

Item 8 (4)

Matter Subsequent to Posting Agenda

NUMBERED PARCELS: 1
LETTERED LOTS: 1
AREA: 142.46 ACRES (GROSS)
127.74 ACRES (NET)
14.72 ACRES (LOT "A")

IN THE PLANNING JURISDICTION OF MARCH JOINT POWERS AUTHORITY WITHIN
THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

SHEET 1 OF 7 SHEETS

PARCEL MAP NO. 37220

BEING A SUBDIVISION OF A PORTION OF SECTIONS 25, 26, 35, AND 36, TOWNSHIP 3 SOUTH,
RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
SHOWN AS PARCEL 11 ON THE RECORD OF SURVEY FILED IN BOOK 110, PAGES 30 THROUGH 40,
INCLUSIVE, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

HUITT-ZOLLARS

DATE OF SURVEY: OCTOBER, 2015

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ OF
2022, AT _____ M. IN BOOK _____ OF
PARCEL MAPS, AT PAGES _____ AT
THE REQUEST OF THE MARCH JOINT POWERS
AUTHORITY

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 PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.
THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC
PURPOSES:

LOT "A". THE DEDICATION IS FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

MARCH JOINT POWERS AUTHORITY, A JOINT POWERS AUTHORITY

BY: _____ BY: _____

PRINT NAME: _____ PRINT NAME: _____

PRINT TITLE: _____ PRINT TITLE: _____

BENEFICIARY'S STATEMENT

JPMORGAN CHASE BANK, N.A., A NATIONAL BANKING ASSOCIATION, AS BENEFICIARY
UNDER DEED OF TRUST RECORDED APRIL 6, 2022, AS INSTRUMENT NO. 2022-0164659,
OF OFFICIAL RECORDS.

BY: Diane Chavez BY: _____

PRINT NAME: Diane Chavez PRINT NAME: _____

PRINT TITLE: Authorized Officer PRINT TITLE: _____

OPTONEE STATEMENT

RIVERSIDE INLAND DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,
AS AN OPTONEE BY DOCUMENT RECORDED APRIL 6, 2022, AS INSTRUMENT NO.
2022-0164656, OF OFFICIAL RECORDS.

BY: SMS BY: _____

PRINT NAME: Scott Morse PRINT NAME: _____

PRINT TITLE: Executive Vice President PRINT TITLE: _____

WATER FACILITIES STATEMENT

I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES
ACCEPTABLE TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT),
ADEQUATE TO FUND CONSTRUCTION OF REQUIRED WATER FACILITIES, ONCE FIRE
HYDRANTS, WATER PIPELINES AND APPURTENANCES, ANY REQUIRED OFFSITE FACILITIES,
AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND
REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY WATER TO EACH PARCEL CREATED BY THIS
SUBDIVISION. THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE SUFFICIENT FOR
ALL REQUIREMENTS OF WATER CONSTRUCTION AND ARE HEREBY ACCEPTED.

DATE: _____
DEREK KAWAI, RCE 54253
DIRECTOR OF ENGINEERING

SEWER FACILITIES STATEMENT

I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES
ACCEPTABLE TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT),
ADEQUATE TO FUND CONSTRUCTION OF REQUIRED SEWER FACILITIES, ONCE SEWER
PIPELINES AND APPURTENANCES, ANY REQUIRED OFFSITE FACILITIES, AND SERVICE
LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES
PAID, THE DISTRICT WILL SUPPLY SEWER SERVICE TO EACH PARCEL CREATED BY THIS
SUBDIVISION. THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE SUFFICIENT FOR ALL
REQUIREMENTS OF SEWER CONSTRUCTION AND ARE HEREBY ACCEPTED.

DATE: _____
DEREK KAWAI, RCE 54253
DIRECTOR OF ENGINEERING

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 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: _____, 2022

CASH OR SURETY BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

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 \$ _____

DATE: _____, 2022

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: _____, DEPUTY

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS AND VICINITY MAP

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 MARCH JOINT POWERS AUTHORITY ON
DECEMBER, 2019. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND
OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF
THE MONUMENT AGREEMENT FOR THE MAP, AND THAT SAID MONUMENTS ARE/WILL BE
SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS
PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY
APPROVED TENTATIVE MAP, IF ANY.

DATED: July 21, 2022

David W. Mackey
DAVID W. MACKEY, P.L.S. 8912



AUTHORITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND I AM SATISFIED THAT IT IS
TECHNICALLY CORRECT, THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT, WHICH
ARE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN
COMPLIED WITH AND THAT THE SUBDIVISION SHOWN ON THIS MAP IS SUBSTANTIALLY THE
SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP.

DATE: 5-4-, 2022

Gabriel D. Ybarra
BY: GABRIEL D. YBARRA, L.S. 4343, EXP. 6-30-24
FOR STUART E. MCKIBBIN, R.C.E. 44553
AUTHORITY ENGINEER



MARCH JOINT POWERS AUTHORITY STATEMENT:

THE MARCH JOINT POWERS AUTHORITY, IN THE COUNTY OF RIVERSIDE, STATE OF
CALIFORNIA, BY THE MARCH JOINT POWERS COMMISSION, HEREBY APPROVES THE
PARCEL MAP AND ACCEPTS THE OFFER OF DEDICATION MADE HEREON FOR LOT "A" FOR
PUBLIC STREET AND PUBLIC UTILITY PURPOSES, AS PART OF THE MARCH JOINT POWERS
AUTHORITY MAINTAINED ROAD SYSTEM, SUBJECT TO COMPLETION OF IMPROVEMENTS AND
ACCEPTANCE BY THE MARCH JOINT POWERS AUTHORITY.

DATED _____, 2022. MARCH JOINT POWERS COMMISSION

BY: _____
Mr. JEFF HEWITT, CHAIR

ATTEST:
BY: _____
CINDY CAMARGO,
SECRETARY TO THE COMMISSION

SIGNATURE OMISSIONS

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

1. THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, HOLDER OF AN
EASEMENT FOR WATER TRANSPORTATION PURPOSES RECORDED JUNE 26, 2009, AS
INSTRUMENT NO. 2009-0326343, OFFICIAL RECORDS.
2. THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PUBLIC ROAD AND UTILITY
PURPOSES RECORDED AUGUST 10, 2011, AS INSTRUMENT NO. 2011-0350315, OFFICIAL
RECORDS.
3. SOUTHERN CALIFORNIA GAS COMPANY, HOLDER OF AN EASEMENT FOR PIPELINE
PURPOSES RECORDED JUNE 27, 2013, AS INSTRUMENT NO. 2013-0307993, OFFICIAL
RECORDS.
4. THE UNITED STATES OF AMERICA, HOLDER OF AN EASEMENT FOR ACCESS PURPOSES AS
RESERVED IN THE QUITCLAIM DEED RECORDED DECEMBER 10, 2001, AS INSTRUMENT NO.
2001-611917, OFFICIAL RECORDS (EASEMENT IS BLANKET IN NATURE).
5. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF EASEMENTS FOR PUBLIC UTILITY
PURPOSES RECORDED OCTOBER 27, 2006, AS INSTRUMENT NO. 2006-0791241, AND
RECORDED JANUARY 23, 2008, AS INSTRUMENT NO. 2008-0035923, BOTH OF OFFICIAL
RECORDS (LOCATIONS OF EASEMENTS ARE NOT DEFINED IN SAID DOCUMENTS AND ARE
NOT PLOTTABLE FROM RECORD).
6. THE COUNTY OF RIVERSIDE, HOLDER OF AN EASEMENT FOR PUBLIC ROAD AND UTILITY
PURPOSES RECORDED AUGUST 10, 2011, AS INSTRUMENT NO. 2011-0350313, AND
RE-RECORDED AUGUST 28, 2012, AS INSTRUMENT NO. 2012-0408345, BOTH OF
OFFICIAL RECORDS.
7. MARCH INLAND PORT AIRPORT AUTHORITY (MIPAA), HOLDER OF AN EASEMENT FOR
AVIGATION PURPOSES RECORDED APRIL 7, 2021, AS INSTRUMENT NO. 2021-0217631,
OFFICIAL RECORDS (EASEMENT IS BLANKET IN NATURE).
8. WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, HOLDER OF AN EASEMENT FOR WATER
AND WASTEWATER FACILITIES PURPOSES RECORDED SEPTEMBER 30, 2002, AS INSTRUMENT NO.
2002-543343, OFFICIAL RECORDS (EASEMENT IS BLANKET IN NATURE).
9. WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, HOLDER OF AN EASEMENT FOR
PIPELINE PURPOSES RECORDED JULY 18, 2022, AS INSTRUMENT NO. 2022-0318765, OFFICIAL RECORDS.