

OWNER'S STATEMENT

WE HEREBY STATE WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOT(S) "A" AND "B" INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF LAKE ELSINORE ALL SUBSURFACE WATER RIGHTS.

CIRCLE K STORES, INC., A TEXAS CORPORATION

DATE

CIRCLE K STORES, INC., A TEXAS CORPORATION

DATE

TAX BOND STATEMENT

I HEREBY STATE 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 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: , 2017

CASH OR SURVEY TAX BOND  
DON KENT, COUNTY TAX COLLECTOR

BY: , DEPUTY

TAX COLLECTOR STATEMENT

I HEREBY STATE 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: , 2017

DATE: , 2017

DON KENT, COUNTY TAX COLLECTOR

BY: , DEPUTY

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

PARCEL MAP NO. 37093

BEING A CONSOLIDATION OF LOTS 1 THROUGH 6, INCLUSIVE, OF LA FRANCE ACRES, FILED IN BOOK 14, PAGE 41, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BASE CONSULTING GROUP, INC.

DATE OF SURVEY: OCTOBER 2016

RECORDER'S STATEMENT

SHEET 1 OF 3 SHEETS

DOCUMENT NO. FEE PAID:

FILED THIS DAY OF , 20 , AT .M. IN VOLUME

OF PARCEL MAPS, AT PAGE AT THE REQUEST OF

THE CITY CLERK OF THE CITY OF LAKE ELSINORE.

PETER ALDANA, COUNTY ASSESSOR-CLERK, RECORDER

BY , DEPUTY  
SUBDIVISION GUARANTEE: TICOR TITLE COMPANY OF CALIFORNIA

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 CIRCLE K STORES ON AUGUST 25TH, 2016. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND IN THE LOCATIONS SHOWN HEREON AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NEIL E. THONESEN, PLS 8656  
LICENSE EXPIRES 12-31-2017

DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FOUND THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AS FILED AMENDED AND APPROVED BY THE CITY COUNCIL ON JULY 13, 2004, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

BRAD FAGRELL, RCE 43920  
CITY ENGINEER, CITY OF LAKE ELSINORE

DATE

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

MICHAEL L. FOREMAN, PLS 5778  
ACTING CITY SURVEYOR, CITY OF LAKE ELSINORE

DATE

CITY CLERK'S STATEMENT

THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA: BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFERS OF DEDICATION OF LOTS "A" AND "B" INCLUSIVE MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITIES PURPOSES, AND AS PART OF THE CITY MAINTAINED ROAD SYSTEM, AND DID ACCEPT ON BEHALF OF THE CITY OF LAKE ELSINORE:

ALL SUBSURFACE WATER RIGHTS

SUSAN M. DOMEN  
CITY CLERK, CITY OF LAKE ELSINORE

DATE

NOTARY ACKNOWLEDGMENT

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 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, 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 FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE \_\_\_\_\_ NAME \_\_\_\_\_

COUNTY OF \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

COMMISSION NUMBER \_\_\_\_\_

NOTARY ACKNOWLEDGMENT

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 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, 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 FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE \_\_\_\_\_ NAME \_\_\_\_\_

COUNTY OF \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

COMMISSION NUMBER \_\_\_\_\_

NOTARY ACKNOWLEDGMENT

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 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, 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 FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE \_\_\_\_\_ NAME \_\_\_\_\_

COUNTY OF \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

COMMISSION NUMBER \_\_\_\_\_

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

PARCEL MAP NO. 37093

BEING A CONSOLIDATION OF LOTS 1 THROUGH 6, INCLUSIVE, OF LA FRANCE ACRES, FILED IN BOOK 14, PAGE 41, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BASE CONSULTING GROUP, INC.

DATE OF SURVEY: OCTOBER 2016

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) (3) (A) (i) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED, THEIR INTEREST BEING SUCH THAT IT CANNOT RIPEN INTO A FEE:

SECURITY TITLE INS. & GUAR. CO. HOLDER OF AN EASEMENT AS SET FORTH IN THE DOCUMENT ENTITLED 'COVENANTS, CONDITIONS AND RESTRICTIONS', RECORDED MAY 19, 1926 IN BOOK 677, PAGE 374, OF DEEDS.

HASSAN ROOSTAI,HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS, RECORDED JANUARY 19, 2007 AS INSTRUMENT NO. 2007-0045139, OF OFFICIAL RECORDS.

HALABLAS INVESTMENTS HOLDER OF AN EASEMENT AS SET FORTH IN THE DOCUMENT ENTITLED "AGREEMENT AND GRANT OF EASEMENT APPURTENANT", RECORDED JANUARY 19, 2007 AS INSTRUMENT NO. 2007-0045140, OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON CAMPNY FOR PUBLIC UTILITY PURPOSES FOR DOCUMENT RECORDED AUGUST 21, 1986 AS INSTRUMENT NO. 201747 OF OFFICIAL RECORDS.

SHEET 2 OF 3 SHEETS

EXISTING EASEMENT NOTES

1.
- INDICATES A NON-EXCLUSIVE EASEMENT IN FAVOR OF CIRCLE K. STORES, INC., FOR ACCESS TO AND USE OF EXISTING PARKING FACILITIES OVER AND ACROSS PARCEL 1 AND PARCEL 2 OF PARCEL MAP NO. 20208, MB 125, PAGE 46 OF PARCEL MAPS PER GRANT DEED RECORDED JULY 21, 2015, DOCUMENT NO. 2015-0342879 OF OFFICIAL RECORDS.
2.
- INDICATES AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED AUGUST 21, 1986 AS INSTRUMENT NO. 201747 OF OFFICIAL RECORDS.  
A PARTIAL QUITCLAIM OF EASEMENT
3.
- INDICATES AN EASEMENT IN FAVOR OF HASSALI ROOSTAI FOR INGRESS AND EGRESS PURPOSES PER DOCUMENT RECORDED JANUARY 19, 2007 AS INSTRUMENT NO. 2007-0045139 OF OFFICIAL RECORDS. - BLANKET IN NATURE
4.
- INDICATES AN AGREEMENT AND GRANT OF EASEMENT APPURTENANT IN FAVOR OF HALABLAS INVESTMENTS FOR PARKING AND ACCESS PURPOSES PER DOCUMENT RECORDED JANUARY 19, 2007 AS INSTRUMENT NO. 2007-0045140 OF OFFICIAL RECORDS.

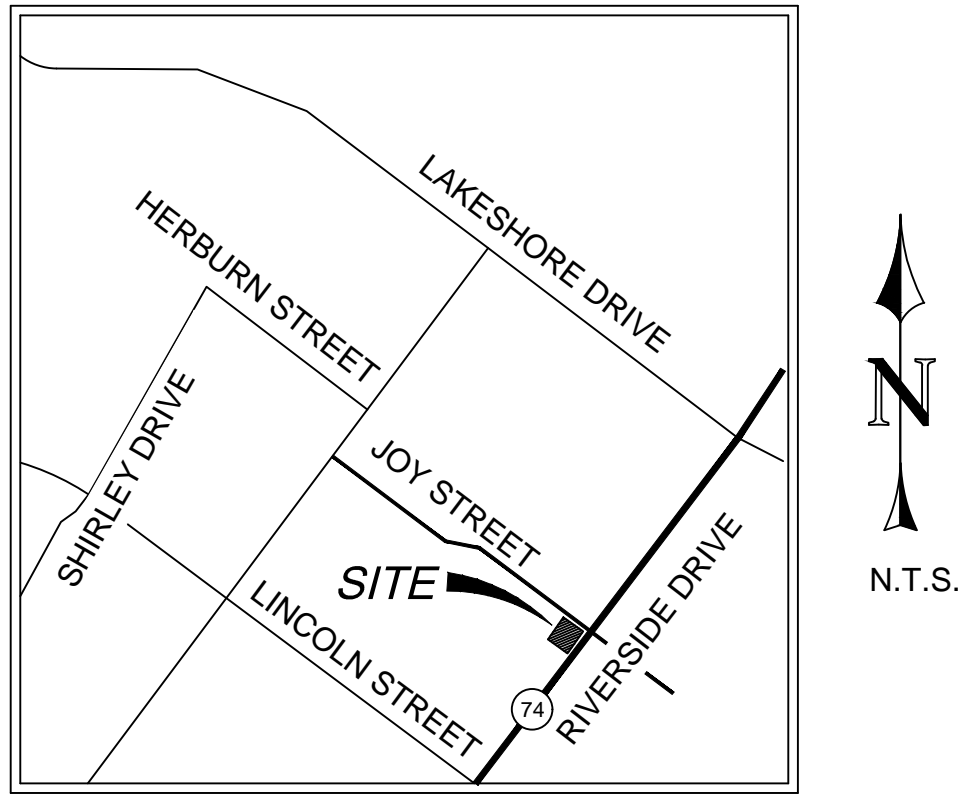
IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 37093

BEING A CONSOLIDATION OF LOTS 1 THROUGH 6, INCLUSIVE, OF LA FRANCE ACRES, FILED IN BOOK 14, PAGE 41, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
BASE CONSULTING GROUP, INC. DATE OF SURVEY: OCTOBER 2016

SHEET 3 OF 3 SHEETS

VICINITY MAP



LEGEND

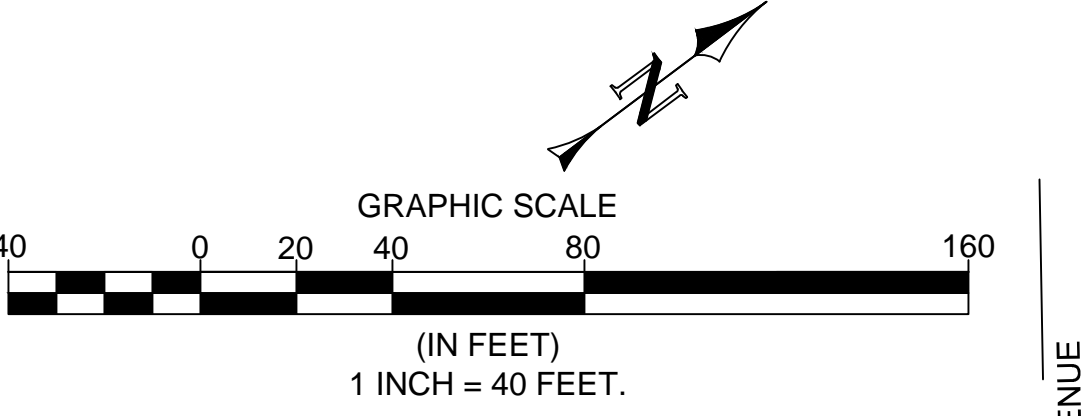
- INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 8656"
- INDICATES FOUND AND ACCEPTED MONUMENT - AS NOTED
- (R#) INDICATES RECORD BEARINGS AND DISTANCES PER DOCUMENTS BELOW

REFERENCE DOCUMENTS

- R1 BEARINGS AND DISTANCES TRACT MAP 19357, RECORDED IN MAP BOOK 133, PAGES 53 & 54, RECORDS OF RIVERSIDE COUNTY
- R2 BEARINGS AND DISTANCES PER MAP OF LA FRANCE ACRES, RECORDED IN MAP BOOK 14, PAGE 41, RECORDS OF RIVERSIDE COUNTY

BASIS OF BEARINGS

THE CENTERLINE OF RIVERSIDE DRIVE. AS SHOWN ON TRACT MAP 19357 IN MAP BOOK 133, PAGES 53 & 54, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.  
BEING: NORTH 36°56'53" EAST



FOUND AND ACCEPTED 1" IRON PIPE TAGGEDF "LS 3698" FLUSH IN CONCRETE HELD FOR LINE ACCEPTED AS THE MOST NORTNERLY CORNER OF LOT 58 OF TRACT MAP NO 19357 PER M.B. 133/53-54 AND M.B 120/93.

FOUND 1" IRON PIPE, WITH MAG NAIL, NO TAG ACCEPTED AS ON LOT LINE 5' FROM SOUTHERLY CORNER OF LOT 24 OF M.B. 14/41 HELD FOR OFFSET TO CENTERLINE

NOTHING FOUND, NOTHING SET ESTABLISHED BY PRORATION OF THE CENTERLINE DISTANCES AS SHOWN ON TRACT MAP 19357, MB 133/53 & 54.

NOTHING FOUND, NOTHING SET ESTABLISHED BY PRORATION OF THE CENTERLINE DISTANCES AS SHOWN ON TRACT MAP 19357, MB 133/53 & 54.

NOTHING FOUND, SET COTTON SPINDLE WITH LS 8656 WASHER ESTABLISHED BY PRORATION OF CENTERLINE OF RIVERSIDE DRIVE PER MAP OF LA FRANCE ACRES MB 14/41. 293.25' MATCHES DISTANCE ON PARCEL MAP 20208 ON MB 125/46

FOUND AND ACCEPTED 1" IRON PIPE, TAG ILLEGIBLE, DOWN 0.3' PER CORNER RECORD 96-171 SET BRASS TAG MARKED LS 8656.

BASIS OF BEARINGS

N36°56'53"E 1320.24'  
(N36°55'30"E 1320' R2)

