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 FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____

PRINT NAME _____

MY COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

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.

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 THE DOCUMENT.

STATE OF _____)
COUNTY OF _____)

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/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 FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____

PRINT NAME _____

MY COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

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.

DATED: _____, 2024.

CASH OR SURETY 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 _____

DATED: _____, 2024.

MATTHEW JENNINGS, COUNTY TAX COLLECTOR

BY: _____
DEPUTY

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

DAVID A. GARCIA,
PUBLIC UTILITIES GENERAL MANAGER

DATE: _____ BY: _____

UTILITY 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 TWIN BUTTES WATER COMPANY,
HOLDER OF AN EASEMENT FOR RIGHTS OF WAY, WATER RIGHTS OF ENTRY FOR THE
PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPE
LINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR
DOMESTIC AND IRRIGATION PURPOSES, PER DOCUMENT RECORDED AUGUST 11, 1919 IN
BOOK 508, PAGE 101 OF DEEDS.

DAVID A. GARCIA,
PUBLIC UTILITIES GENERAL MANAGER

DATE: _____ BY: _____

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 THOSE NOTED BELOW.

THE 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: _____, 2024.

EDWARD ENRIQUEZ
CHIEF FINANCIAL OFFICER/CITY TREASURER

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A
FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP
ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOSE C. CEJA AND ESMERALDA
SANDOVAL-ROMERO, ON MAY 4, 2024. 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, AND THAT SAID MONUMENTS
ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND
COMPLETE AS SHOWN.

DATE: _____, 2024.

MIGUEL A. VILLASENOR L.S. 8509
EXP. 12/31/24



CITY ENGINEER'S STATEMENT

I HEREBY STATE I HAVE EXAMINED THIS MAP, AND THE SUBDIVISION AS SHOWN HEREON
IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE SB-9 PROJECT APPROVED BY THE
CITY OF RIVERSIDE COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR ON JUNE 20,
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

DATE: _____, 2024.

NATHAN T. MUSTAFA, R.C.E. 83654
EXPIRATION DATE 3/31/2025
CITY ENGINEER



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.

DATE: _____, 2024.

DOUGLAS B. WEBBER
L.S. 9477 EXPIRATION DATE 12/31/24
CITY SURVEYOR



CITY CLERK CERTIFICATE

RESOLVED: THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS
THE FINAL MAP OF PARCEL MAP 38838.

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 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 THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL
OF THE CITY OF RIVERSIDE THIS _____ DAY OF _____, 20____

DONESIA GAUSE
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

BY: _____

NET AREA = 0.64 ACRES
NUMBER OF PARCELS = 2

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

SHEET 2 OF 2 SHEETS

PARCEL MAP NO. 38838

BEING A SUBDIVISION OF A PORTION OF PROTRACTED SECTION 3, TOWNSHIP 3 SOUTH,
RANGE 6 WEST OF RANCHO LA SIERRA SEPULVEDA

SB-9 SUBDIVISION-NO FURTHER SUBDIVISION OR ADJUSTMENT

INLAND VALLEY SURVEYING, INC.
PERRIS, CALIFORNIA.

APRIL, 2024

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE BASED ON THE CENTERLINE OF STOVER AVENUE, PER R.S. 103/29. BEING N 00°08'25" E.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES FOUND 1" I.P., W/SQUARE TOP, DISTURBED SHOT AT BASE, DN. 0.5', NO REFERENCE ACCEPTED A.E.C. RIGHT-OF-WAY OF ARLINGTON AV., PER R.S. 103/29.
4. ○ INDICATES SET 1" I.P., W/TAG STAMPED "L.S. 8509", FLUSH.
5. () INDICATES RECORD OR CALC DATA PER R.S. 103/29.
6. [] INDICATES RECORD OR CALC DATA PER R.S. 33/81-90.
7. { } INDICATES RECORD DATA PER GRANT DEED, REC'D 04/28/2023, DOC. No. 2023-0121981 O.R.
8. ◇ INDICATES SEARCHED NOTHING FOUND. RE-ESTABLISHED BY INTERSECTION. NOTHING SET.
9. S.N.F. INDICATES SEARCHED NOTHING FOUND.

EASEMENT NOTES

1. AN EASEMENT FOR RIGHTS OF WAY, WATER RIGHTS OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPE LINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR DOMESTIC AND IRRIGATION PURPOSES, RECORDED AUGUST 09, 1919, AS SHOWN IN BOOK 508, PAGE 101 O.R. "SAID EASEMENT IS NOT PLOTTABLE".

