

RECORDING REQUESTED BY:

RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

DOC # 2023-0306376

10/18/2023 08:00 AM Fees: \$0.00
Page 1 of 7
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: KAREN #277

RETURN TO:

RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

THIS DOCUMENT IS FOR THE BENEFIT OF THE COUNTY OF RIVERSIDE AND ENTITLED TO BE RECORDED
WITHOUT FEE. (GOV. CODE 6103)

CERTIFICATE OF PARCEL MERGER NO.230008

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

RECORDING REQUESTED BY
RIVERSIDE COUNTY

THIS AREA FOR RECORDER'S USE ONLY

When recorded, return to:

Riverside County Transportation Department
8th Floor County Administrative Center
4080 Lemon Street, Riverside, Ca. 92502-1409
Mail Stop # 1080

No Fee, 6103 Government Code
Benefit of Riverside County Transportation Dept.

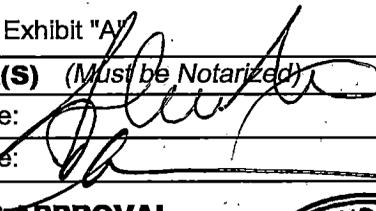
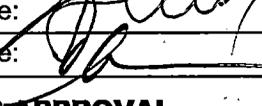
CERTIFICATE OF PARCEL MERGER NO. 23-0008

RECORD OWNERS	EXISTING PARCELS (Assessor Parcel Numbers)
Alessandro Prestifilippo and Charity J. Prestifilippo, Trustees of The Prestifilippo Family Trust dated September 23, 2013 and any amendments thereto	943-090-019 thru 022, inclusive

LEGAL DESCRIPTION OF MERGED PARCELS

See attached Legal Description- Exhibit "A"

SIGNATURE(S) OF RECORDED OWNER(S) (Must be Notarized)

Print Name/Title: Alessandro Prestifilippo, Trustee	Signature: 
Print Name/Title: Charity J. Prestifilippo, Trustee	Signature: 

RIVERSIDE COUNTY SURVEYOR'S APPROVAL

This document reviewed by Riverside County Surveyor.



By: 

Deputy County Surveyor

Date: 10/17/2023

NOTARY ACKNOWLEDGEMENT

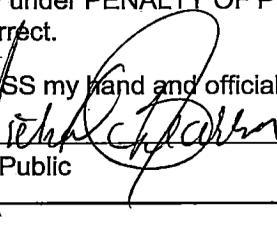
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

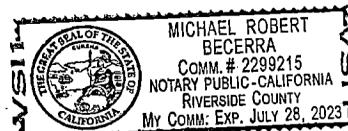
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On June 7 2023, before me, Michael Robert Becerra, Notary Public personally appeared Alessandro Prestifilippo and Charity J. Prestifilippo 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


Notary Public



**EXHIBIT "A"— LEGAL DESCRIPTION
CERTIFICATE OF PARCEL MERGER NO. 230008**

SHEET 1 OF 1 SHEET

PARCEL "A":

ALL OF PARCELS 1, 2, 3 AND 4 OF PARCEL MAP 12962, AS SHOWN BY MAP ON FILE IN BOOK 77 OF PARCEL MAPS, PAGE 77, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 12.82 ACRES, GROSS.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Record Owners:

Alessandro Prestifilippo and Charity J. Prestifilippo,
Trustees of The Prestifilippo Family Trust dated
September 23, 2013 and any amendments thereto
41309 Avenida Biona
Temecula, Ca. 92591
951-775-1630

Assessor's Parcel Numbers: 943-090-019 thru 022



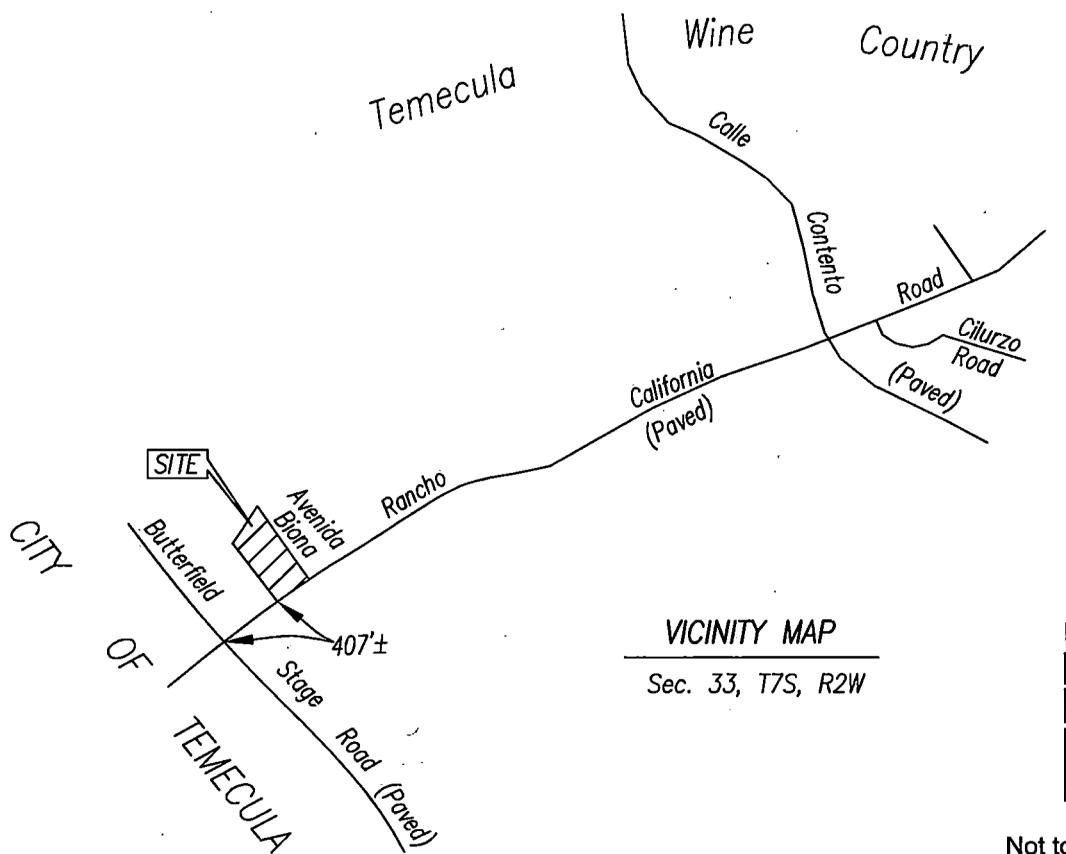
**4M ENGINEERING AND
DEVELOPMENT, INC.**
41635 Enterprise Circle N. – Suite B
Temecula, California 92590
TEL: (951) 296-3466



Matthew W. Spiro
LS 8461, Exp. 12/31/24
Dated: 9-27-23

**EXHIBIT "B" – VICINITY MAP
CERTIFICATE OF PARCEL MERGER NO. 230008**

SHEET 1 OF 3 SHEETS



Not to Scale

Record Owners:

Alessandro Prestifilippo and Charity J. Prestifilippo,
Trustees of The Prestifilippo Family Trust dated
September 23, 2013 and any amendments thereto
41309 Avenida Biona
Temecula, Ca. 92591
951-775-1630

Scale: Not to Scale

Assessor's Parcel Numbers: 943-090-019 thru 022

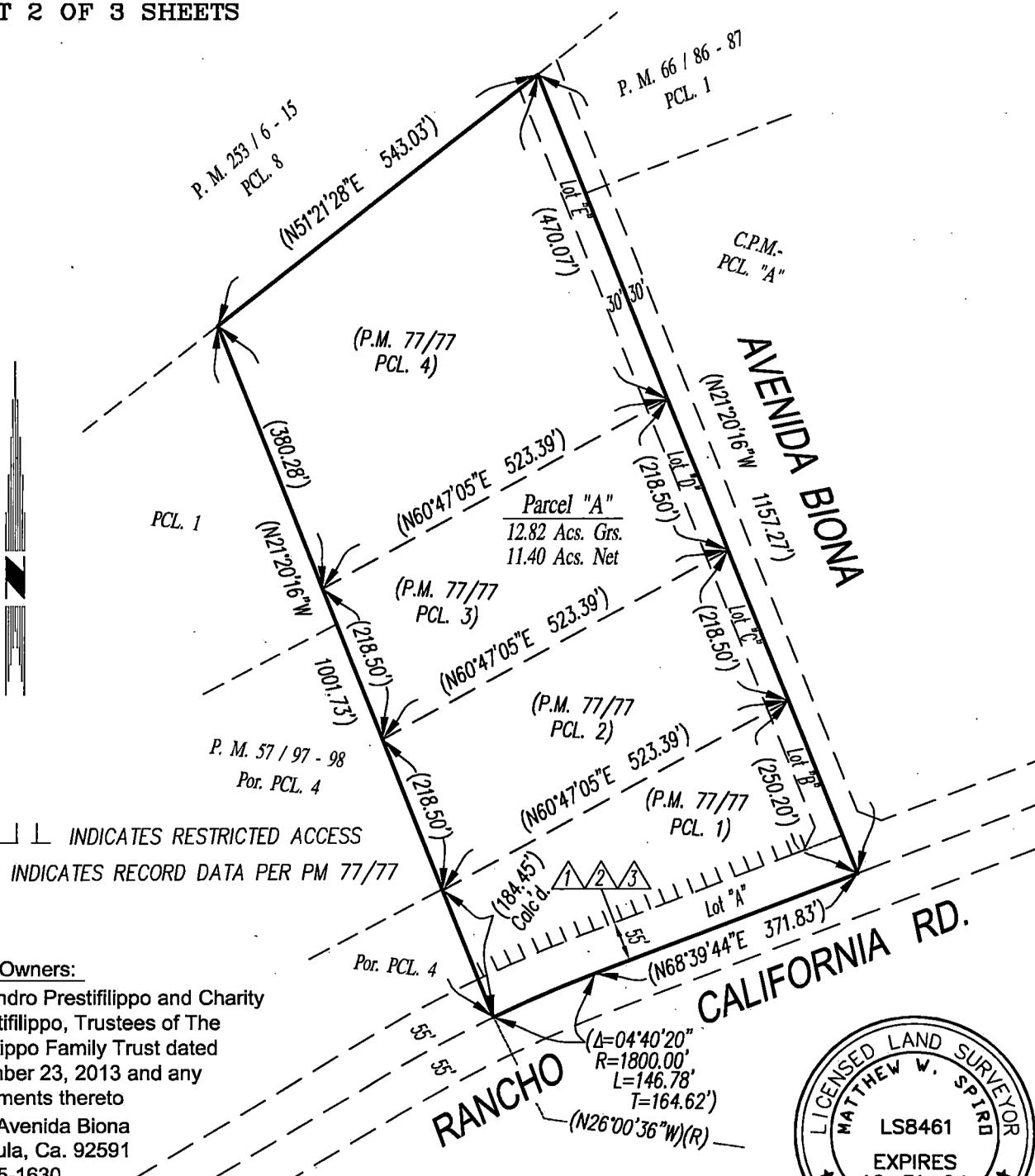


**4M ENGINEERING AND
DEVELOPMENT, INC.**

41635 Enterprise Circle N. – Suite B
Temecula, California 92590
TEL: (951) 296-3466

EXHIBIT "B" – MAP
CERTIFICATE OF PARCEL MERGER NO. 230008

SHEET 2 OF 3 SHEETS



See Sheet B-3 for
 Easement Notes



4M ENGINEERING AND
 DEVELOPMENT, INC.
 41635 Enterprise Circle N. – Suite B
 Temecula, California 92590
 TEL: (951) 296-3466



Matthew W. Spiro
 LS 8461, Exp. 12/31/24
 Dated: 9-27-23

EXHIBIT "B" - EASEMENT NOTES
CERTIFICATE OF PARCEL MERGER NO. 230008

SHEET 3 OF 3 SHEETS

- 1** EASEMENT IN FAVOR OF TEMECULA RANCHOS, A JOINT VENTURE, FOR ROADWAY AND PUBLIC UTILITY PURPOSES PER INST. NO. 56979, REC. JUNE 1, 1966.
- 2** EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH USE AS A PUBLIC STREET PER INST. NO. 93692, REC. OCT. 24, 1967.
- 3** EASEMENT IN FAVOR OF RANCHO CALIFORNIA, A PARTNERSHIP, FOR ROADWAY, UTILITY AND SLOPE PURPOSES PER INST. NO. 51935, REC. JUNE 5, 1968.

Record Owners:

Alessandro Prestifilippo and Charity J. Prestifilippo,
Trustees of The Prestifilippo Family Trust dated
September 23, 2013 and any amendments thereto
41309 Avenida Biona
Temecula, Ca. 92591
951-775-1630
Assessor's Parcel Numbers: 943-090-019 thru 022



4M ENGINEERING AND
DEVELOPMENT, INC.
41635 Enterprise Circle N. - Suite B
Temecula, California 92590
TEL: (951) 296-3466



Mark Lancaster
Director of Transportation

COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY

Mojahed Salama, P.E.
Deputy for Transportation/Capital
Projects

Russell Williams
Deputy for Transportation/Planning and
Development

Transportation Department

Case Number: CPM230008

Date: 10/17/2003

Riverside County Surveyor's Office

Attest:

SIGNATURE

Kenneth Smith
PRINTED NAME

Principal Engineering Tech
TITLE

SIGNATURE

Robert Williams
PRINTED NAME

Principal Engineering Tech
TITLE

4080 Lemon Street, 8th Floor · Riverside, CA 92501 · (951) 955-6740
P.O. Box 1090 · Riverside, CA 92502-1090 · FAX (951) 955-3198