

COPY

242/95

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

PARCEL MAP No. 37175

A PORTION OF LOTS 1, 2, AND 3 IN BLOCK 16 OF LA GRANADA SUBDIVISION AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 42 TO 51 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN PROTRACTED SECTION 2, TOWNSHIP 3 SOUTH, RANGE 6 WEST, RANCHO LA SIERRA SEPULVEDA.

ACTION SURVEYS DECEMBER, 2016

RIVERSIDE, 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.

Southeastern California Conference of Seventh-Day Adventists, a California Corporation

Charles McKinstry
By: Charles McKinstry, Vice President

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 } S.S.
County of Riverside }

On May 1, 2017 before me, D. Kegebein, Notary Public, personally appeared Charles McKinstry, 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 foregoing paragraph is true and correct.

WITNESS my hand.

Signature D. Kegebein
Print name D. Kegebein
My principal place of business is in Riverside County
My commission number 2188471
My commission expires March 26, 2021

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.

None

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: 5-12-17
Scott G. Miller, PHD
Chief Financial Officer/City Treasurer
By: [Signature]

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 \$ 2,100.00

Date: MAY 3, 2017
Don Kent
County Tax Collector
By: Choree Karkool Deputy

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 2,100.00 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: MAY 3, 2017
 CASH OR SURETY TAX BOND
Don Kent
County Tax Collector
By: Choree Karkool Deputy

RECORDER'S STATEMENT

Filed this 23rd day of MAY, 2017, at 10:52AM in Book 242 of Parcel Maps, at Pages 95-97, at the request of the City Clerk of the City of Riverside.
No. 2017-0205269
Fee \$ 14.00

Peter Aldana, Assessor-County Clerk-Recorder
By: [Signature] Deputy
Subdivision Guarantee: Stewart Tittle of California, Inc.

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 Antonio Arteaga on July 6, 2016. 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. The monuments are sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Date: 5-01, 2017
[Signature]
Gabriel D. Ybarra
L.S. 4343
Expiration Date: 6-30-18



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: 5/16, 2017
[Signature]
Curtis C. Stephens
L.S. 7519 LIC. EXP. 12/31/17
City Surveyor



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 Number 37175 which was approved by the City of Riverside Zoning Administrator, on October 3, 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.

Date: May 15, 2017
[Signature]
Mark Andrew Steuer
R.C.E. 53672 LIC. EXP. 6/30/17
City Engineer



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RIVERSIDE, CA

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 for the construction, maintenance and operation of drainage pipes, pipes or conduits, poles, wires, ditches, canals and other means of conveying gas, electricity, power, water, telephone, telegraph and drainage service, in favor of security trust & savings bank as set forth in a document recorded December 21, 1929 in Book 838 Page 6 of Deeds, Records of Riverside 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.

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 the Twin Buttes Water Company holder of a right of way and water rights, together with right of entry for the purpose of laying, maintaining and constructing water ditches, canals, pipelines, flumes and conduits for conveying and distributing water for domestic and irrigation purposes, as more particularly set out in deed recorded August 11, 1919 in Book 508 Page 101 of Deeds, Records of Riverside County.

The City of Riverside, successor in interest to the Arlington Mutual Water Company, a corporation holder of an easement for pipes, poles, conduits and rights incidental thereto, as set forth in a document recorded February 13, 1925 in Book 629 Page 218 of Deeds.

The City of Riverside, successor in interest to the Citizens Domestic Water Company, a corporation holder of a permanent easement to excavate for and lay, construct, maintain, operate, repair, replace, alter, remove a line of pipe or lines of pipes, ditches or flumes, together with any or all fittings appurtenant thereto, for the conveyance of water and right of way granted by deed recorded March 18, 1926 in Book 663 Page 591 of Deeds, Records of Riverside County.

Girish Balachandran
Public Utilities General Manager

Date: 5/10/17

By: [Signature]
msg

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: 5/10/17

By: [Signature]
msg

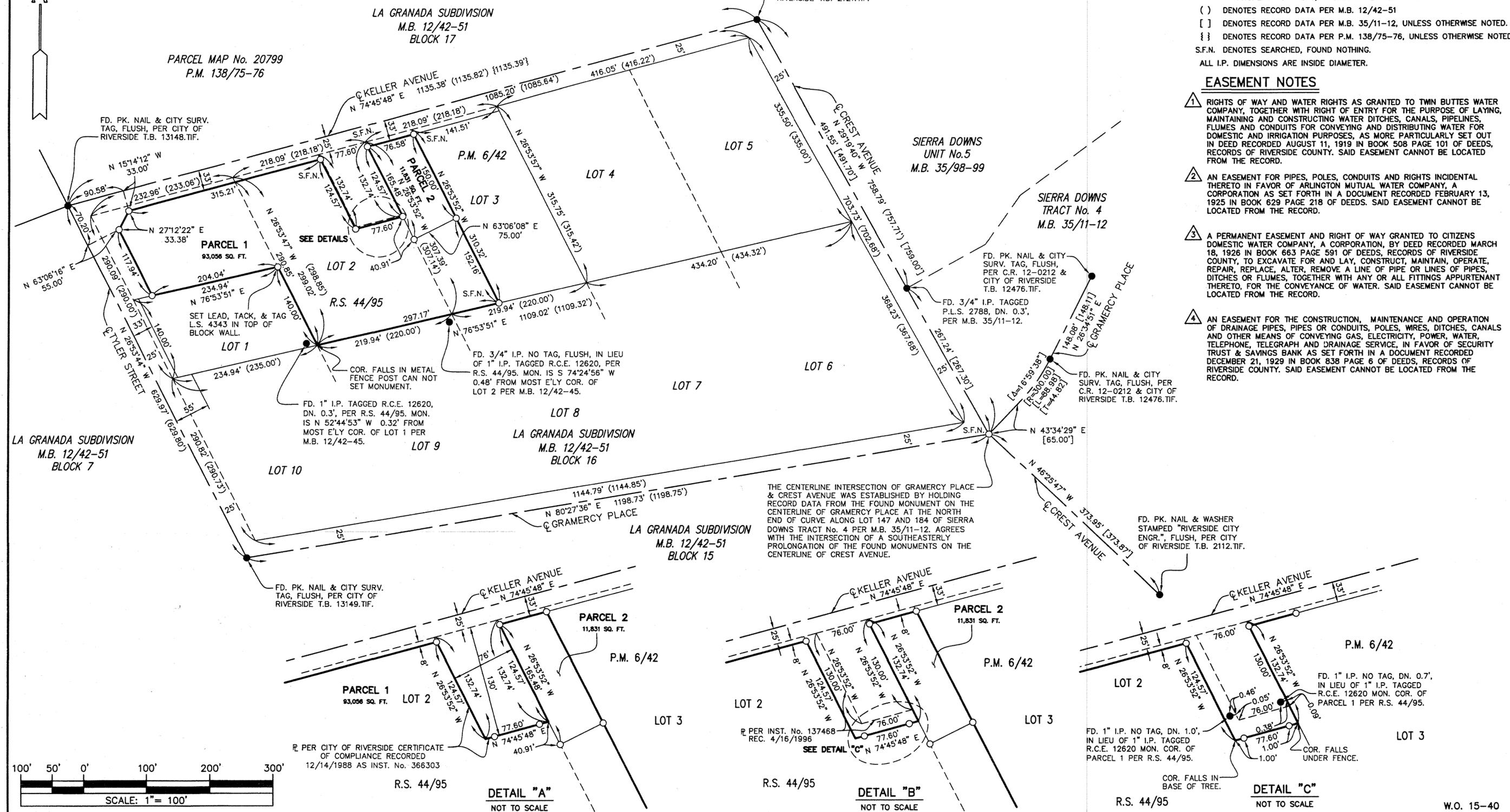
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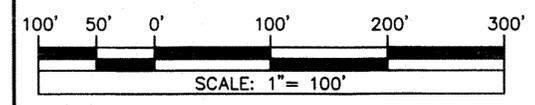


SURVEYOR'S NOTES

- BASIS OF BEARINGS IS TAKEN FROM THE CENTERLINE OF KELLER AVENUE PER P.M. 138/75-76, BEING N 74°45'48" E.
- DENOTES FOUND MONUMENTS AS NOTED.
 - DENOTES SET 1" I.P. TAGGED L.S. 4343, FLUSH, AT PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
 - () DENOTES RECORD DATA PER M.B. 12/42-51
 - [] DENOTES RECORD DATA PER M.B. 35/11-12, UNLESS OTHERWISE NOTED.
 - { } DENOTES RECORD DATA PER P.M. 138/75-76, UNLESS OTHERWISE NOTED.
 - S.F.N. DENOTES SEARCHED, FOUND NOTHING.
- ALL I.P. DIMENSIONS ARE INSIDE DIAMETER.

EASEMENT NOTES

- 1 RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO TWIN BUTTES WATER COMPANY, TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR DOMESTIC AND IRRIGATION PURPOSES, AS MORE PARTICULARLY SET OUT IN DEED RECORDED AUGUST 11, 1919 IN BOOK 508 PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.
- 2 AN EASEMENT FOR PIPES, POLES, CONDUITS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF ARLINGTON MUTUAL WATER COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 13, 1925 IN BOOK 629 PAGE 218 OF DEEDS. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.
- 3 A PERMANENT EASEMENT AND RIGHT OF WAY GRANTED TO CITIZENS DOMESTIC WATER COMPANY, A CORPORATION, BY DEED RECORDED MARCH 18, 1926 IN BOOK 663 PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, TO EXCAVATE FOR AND LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE, ALTER, REMOVE A LINE OF PIPE OR LINES OF PIPES, DITCHES OR FLUMES, TOGETHER WITH ANY OR ALL FITTINGS APPURTENANT THERETO, FOR THE CONVEYANCE OF WATER. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.
- 4 AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF DRAINAGE PIPES, PIPES OR CONDUITS, POLES, WIRES, DITCHES, CANALS AND OTHER MEANS OF CONVEYING GAS, ELECTRICITY, POWER, WATER, TELEPHONE, TELEGRAPH AND DRAINAGE SERVICE, IN FAVOR OF SECURITY TRUST & SAVINGS BANK AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 21, 1929 IN BOOK 838 PAGE 6 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORD.



DETAIL "A" NOT TO SCALE

DETAIL "B" NOT TO SCALE

DETAIL "C" NOT TO SCALE