

279/28

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 "J" inclusive.

We the undersigned owners and our successors and assigns in interest, hereby release and relinquish to the City of Riverside, a Municipal corporation, all vehicular access rights appurtenant to Lots 1 through 19 inclusive, on, over and across Trautwein Road and Siegal Avenue (Lot "J").

We hereby request that the following easement, which is not shown on the attached map, be abandoned in conformance with Section 66499.20 1/2 of the Subdivision Map Act: That certain easement for roadway slopes granted to the City of Riverside August 9, 1991 as inst. no. 274320, Official Records of Riverside County, Ca.

We hereby dedicate to the City of Riverside for construction and maintenance of landscape slopes and walls, the easement designated as "LANDSCAPE & WALL EASEMENT".

We hereby dedicate to the public an Avigation Easement and right of flight for the passage of aircraft over Lots 1 through 114 inclusive.

We hereby dedicate to the City of Riverside for construction and maintenance of electric energy distribution facilities, the easements designated as "5' x 30' P.U.E.".

ORANGECREST HILLS LLC, a Limited Liability Company
By: McMillin Companies, LLC, a Delaware Limited Liability Company, its Managing Member

Virgil E. Elliott, Sr. V.P.
Joe W. Shielly, Sr. V.P.

COMMONWEALTH LAND TITLE COMPANY as Trustee under Deed of Trust
Rec. Feb. 5, 1999 as Inst. No. 48058, O.R. Riv. Co., Ca.

Vice President

NOTARY ACKNOWLEDGEMENT

State of California
County of San Diego

On November 23, 1998 before me, Dawn B. Mendoza
A Notary Public in and for said County and State, personally appeared
Virgil E. Elliott and Joe W. Shielly

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 Jan 30, 2001

Dawn B. Mendoza, Dawn B. Mendoza
Notary Public in and for said State (Print Name)
My principal place of business is in San Diego County

NOTARY ACKNOWLEDGEMENT

State of California
County of San Bernardino

On March 23, 1999 before me, ANGEL M. GONZALES
A Notary Public in and for said County and State, personally appeared
Paul Sebree

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 9/29/2000

Paul Sebree, ANGEL GONZALES
Notary Public in and for said State (Print Name)
My principal place of business is in SAN BERNARDINO County

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

TRACT 21709-2

BEING A SUBDIVISION OF ALL OF LOT 2 OF TRACT 24641 AS SHOWN BY MAP ON FILE IN BOOK 251 OF MAPS AT PAGES 26 THROUGH 28 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 20, T.3S., R.4W., S.B.M.

OCTOBER 1998

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

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 21709-2.

Lots "A" through "J" inclusive are hereby accepted for public street and public utility purposes. The vehicular access rights appurtenant to Lots 1 through 19 inclusive, on, over and across Trautwein Road and Siegal Avenue (Lot "J") are hereby accepted as being released and relinquished.

The following easement is hereby abandoned in conformance with Section 66499.20 1/2 of the Subdivision Map Act: That certain easement for roadway slopes granted to the City of Riverside August 9, 1991 as inst. no. 274320, Official Records of Riverside County, Ca. The easement designated as "LANDSCAPE & WALL EASEMENT" is hereby accepted for the construction and maintenance of landscape slopes and walls.

The Avigation Easement and right of flight for the passage of aircraft over Lots 1 through 114 inclusive is hereby accepted.

The easements designated as "5' x 30' P.U.E." are hereby accepted for 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 20th day of April, 1999.



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

By: Eva A. Correa Assistant

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 21709 which was approved by the City of Riverside Planning Commission on April 6, 1989 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: 4-12-99

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

By: Richard D. McGrath

SOIL REPORT

A preliminary soils report was prepared on July 4, 1989, as required by the Health and Safety Code of California, Section 17943 by Soils Southwest, Inc.

RECORDER'S STATEMENT

Filed this 26th day of APRIL, 1999
at 8:00AM in Book 279 of Maps at
Pages 28-31 at the request of the
City Clerk.

Fee: \$12.00
No. 173897
GARY L. ORSO, County Assessor - Clerk - Recorder

By: S. Ragan Deputy

Subdivision Guarantee:
COMMONWEALTH LAND 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: 3/17/99

JERRY ROGERS
City Treasurer

By: W.R. Hamlen

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 \$71,000.00. This certification includes any supplemental tax assessment not yet stated.

Date: 3-16-99

PAUL McDONNELL
County Tax Collector

By: Hal Ashburn Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$71,000.00 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: 4-22-99

TAX BOND
GERALD A. MALONEY
CASH TAX BOND
PAUL McDONNELL
Clerk of the Board of Supervisors County Tax Collector

By: Silvana Allia Deputy

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 November of 1994; 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: March 16, 1999



John W. Canty
JOHN W. CANTY R.C.E. 17550

M.B. 279 / 28

M.B. 279 / 28

279 / 29

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

TRACT 21709-2

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OCTOBER 1998
CANTY ENGINEERING GROUP, INC.
RIVERSIDE, CALIFORNIA

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.

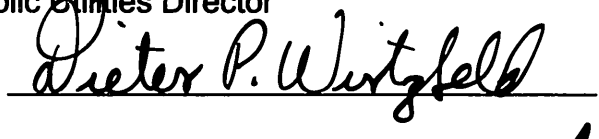
Date: 3/26/99


JEFFREY D. SIMS R.C.E. 46212

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: 3/30/99

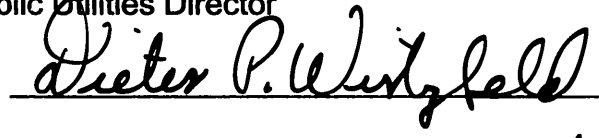
BILL D. CARNAHAN
Public Utilities Director
By: 
10

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.

- (A) Indicates an easement for electric facilities in favor of the City of Riverside as dedicated on Tract 24641 as shown by map on file in Book 251 of Maps at Pages 26 through 28 thereof, Records of Riverside County, Ca. (See Sheets 3 and 4)

Date: 3/30/99

BILL D. CARNAHAN
Public Utilities Director
By: 
10

SIGNATURE OMISSION

Pursuant to Section 66436 of the subdivision Map Act, the following signatures have been omitted.

51 percent of all oil, gas, hydrocarbon and mineral substances underlying said land below 500 feet from the surface of the same without the right of surface entry as reserved by Mary H. Trautwein, et al, in Deeds recorded April 29, 1963 as inst. no. 42998 and August 7, 1964 as inst. no. 96956, Both Official Records of Riverside County, Ca.

- (A) Indicates an easement for sewer facilities in favor of the City of Riverside as dedicated on Tract 24641 as shown by map on file in Book 251 of Maps at Pages 26 through 28 thereof, Records of Riverside County, Ca. (See Sheets 3 and 4)
- (B) Indicates "Offer of Dedication" for public street purposes as dedicated on Tract 24641 as shown by map on file in Book 251 of Maps at Pages 26 through 28 thereof, Records of Riverside County, Ca. (See Sheets 3 and 4)

M.B. 279 / 29

M.B. 279 / 29

ENGINEER'S NOTES

Bearings are based upon the centerline of TRAUTWEIN ROAD as being N.17°04'21"W. as shown on Tract 24641 by map on file in Book 251 of Maps at Pages 26 through 28 thereof, Records of Riverside County, California.

- Indicates Found 1" I.P. with plastic plug stamped L.S.3018, Flush per Tract 24641 M.B. 251 / 26-28, unless otherwise noted.
- Indicates Set 1" I.P. with plastic plug stamped R.C.E. 17550 (in lieu of L.S. 3018 per M.B. 251 / 26-28), Flush, unless otherwise noted.
- △ Indicates Set 1/2" Spike and R.C.E. 17550 Tag, Flush, unless otherwise noted.
- Indicates Set 1/2" Spike and R.C.E. 17550 Tag (in lieu of 1" I.P. with plastic plug stamped L.S. 3018 per M.B. 251 / 26-28), 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.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 21709-2

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OCTOBER, 1998

SCALE: 1" = 60'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

ALESSANDRO TRACT 26 M.B. 6/13 S.B. Co. LANDSCAPE & WALL EASEMENT

ENGINEER'S NOTES (Continued)

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

() Indicates Measured Data, also Record Data per Tract 24641 M.B. 251 / 26-28.

||||| Indicates Vehicular Access Rights Waived.

○ Indicates Easements as designated in Signature Omission and Utilities Easements on Sheet 2.

This Tract contains 27.739 Acres.

4 TRACT 24641 M.B. 251/26-28

SEE SHEET 4



TRACT

24641 M.B. 251/26-28

W.O. 1001-007 W.O. 8911167

ENGINEER'S NOTES

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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 21709-2

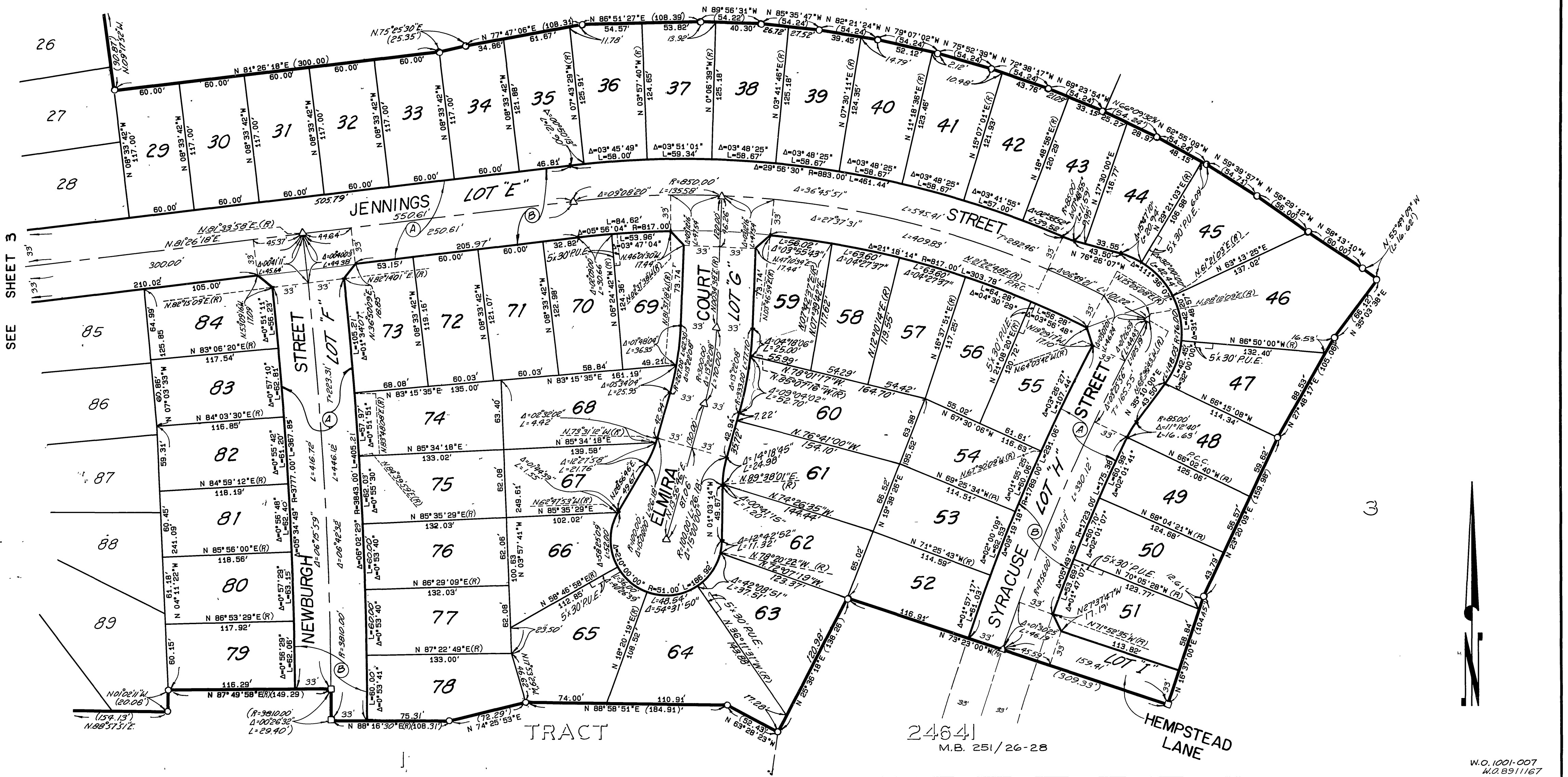
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OCTOBER, 1998
SCALE: 1" = 60'
CANTY ENGINEERING GROUP, INC.
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES (Continued)

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- This Tract contains 27.739 Acres.

TRACT 4 24641
M.B. 251/26-28



SEE SHEET 3

M.B. 279 / 31

M.B. 279 / 31