

214/36

P.M.B. 214/36

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

PARCEL MAP NO. 32472

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 25919 AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 172, PAGES 52 AND 53, RECORDS OF SAID COUNTY LYING WITHIN SECTION 23 AND 24, TOWNSHIP 3 SOUTH, RANGE 6 WEST S.B.M.

W.J. McKEEVER, INC - CIVIL ENGINEERING & LAND SURVEYING RIVERSIDE, CA.

JANUARY 2005

RECORDER'S STATEMENT:

FILED THIS 14th DAY OF September 2005 AT 8:45 A.M., IN BOOK 214 OF PARCEL MAPS, AT PAGES 30-37, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE

NO. 2005-076004

FEE: \$9.00

LARRY W. WARD, COUNTY ASSESSOR-CLERK-RECORDER

Debiar, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

OWNERS 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 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 SANITARY SEWER FACILITIES THE EASEMENTS DESIGNATED AS "20' SEWER EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES AND TELECOMMUNICATION FACILITIES, THE EASEMENT DESIGNATED AS "BLANKET PUE"

RALPHS GROCERY COMPANY, AN OHIO CORPORATION BY: Thomas E. Gast NAME: Thomas E. Gast TITLE: Senior Vice President

BY: NAME: TITLE:

NOTARY ACKNOWLEDGMENT:

STATE OF California ss. COUNTY OF Los Angeles

ON July 22, 2005 BEFORE ME Valerie L. Brown

PERSONALLY APPEARED Thomas E. Gast

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/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.

WITNESS MY HAND

SIGNATURE: Valerie L. Brown Valerie L. Brown PRINT NAME

MY COMMISSION EXPIRES: 12/23/08

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$89,200 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 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: August 17, 2005

NANCY ROMERO, CLERK OF THE BOARD OF SUPERVISORS

By: Gloria Leri Smith Deputy Clerk CITY COUNCIL

CASH TAX BOND

DATE:

PAUL MCDONNELL, COUNTY TAX COLLECTOR

BY:

TAX COLLECTOR'S STATEMENT:

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THIS 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 \$89,200. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT YET EXTENDED.

DATE: August 10, 2005

PAUL MCDONNELL, COUNTY TAX COLLECTOR

BY: Bernice Arnold

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. DRAINAGE EASEMENT OF CHEVRON USA PER DOCUMENT RECORDED AUGUST 16, 1993 AS INSTRUMENT NO. 319350 O.R. (TO BE IMPROVED BY THE CITY OF RIVERSIDE.) (SEE SHEET 2)
2. INGRESS AND EGRESS EASEMENTS OF MOHAMED SEIRAFI AND CAHAN LA SIERRA LLC PER INSTRUMENT NO. 2004-0582971 O.R.
3. PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER THE "COMMON AREA" PER DOCUMENT RECORDED 9/12/1991, AS INSTRUMENT NO. 317550 O.R. FOR THE BENEFIT OF PARCEL 1 OF PARCEL MAP 25919. (CANNOT BE PLOTTED)

SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SLADDEN ENGINEERING ON MAY 21, 2004 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 ELECTRIC AND WATER DIVISIONS OF THE OF PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

DATE: Aug 19, 2005

DAVID H. WRIGHT PUBLIC UTILITIES DIRECTOR

BY: Dieter P. Witzfeld Sr

CITY CLERK CERTIFICATE:

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 32472.

LOT "A" IS HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

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

THE EASEMENT DESIGNATED AS "BLANKET P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES AND TELECOMMUNICATION FACILITIES.

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HERE 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 6th DAY OF September, 2005.

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

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.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

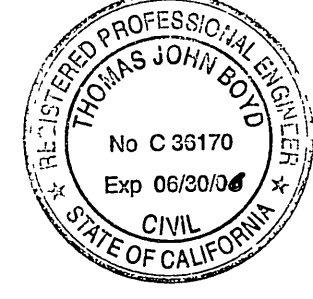
DATE: 8/23/05

PAUL C. SUNDEEN CHIEF FINANCIAL OFFICER / TREASURER

BY: Brad M...

CITY ENGINEER'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 24th DAY OF August, 2005 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON JULY 27, 2004 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 HAVE BEEN COMPLIED WITH.



THOMAS J. BOYD RCE 36170 LIC. EXPIRES JUNE 30, 2006 CITY ENGINEER

BY: Thom Boyd

CITY SURVEYOR'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED BY ME THIS 24th DAY OF August, 2005 AND 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.



MARK S. BROWN L.S. 5655 LIC. EXPIRES SEPTEMBER 30, 2005 CITY SURVEYOR

BY: Mark S. Brown

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 CAHAN PROPERTIES ON JANUARY 2, 2005. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE 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 WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



WILLIAM J. McKEEVER R.C.E. 22502 LIC. EXPIRES DECEMBER 31, 2005

BY: William J. McKeever 11/1/05

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

# PARCEL MAP NO. 32472

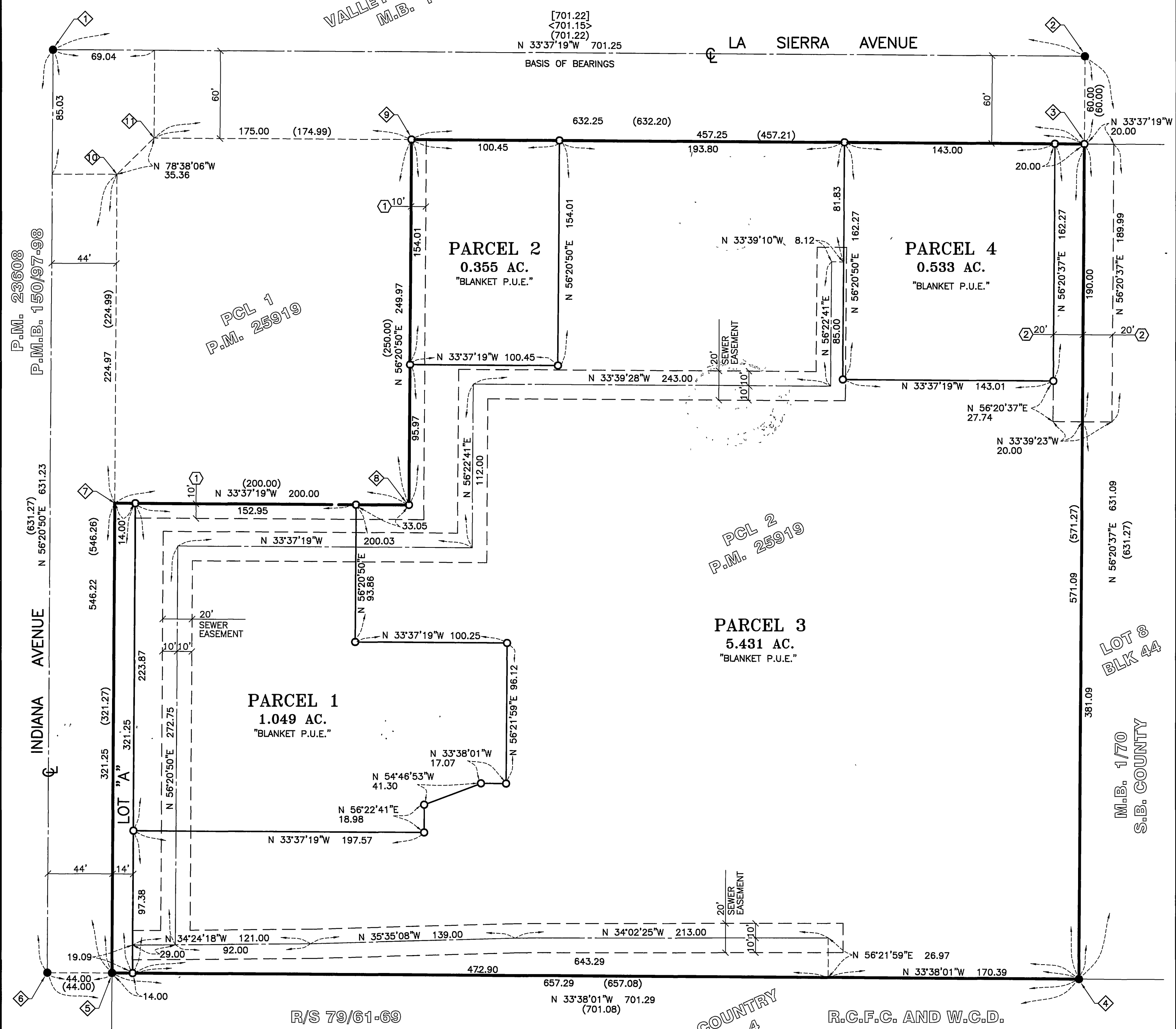
BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 25919 AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 172, PAGES 52 AND 53, RECORDS OF SAID COUNTY.

W.J. MCKEEVER, INC - CIVIL ENGINEERING & LAND SURVEYING  
RIVERSIDE, CA

JANUARY 2005

CITY

VALLEY VIEW FARMS  
M.B. 11/58



### EASEMENT NOTES:

#### EXISTING EASEMENTS:

- ① DRAINAGE EASEMENT OF CHEVRON USA PER INSTRUMENT NO. 93-319350 O.R. (TO BE IMPROVED BY THE CITY OF RIVERSIDE.)
- ② INGRESS AND EGRESS EASEMENTS OF MOHAMED SEIRAFI AND CAHAN LA SIERRA LLC PER INSTRUMENT NO. 2004-0582971 O.R.
- 3. PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER THE "COMMON AREA" PER INSTRUMENT NO. 91-317550 O.R. FOR THE BENEFIT OF PARCEL 1 OF PARCEL MAP 25919. (CANNOT BE PLOTTED)

#### EASEMENTS DEDICATED HEREON:

- "20' SEWER EASEMENT".
- "BLANKET P.U.E."
- "LOT A"

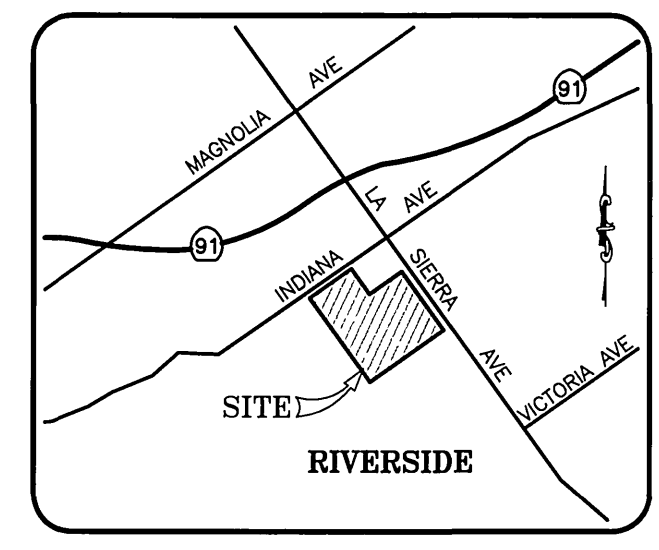
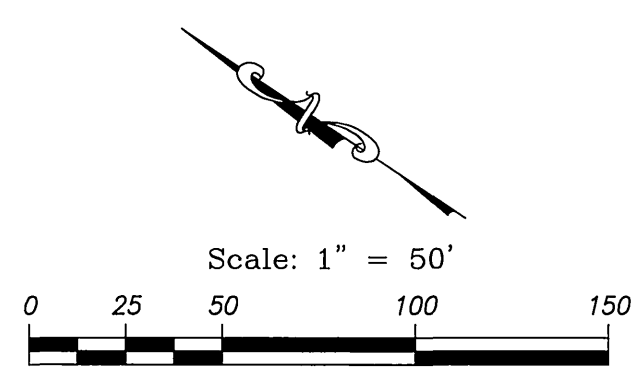
### ENGINEER'S NOTES:

1. BASIS OF BEARINGS: CENTER LINE OF LA SIERRA AVENUE BETWEEN INDIANA AVENUE AND THE PROLONGATION OF THE SOUTH LINE OF PARCEL 2 OF P.M.B. 172/52-53. THE BEARING BEING N 33°37'19"W PER P.M.B. 172/52-53.
2. ( ) INDICATES RECORD DATA PER P.M.B. 172/52-53
3. < > INDICATES RECORD DATA PER P.M.B. "TOWN AND COUNTRY ESTATES #4", M.B. 39/70-71
4. [ ] INDICATES RECORD DATA PER R/S 79/62
5. ● INDICATES FOUND MONUMENT AS NOTED
6. ○ INDICATES SET 1" I.P. "RCE 22502" PLASTIC PLUG, FLUSH
7. THIS MAP CONTAINS 7.47 ACRES, GROSS

### MONUMENT NOTES:

- ① FD. 1" I.P. WITH PLASTIC PLUG "CITY ENGINEER" DN. 0.1' PER P.M.B. 172/52-53.
- ② FD. 1" I.P. WITH PLUG AND TAG, L.S. 2825 PER P.M.B. 172/52-53, DN. 0.2'
- ③ FD. 1" I.P. WITH PLUG AND TAG, L.S. 2825 PER P.M.B. 172/52-53, 0.14' SOUTH OF LINE, 0.41' EAST OF LINE, DN. 0.4'
- ④ FD. 1" I.P. WITH PLUG AND TACK IN LIEU OF 1" I.P. WITH PLUG AND TAG L.S. 2825 PER P.M.B. 172/52-53, DN. 0.6', ACCEPTED AS THE SOUTHERLY CORNER OF PARCEL 2. SET TAG RCE 22502.
- ⑤ FD. 1" I.P. WITH PLUG AND TAG, L.S. 2825, PER P.M.B. 172/52-53, DN. 0.1'.
- ⑥ FD. 1" I.P. WITH TAG, L.S. 2825 IN LIEU OF 1" I.P. WITH PLUG AND TAG L.S. 2825 PER P.M.B. 172/52-53, DN. 0.2' ACCEPTED AS THE PROLONGATION OF THE SOUTHWEST LINE OF PARCEL 2.
- ⑦ FD. NOTHING, SET NOTHING ESTABLISHED BY PRORATION ALONG RIGHT OF WAY LINE.
- ⑧ FD. NOTHING, ESTABLISHED BY HOLDING BEARINGS PARALLEL TO STREET CENTERLINES.
- ⑨ FD. NOTHING, ESTABLISHED BY PRORATION ALONG RIGHT OF WAY LINES.
- ⑩ FD. NOTHING, SET NOTHING ESTABLISHED ACCORDING TO RECORD INFORMATION PER P.M. 25919.
- ⑪ FD. NOTHING, SET NOTHING ESTABLISHED ACCORDING TO RECORD INFORMATION PER P.M. 25919.

TOWN AND COUNTRY  
ESTATES NO. 4  
M.B. 39/70-71  
UNIT NO. 1



VICINITY MAP  
N.T.S.