

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

# TRACT 28491-3

BEING A SUBDIVISION OF A PORTION OF PARCELS 6, 7, 10 AND 11 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T.3S., R.4W., S.B.M.

JANUARY 1998

**CANTY ENGINEERING GROUP, INC.**  
RIVERSIDE, CALIFORNIA

### RECORDER'S STATEMENT

Filed this 26<sup>th</sup> day of AUGUST, 1999  
at 8:00AM in Book 283 of Maps at  
Pages 45-48 at the request of the  
City Clerk.  
Fee: \$12.00  
No. 383966  
GARY L. ORSO, County Assessor - Clerk - Recorder

By: S. Ragan Deputy

Subdivision Guarantee:  
FIRST AMERICAN TITLE INSURANCE COMPANY

### CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, the real property shown on this map is not subject to any special assessments, bonds, and/or liens which have not been paid in full, except the bonds of Communities Facilities District 86-1.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Date: 6/25/99

JERRY ROGERS  
City Treasurer

By: WR Harvey

### TAX COLLECTOR'S 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 \$ 74,000.

Date: 7-7-99

PAUL McDONNELL  
County Tax Collector

By: Joel Ashburnat Deputy

### TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 74,000.00 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.

Date: August 25, 1999

GERALD A. MALONEY  
Clerk of the Board of Supervisors

CASH TAX BOND  
PAUL McDONNELL  
County Tax Collector

By: Joel Ashburnat Deputy

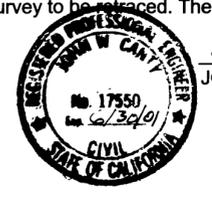
### SOIL REPORT

A preliminary soils report was prepared on June 6, 1997, as required by the Health and Safety Code of California, Section 17943 by SID GEOTECHNICAL, INC.

### ENGINEER'S STATEMENT

I hereby state that I am a Registered Civil Engineer of the State of California and that this map consisting of Four (4) Sheets correctly represents a survey made under my supervision during April 1998; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one year from recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Date: May 25, 1999



By: John W. Canty R.C.E. 17550

### OWNER'S STATEMENT

We hereby state that we are the owners of, or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line. We hereby dedicate to public use for public street and public utility purposes, Lots "A" through "G" inclusive, together with Lots "H" through "J" inclusive.

We hereby dedicate to the public an avigation easement and right of flight for the passage of aircraft over Lots 1 through 85 inclusive.

We hereby dedicate to the City of Riverside for construction and maintenance of drainage facilities, the easements designated as "DRAINAGE EASEMENT".

We hereby request that the following easements, which are not shown on the attached map, be abandoned in conformance with Section 66499.20 1/2 of the Subdivision Map Act:

- 1.) That certain easement for storm drain facilities and roadway slopes granted to the City of Riverside, recorded May 4, 1994 as inst. no. 185011, O. R. Riv. Co., Ca.
- 2.) Parcel 54(b) of that certain easement for electric transmission lines and cables granted to the City of Riverside, recorded January 20, 1966 as inst. no. 7276, O. R. Riv. Co., Ca.
- 3.) That portion of the dedication of Cole Street, lying within Tract 28491-3, for public road purposes including public utility and public service uses, as described in Declaration of Dedication recorded December 21, 1972 as inst. no. 168363, O. R. Riv. Co., Ca.

We hereby dedicate to the City of Riverside for construction and maintenance of electric energy distribution facilities, the easements designated as "3' P.U.E.", "5'x27' P.U.E.", "5'x30' P.U.E." and "5'x40' P.U.E.".

SHEA HOMES LIMITED PARTNERSHIP, a California Limited Partnership  
By: J. F. SHEA CO., INC., a Nevada corporation, General Partner

J. Massey ASSISTANT SECRETARY  
Linda C. Tong ASSISTANT SECRETARY

### NOTARY ACKNOWLEDGEMENT

State of CALIFORNIA  
County of ORANGE ) SS

On MAY 20, 1999 before me, GENENE DUCHENE LARSEN  
A Notary Public in and for said County and State, personally appeared  
JIM MASSEY AND LINDA CTONG

personally known to me (or 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.

WITNESS my hand: My commission expires JUNE 5, 2002

Genene Duchene Larsen  
Notary Public in and for said State  
GENENE DUCHENE LARSEN  
(Print Name)

My principal place of business is in ORANGE County

### CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Four (4) Sheets be, and the same is hereby accepted as the final map of Tract 28491-3.

Lots "A" through "G" inclusive are hereby accepted for public street and public utility purposes and Lots "H" through "J" inclusive are hereby accepted as Barrier Strips.

The avigation easement and right of flight for the passage of aircraft over Lots 1 through 85 inclusive is hereby accepted.

The easements designated as "DRAINAGE EASEMENT" are hereby accepted for the construction and maintenance of drainage facilities.

The following easements are hereby abandoned in conformance with Section 66499.20 1/2 of the Subdivision Map Act:

- 1.) That certain easement for storm drain facilities and roadway slopes granted to the City of Riverside, recorded May 4, 1994 as inst. no. 185011, O. R. Riv. Co., Ca.
- 2.) Parcel 54(b) of that certain easement for electric transmission lines and cables granted to the City of Riverside, recorded January 20, 1966 as inst. no. 7276, O. R. Riv. Co., Ca.
- 3.) That portion of the dedication of Cole Street, lying within Tract 28491-3, for public road purposes including public utility and public service uses, as described in Declaration of Dedication recorded December 21, 1972 as inst. no. 168363, O. R. Riv. Co., Ca.

The easements designated as "3' P.U.E.", "5'x27' P.U.E.", "5'x30' P.U.E." and "5'x40' P.U.E." are hereby accepted for the construction and maintenance of electric energy distribution facilities.

The City Clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk of the City of Riverside, State of California, and affix the official seal of said City thereto.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 24<sup>th</sup> day of August, 1999.



COLLEEN J. NICOL  
City Clerk of the City of Riverside, California

By: Colleen J. Nicol

### CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract 28491 which was approved by the City of Riverside Planning Commission on April 22, 1997 and any approved alteration thereof that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and of Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map have been complied with; that I am satisfied that the map is technically correct; that the easements for sewer and drainage facilities as shown on the map have been approved; that plans for drains, drainage works and sewers sufficient to protect all lots in the subdivision from flood have been approved; that a complete set of plans covering all improvements has been filed with the Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance with the approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

Date: 8-4-99

RICHARD D. McGRATH  
R.C.E. 31952 Lic. Exp. 12/31/00  
City Engineer

By: Richard D. McGrath

M.B. 283 / 45

M.B. 283 / 45

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JANUARY 1998

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

### SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act, the following signatures have been omitted:

An easement for conduits and incidental purposes, together with the right of ingress and egress in favor of Eastern Municipal Water District, recorded May 4, 1955 in Book 1702 Page 467, O. R. Riv. Co., Ca. (Said easement being blanket in nature)

- (A) Indicates an easement for a gas line in favor of Southern California Gas Company and Southern California Gas of California, recorded June 5, 1948 in Book 911 Page 345, O. R. Riv. Co., Ca. (See Sheet 3)
- (B) Indicates an easement for a gas pipeline in favor of Arco Pipeline Company, formerly Four Corners Pipe Line Company, recorded January 10, 1958 in Book 2205 Page 147, O. R. Riv. Co., Ca. (See Sheet 3)

### UTILITIES EASEMENTS

The City of Riverside, being the owner of the following described easements, hereby consents to the preparation and recordation of the annexed map.

- (C) Indicates an easement for electric transmission lines and cables in favor of the City of Riverside, recorded January 20, 1966 as inst. no. 7276, O. R. Riv. Co., Ca. (See Sheet 3)
- (D) Indicates an easement for electric transmission lines and cables in favor of the City of Riverside, recorded July 29, 1993 as inst. no. 294950, and recorded August 25, 1993 as inst. No.'s 332543 and 332544, all O. R. Riv. Co., Ca. (See Sheet 3)

Date: JULY 28, 1999

BILL D. CARNAHAN  
Public Utilities Director

By: Dieter P. Witzfeld

### UTILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the City of Riverside, Public Utilities Department, sufficient funds or made the required arrangements and provisions for the installation of electric facilities necessary to provide service to all lots as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric Division of the Department of Public Utilities of the City of Riverside. Arrangements for water service must be made with Western Municipal Water District.

Date: JULY 28, 1999

BILL D. CARNAHAN  
Public Utilities Director

By: Dieter P. Witzfeld

### 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 lot created by this subdivision. The easements and right-of-ways shown are sufficient for all requirements of water distribution.

Date: JULY 25, 1999

JEFFREY D. SIMS

R.C.E. 46212

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JANUARY 1998

CANTY ENGINEERING GROUP, INC.  
RIVERSIDE, CALIFORNIA

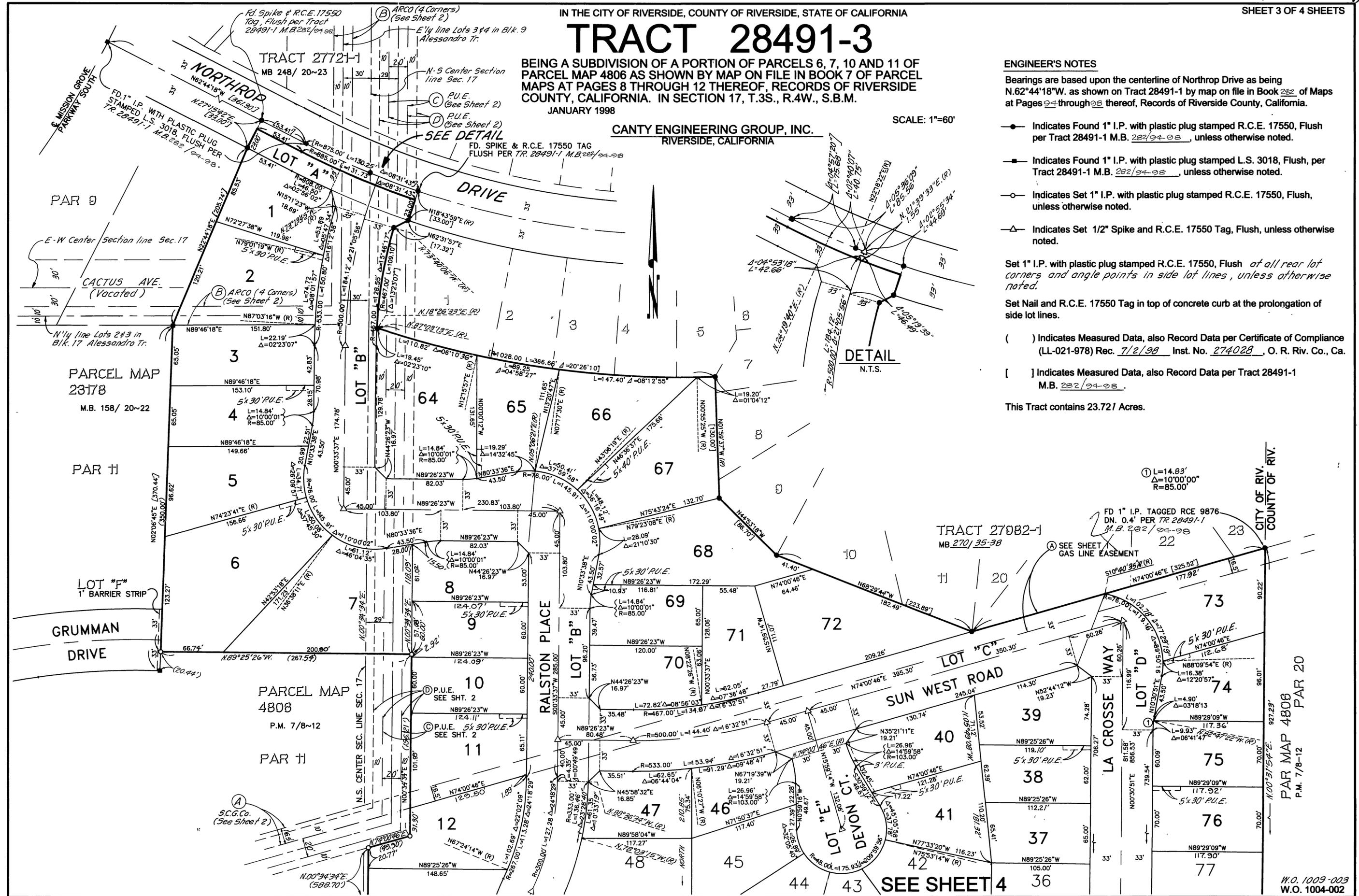
SCALE: 1"=60'

### ENGINEER'S NOTES

Bearings are based upon the centerline of Northrop Drive as being N.62°44'18"W. as shown on Tract 28491-1 by map on file in Book 282 of Maps at Pages 24 through 28 thereof, Records of Riverside County, California.

- Indicates Found 1" I.P. with plastic plug stamped R.C.E. 17550, Flush per Tract 28491-1 M.B. 282/94-98, unless otherwise noted.
  - Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush, per Tract 28491-1 M.B. 282/94-98, unless otherwise noted.
  - Indicates Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush, unless otherwise noted.
  - △ Indicates Set 1/2" Spike and R.C.E. 17550 Tag, Flush, unless otherwise noted.
- Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush of all rear lot corners and angle points in side lot lines, unless otherwise noted.
- Set Nail and R.C.E. 17550 Tag in top of concrete curb at the prolongation of side lot lines.
- ( ) Indicates Measured Data, also Record Data per Certificate of Compliance (LL-021-978) Rec. 7/2/98 Inst. No. 274028, O. R. Riv. Co., Ca.
- [ ] Indicates Measured Data, also Record Data per Tract 28491-1 M.B. 282/94-98.

This Tract contains 23.721 Acres.



M.B. 283 / 47

M.B. 283 / 47

283/48

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

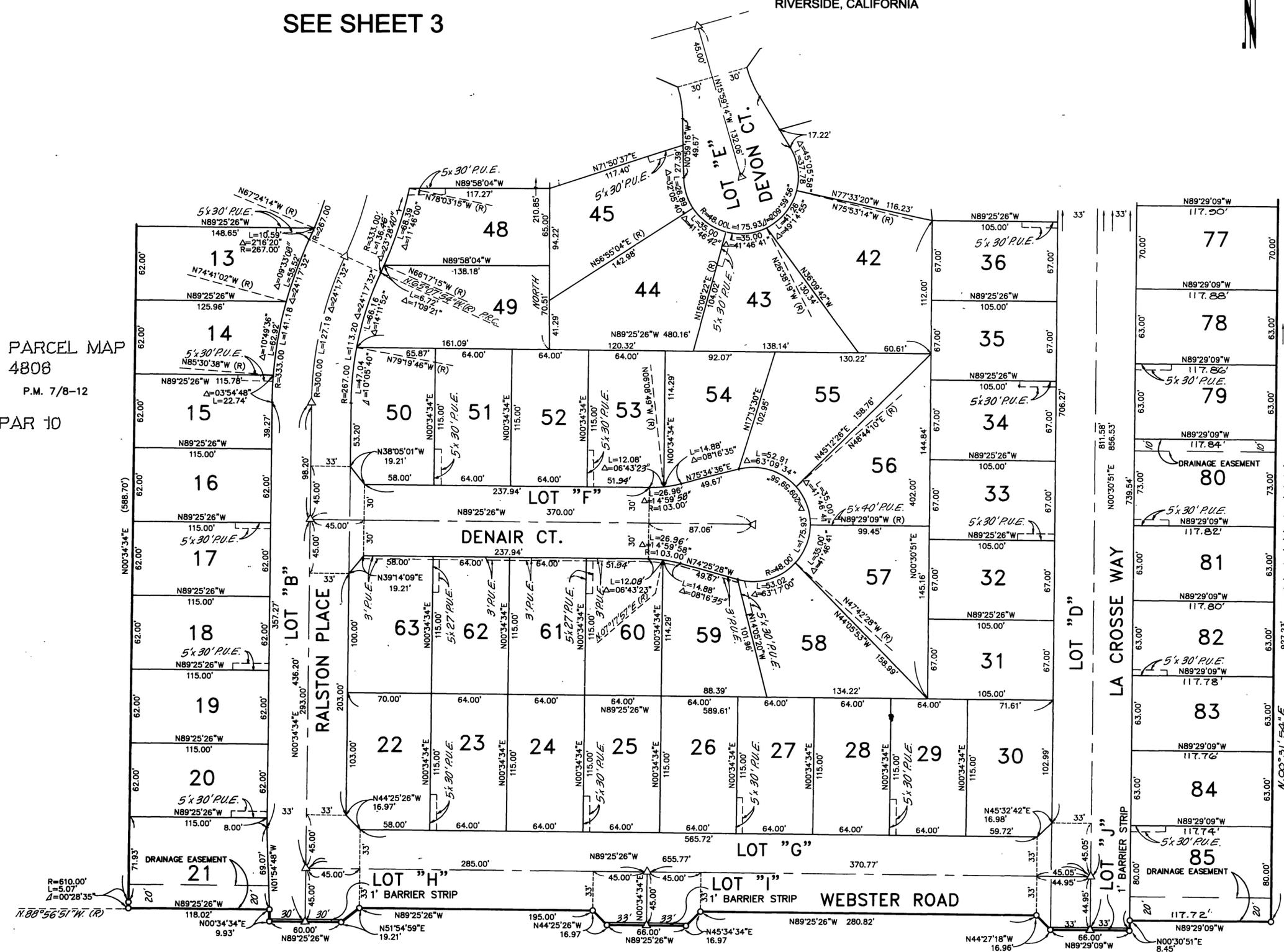
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SCALE: 1"=60'

CANTY ENGINEERING GROUP, INC.  
RIVERSIDE, CALIFORNIA

SEE SHEET 3



PARCEL MAP 4806  
P.M. 7/8-12  
PAR 10

PAR MAP 4806  
P.M. 7/8-12  
PAR 20

### ENGINEER'S NOTES

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- Indicates Found 1" I.P. with plastic plug stamped L.S. 3018, Flush per Tract 28491-1 M.B. 282/04-08 unless otherwise noted.
- Indicates Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush, unless otherwise noted.
- △ Indicates Set 1/2" Spike and R.C.E. 17550 Tag, Flush, unless otherwise noted.

Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.

Set Nail and R.C.E. 17550 Tag in top of concrete curb at the prolongation of side lot lines.

( ) Indicates Measured Data, also Record Data per Certificate of Compliance (LL-021-978) Rec. 7/2/98 Inst. No. 274028, O. R. Riv. Co., Ca.

[ ] Indicates Measured Data, also Record Data per Tract 28491-1 M.B. 282/04-08.

This Tract contains 23.727 Acres.

W.O. 1009-003  
W.O. 1004-002

M.B. 283 / 48

M.B. 283 / 48