

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

# TRACT 28828

BEING A SUBDIVISION OF PARCEL 3 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 "I" inclusive.

We hereby dedicate to the public an Avigation Easement and right of flight for the passage of aircraft over Lots 1 through 89 inclusive.

We hereby dedicate to the City of Riverside for construction and maintenance landscape and walls, Lot "J", and the easements designated as "LANDSCAPE AND WALL 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.", "20' P.U.E.", "25' P.U.E.", "30' P.U.E.", "35' P.U.E." and "15' x 20' P.U.E."

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

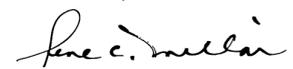
We hereby dedicate to the City of Riverside for public purposes, to preserve and maintain said land in it's natural condition and prohibit removal of vegetation, to be kept free of buildings, structures, materials, fencing, equipment, and earthfill or deposit, the easement designated as "OPEN SPACE EASEMENT". 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 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) John F. Kennedy Drive 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 certain easement for Electric and Communications 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.; 4) 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.; 5) Parcel 1 of that certain easement for drainage facilities as granted to the City of Riverside, recorded August 4, 1989 as inst. no. 262524, O.R. Riv. Co. Ca.; 6) That certain Grant of Easement for public street and highway purposes as granted to the City of Riverside, recorded May 3, 2000 as inst. no. 205119, O.R. Riv. Co. Ca.; 7) 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.

### CENTEX HOMES, a Nevada General Partnership

By: CENTEX REAL ESTATE CORPORATION, a Nevada Corporation, General Partner

  
DAVID L. HAHN  
DIV. PRESIDENT

  
RENE C. MILLAR  
DIV. CONTROLLER/ASSIST. SEC.

### 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 City Council 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 3-13-01

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

By: Richard D. McGrath

### 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 28828.

Lots "A" through "I" 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 89 inclusive is hereby accepted.

Lot "J" and the easements designated as "LANDSCAPE AND WALL EASEMENT" are hereby accepted for the construction and maintenance of landscape and walls.

The easements designated as "5' P.U.E.", "20' P.U.E.", "25' P.U.E.", "30' P.U.E.", "35' P.U.E." and "15' x 20' P.U.E." are hereby accepted for the construction and maintenance of electric energy distribution facilities.

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

The easement designated as "OPEN SPACE EASEMENT" is hereby accepted for open space purposes. The following public streets and easements are hereby abandoned in conformance with Section 66499.20 1/2 of the Subdivision Map Act: 1) John F. Kennedy Drive 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 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.; 4) 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.; 5) Parcel 1 of that certain easement for drainage facilities as granted to the City of Riverside, recorded August 4, 1989 as inst. no. 262524, O.R. Riv. Co., Ca.; 6) That certain Grant of Easement for public street and highway purposes as granted to the City of Riverside, recorded May 3, 2000 as inst. no. 205119, O.R. Riv. Co., Ca.; 7) 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 March, 2001.

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

By: Kelly Palmer, Asst. City Clerk

### RECORDER'S STATEMENT

Filed this 21<sup>st</sup> day of MARCH, 2001  
at 8:00 AM in Book 302 of Maps at  
Pages 57-61 at the request of the  
City Clerk,  
Fee: \$14.00  
No. 2001-115316  
GARY L. ORSO, County Assessor - Clerk - Recorder

By: S. Ragan  
Deputy

Subdivision Guarantee: BENEFIT 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 1/16/01

WILLIAM R. HANSEN  
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 \$ 27,100

Date 3/6/01

PAUL McDONNELL  
County Tax Collector

By: Paul McDonnell  
Deputy

### TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 27,100 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 3-6-01

GERALD A. MALONEY  
Clerk of the Board of Supervisors

CASH TAX BOND  
PAUL McDONNELL  
County Tax Collector

By: Gerald A. Maloney  
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 Five (5) 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 Jan. 10, 2001



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

M.B. 302 / 57

M.B. 302 / 57

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FEBRUARY 2000

## CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

### 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)

### NOTARY ACKNOWLEDGEMENT

State of CALIFORNIA)  
County of RIVERSIDE) SS

On JANUARY 11, 2001 before me, MARGARET TAULANE  
A Notary Public in and for said County and State, personally appeared

DAVID L. HANN & RENE C. MILLAR  
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 MAY 16, 2002

Margaret Taulane MARGARET TAULANE  
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

### 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 3-9-01

THOMAS P. EVANS  
Public Utilities Director

By: [Signature] Tom 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 3/8/01

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

352/58

M.B. 302 / 58

M.B. 302 / 58

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FEBRUARY 2000

SCALE : 1" = 60'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

### COURSE DATA

- ① R=267.00' A=09°39'50" L=45.03'
- ② R=267.00' A=09°39'50" L=45.03'
- ③ N89°22'08"W 59.76'
- ⑩ R=300.00' A=09°39'50" L=50.60' T=25.36'
- ⑪ R=300.00' A=10°56'04" L=57.25' T=28.71'
- ⑫ <R=300.00' A=01°07'29" L=5.89'>
- ⑰ R=300.00' A=04°04'29" L=21.33'
- ⑱ R=267.00' A=10°56'04" L=50.96'
- ⑳ R=300.00' A=05°11'58" L=27.22' T=13.62'
- ㉑ R=333.00' A=05°11'58" L=30.22'
- ㉒ R=267.00' A=05°11'58" L=24.23'
- ㉓ N73°58'15"E <74.11'>
- ㉔ N73°58'15"E <27.20'>

### ENGINEER'S NOTES

Bearings are based upon the Centerline of Trautwein Road as being N.16°19'43"W. as shown by 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 Measured Data, also Record Data per Certificate of Compliance recorded Feb. 1, 1989 as inst. no. 33407, O.R. Riv. Co., Ca.

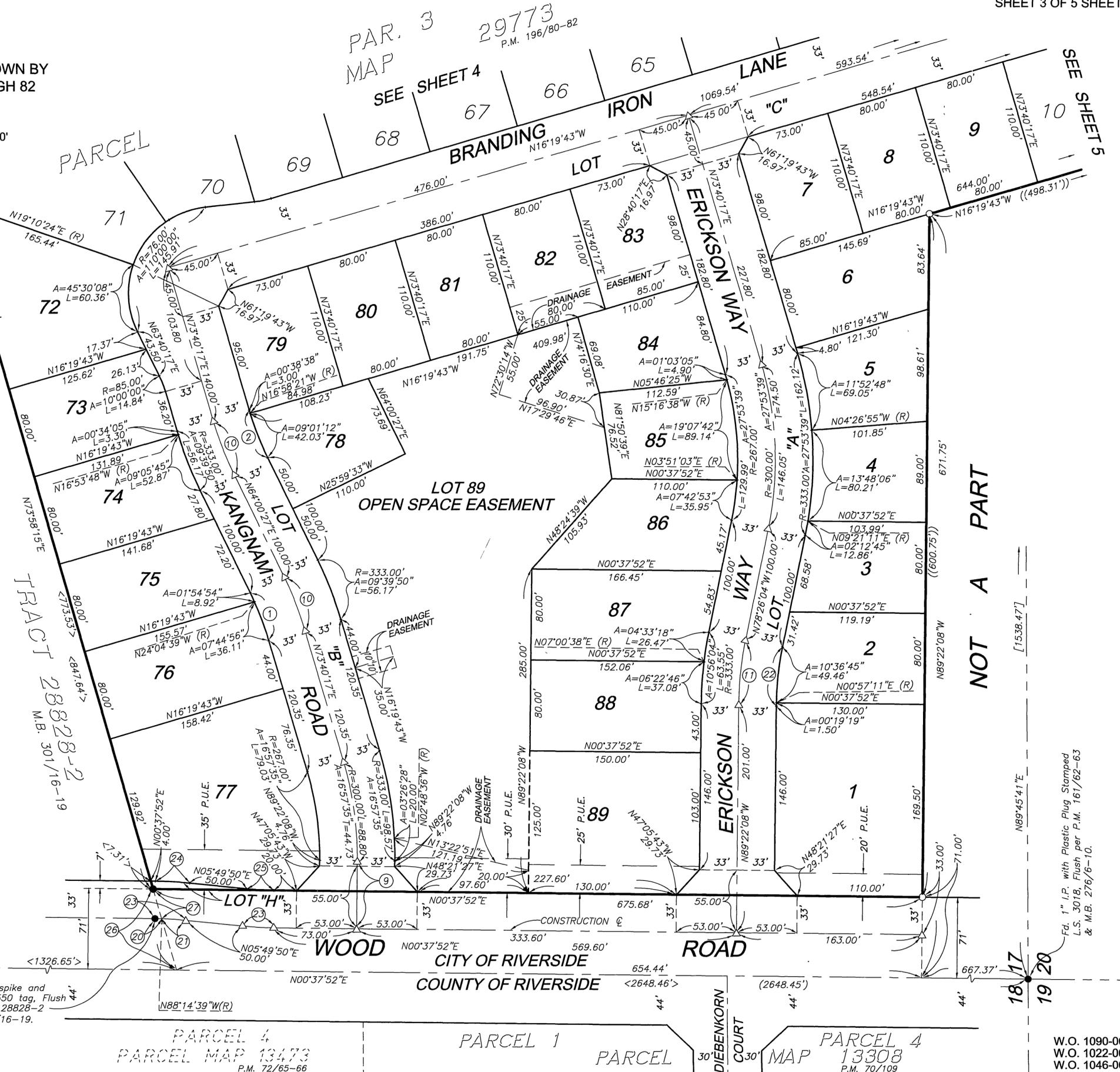
This Tract contains 29.510 Acres.

Fd. 1 1/4" I.P. with Riv. Co. Surv. tag marked "T. 3 S., R. 4 W., 1/4 S 18-17" Flush per P.M. 7/8-12 & R. S. 83/59-60, for W 1/4 Cor. Sec. 17.

Fd. 1/2" spike and R.C.E. 17550 tag, Flush per Tract 28828-2 M.B. 301/16-19.

Fd. 1" I.P. with Plastic Plug Stamped L.S. 301B, Flush per P.M. 161/62-63 & M.B. 276/6-10.

W.O. 1090-007  
W.O. 1022-002  
W.O. 1046-001



M.B. 302 / 59

M.B. 302 / 59

30/5

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

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FEBRUARY 2000

SCALE: 1" = 60'

**CANTY ENGINEERING GROUP, INC.**

RIVERSIDE, CALIFORNIA



PARCEL MAP 27998  
P.M. 184/3-4

Fd. 1" I.P. with plastic plug stamped  
L.S. 3018, Flush per P.M. 158/20-22  
& P.M. 184/3-4.

JESSE LANE 44'

PARCEL MAP 4800  
P.M. 7/8-12

ROAD

LOT "I"

TRAUTWEIN ROAD  
[1436.11' per P.M. 158/20-22]

LOT "J"

VIEW "D"

PALM LOT

BRANDING LOT

IRON LOT

MISSION GROVE & PARKWAY SOUTH

SEE SHEET 5

PAR. 3

29773  
P.M. 196/80-82

SEE SHEET 3

SEE SHEET 10

SEE SHEET 7

SEE SHEET 8

SEE SHEET 9

SEE SHEET 6

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

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FEBRUARY 2000

SCALE: 1" = 60'

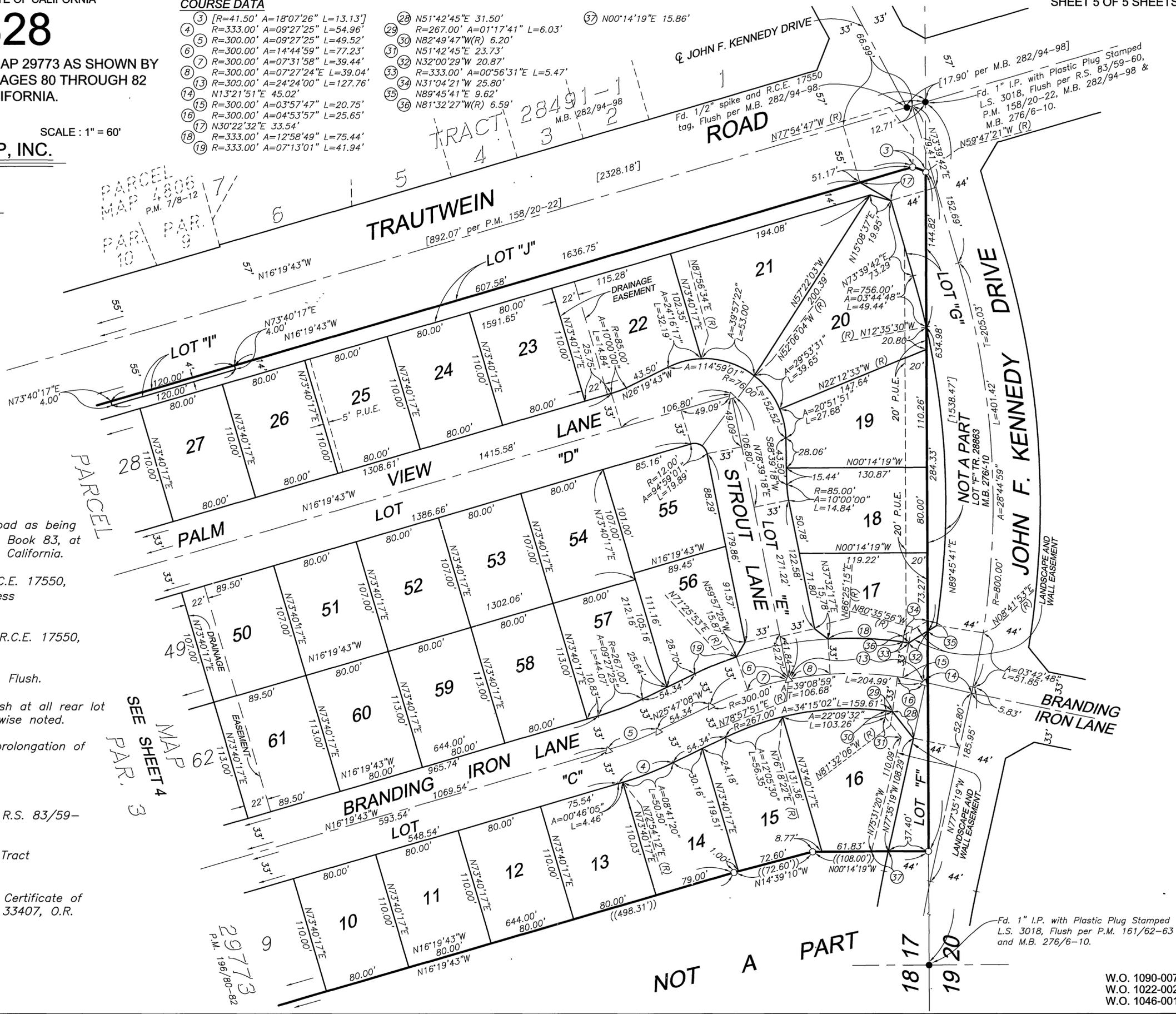
CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA



### COURSE DATA

- (3) [R=41.50' A=18°07'26" L=13.13']
- (4) R=333.00' A=09°27'25" L=54.96'
- (5) R=300.00' A=09°27'25" L=49.52'
- (6) R=300.00' A=14°44'59" L=77.23'
- (7) R=300.00' A=07°31'58" L=39.44'
- (8) R=300.00' A=07°27'24" L=39.04'
- (9) R=300.00' A=24°24'00" L=127.76'
- (10) N13°21'51"E 45.02'
- (11) R=300.00' A=03°57'47" L=20.75'
- (12) R=300.00' A=04°53'57" L=25.65'
- (13) N30°22'32"E 33.54'
- (14) R=333.00' A=12°58'49" L=75.44'
- (15) R=333.00' A=07°13'01" L=41.94'
- (16) N51°42'45"E 31.50'
- (17) R=267.00' A=01°17'41" L=6.03'
- (18) N82°49'47"W(R) 6.20'
- (19) N51°42'45"E 23.73'
- (20) N32°00'29"W 20.87'
- (21) R=333.00' A=00°56'31"E L=5.47'
- (22) N31°04'21"W 25.80'
- (23) N89°45'41"E 9.62'
- (24) N81°32'27"W(R) 6.59'
- (25) N00°14'19"E 15.86'



### ENGINEER'S NOTES

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

- Indicates Found 1" I.P. 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 Measured Data, also Record Data per Certificate of Compliance recorded Feb. 1, 1989 as inst. no. 33407, O.R. Riv. Co., Ca.

This Tract contains 29.510 Acres.

M.B. 302 / 61

M.B. 302 / 61