

K:\Projects\22-551 Showcase Real Estate\Sub Map\22-551 show sub map.dwg, 12/16/2024 2:27:35 PM, AutoCAD PDF (General Documentation).pc3

OWNER’S STATEMENT

SATNAM SINGH NIJJAR AS OWNER OF THE LAND SHOWN HEREON, DO HEREBY STATE THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND I CONSENT TO PREPARATION AND RECORDATION OF THIS MAP. I HEREBY OFFER FOR DEDICATION TO THE CITY OF GRIDLEY FOR SPECIFIC PURPOSES THE FOLLOWING:

- 1) STREET SHOWN HEREON AS QUMAR CIRCLE FOR INGRESS AND EGRESS, DRAINAGE AND PUBLIC SERVICES TO THE CITY OF GRIDLEY.
- 2) PUBLIC SERVICES EASEMENTS (P.S.E.) OF SPECIFIC WIDTHS AS SHOWN HEREON, TO THE CITY OF GRIDLEY.

BY: _____

CAPACITY _____

SATNAM SINGH NIJJAR

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 INSTRUMENTS.

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 _____

NAME (PRINT) _____

MY COMMISSION EXPIRES _____

MY COMMISSION NO. _____

COUNTY OF NOTARY'S PRINCIPLE PLACE OF BUSINESS _____

NOTES:

1. Shall be placed on the map related to the requirement for the project to pay all applicable impact fees for the development of the project at the currently adopted rates.
2. On a separate document to be recorded simultaneously with the Subdivision Map, the requirement for payment of school impact fees, as levied by the Gridley Unified School District in accordance with State legislation at the currently adopted rate per square foot of building area.
3. On a separate document to be recorded simultaneously within the Subdivision Map, the requirement for payment of drainage fees levied and must be paid to the City at the time a building permit is issued for development of each parcel.
4. On a document to be recorded concurrently with the Final Map the requirement for payment of development impact fees at the time a building permit is issued for development on each lot at the current amount adopted by the City Council, at the time of building permit issuance.
5. On a document to be recorded concurrently with the Final Map that agricultural spraying and keeping of livestock may occur on surrounding properties and that such agricultural uses are permitted by the zoning of those properties and will not be abated unless the zoning changes.

CITY ENGINEER’S STATEMENT

I, DAVE HARDEN, CITY ENGINEER OF THE CITY OF GRIDLEY, STATE OF CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP OF PARKSIDE ESTATES AND FIND THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL HAVE BEEN COMPLIED WITH.

DATE: _____

DAVE HARDEN
NO. C84216 EXP. 9/30/2025



CITY SURVEYORS’S STATEMENT

I, ANDREW KLINSTIVER III, P.L.S. DO HEREBY STATE THAT I HAVE EXAMINED THE FINAL MAP OF PARKSIDE ESTATES ON BEHALF OF THE CITY OF GRIDLEY AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: _____

ANDREW KLINSTIVER III
P.L.S. 7182 EXP. 12/31/2025



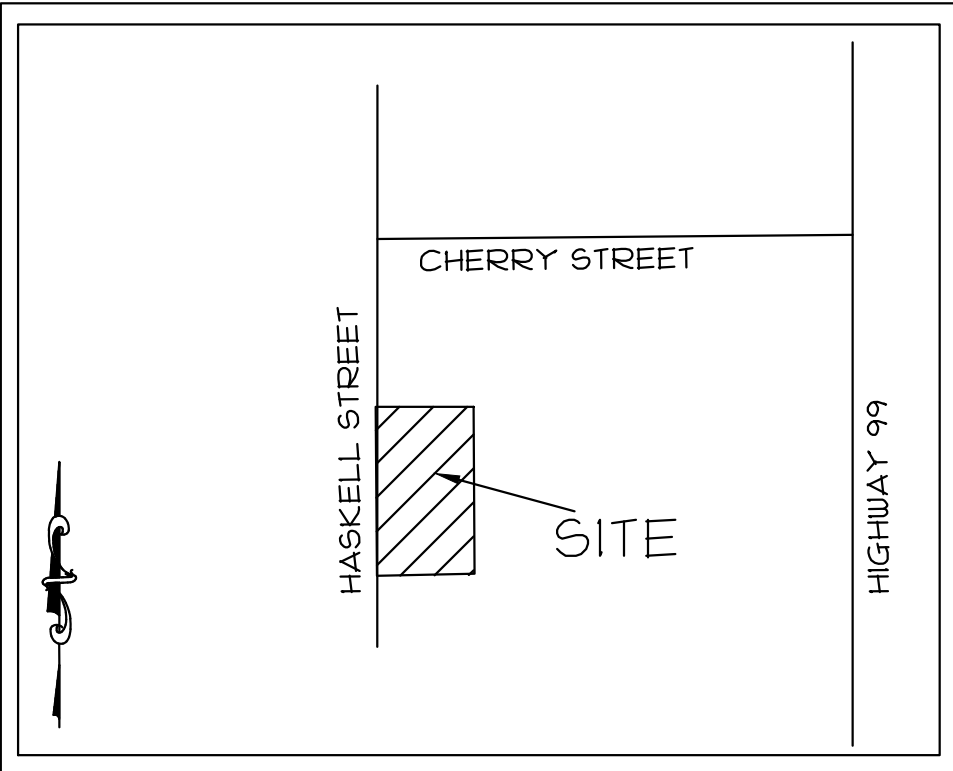
CITY CLERK’S CERTIFICATE

I, ELISA ARTEAGA, CITY CLERK FOR THE CITY OF GRIDLEY, COUNTY OF BUTTE, STATE OF CALIFORNIA, DO HEREBY STATE THAT ON _____, 2023, THE CITY COUNCIL OFFICIALLY APPROVED THE SUBDIVISION MAP OF "PARKLAND ESTATES". OFFERS OF DEDICATION SHOWN AS ITEM 1 AND ITEM 2, ON THE OWNER'S STATEMENT ARE ACCEPTED ON BEHALF OF THE PUBLIC.

SHOULD THE CITY OF GRIDLEY DETERMINE PURSUANT TO GOVERNMENT CODE SECTION 66477.5 THAT THE PUBLIC PURPOSE FOR WHICH SAID PROPERTY WAS DEDICATED IN FEE SIMPLE NO LONGER EXISTS, THE CITY OF GRIDLEY SHALL RECONVEY SAID REAL PROPERTY AS SHOWN ON THIS MAP TO THE SUBDIVIDER WHOSE NAME AND ADDRESS IS SHOWN IN THE OWNERS STATEMENT ON THIS SHEET OR TO THE SUBDIVIDERS' SUCCESSOR(S) IN INTEREST.

ELISA ARTEAGA
CLERK OF THE CITY OF GRIDLEY

DATE: _____



NTS
GRIDLEY, CALIFORNIA
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 OF ERNIE PHELAN. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP, OR CONDITIONALLY APPROVED MAP, IF ANY, AND THAT THE SURVEY IS COMPLETE AS SHOWN AND ALL MONUMENTS ARE OF THE CHARACTER AND WILL BE SET IN THE POSITIONS INDICATED BEFORE FEBRUARY 2025. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

PRELIMINARY

MALCOLM J. MACDONALD
PLS NO. 8218 EXP. 3-31-25



DATE _____

RECORDER’S CERTIFICATE

FILED THIS ____ DAY OF _____, 2025, AT ____:____ M,

IN BOOK ____ OF MAPS, AT PAGES ____ AT THE REQUEST OF

SATNAM SINGH NIJJAR.

KEATON DENLAY
COUNTY RECORDER, COUNTY OF BUTTE

BY DEPUTY RECORDER _____

SERIAL NO. _____

SUBDIVISION MAP NO. 1–21

PARKLAND ESTATES

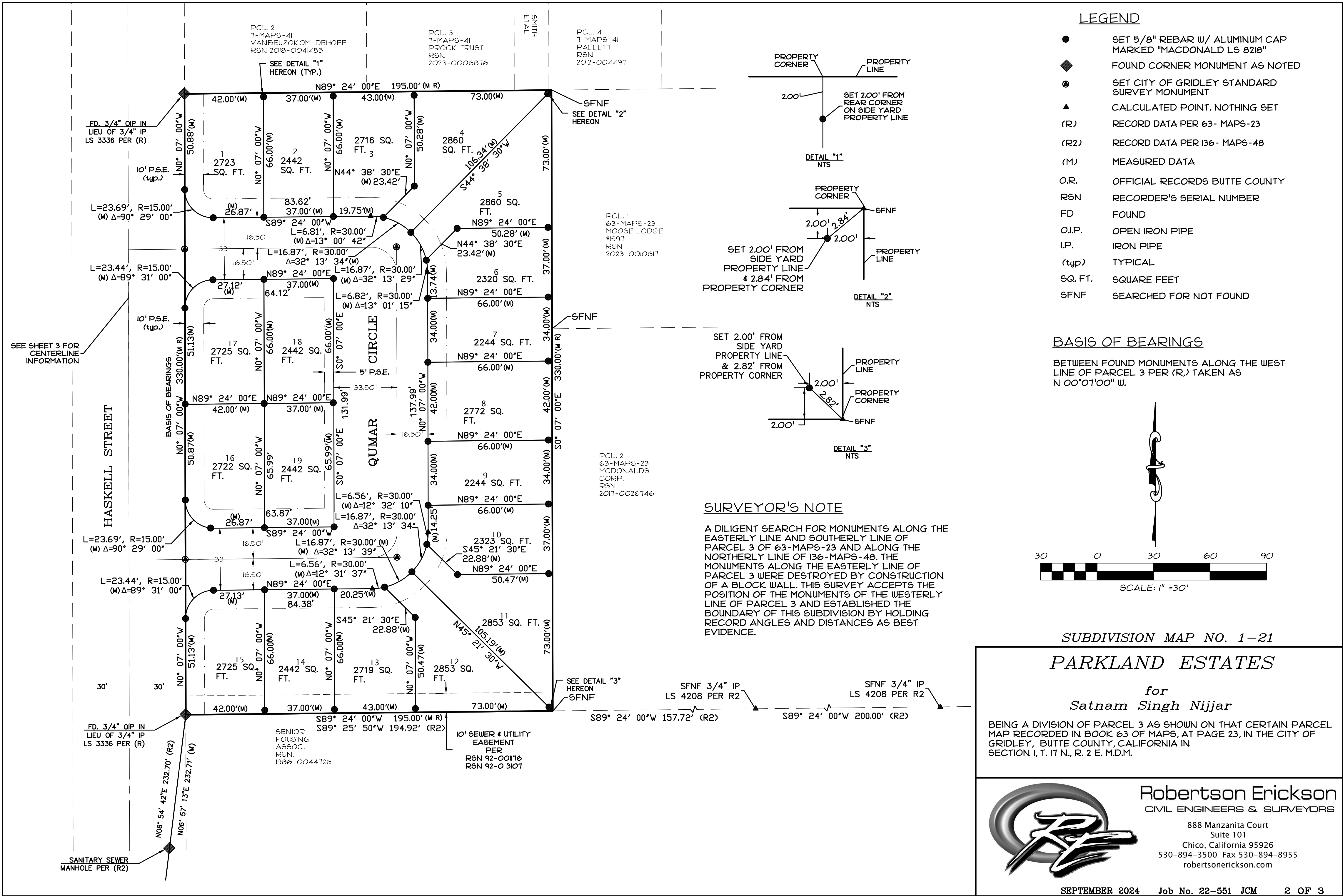
for
Satnam Singh Nijjar

BEING A DIVISION OF PARCEL 3 AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 63 OF MAPS, AT PAGE 23, IN THE CITY OF GRIDLEY, BUTTE COUNTY, CALIFORNIA IN SECTION 1, T. 17 N., R. 2 E. M.D.M.



Robertson Erickson
CIVIL ENGINEERS & SURVEYORS

888 Manzanita Court
Suite 101
Chico, California 95926
530-894-3500 Fax 530-894-8955
robertsonerickson.com



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FD. 3/4" OIP IN
LIEU OF 3/4" IP
LS 3336 PER (R)

FD. 3/4" OIP IN
LIEU OF 3/4" IP
LS 3336 PER (R)

HASKELL STREET

N0° 07' 00"W

164.99'

N00°07'00"W

330.00' R & M

N0° 07' 00"W

50.88'

31.63'

31.37'

30.00'

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