



City of Arts & Innovation

SUBDIVISION MAP CERTIFICATES

Latest Revision:

(12/13/2017) – Certificate update – City Public Utilities Manager
(09/21/2017) – Certificate update – City Treasurer, County Tax Collector
(12/11/2018) – Certificate update – City Engineer
(01/01/2019) – Certificate update – All
(04/10/2019) - Certificate update – City Engineer

Prior Revisions: See end of Document

OWNER'S STATEMENT (Final and Parcel Map)

(A) *Consent of Owners*

We hereby state 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; 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.

(B) *Streets and Public Utilities*

We hereby dedicate to public use for public street and public utility purposes, "Lots XX through XX", inclusive;

(B 1) *Public Utilities (used when streets are private, includes water, not sewer)*

We hereby dedicate to public use for public utility purposes and other public services "Lots XX through XX", inclusive;

(B 2) We hereby dedicate to public use for public street and public utility purposes and as (a) non-access barrier strip(s) to deny access from the adjoining property to the public street "Lots ZZ through ZZ", inclusive.

Note to Engineers and Land Surveyors: Lots ZZ through ZZ are for Streets that will be accepted only as Barrier Strips.

(C) *Electric Energy Distribution Facilities*

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 "5' X 10' P.U.E.", "5' X 20' P.U.E.", and "5' P.U.E." , "Blanket P.U.E."

(D) *Sanitary Sewer Facilities*

We hereby dedicate to the City of Riverside as an easement for the construction and maintenance of sanitary sewer facilities ("Lots XX through XX", inclusive) / (the easements designated as "20' Sewer Easement").

(E) *Storm Drain Facilities*

We hereby dedicate to the City of Riverside as an easement for the construction and maintenance of storm drain facilities ("Lots XX through XX", inclusive) / (the easements designated as "20' Storm Drain Easement").

(F) *Retention Basin Facilities*

We hereby dedicate to the City of Riverside as an easement for the construction and maintenance of a retention basin (the easements designated as "Retention Basin Easement"). Said retention basin easement does not include any obligation on the part of the City of Riverside to maintain the facility except to maintain the functionality of the basin for the retention of storm drain waters. The Developer / HOA, their heirs successors and assigns hereby reserves all obligations with regard to landscaping and trash removal, said obligations being further defined in the CC&R's or HOA Agreement recorded in conjunction with this map.

(G) *Open Space*

We hereby dedicate to the public, to preserve and maintain said land in its natural condition, to be kept free of buildings, structures, materials, fencing, equipment, and earthfill or deposit, the easements designated as "Open Space Easement". Such open space easements do not include any right of access to the public and the public shall not have any responsibility for the maintenance thereof.

(H) *Water Course*

We hereby dedicate to the City of Riverside as an easement for floodways, stream channels, storm water flow and drainage, the easements designated as "Water Course Easement". These easement areas may be subject to periodic flooding and should be kept free from particular structures or improvements that may endanger life or property or significantly restrict the carrying capacity of the floodway or stream channel, and which uses and limitations are further defined in Section 19.230 of the Riverside Municipal Code. Furthermore, the City of Riverside shall not have any responsibility for maintenance of the water course easements.

(I) *Avigation*

We hereby dedicate to the public an "Avigation Easement" and right of flight for the passage of aircraft over Lots XX through XX inclusive.

(J) *Barrier Strip Acceptance Request*

We hereby request that "Lot(s) XX and XX", accepted as (a) non-access Barrier Strip(s) by Tract XXXX, on file in Map Book 1234, Pages 56-78, records of Riverside County, be hereby accepted for public street and public utility purposes.

(K) *Abandonment of Public Streets and Easements*

We hereby request that the following public streets and easements, which are not shown on the attached map, be abandoned in conformance with Section _____ of the Subdivision Map Act:

For Parcel Maps: Section 66445 (j)

For Tract Maps: Section 66434 (g)

1. That certain easement for public road purposes granted February 31, 1999 as Instrument No. 00000, Official Records of Riverside County.
2. Lots XX through XX inclusive as dedicated by Tract XXXX, on file in Map Book 1234, Pages 56-78, records of Riverside County.

(L) *Abandonment of Access Restrictions / Restoration of Access Rights*

We hereby request that in conformance with Section _____ of the Subdivision Map Act, the access rights relinquished to the City of Riverside by Tract XXXX, on file in Map Book 1234, Pages 56-78, records of Riverside County, be abandoned and hereby restored over those portions labeled "Access Rights Restored".

For Parcel Maps: Section 66445 (j)

For Tract Maps: Section 66434 (g)

(M) *Relinquishment of Vehicular and Pedestrian Access Rights*

We hereby release and relinquish to the City of Riverside Vehicular and Pedestrian Access Rights to Lot XX, XXX Street, Avenue, etc. from Lots XX-XX and to Lot XX, XXX Street, Ave. etc. from Lots XX-XX.

(N) *Multipurpose Recreational Trail Easement*

We hereby dedicate to the City of Riverside as an easement for a multipurpose recreational trail for non-motorized use (the easements designated as "Multipurpose Recreational Trail Easement"). Said easement(s) shall be maintained in its/their improved condition by ourselves, successor's heirs and assigns. The City of Riverside will not have any responsibilities thereof. Said easement shall be kept free of buildings, structures, materials, fencing, earth fill and deposits.

(O) *Sanitation Services Easement*

We hereby dedicate to the City of Riverside as easements for emergency access, together with the right of ingress and egress to perform services related to trash removal, public utilities, including but not limited to electrical, water, cable television and communication systems, the easements designated as "Sanitation Services Easement".

SAMPLES OF PRIVATE EASEMENT LANGUAGE RESERVED IN THE OWNER'S STATEMENT:

(The City of Riverside makes no warrantee that the following language may be applicable to your subdivision).

(1) *Open Space*

We hereby reserve to ourselves, our successors and assigns, for the benefit of the public, to preserve, manage and maintain said land in its natural condition, to be kept free of buildings, structures, materials, fencing, equipment, and earthfill or deposit, the easements designated as "Open Space Easement". Such open space easements do not include any public rights of access and the public shall not have any responsibility for the maintenance thereof.

(2) *Ingress / Egress*

We hereby reserve to ourselves, our successors and assigns, the private access easement designated as "Reciprocal Access Easement". Said easement is for the sole benefit of ourselves, our successors, assigns and invitees to provide ingress and egress to all (parcels or lots) with this subdivision.

CITY CLERK'S CERTIFICATE (FINAL MAP AND PARCEL MAP)

(A)
Resolved: This map consisting of XX sheets be, and the same is hereby accepted as the final map of Tract XXXXX (or Parcel Map XXXXX).

(B) *Streets*
"Lots XX through XX", inclusive 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;

(B 1) *Public Utilities (used when streets are public or private)*
"Lots XX through XX", inclusive are hereby accepted for public utility purposes and other public services;

(B 2) *Barrier Strips*
"Lots ZZ through ZZ", inclusive are hereby accepted as (a) non-access barrier strip(s) to deny access from the adjoining property to the public street.

(C) *Electric Energy Distribution Facilities (if designated separately from the street lots)*
The easements designated as "5' X 10' P.U.E.", "5' X 20' P.U.E.", and "5' P.U.E.", "Blanket P.U.E." are hereby accepted as easements for the construction and maintenance of electric energy distribution and telecommunication facilities.

(D) *Sanitary Sewer Facilities*
("Lots XX through XX", inclusive) / (The easements designated as "20' Sewer Easement") are hereby accepted as easements for the construction and maintenance of sanitary sewer facilities.

(E) *Storm Drain Facilities*
("Lots XX through XX", inclusive) / (The easements designated as "20' Storm Drain Easement") are hereby accepted as easements for the construction and maintenance of storm drain facilities.

(F) *Retention Basin Facilities*
The easements designated as "Retention Basin Easement" are hereby accepted as easements for the construction and maintenance of retention basin facilities.

(G) *Open Space*
The easements designated as "Open Space Easement" are hereby accepted for open space purposes.

(H) *Water Course*
The easements designated as "Water Course Easement" are hereby accepted as easements for floodways, stream channels, storm water flow and drainage.

(I) *Avigation*
An "Avigation Easement" and right of flight for the passage of aircraft over Lots XX through XX inclusive is hereby accepted.

(J) *Acceptance of Barrier Strip*
The non-access Barrier Strip(s) designated as "Lot(s) XX and XX" by Tract XXXX, on file in Map Book 1234, Pages 56-78, records of Riverside County, is/are hereby accepted for public street and public utility purposes subject to the installation of improvements to the satisfaction of the Public Works Director of the City of Riverside.

(K) *Abandonment of Public Streets and Easements*

The following streets and easements are hereby abandoned in conformance with Section _____ of the Subdivision Map Act:

For Parcel Maps: Section 66445 (j)

For Tract Maps: Section 66434 (g)

1. The certain easement for public road purposes granted February 31, 1999 as Instrument No. 00000, Official Records of Riverside County.
2. Lots XX through XX inclusive as dedicated by Tract XXXX, on file in Map Book 1234, Pages 56-78, records of Riverside County.

(L) *Abandonment of Access Restrictions / Restoration of Access Rights*

In conformance with Section _____ of the Subdivision Map Act, the access rights relinquished to the City of Riverside by Tract XXXX, on file in Map Book 1234, Pages 56-78, records of Riverside County, are hereby abandoned and restored over those portions labeled "Access Rights Restored".

For Parcel Maps: Section 66445 (j)

For Tract Maps: Section 66434 (g)

(M) *Acceptance of Relinquishment of Vehicular and Pedestrian Access Rights*

The release and relinquishment of Vehicular and Pedestrian Access Rights to Lot XX, XXX Street, Avenue, etc. from Lots XX-XX and to Lot XX, XXX Street, Ave. etc. from Lots XX-XX is hereby accepted.

(N) *Multipurpose Recreational Trail Easement*

(The easements designated as "Multipurpose Recreational Trail Easement") are hereby accepted as easements for multipurpose recreational trail for non-motorized use.

(O) *Sanitation Services Easement*

The easements designated as "Sanitation Services Easement" are hereby accepted as easements for emergency access, together with the right of ingress and egress to perform services related to trash removal, public utilities, including but not limited to electrical, water, cable television and communication systems.

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____.

Colleen J. Nicol
City Clerk of the City of Riverside, California

By: _____

STATEMENTS FOR CITY ENGINEER AND CITY SURVEYOR

CITY ENGINEER'S STATEMENT (FINAL MAPS ONLY)

I HEREBY STATE, I HAVE EXAMINED THIS MAP, AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT NO. NUMBER APPROVED BY (THE CITY OF RIVERSIDE DEVELOPMENT REVIEW COMMITTEE OR THE CITY COUNCIL OF THE CITY OF RIVERSIDE) ON MONTH DAY, 20__ AND ANY APPROVED ALTERATIONS THEREOF; 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; THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP ARE APPROVED; THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION ARE APPROVED; A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS ARE FILED WITH THE PUBLIC WORKS DEPARTMENT AND THE SAME ARE CHECKED AND APPROVED; AND ALL IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, OR THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATE: _____

GILBERT M. HERNANDEZ
RCE 69170 LIC. EXP. 6/30/___
CITY ENGINEER

BY: _____



CITY ENGINEER'S STATEMENT (PARCEL MAPS ONLY)

I HEREBY STATE, I HAVE EXAMINED THIS MAP, AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF PARCEL MAP NUMBER , APPROVED BY (*THE CITY OF RIVERSIDE DEVELOPMENT REVIEW COMMITTEE OR THE CITY COUNCIL OF THE CITY OF RIVERSIDE*) ON MONTH DAY, 20__ 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: _____

GILBERT M. HERNANDEZ
RCE 69170 LIC. EXP. 6/30/20
CITY ENGINEER

BY: _____



CITY SURVEYOR'S STATEMENT (ALL MAPS)

I HEREBY STATE, I HAVE EXAMINED THIS MAP, AND I AM SATISFIED THE MAP IS TECHNICALLY CORRECT, AND 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/
CITY SURVEYOR



BY: _____

CITY OF RIVERSIDE PUBLIC UTILITY CERTIFICATES

(Use the appropriate Certificate for your Subdivision.)

UTILITIES EASEMENT STATEMENT

(Final and Parcel Map)

The City of Riverside being the record owners of the following described easements hereby consents to the making and filing of the annexed map.

(List Public Utility Easements to the City of Riverside here)

_____,
Public Utilities General Manager

DATE: _____

BY: _____

PUBLIC UTILITIES CERTIFICATE

(Parcel Map Served by City of Riverside)

I HEREBY CERTIFY, 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 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.

TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

DATE: _____

BY: _____

PUBLIC UTILITIES CERTIFICATE

(Tract Map served by City of Riverside)

I HEREBY CERTIFY, 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 LOTS AS SHOWN ON THIS MAP; AND 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.

TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

DATE: _____

BY: _____

PUBLIC UTILITIES CERTIFICATE

(Parcel Map served water by WMWD)

I HEREBY CERTIFY, 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 ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

DATE: _____

BY: _____

PUBLIC UTILITIES CERTIFICATE

(Tract Map served water by WMWD)

I HEREBY CERTIFY, 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 ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL LOTS AS SHOWN ON THIS MAP; AND ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

DATE: _____

BY: _____

PUBLIC UTILITIES CERTIFICATE

(Parcel Map served water by EMWD)

I HEREBY CERTIFY, 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 ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE EASTERN MUNICIPAL WATER DISTRICT.

TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

DATE: _____

BY: _____

PUBLIC UTILITIES CERTIFICATE

(Tract Map served water by EMWD)

I HEREBY CERTIFY, 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 ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL LOTS AS SHOWN ON THIS MAP; AND ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE EASTERN MUNICIPAL WATER DISTRICT.

TODD M. CORBIN
PUBLIC UTILITIES GENERAL MANAGER

DATE: _____

BY: _____

NOTICE:

Please contact Western Municipal Water District for their certificate language, or contact Eastern Municipal Water District for their certificate language, whichever is applicable to the affected service area.

Please contact the Riverside County Recorder concerning minimum text size requirements.

SIGNATURE OMISSIONS (Final and Parcel Map)

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:

(List easement holders, type of easement, and recording data. Note: Any easement held by another utility must have a non-interference letter submitted or they must sign the map.)

CITY OF RIVERSIDE MISCELLANEOUS CERTIFICATES

POTENTIAL LIQUEFACTION (Final and Parcel Map – if required)

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.

CITY TREASURER'S CERTIFICATE (Final and Parcel Map certificate for all maps)

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.

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: _____

EDWARD ENRIQUEZ
CHIEF FINANCIAL OFFICER/CITY TREASURER

BY: _____

SOILS REPORT STATEMENTS

(Contact Public Works - Land Development for the appropriate certificate for your map.)

SOILS REPORT (Final and Parcel Maps)

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY _____ ON _____ AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

SOILS REPORT (Final and Parcel Map)

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THE UNDERLYING MAP OF THIS SUBDIVISION BY _____ ON _____ AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

SOILS REPORT (Parcel Maps Only - Can only be used if a waiver is granted by Land Development)

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.

* Not waived for Tract Map per G.C. 66490

ENGINEER OR SURVEYOR STATEMENTS

(Choose the appropriate statement for your map. Use Engineer or Surveyor as appropriate.)

ENGINEER'S OR SURVEYOR'S STATEMENT

(Final Map)

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 *(NAME OF PERSON AUTHORIZING MAP)* ON *(DATE)*. I HEREBY STATE ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THEY WILL BE SET IN THOSE POSITIONS BEFORE *(DATE)*, AND THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THE SURVEY IS TRUE AND COMPLETE AS SHOWN

DATE: _____

SEAL

(NAME)
R.C.E. (No.) or P.L.S. (No.)
REGISTRATION OR LICENSE EXPIRES (date is optional)

ENGINEER'S OR SURVEYOR'S STATEMENT

(Parcel Map Based upon a Field Survey)

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 *(NAME OF PERSON AUTHORIZING MAP)* ON *(DATE)*. I HEREBY STATE THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE *(DATE)*, AND THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: _____

SEAL

(NAME)
R.C.E. (No.) or P.L.S. (No.)
REGISTRATION OR LICENSE EXPIRES (date is optional)

ENGINEER'S OR SURVEYOR'S STATEMENT

(Parcel Map Based upon Record Data)

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF *(NAME OF PERSON AUTHORIZING MAP)* ON *(DATE)*. I HEREBY STATE THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE ALL MONUMENTS ARE OF THE CHARACTER SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

DATE: _____

SEAL

(NAME)
R.C.E. (No.) or P.L.S. (No.)
REGISTRATION OR LICENSE EXPIRES (date is optional)

ENGINEER'S OR SURVEYOR'S STATEMENT

(Parcel Map Based upon a Field Survey, Monuments set Prior to Recordation)

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 (NAME OF PERSON AUTHORIZING MAP) ON (DATE). I HEREBY STATE THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE 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: _____

SEAL

(NAME)
R.C.E. (No.) or P.L.S. (No.)
REGISTRATION OR LICENSE EXPIRES (date is optional)

COUNTY CERTIFICATES

(These are County Certificates and Statements and are subject to change.)

TAX BOND CERTIFICATE (Final and Parcel Map)

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

Note: When taxes are not payable (during the Bonding period), this Certificate will not be used. Always include it on the map. If it is not required at the time of Recordation, the Tax Collector's Office will line it out.

TAX COLLECTOR'S CERTIFICATE (Final and Parcel Map)

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

Note: When taxes are not payable (during the Bonding period), this Certificate will be used in its entirety, as it is shown. When taxes are payable (out of Bonding period) the Tax Collector's Office will line out the portion of the verbiage that does not apply, on the back of the mylar ("... except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$_____.)

TAX COLLECTOR'S CERTIFICATE (Reversion to Acreage Maps)

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE LIENS IN THE AMOUNT OF \$ _____ AGAINST THE PROPERTY AS SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES. IN ACCORDANCE WITH SECTION 66499.20 OF THE SUBDIVISION MAP ACT, NO TAX BOND IS REQUIRED.

DATE: _____, 20____

JON CHRISTENSEN
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

Additional Revisions:

- (07/13/2007) – Multipurpose Recreational Trail Easement
- (03/12/2008) – Sanitation Services Easement
- (03/10/2009) – City Engineer and Surveyor Statements – New expiration dates, Tax Collector
- (07/07/2009) – Clerk of the Board of Supervisors – New Clerk of the Board
- (03/01/2010) – Certificate updates
- (07/01/2011) – Certificate update – Streets will remain unaccepted until constructed is accepted
- (04/06/2012) – Certificate updates - Exp. dates for City Engineer & City Surveyor and New City Treasurer
- (12/31/2012) – Certificate update – New City Surveyor
- (03/27/2013) – Certificate update – Tax Bond / Collector
- (05/17/2013) – Certificate update - Engineer's or Surveyor's Statement
- (09/04/2013) – Certificate updates – Interim Public Utilities General Manager
- (09/26/2013) – Certificate updates – Tax Bond & Tax Collector's Certificates
- (12/10/2013) – Certificate updates – Add new Public Utilities General Manager
- (02/04/2014) – Certificate updates – Engineer's or Surveyor's Statements
- (07/01/2014) – Certificate updates - New expiration date, private easement language
- (09/15/2014) – Certificate update – City Treasurer's Certificate
- (07/18/2016) - Certificate update – City Engineer Statement and City Treasurer's Certificate
- (07/18/2017) – Certificate update - Engineer's or Surveyor's Statements, Set Monuments Prior to Map Recordation