

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

TRACT 28828-1

BEING A SUBDIVISION OF PARCEL 1 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; ALSO A PORTION OF WOOD ROAD IN BLOCKS 9 AND 17 OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. IN SECTION 17, T.3 S., R.4 W., S.B.M.

MARCH 2000
CANTY ENGINEERING GROUP, INC.
RIVERSIDE, CALIFORNIA

RECORDER'S STATEMENT

Filed this 8th day of JUNE, 2001
at 8:00 AM in Book 304 of Maps at
Pages 64-67 at the request of the
City Clerk.
Fee: \$12.00
No. 2001-256103
GARY L. ORSO, County Assessor - Clerk - Recorder

By: A. Rodriguez 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 \$47,500.

Date 5-3-01

PAUL McDONNELL
County Tax Collector

By: Dail Ashburn Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 47,500 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 6/6/01

GERALD A. MALONEY
Clerk of the Board of Supervisors

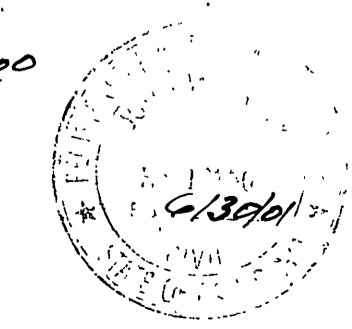
CASH TAX BOND
PAUL McDONNELL
County Tax Collector

By: April Adams 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
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 "D" inclusive.

We hereby dedicate to the public an Avigation Easement and right of flight for the passage of aircraft over Lots 1 through 19 inclusive.

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

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

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

We hereby dedicate to the City of Riverside for public purposes, to preserve and maintain said land in its natural condition and prohibit removal of vegetation, to be kept free of buildings, structures, materials, fencing, equipment, and earthfill or deposit, the easement designated as "OPEN SPACE EASEMENT". Such Open Space Easement does not include any right of access and the City of Riverside shall not have any responsibility for maintenance thereof.

We hereby dedicate to the City of Riverside for public purposes, the easement designated as "WATER COURSE EASEMENT". This easement area is subject to periodic flooding and accompanying hazards and should be kept free from particular structures or improvements that may endanger life or property, or significantly restrict the capacity of the water course, and which uses and limitations are further defined in Section 19.51 of the Riverside Municipal Code. Furthermore, the City of Riverside shall not have any responsibility for maintenance of the Water Course Easement.

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) Wood Road Connection as shown on Parcel Map 4806 per P.M. 7/8-12, described in Declaration of Dedication for public road and public utility purposes, recorded December 21, 1972 as inst. no. 168363, O.R. Riv. Co., Ca.;

2) 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.;

3) That portion of Wood Road lying within Lot 19 of this subdivision map, as reserved by the City of Riverside for public street and public utility purposes, recorded May 31, 2000 as inst. no. 205153, O.R. Riv., Ca.;

4) 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.

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

SHEFFIELD-TRAUTWEIN LLC, a California limited liability company

By: SHEFFIELD HOMES LLC, its managing member

By: John K. Abel, member

[Signature]

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.

Gary Francis
ASST. VICE-PRESIDENT

Chris Metcalfe
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 5-23-01

RICHARD D. McGRATH
R.C.E. 31952 Lic. Exp. 12/31/04
City Engineer

By: Richard D. Mc Grath

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

By: Colleen Nicol

M.B. 304 / 64

M.B. 304 / 64

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

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MARCH 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 Metcalfe

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 _____

THOMAS P. EVANS
Public Utilities Director

By: [Signature] for Thomas Evans

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.

- (B) Indicates an easement for any existing public utilities and public services as reserved by the County of Riverside in Resolution No. 73-137, recorded May 16, 1973 as inst. no. 63685, O.R. Riv., Ca. (See Sheet 4)

Date _____

THOMAS P. EVANS
Public Utilities Director

By: [Signature] for Thomas Evans

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 5/14/01

[Signature]
JEFFREY D. SIMS R.C.E. 46212

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 pipeline in favor of Arco Pipeline Company, formerly Four Corners Pipe Line Company, recorded January 10, 1958 in Book 2205, Page 147, Official Records of Riverside County, California. (See Sheet 4)
- (B) Indicates an easement for any existing public utilities and public services as reserved by the County of Riverside in Resolution No. 73-137, recorded May 16, 1973 as inst. no. 63685, Official Records of Riverside County, California. (See Sheet 4)
- (C) Indicates an easement for drainage facilities in favor of the City of Riverside, recorded August 4, 1989 as inst. no. 262524, Official Records Riverside County, California. (See Sheet 4)

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MARCH 2000

SCALE : 1" = 60'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

Bearings are based upon the Centerline of Trautwein 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 1" I.P. with plastic plug stamped R.C.E. 17550, Flush per Tract 28828-2 M.B. 301/16-19, 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.

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.

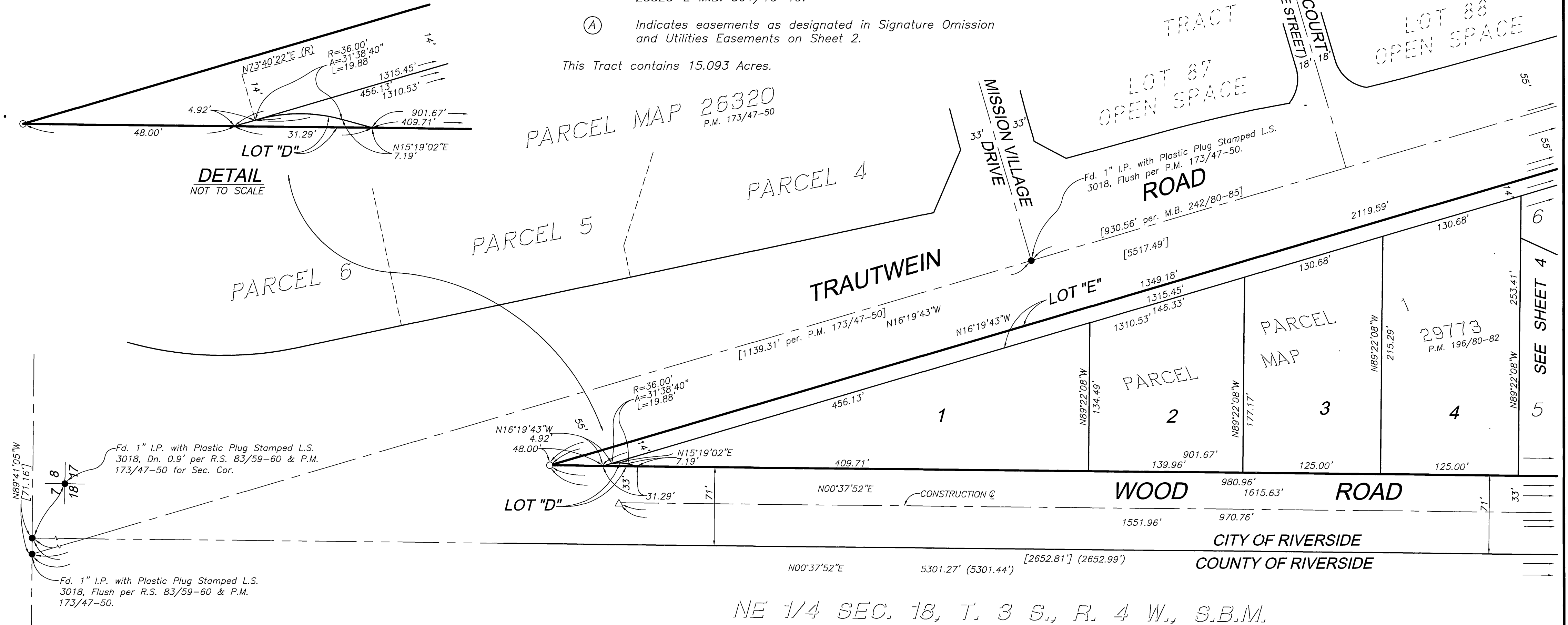
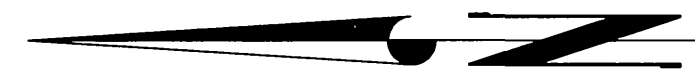
() Indicates Record Data per P.M. 7/8-12.

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

< > Indicates Measured Data, also Record Data per Tract 28828-2 M.B. 301/16-19.

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

This Tract contains 15.093 Acres.



NE 1/4 SEC. 18, T. 3 S., R. 4 W., S.B.M.

M.B. 304/66

M.B. 304/66

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RIVERSIDE, CALIFORNIA



COURSE DATA

- ① N32°39'44"E 30.48'
- ② N65°19'11"W 30.48'
- ③ R=74.00' A=103°52'27" L=134.16'
- ④ R=74.00' A=36°53'17" L=47.64'
- ⑤ R=74.00' A=66°59'10" L=86.52'
- ⑥ R=267.00' A=16°57'35" L=79.03'
- ⑦ R=333.00' A=16°57'35" L=98.57'

ENGINEERS NOTES

SEE SHEET 3

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.

PAR. 1
PARCEL MAP 28704
P.M. 191/92-93

MISSION GROVE PARKWAY SOUTH
[2328.18']

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 & 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 & P.M. 158/20-22.

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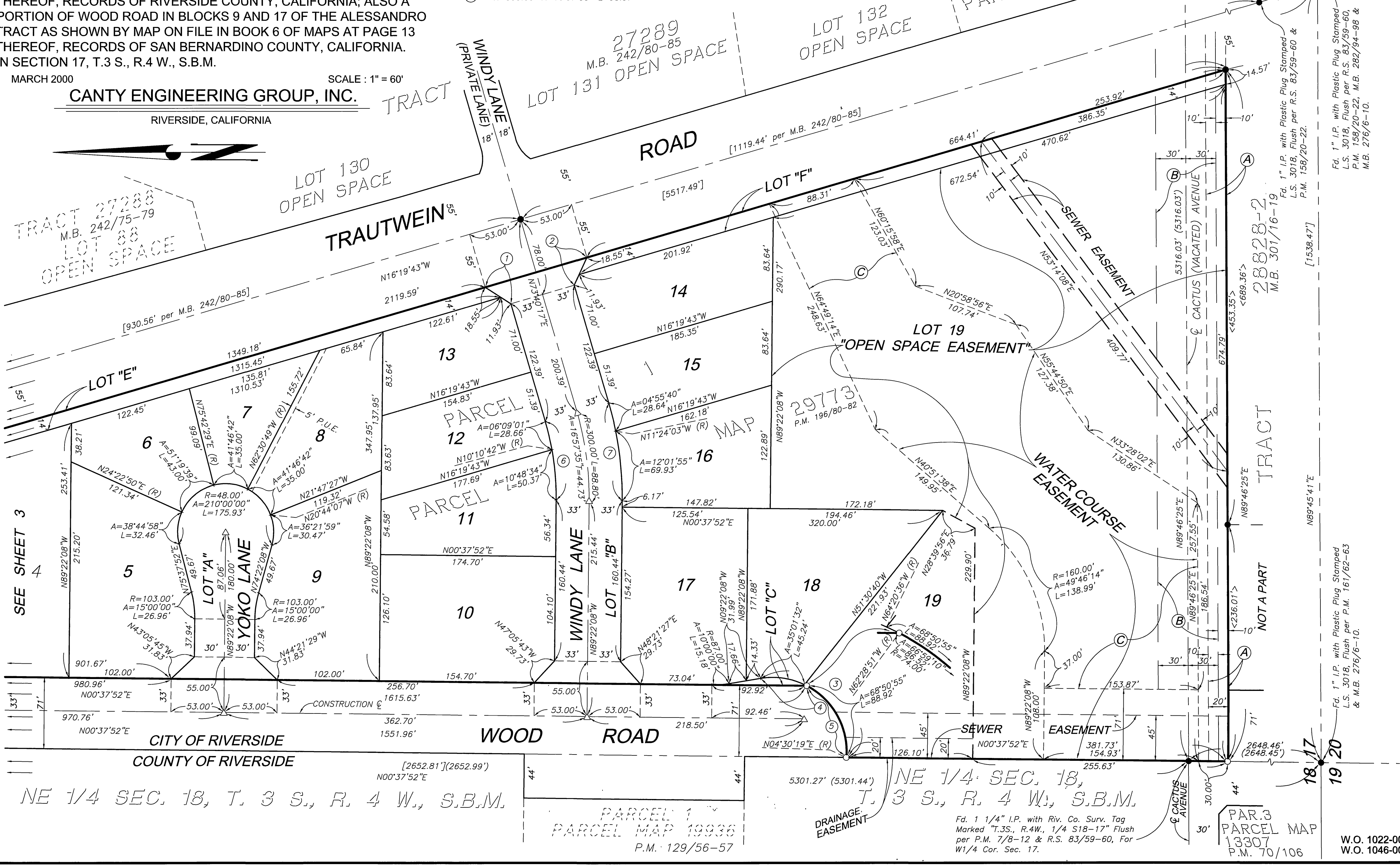
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M.B. 304/67

M.B. 304/67



NE 1/4 SEC. 18, T. 3 S., R. 4 W., S.B.M.

PARCEL 1
PARCEL MAP 19936
P.M. 129/56-57

NE 1/4 SEC. 18,
T. 3 S., R. 4 W., S.B.M.

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.

PAR. 3
PARCEL MAP 13307
P.M. 70/106

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