

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

# TRACT 28491-2

BEING A SUBDIVISION OF A PORTION OF PARCELS 7, 8, AND 9 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

### 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 "E" inclusive, together with Lots "F" and "G".

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."

We hereby dedicate to the public an avigation easement and right of flight for the passage of aircraft over Lots 1 through 60 inclusive.

We hereby request that Lot "G" accepted as a Barrier Strip on Tract 28491-1 M.B. 282/94-98 be hereby accepted for public street and public utility purposes.

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 portion of the dedication of Cole Street, lying within Tract 28491-2, 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.

SHEA HOMES LIMITED PARTNERSHIP, a California Limited Partnership

By: J. F. SHEA CO., INC., a Nevada corporation, General Partner

*J. Massey*  
ASSISTANT SECRETARY

*Jude C. ...*  
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 C. TONG

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

### 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 9, 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: June 25, 1999

*Jeffrey D. Sims*  
JEFFREY D. SIMS R.C.E. 46212

### CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Two (2) Sheets be, and the same is hereby accepted as the final map of Tract 28491-2.

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

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.

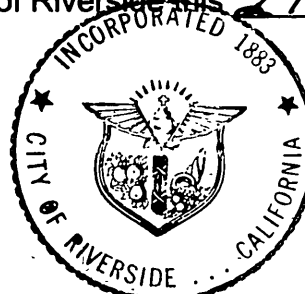
The avigation easement and right of flight for the passage of aircraft over Lots 1 through 60 inclusive is hereby accepted.

Lot "G" accepted as a Barrier Strip on Tract 28491-1 M.B. 282/94-98 is hereby accepted for public street and public utility purposes.

The following easement is hereby abandoned in conformance with Section 66499.20 1/2 of the Subdivision Map Act: That portion of the dedication of Cole Street, lying within Tract 28491-2, 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 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 27th day of July, 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: \_\_\_\_\_

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

By: \_\_\_\_\_

### 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)

### RECORDER'S STATEMENT

Filed this 27th day of AUGUST, 1999

at 8:00AM in Book 282 of Maps at Pages 99-100 at the request of the City Clerk.

Fee: \$8.00

No. \_\_\_\_\_  
GARY L. ORSO, County Assessor - Clerk - Recorder

By: *S. Regan*  
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: *Mr. Hansen*

### 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 \$ 83,000.

Date: 7-7-99

PAUL McDONNELL  
County Tax Collector

By: *Paul Ashmead*  
Deputy

### TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 83,000.00 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: July 29, 1999

GERALD A. MALONEY  
Clerk of the Board of Supervisors

CASH TAX BOND  
PAUL McDONNELL  
County Tax Collector

By: *Bonette Vasquez*  
Deputy

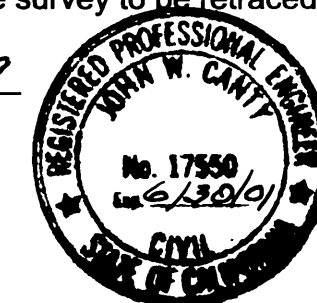
### SOIL REPORT

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 Two (2) Sheets correctly represents a survey made under my supervision during September 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: May 25, 1999



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

M.B. 282 / 99

M.B. 282 / 99

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

# TRACT 28491-2

BEING A SUBDIVISION OF A PORTION OF PARCELS 7, 8 AND 9 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

SCALE: 1"=60'

### ENGINEER'S NOTES

Bearings are based upon the southerly line of the southwest one-quarter of Section 17, T.3S., R.4W., S.B.M. as being N 89°45'42" E, as shown on Tract 28491-1 by Map on file in Book 282 of Maps at Pages 94-98, 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 1/2" Spike and R.C.E. 17550 Tag, Flush per Tract 28491-1, M.B. 282/94-98
- 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.

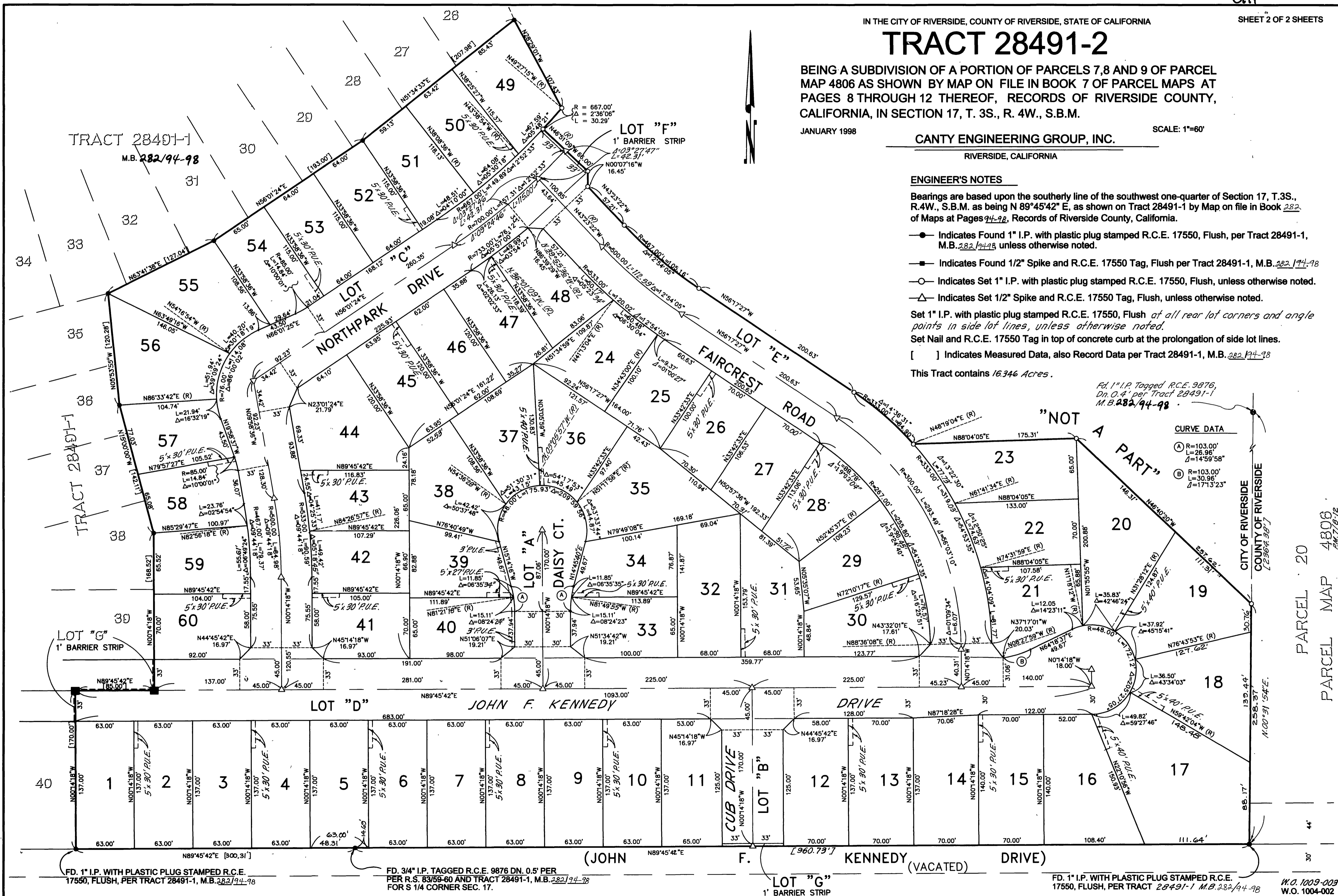
[ ] Indicates Measured Data, also Record Data per Tract 28491-1, M.B. 282/94-98

This Tract contains 16.346 Acres.

Fd. 1" I.P. Tagged R.C.E. 9876, Dn. 0.4' per Tract 28491-1, M.B. 282/94-98

### CURVE DATA

- Ⓐ R=103.00', L=26.96', Δ=14°59'58"
- Ⓑ R=103.00', L=30.96', Δ=17°13'23"



FD. 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 17550, FLUSH, PER TRACT 28491-1, M.B. 282/94-98

FD. 3/4" I.P. TAGGED R.C.E. 9876 DN. 0.5' PER PER R.S. 83/59-60 AND TRACT 28491-1, M.B. 282/94-98 FOR S 1/4 CORNER SEC. 17.

LOT "G" 1' BARRIER STRIP

FD. 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 17550, FLUSH, PER TRACT 28491-1, M.B. 282/94-98

W.O. 1009-009 W.O. 1004-002

M.B. 282 / 100

M.B. 282 / 100

PARCEL 20  
PARCEL MAP 4806  
PART 17-12