

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

# TRACT 28828-2

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP 29773 AS SHOWN BY MAP ON FILE IN BOOK 196 OF PARCEL MAPS AT PAGES 80 THROUGH 82 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 17, T.3 S., R.4 W., S.B.M.

FEBRUARY 2000

## 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 "F" inclusive.

We hereby dedicate to the public an Avigation Easement and right of flight for the passage of aircraft over Lots 1 through 58 inclusive.

We hereby dedicate to the City of Riverside for construction and maintenance landscape and walls, Lots "G" and "H".

We hereby dedicate to the City of Riverside for construction and maintenance of sanitary sewer facilities, the easement designated as "SEWER EASEMENT".

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

We hereby dedicate to the City of Riverside for construction and maintenance of electric energy distribution facilities, the easements designated as "5' P.U.E." and "15' X 20' P.U.E.".

We hereby request that the following public streets and 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) Abutters Rights of Access in and to Wood Road adjacent to the Westerly line of this subdivision map as granted to the County of Riverside, recorded January 5, 1973 as inst. no. 2176, O.R. Riv. Co., Ca.; 2) That certain easement for Electric and Communication Facilities as granted to California Electric Power Company, recorded February 2, 1948 in Book 891, Page 217, O.R. Riv. Co., Ca., rights assigned to the City of Riverside, recorded June 9, 1989 as inst. no. 189096, O.R. Riv. Co., Ca.; 3) That certain easement for Electric and Communication Facilities as granted to the City of Riverside, recorded January 20, 1966 as inst. no. 7276, O.R. Riv. Co., Ca.; 4) Parcels 2 and 3 of that certain grant of easement for drainage facilities as granted to the City of Riverside, recorded August 4, 1989 as inst. no. 262524, O.R. Riv. Co., Ca.; 5) The "Blanket P.U.E." for electric energy distribution facilities as dedicated to the City of Riverside by Parcel Map 29773 P.M. 196/80-82, Records of Riverside County, Ca.

**SHEFFIELD-TRAUTWEIN LLC, a California limited liability company**  
 By: **SHEFFIELD HOMES LLC, its managing member**  
 By: **John K. Abel, member**

**FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation as Trustee under Deed of Trust recorded September 21, 2000 as inst. no. 371446, O.R. Riv. Co., Ca.**

Sam Francis ASST. VICE-PRESIDENT  
Chris Nitealge ASST. SECRETARY

### 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 28828 which was approved by the City of Riverside Planning Commission on April 6, 1999 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 2-13-2001  
 RICHARD D. McGRATH  
 R.C.E. 31952 Lic. Exp. 12/31/04  
 City Engineer  
 By: Richard O. Mc Brath

### 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 28828-2.

Lots "A" through "F" inclusive are hereby accepted for public street and public utility purposes. The Avigation Easement and right of flight for the passage of aircraft over Lots 1 through 58 inclusive is hereby accepted.

Lots "G" and "H" are hereby accepted for the construction and maintenance of landscape and walls.

The easement designated as "SEWER EASEMENT" is hereby accepted for the construction and maintenance of sanitary sewer facilities.

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

The easements designated as "5' P.U.E." and "15 x 20' P.U.E." are hereby accepted for the construction and maintenance of electric energy distribution facilities.

The following public streets and easements are hereby abandoned in conformance with Section 66499.20 1/2 of the Subdivision Map Act: 1) Abutters Rights of Access in and to Wood Road adjacent to the Westerly line of this subdivision map as granted to the County of Riverside, recorded January 5, 1973 as inst. no. 2176, O.R. Riv. Co., Ca.; 2) That certain easement for Electric and Communication Facilities as granted to California Electric Power Company, recorded February 2, 1948 in Book 891, Page 217, O.R. Riv. Co., Ca., rights assigned to the City of Riverside, recorded June 9, 1989 as inst. no. 189096, O.R. Riv. Co., Ca.; 3) That certain easement for Electric and Communication Facilities as granted to the City of Riverside, recorded January 20, 1966 as inst. no. 7276, O.R. Riv. Co., Ca.; 4) Parcels 2 and 3 of that certain grant of easement for drainage facilities as granted to the City of Riverside, recorded August 4, 1986 as inst. no. 262524, O.R. Riv. Co., Ca.; 5) The "Blanket P.U.E." for electric energy distribution facilities as dedicated to the City of Riverside by Parcel Map 29773 P.M. 196/80-82, Records of Riverside County, 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.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 20th day of February, 2001.

COLLEEN J. NICOL  
 City Clerk of the City of Riverside, California  
 By: Colleen J. Nicol

### RECORDER'S STATEMENT

Filed this 26th day of FEB., 2001  
 at 8:00AM in Book 301 of Maps at  
 Pages 16-19 at the request of the  
 City Clerk.  
 Fee: \$12.00  
 No. 2001-075361  
 GARY L. ORSO, County Assessor - Clerk - Recorder  
 By: G. Orso 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 1/16/01  
 WILLIAM R. HANSEN Paul C. Sundeen  
 City Treasurer  
 By: WR 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 \$ 45,900.00.

Date 1-31-01  
 PAUL McDONNELL  
 County Tax Collector  
 By: Paul Cobble Deputy

### TAX BOND STATEMENT

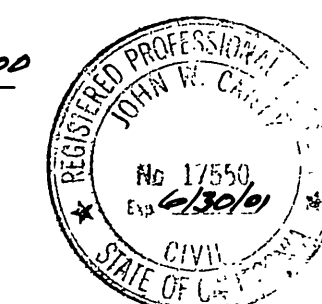
I hereby state that a bond in the sum of \$ 45,900.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, Municipal, or local, and all special assessments collected as taxes which at the time of filing 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 2/23/2001  
 GERALD A. MALONEY  
 Clerk of the Board of Supervisors  
 CASH TAX BOND  
 PAUL McDONNELL  
 County Tax Collector  
 By: Margie Ruffalo 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 October of 1999; 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 Nov. 17, 2000  
 JOHN W. CANTY  
 R.C.E. 17550



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

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FEBRUARY 2000

## CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

### NOTARY ACKNOWLEDGEMENT

State of California  
County of Riverside ) SS

On November 8, 2000 before me, Cheryl Conway, Notary Public  
A Notary Public in and for said County and State, personally appeared John K. Abel

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 August 27, 2003

Cheryl Conway Cheryl Conway  
Notary Public in and for said State (Print Name)  
My principal place of business is in Riverside County

### NOTARY ACKNOWLEDGEMENT

State of California  
County of Riverside ) SS

On January 22, 2001 before me, Annette M. Clark, Notary Public  
A Notary Public in and for said County and State, personally appeared Gary Francis and Chris Mercalpe

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 1, 2003

Annette M. Clark Annette M. Clark  
Notary Public in and for said State (Print Name)  
My principal place of business is in Riverside County

### NOTARY ACKNOWLEDGEMENT

State of \_\_\_\_\_  
County of \_\_\_\_\_ ) SS

On \_\_\_\_\_ before me, \_\_\_\_\_  
A Notary Public in and for said County and State, personally appeared \_\_\_\_\_

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 \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for said State (Print Name)  
My principal place of business is in \_\_\_\_\_ 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 2/5/01

THOMAS P. EVANS  
Public Utilities Director

By: Deeter P. Witzfeld

### SOIL REPORT

A preliminary soils report was prepared on April 8, 1999 as required by the Health and Safety Code of California, Section 17943 by PETRA Geotechnical, Inc.

### 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, Official Records of Riverside County, California. (Said easement being blanket in nature)

(A) Indicates an easement for a gas line in favor of Southern California Gas Company and Southern Counties Gas Company, recorded June 5, 1948 in Book 911, Page 345, Official Records of Riverside County, California. Amended December 5, 1988 as inst. no. 355360, Official Records of Riverside County, California. (See sheets 3 and 4)

### 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 February 1, 2001

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

M.B. 301 / 17

M.B. 301 / 17

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FEBRUARY 2000

SCALE : 1" = 60'

**CANTY ENGINEERING GROUP, INC.**

RIVERSIDE, CALIFORNIA



**COURSE DATA**

- ① R=333.00' A=08°47'40" L=51.11'
- ② R=300.00' A=16°39'37" L=87.23' T=43.93'
- ⑨ N73°58'15"E 27.20'
- ⑩ N73°58'15"E 74.11'
- ⑬ R=300.00' A=00°16'37" L=1.45'
- ⑭ R=300.00' A=00°11'37" L=1.01'
- ⑮ R=300.00' A=05°11'58" L=27.22' T=13.62'
- ⑯ R=300.00' A=01°07'29" L=5.89'

**ENGINEER'S NOTES**

Bearings are based upon the Centerline of Troutwein Road as being N.16°19'43"W. as shown on Record of Survey on file in Book 83, at Pages 59 and 60 thereof, Records of Riverside County, California.

- Indicates Found Monuments as 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.

(( )) Indicates Measured Data, also Record Data per Certificate of Compliance Recorded May 20, 1988 as Inst. No. 136321, O.R. Riv. Co., Ca.

(A) Indicates easement as designated in Signature Omission on Sheet 2.

This Tract contains 20.158 Acres

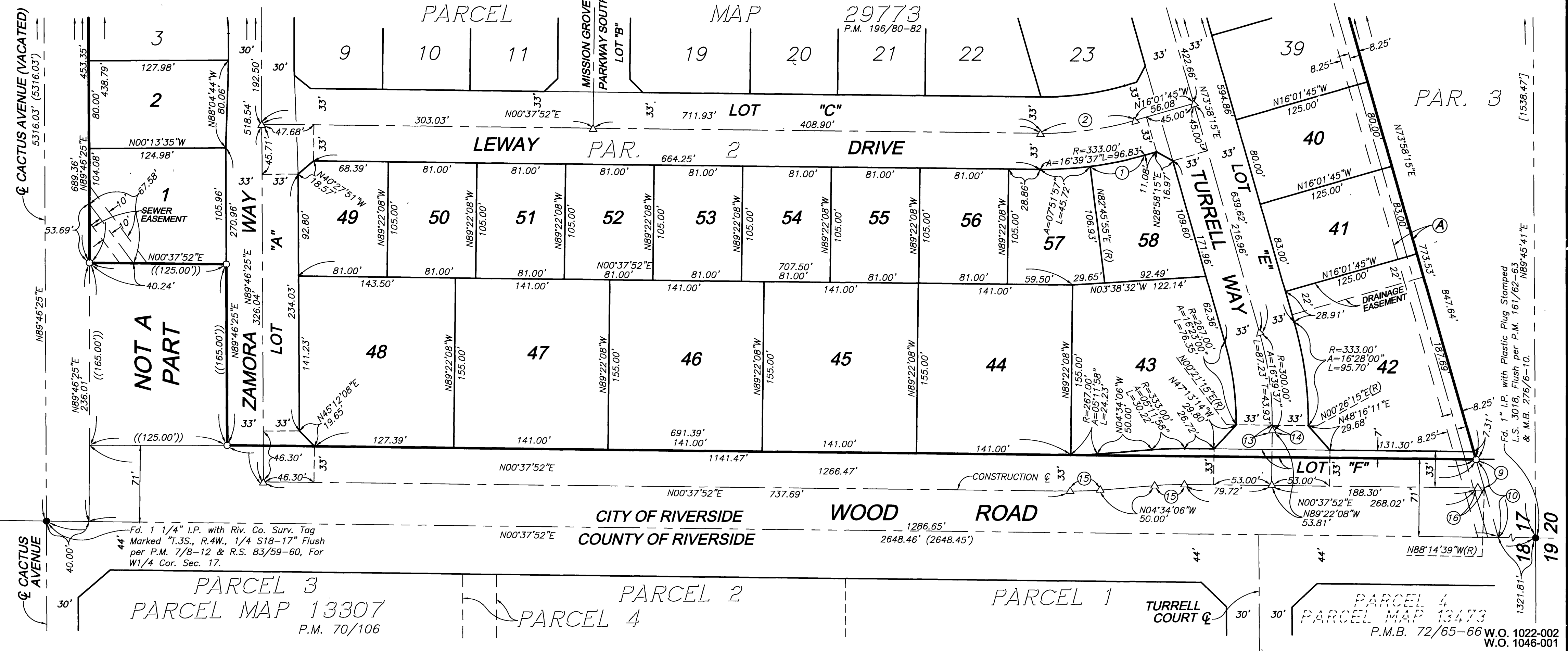
Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.

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

( ) Indicates Record Data per P.M. 7 / 8-12.

[ ] Indicates Measured Data, also Record Data Per R.S. 83/59-60, unless otherwise noted.

SEE SHEET 4



M.B. 301 / 18

M.B. 301 / 18

18 17 19 20

Fd. 1 1/4" I.P. with Riv. Co. Surv. Tag Marked "T.3S., R.4W., 1/4 S18-17" Flush per P.M. 7/8-12 & R.S. 83/59-60, For W1/4 Cor. Sec. 17.

Fd. 1" I.P. with Plastic Plug Stamped L.S. 3018, Flush per P.M. 161/62-63 & M.B. 276/6-10.

PARCEL 4 PARCEL MAP 13473 P.M.B. 72/65-66 W.O. 1022-002 W.O. 1046-001

301/19

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FEBRUARY 2000

SCALE: 1" = 60'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

### COURSE DATA

- ② R=300.00' A=16°39'37" L=87.23' T=43.93'
- ③ R=48.00' A=205°27'05" L=172.12'
- ④ R=103.00' A=25°27'05" L=45.75'
- ⑤ R=48.00' A=205°27'05" L=172.12'
- ⑥ N32°39'44"W 30.48'
- ⑦ N65°19'11"W 30.48'
- ⑧ N00°13'35"W 18.00'
- ⑪ R=267.00' A=16°57'35" L=79.03'
- ⑫ R=333.00' A=16°57'35" L=98.57'

### ENGINEER'S NOTES

SEE SHEET 3

MAP 23178 P.M. 158/20-22

PARCEL 4

PARCEL 3

PARCEL MAP 28704 P.M. 191/92-93

Fd. 2" I.P. Tagged R.C.E. 862, up 0.8' per M.B. 267/41-44, for E. 1/4 Cor. Sec. 17.

Fd. 1" I.P. with Plastic Plug (Plug Illegible) Flush, Accepted as Centerline Intersection per M.B. 242/80-85, set Plastic Plug Stamped R.C.E. 17550. [1119.44' per M.B. 242/80-85]

Fd. 1" I.P. with Plastic Plug Stamped L.S. 3018, Flush per R.S. 83/59-60 & P.M. 158/20-22.



Fd. 1" I.P. with Plastic Plug Stamped L.S. 3018, Flush per R.S. 83/59-60, P.M. 158/20-22, M.B. 282/94-98 & M.B. 276/6-10.

M.B. 301 / 19

M.B. 301 / 19

PARCEL SEE SHEET 3 MAP 29773 P.M. 196/80-82

W.O. 1022-002 W.O. 1046-001