

CITY 390/62

MR 390/62

TRACT NO. 31361

BEING A SUBDIVISION OF PARCELS 2, 3, AND LOT "C" OF PARCEL MAP 8703, ON FILE IN BOOK 39, PAGE 8 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA TOGETHER WITH THE EAST 1/2 OF LOT 2 AND THE NORTH 1/2 OF LOT 1 AND PORTION OF LOT "D" AND LOT "M" OF WOODCREST ACRES, AS PER MAP RECORDED IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 29 T.35., R.4W., S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE, CALIFORNIA NOVEMBER, 2003

RECORDER'S STATEMENT

FILED THIS 5th DAY OF October 2005 AT 8:15 A.M. IN BOOK 390 OF MAPS AT PAGES 62-66 AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE FEE \$15 NUMBER 2005-0825154

LARRY W. WARD COUNTY ASSESSOR - CLERK-RECORDER

BY: [Signature] Deputy

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

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 SUBDIVISION 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 HEREBY 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 "I", INCLUSIVE, AND LOT "J".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS P.U.E.

WE HEREBY RETAIN THE LANDSCAPE EASEMENT INDICATED AS "2" PRIVATE LANDSCAPE EASEMENT"; FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND BLOCKWALLS, AS SHOWN HEREON FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

RICHMOND AMERICAN HOMES OF CALIFORNIA, INC., A COLORADO CORPORATION

BY: [Signature] BRIAN WOODS

BRIAN WOODS PRINT NAME

V.P. OF LAND DEVELOPMENT TITLE

BY: [Signature] FERNANDO DUTRA

FERNANDO DUTRA PRINT NAME

V.P. OF OPERATIONS TITLE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) S.S. COUNTY OF Riverside )

ON June 29, 2005 BEFORE ME, Monica Sierra, Notary Public PERSONALLY APPEARED Brian Woods and Fernando Dutra

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/HE/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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

[Signature] Monica Sierra NOTARY PUBLIC IN AND FOR SAID STATE Monica Sierra (PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY

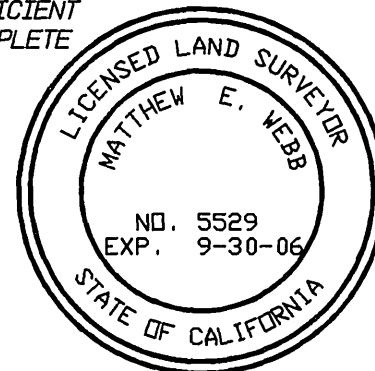
MY COMMISSION EXPIRES 05/12/06

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CENTEX HOMES ON MAY 27, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED JUNE 16, 2005

[Signature] Matthew E. Webb MATTHEW E. WEBB, L.S. 5529 L.S. EXPIRES SEPT. 30, 2006



CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 31361 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON SEPTEMBER 4, 2003 AND ANY APPROVED ALTERATIONS 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 THE EASEMENTS FOR DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS, SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT 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.

DATED July 27, 2005

THOMAS J. BOYD PCE 36170 LIC. EXP. 6/30/06 CITY ENGINEER

BY: [Signature]

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.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED 7/27/05, 2005

PAUL C. SUNDEEN, CHIEF FINANCIAL OFFICER / TREASURER

BY: [Signature]

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FIVE (5) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 31361.

LOTS "A" THROUGH "I" INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

LOT "J" IS HEREBY ACCEPTED AS A 1' BARRIER STRIP.

THE EASEMENTS DESIGNATED AS P.U.E. ARE HEREBY ACCEPTED AS EASEMENTS 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.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 9th DAY OF August, 2005.

COLLEEN J. NICOL CITY CLERK OF THE CITY OF RIVERSIDE

BY: [Signature]

CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATED 7/27/05, 2005

MARK S. BROWN L.S. 5655 LIC. EXP. 9/30/05 CITY SURVEYOR

BY: [Signature]

PUBLIC 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 UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

DATED JULY 26, 2005

BY: [Signature] DAVID H. WRIGHT, DIRECTOR OF PUBLIC UTILITIES

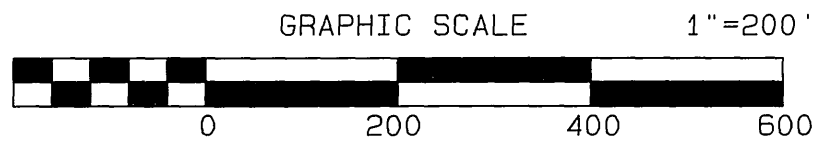
PRELIMINARY SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY PACIFIC SOILS ENGINEERING, INC. ON JULY 10, 2003, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

# TRACT NO. 31361

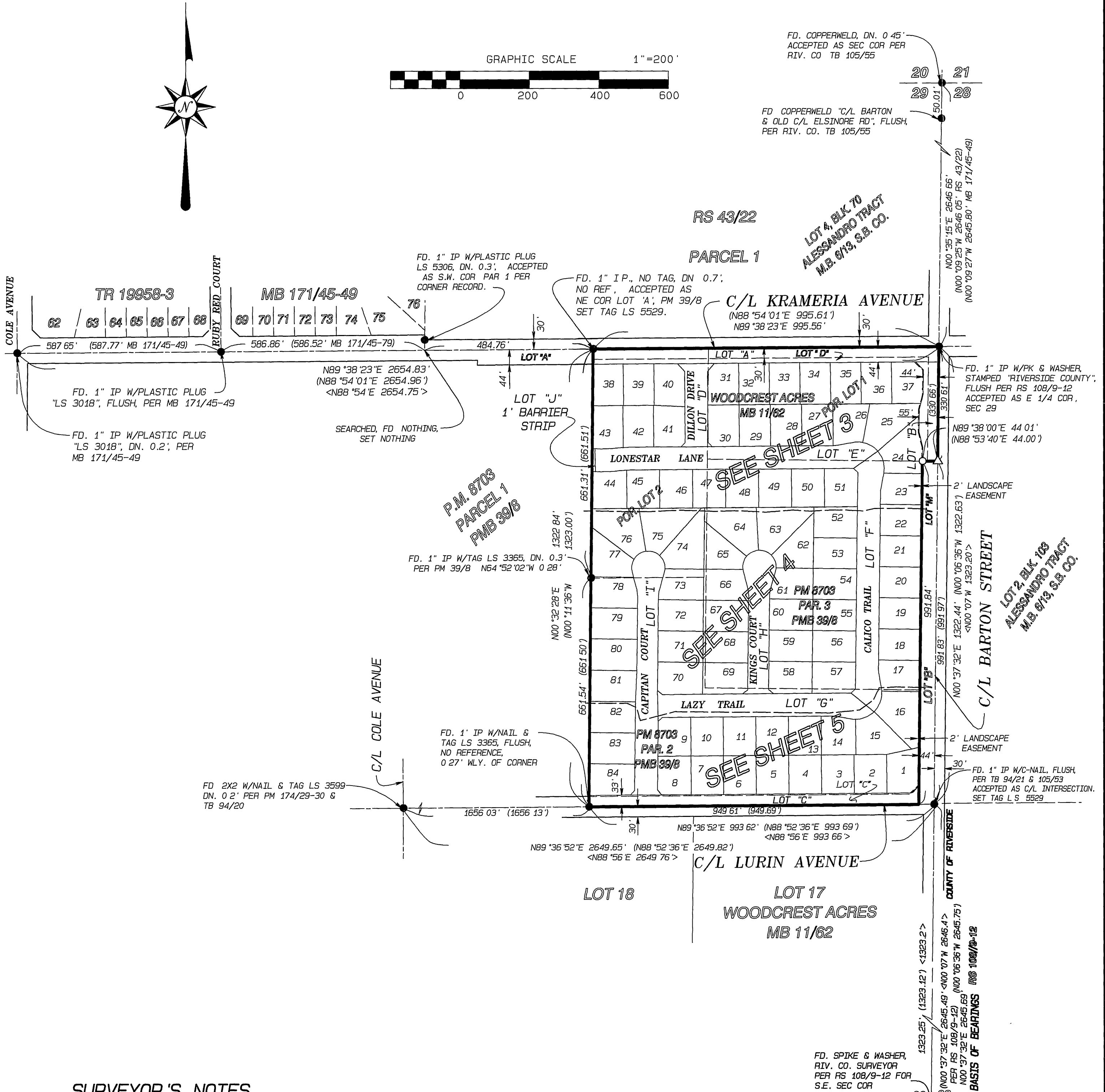
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**ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS**  
**RIVERSIDE, CALIFORNIA NOVEMBER, 2003**



FD. COPPERWELD, DN. 0.45' ACCEPTED AS SEC COR PER RIV. CO TB 105/55

FD COPPERWELD "C/L BARTON & OLD C/L ELSINORE RD", FLUSH, PER RIV. CO. TB 105/55



### SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF BARTON ROAD TAKEN AS NORTH 00° 37' 32" EAST PER RECORD OF SURVEY 108/9-12, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES SET 1" IRON PIPE W/ PLASTIC PLUG STAMPED LS 5529, FLUSH.
4. △ INDICATES SET SPIKE & TAG, FLUSH, ON STREET CENTERLINES STAMPED LS 5529.
5. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 ON TOP OF REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
6. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
7. ( ) INDICATES RECORD DATA PER PARCEL MAP 8703, PM 39/8, UNLESS OTHERWISE NOTED.
8. < > INDICATES RECORD DATA PER WOODCREST ACRES MB 11/62.
9. THIS TRACT CONTAINS 29.19 ACRES.
10. P.U.E. INDICATES A PUBLIC UTILITY EASEMENT

### EASEMENT NOTES

A PERPETUAL EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT, RECORDED 3/05/2004 AS DOCUMENT NUMBER 2004-0158233 OF OFFICIAL RECORDS. (AFFECTS THE ENTIRE TRACT)

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 31361

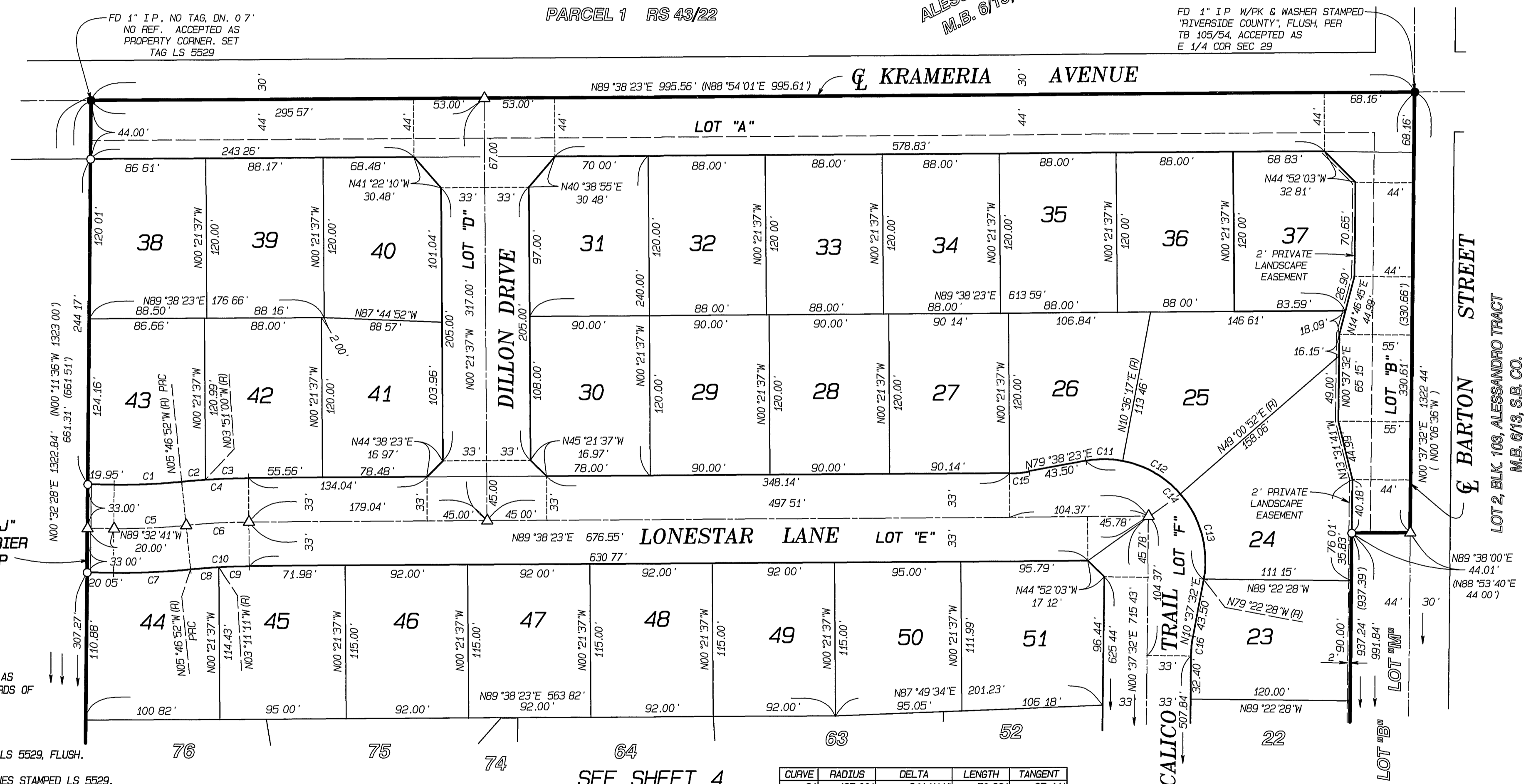
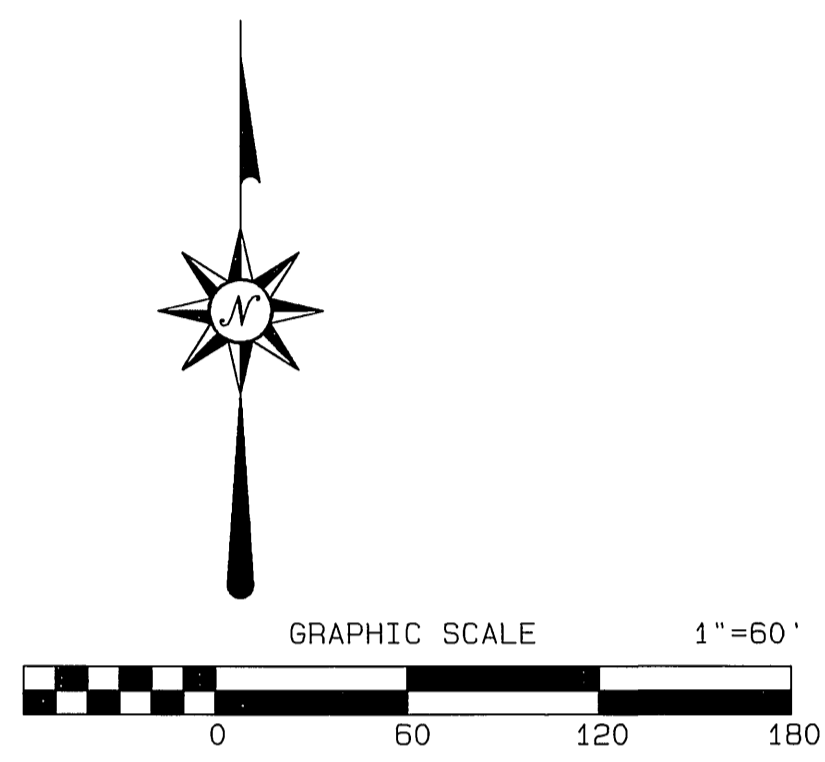
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA NOVEMBER, 2003

LOT 4, BLK. 70  
ALESSANDRO TRACT  
M.B. 6/13, S.B.CO.

PARCEL 1 RS 43/22

FD 1" IP W/PK & WASHER STAMPED  
"RIVERSIDE COUNTY", FLUSH, PER  
TB 105/54, ACCEPTED AS  
E 1/4 COR SEC 29



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SEE SHEET 4

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	467.00'	6°14'11"	50.83'	25.44'
C2	533.00'	1°55'51"	17.96'	8.98'
C3	533.00'	3°29'23"	32.46'	16.24'
C4	533.00'	5°25'14"	50.43'	25.23'
C5	500.00'	6°14'11"	54.42'	27.24'
C6	500.00'	5°25'14"	47.30'	23.67'
C7	533.00'	6°14'11"	58.01'	29.04'
C8	467.00'	2°35'41"	21.15'	10.58'
C9	467.00'	2°49'33"	23.03'	11.52'
C10	467.00'	5°25'14"	44.18'	22.11'
C11	76.00'	20°57'55"	27.81'	14.06'
C12	76.00'	38°24'35"	50.95'	26.47'
C13	76.00'	51°36'40"	68.46'	36.75'
C14	76.00'	110°59'09"	147.22'	110.55'
C15	85.00'	10°00'00"	14.84'	7.44'
C16	85.00'	10°00'00"	14.84'	7.44'

M.B. 390/64

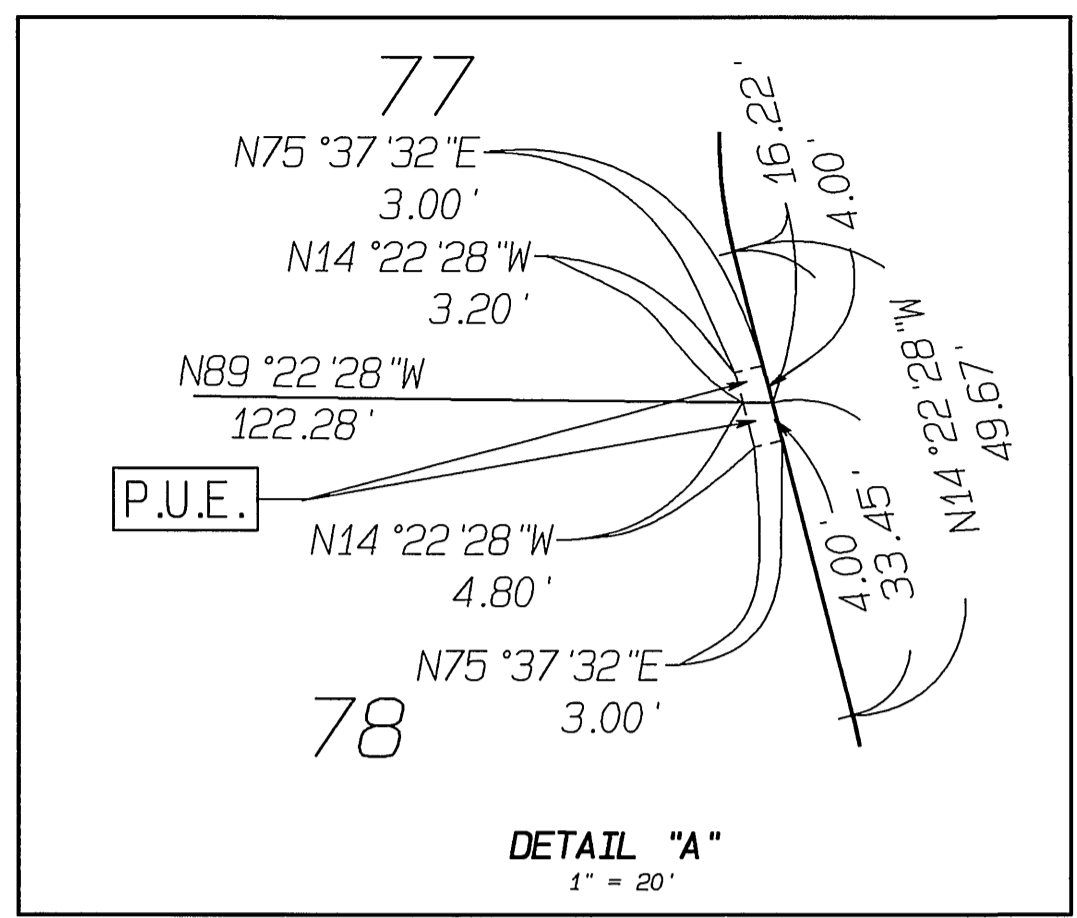
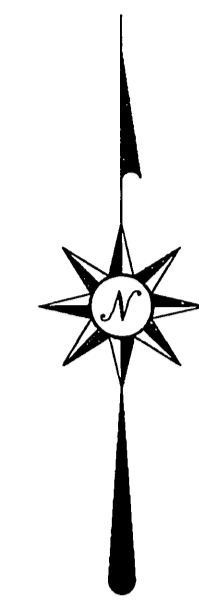
M.B. 390/64

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 31361

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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA NOVEMBER, 2003



DETAIL "A"  
1" = 20'

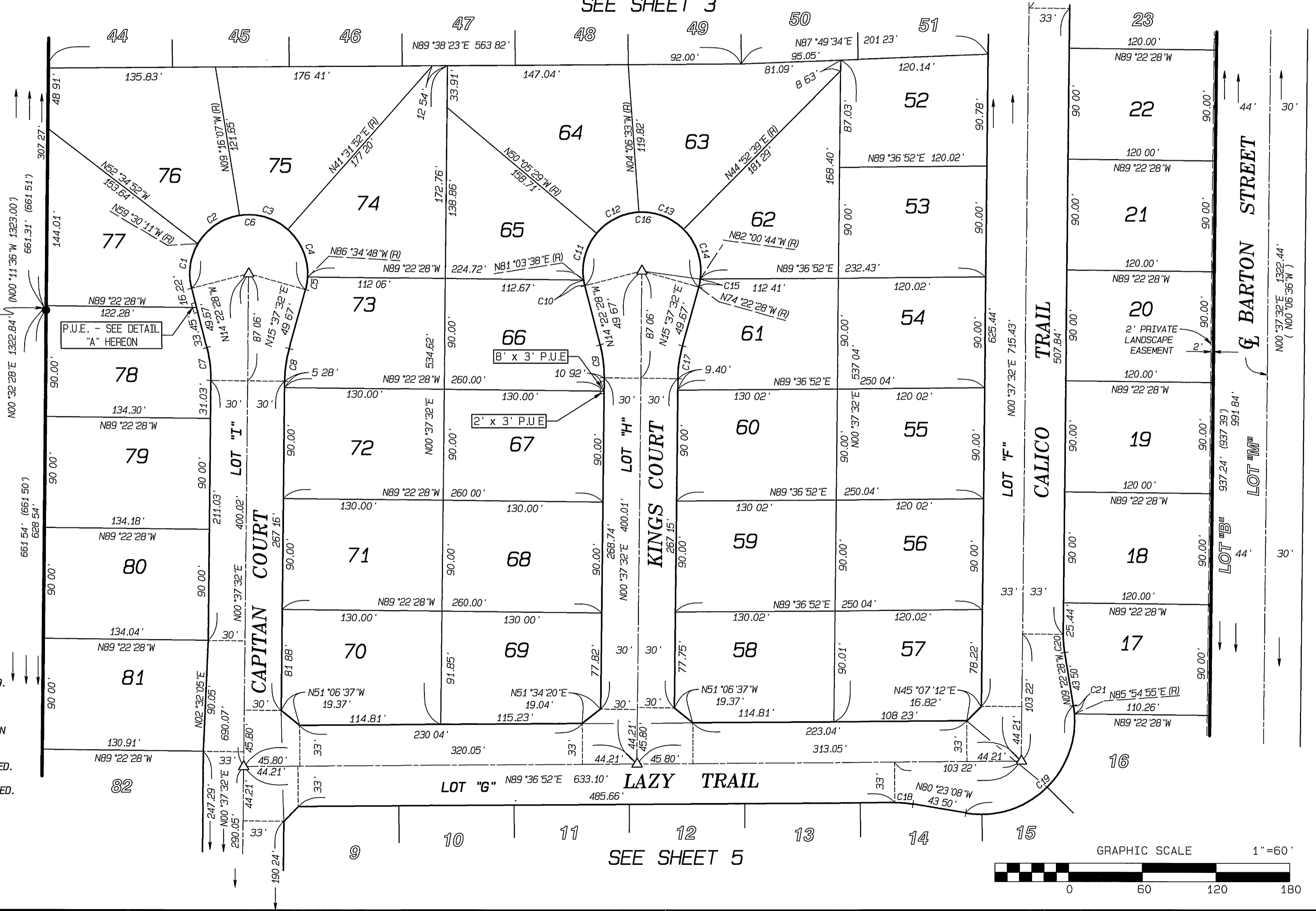
SEE SHEET 3

SEE SHEET 5

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	48.00'	44°52'17"	37.59'	19.82'
C2	48.00'	50°31'01"	42.32'	22.65'
C3	48.00'	50°31'01"	42.32'	22.65'
C4	48.00'	51°53'20"	43.47'	23.35'
C5	48.00'	12°12'20"	10.23'	5.13'
C6	48.00'	210°00'00"	175.93'	
C7	103.00'	15°00'00"	26.97'	13.56'
C8	103.00'	15°00'00"	26.97'	13.56'
C9	103.00'	15°00'00"	26.97'	13.56'
C10	48.00'	5°26'06"	4.55'	2.28'
C11	48.00'	48°50'53"	40.92'	21.80'
C12	48.00'	47°01'48"	39.40'	20.89'
C13	48.00'	47°56'20"	40.16'	21.34'
C14	48.00'	53°06'37"	44.50'	23.99'
C15	48.00'	7°38'16"	6.40'	3.20'
C16	48.00'	210°00'00"	175.93'	
C17	103.00'	15°00'00"	26.97'	13.56'
C18	85.00'	10°00'00"	14.84'	7.44'
C19	76.00'	108°59'20"	144.57'	106.53'
C20	85.00'	10°00'00"	14.84'	7.44'
C21	76.00'	5°17'23"	7.02'	3.51'

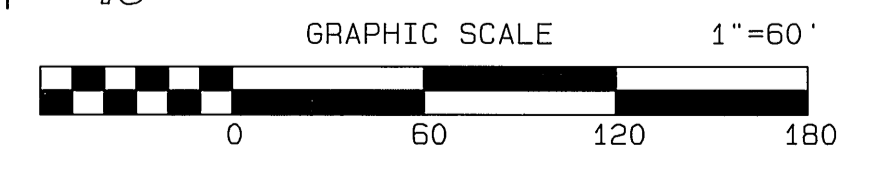
PARCEL 1  
PM 8703  
PMB 3918

FD. 1" IP W/TAG  
LS 3365, DN 0.3'  
PER PM 39/8  
N64°52'02"W 0.28'



### SURVEYOR'S NOTES

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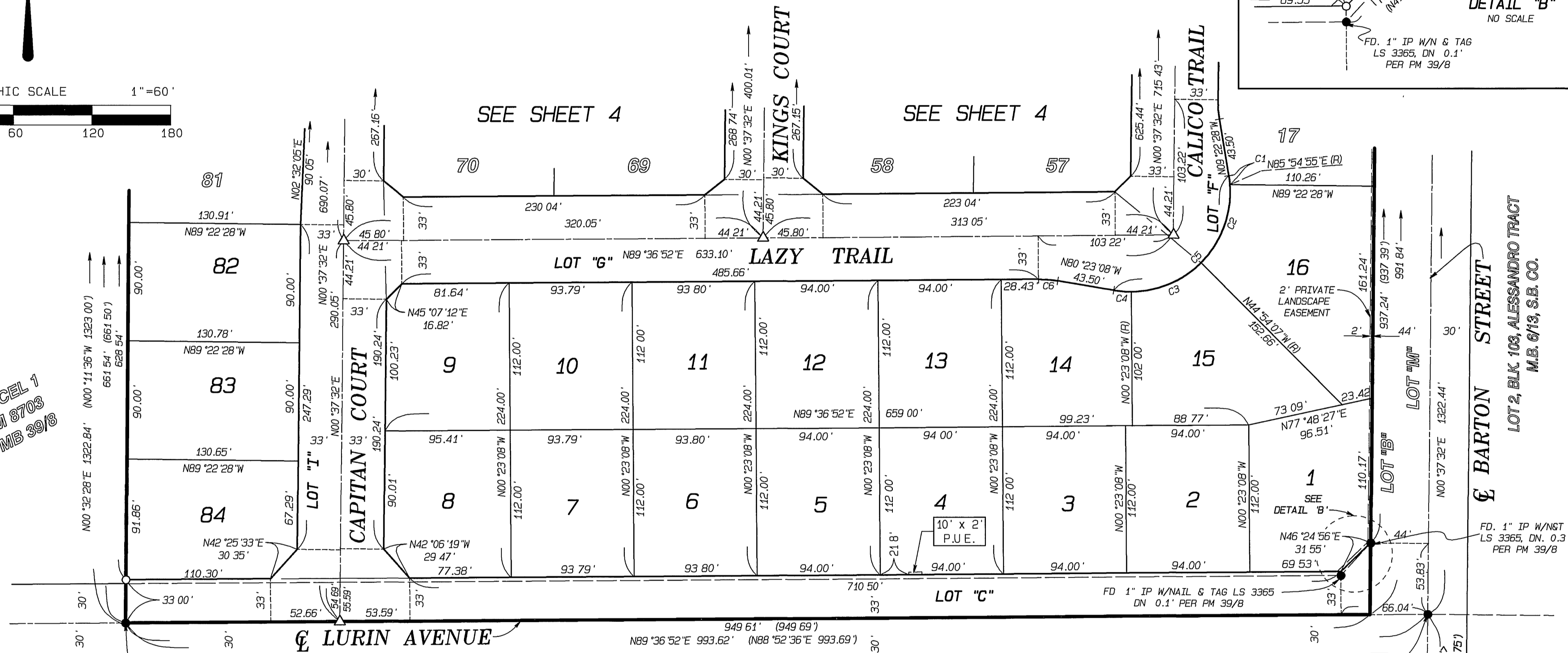
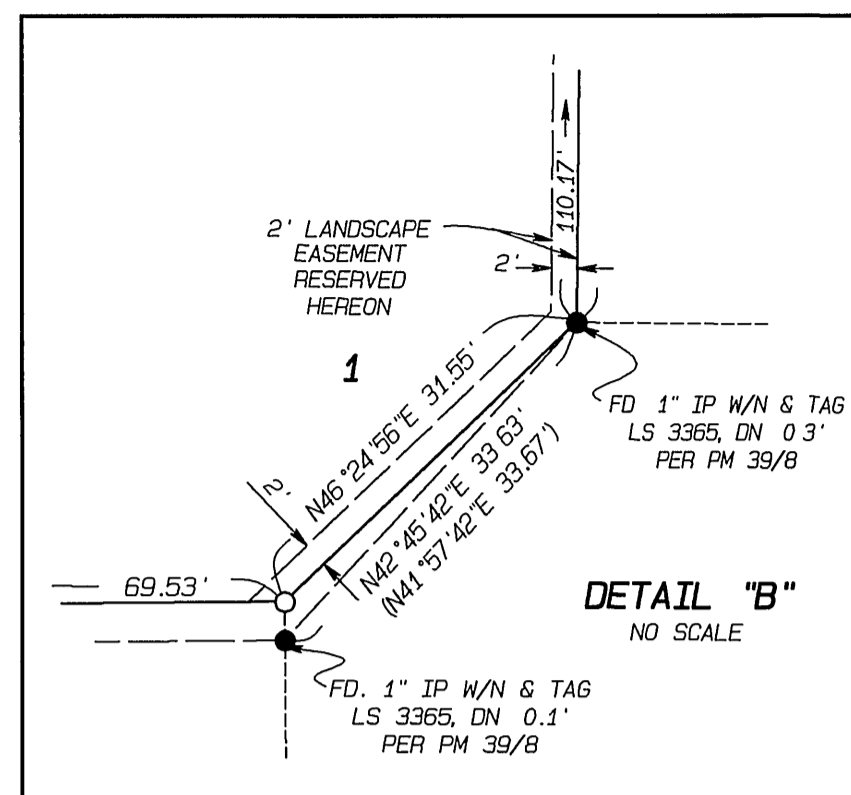
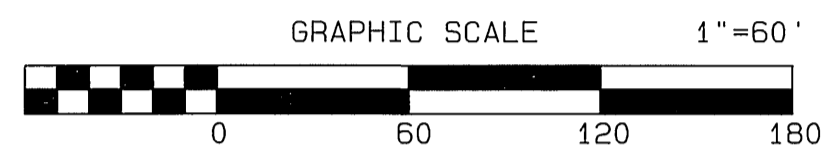


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**ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS**  
RIVERSIDE, CALIFORNIA NOVEMBER, 2003



PARCEL 1  
PM 8703  
PMB 39/B

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	76.00'	5°17'23"	7.02'	3.51'
C2	76.00'	49°10'59"	65.24'	34.78'
C3	76.00'	44°30'59"	59.05'	31.11'
C4	76.00'	10°00'00"	13.26'	6.65'
C5	76.00'	108°59'20"	144.57'	106.53'
C6	85.00'	10°00'00"	14.84'	7.44'

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M.B. 390/66

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