

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

# PARCEL MAP NO. 37477

FOR LOT MERGER PURPOSES

**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2018, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_  
OF PARCEL MAPS, AT PAGES \_\_\_\_\_ AT THE  
REQUEST OF THE CLERK OF THE CITY OF LAKE ELSINORE.  
NO. \_\_\_\_\_  
FEE: \_\_\_\_\_

PETER ALDANA, ASSESSOR - COUNTY CLERK - RECORDER

BY: \_\_\_\_\_, DEPUTY

SUBDIVISION GUARANTEE BY: FIRST AMERICAN TITLE INSURANCE COMPANY

**OWNER'S STATEMENT**

WE HEREBY STATE THAT 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 A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE TITLE FOR PUBLIC PURPOSES: LOTS "A" THROUGH "B," INCLUSIVE. THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES. WE ALSO HEREBY DEDICATE ALL SUBSURFACE WATER RIGHTS TO THE CITY OF LAKE ELSINORE OR ITS ASSIGNEE.

DMSO PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Sam K. Fong 6-28-2018  
NAME DATE  
Sam K. Fong, Manager  
6/28/2018  
NAME DATE  
Dawood Beshay, Manager

PACIFIC WESTERN BANK AS BENEFICIARY UNDER THAT DEED OF TRUST  
RECORDED AUGUST 09, 2017 AS INSTRUMENT NO. 2017-327997 OF O.R.

Michael R. Peters 6/28/2018  
NAME DATE  
Michael R. Peters  
6/28/2018  
NAME DATE  
EVP/REGIONAL MGR.

ALL OF LOT 23 AND PORTIONS OF LOTS 24, 26 AND 27, INCLUSIVE, IN BLOCK 6 OF HEALD'S FIRST ADDITION TO ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 205 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 9, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

COMMERCIAL DEVELOPMENT RESOURCES

JANUARY 2018

**NOTARY ACKNOWLEDGEMENT**

A NOTARY PUBLIC OR 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,  
COUNTY OF Riverside

ON June 28, 2018

BEFORE ME Sandra Garcia, Notary Public

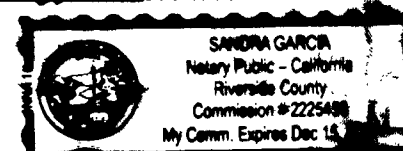
A NOTARY PUBLIC, PERSONALLY APPEARED

Sam K. Fong  
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 WHO ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY(IES), AND BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR 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: Sandra Garcia  
PRINTED NAME: Sandra Garcia  
MY COMMISSION EXPIRES ON Dec 15, 2021, 20  
MY COMMISSION NUMBER IS 2225488  
PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

**NOTARY ACKNOWLEDGEMENT**

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STATE OF CALIFORNIA,  
COUNTY OF San Diego

ON June 28, 2018

BEFORE ME Windy Edwards

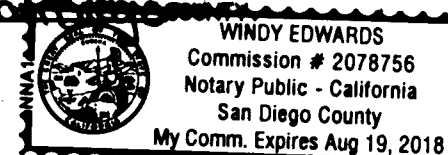
A NOTARY PUBLIC, PERSONALLY APPEARED

Michael R. Peters  
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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: Windy Edwards  
PRINTED NAME: Windy Edwards  
MY COMMISSION EXPIRES ON August 19, 2018  
MY COMMISSION NUMBER IS 2018-151  
PRINCIPAL PLACE OF BUSINESS IS IN San Diego COUNTY.

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

THE RIGHT OF SOUTH ELSINORE MUTUAL WATER COMPANY TO ENTER UPON THE HEREIN DESCRIBED PROPERTY TO SINK WELLS TO ESTABLISH AND MAINTAIN PUMPING PLANTS AND TO DEVELOP WATER FOR IRRIGATION AND DOMESTIC USE, WITH THE PERPETUAL RIGHT TO ENTER FOR SUCH PURPOSES; ALSO RIGHT OF WAY THROUGH AND ACROSS ANY PORTION OF SAID PROPERTY FOR SURFACE OR UNDERGROUND PIPELINES, WITH PERPETUAL RIGHT OF ENTRY UPON SAID PROPERTY FOR THE CONSTRUCTION, MAINTENANCE, RENEWAL AND REPAIR OF SAID PIPELINES; ALSO RIGHT OF WAY THROUGH AND ACROSS ANY PORTION OF SAID PROPERTY FOR THE CONSTRUCTION OF POLE LINES FOR TRANSMISSION OF ELECTRIC POWER, WITH PERPETUAL RIGHT OF ENTRY FOR THE CONSTRUCTION, MAINTENANCE, RENEWAL AND REPAIR OF SAID TRANSMISSION LINES AS SHOWN IN A DOCUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JULY 16, 1918, IN BOOK 489, PAGE 165, OF DEEDS.

DECLARATION OF OWNERSHIP OF EXCESS WATER RIGHTS BY THE SOUTH ELSINORE MUTUAL WATER COMPANY, AS SHOWN BY THAT CERTAIN DECLARATION DATED JUNE 18, 1934 AND RECORDED JUNE 20, 1934 IN BOOK 176 PAGE 293 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**TAX COLLECTOR'S STATEMENT**

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL 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: \_\_\_\_\_, 2018.

BY: \_\_\_\_\_, DEPUTY.  
JON CHRISTENSEN  
COUNTY TAX COLLECTOR

**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.

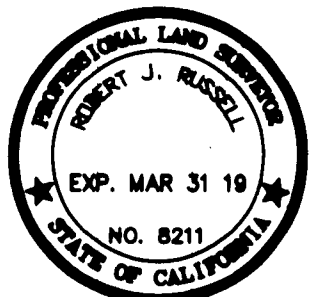
CASH OR SURETY BOND

BY: \_\_\_\_\_, DEPUTY  
JON CHRISTENSEN  
COUNTY TAX COLLECTOR

**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 JASON ANDREW GONZALES, LINDA L. MAAS AND MARK E. ROBINSON. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Robert J. Russell DATED: 6/28, 2018  
ROBERT J. RUSSELL, L.S. 8211

**CITY ENGINEER'S STATEMENT**

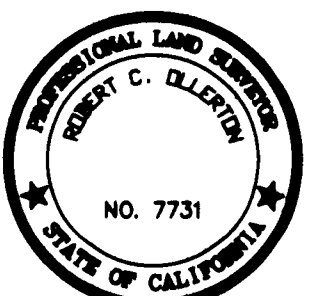
I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP AS FILED AND APPROVED BY THE CITY COUNCIL OF LAKE ELSINORE ON \_\_\_\_\_, 2018. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: \_\_\_\_\_, 2018  
BRAD FAGRELL, RCE NO. 43920  
CITY ENGINEER OF CITY OF LAKE ELSINORE  
REGISTRATION EXPIRES 6/30/19

**CITY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 37477, CONSISTING OF 2 SHEETS AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

Robert C. Ollerton DATED: 6/29, 2018  
ROBERT C. OLLERTON, PLS 7731  
CITY SURVEYOR, CITY OF LAKE ELSINORE

**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 MADE HEREON FOR PUBLIC STREET AND PUBLIC UTILITY 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 AS DEDICATED HEREON.

SUSAN M. DOMEN  
CITY CLERK, CITY OF LAKE ELSINORE

DATED: \_\_\_\_\_, 2018.

**NOTARY ACKNOWLEDGEMENT**

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STATE OF CALIFORNIA,  
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ON June 28, 2018

BEFORE ME Sandra Garcia, Notary Public

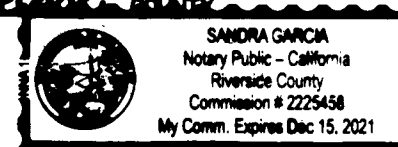
A NOTARY PUBLIC, PERSONALLY APPEARED

Dawood Beshay  
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IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PARCEL MAP NO. 37477**

SHEET 2 OF 2 SHEETS

ALL OF LOT 23 AND PORTIONS OF LOTS 24, 26 AND 27, INCLUSIVE, IN BLOCK 6 OF HEALD'S FIRST ADDITION TO ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 205 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 9, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.  
COMMERICAL DEVELOPMENT RESOURCES, INC. JANUARY 2018

FOUND COTTON SPINDLE AND WASHER, FLUSH, MARKED "LS 7096," PER RS 139/47.

N79°51'33"W 881.91' (N79°51'33"W 882.06') {N79°50'40"W 881.70'} [N79°50'40"W]

LAKE SHORE DRIVE

**EASEMENT NOTES**

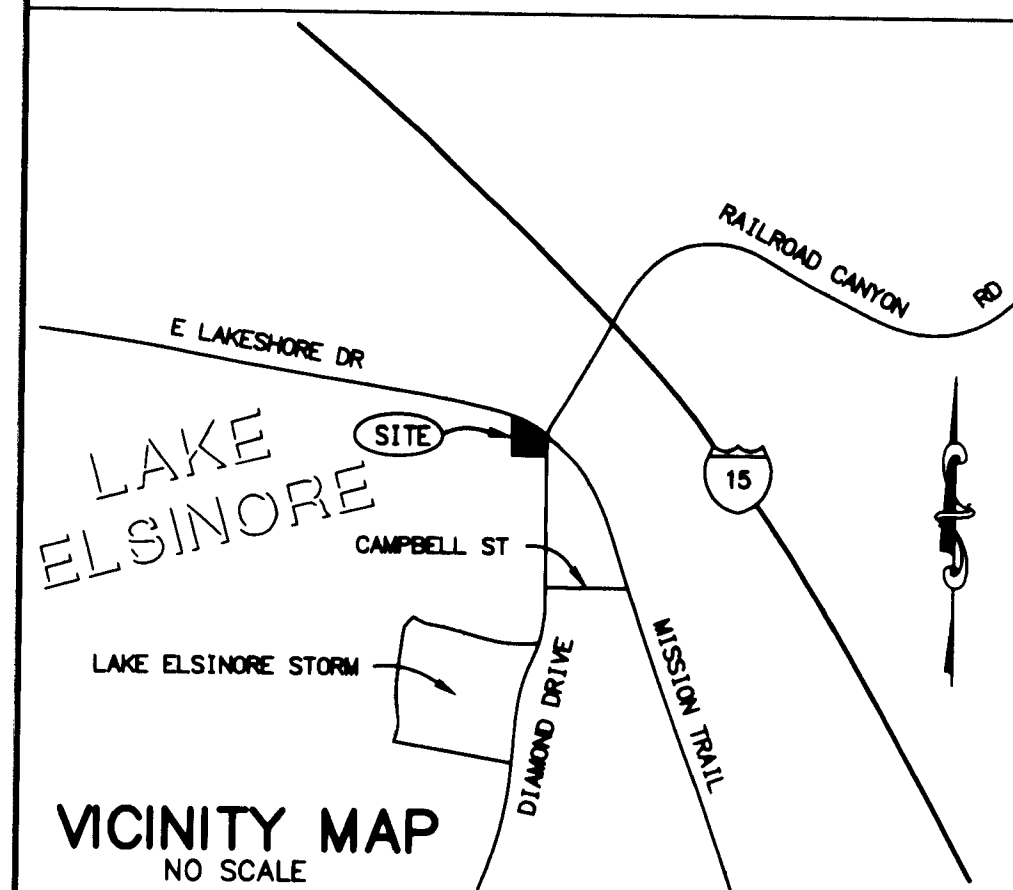
THE RIGHT OF WAY IN FAVOR OF SOUTH ELSINORE MUTUAL WATER COMPANY THROUGH AND ACROSS ANY PORTION OF SAID PROPERTY FOR SURFACE OR UNDERGROUND PIPELINES, WITH PERPETUAL RIGHT OF ENTRY UPON SAID PROPERTY FOR THE CONSTRUCTION, MAINTENANCE, RENEWAL AND REPAIR OF SAID PIPELINES; ALSO RIGHT OF WAY THROUGH AND ACROSS ANY PORTION OF SAID PROPERTY FOR THE CONSTRUCTION OF POLE LINES FOR TRANSMISSION OF ELECTRIC POWER, WITH PERPETUAL RIGHT OF ENTRY FOR THE CONSTRUCTION, MAINTENANCE, RENEWAL AND REPAIR OF SAID TRANSMISSION LINES AS SHOWN IN A DOCUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JULY 16, 1918, IN BOOK 489, PAGE 185, OF DEEDS. SAID RIGHTS OF WAY CANNOT BE LOCATED FROM THE RECORD.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY LINE OF PARCELS 1 AND 2 OF PARCEL MAP 14989, RECORDED IN BOOK 74, PAGES 90-91 OF PARCEL MAPS, AS SHOWN ON SAID PARCEL MAP; I.E. NORTH 00°13'30" WEST.

**LEGEND**

- INDICATES A FOUND 1" IRON PIPE, OPEN, FLUSH, ACCEPTED AS MONUMENT SET PER PM 74/90-91, SET DISC MARKED "LS 8211," UNLESS OTHERWISE NOTED.
- INDICATES A FOUND LEAD AND DISC, MARKED "LS 7131," FLUSH, PER RS 118/27.
- ▲ INDICATES A FOUND MAG NAIL, NO RECORD, FLUSH, ACCEPTED AS POINT ON CENTERLINE OF DIAMOND DRIVE, 2.00 FEET NORTH OF INTERSECTION WITH CAMPBELL STREET, UNLESS OTHERWISE NOTED, REPLACED WITH SPIKE AND WASHER MARKED "LS 8211," FLUSH.
- INDICATES A SET 1" IRON PIPE AND DISC, MARKED "LS 8211," FLUSH.
- INDICATES A SET LEAD AND DISC, MARKED "LS 8211," FLUSH.
- ( ) INDICATES RECORD DATA PER RS 139/47.
- [ ] INDICATES RECORD DATA PER RS 47/50-51.
- { } INDICATES RECORD DATA PER PM 74/90-91.
- < > INDICATES RECORD DATA PER RS 118/27.
- (( )) INDICATES RECORD DATA PER PM 228/70-71.
- (R) INDICATES "RADIAL" BEARING.
- N.T.S. INDICATES "NOT TO SCALE."
- CALC INDICATES "CALCULATED."



**DETAIL SCALE: 1"=50'**

**NOTE:**

RIGHT OF WAY MONUMENTS, SET FOR PARCELS 1-5 PER PM 74/90-91, WERE SEARCHED FOR AND NOT FOUND.

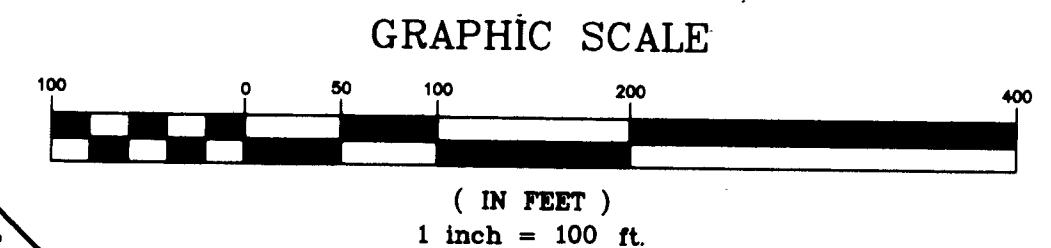
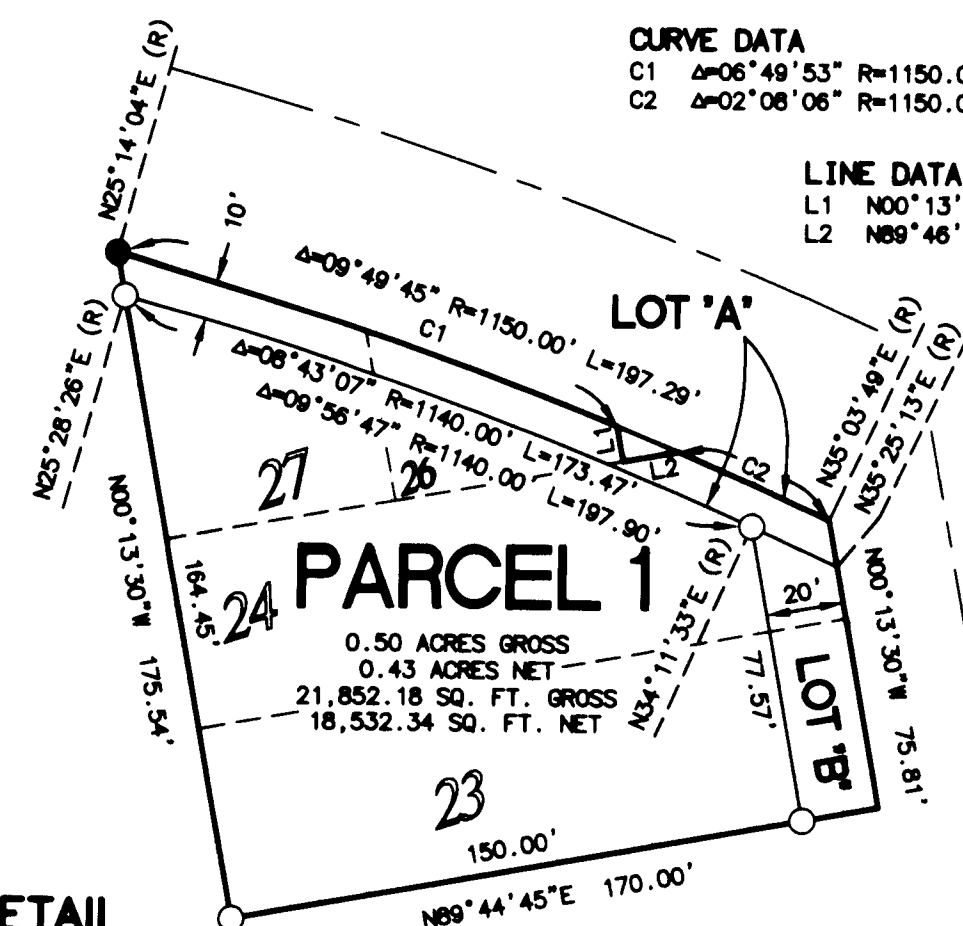
FOUND 1" IRON PIPE AND DISC MARKED "LS 3696," FLUSH, PER PM 74/90-91.

**CURVE DATA**

C1 Δ=08°49'53" R=1150.00' L=137.11'  
C2 Δ=02°08'08" R=1150.00' L=42.85'

**LINE DATA**

L1 N00°13'30"W 9.36'  
L2 N89°46'30"E 14.57'



GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.