

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 29281

BEING A SUBDIVISION OF LOTS 10 AND 11, AND LOT "D" (MOUNTAIN CREST COURT) OF TRACT 28897 PER M.B. 296/8-13, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO A PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO PER M.B. 1 / 8, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

JANUARY 2002

## CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

### OWNER'S STATEMENT

We hereby state that we are the owners of the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass clear title to said land and that we consent to the making and recording of this subdivision map as shown within the distinctive border line.

We hereby dedicate to public use for street and public utility purposes, Lot "A". As a condition of dedication of Lot "A" (McAllister Street), the owners of Lots 6 through 8, inclusive and Lot 11, indicated as "OPEN SPACE", abutting this highway and during such time will have no rights of access except the general easement of travel. Any change of alignment or width that results in the vacation thereof shall terminate this condition of access rights as to the part vacated.

We hereby dedicate to public use, easements for public utility purposes, together with the right of ingress and egress for emergency vehicles within Lots "B" and "C".

We hereby retain Lot "B" and "C", indicated as "Private Street", for private use for the sole benefit of ourselves, successors, assignees and lot owners within this Tract Map.

We hereby retain Lot 11, indicated as "OPEN SPACE", for private use for the sole benefit of ourselves, successors, assignees and lot owners within this Tract Map.

We hereby retain the easements indicated as "PRIVATE DRAINAGE EASEMENT", for private use for the sole benefit of ourselves, successors, assignees and lot owners within this Tract Map.

We hereby retain the easements indicated as "LANDSCAPE EASEMENT", for private use for the sole benefit of ourselves, successors, assignees and lot owners within this Tract Map.

We hereby dedicate to Western Municipal Water District of Riverside County for the construction and maintenance of sewer and water facilities, Lots "B" and "C".

VICTORIA GALLERY PARTNERS, LLC, a California Limited Liability Company

Walter F. Niemann, Jr. Richard D. Hauser  
WALTER F. NIEMANN, JR., MANAGING MEMBER RICHARD D. HAUSER, MANAGING MEMBER

REDLANDS CENTENNIAL BANK, as Beneficiary under Deed of Trust recorded October 30, 2002 as inst. no. 616639, Official Records of Riverside County, California.

Clifford Schoonover Ronald Remund  
Clifford Schoonover, Sr. V.P. Ronald Remund, V.P.

### NOTARY ACKNOWLEDGEMENT

State of California  
County of San Bernardino SS

On January 14, 2003 before me, Sandra M. Farmer  
A Notary Public in and for said County and State, personally appeared Clifford Schoonover and Ronald Remund  
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 September 18, 2004

Sandra M. Farmer Sandra M. Farmer  
Notary Public in and for said State (Print Name)  
My principal place of business is in San Bernardino County

### NOTARY ACKNOWLEDGEMENT

State of CALIFORNIA  
County of Riverside SS

On JANUARY 16<sup>th</sup> 2003 before me, Deborah Teresa GAGNON  
A Notary Public in and for said County and State, personally appeared WALTER F. NIEMANN, JR. AND RICHARD D. HAUSER  
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 JAN. 30<sup>th</sup> 2003

Deborah Teresa GAGNON Deborah Teresa GAGNON  
Notary Public in and for said State (Print Name)  
My principal place of business is in Riverside County

### BOARD OF SUPERVISORS STATEMENT

The County of Riverside, State of California, by its Board of Supervisors, hereby approves the Tract Map and accepts the offer of dedication made hereon of Lot "A" for public road and public utility purposes, and as part of the County Maintained Road System, subject to improvements in accordance with County Standards. The offer of dedication for public utility purposes, together with the right of ingress and egress for emergency vehicles within Lots "B" and "C", are hereby accepted.

Date April 8, 2003  
County of Riverside, State of California  
By: [Signature]  
Chairman of the Board of Supervisors

ATTEST:  
NANCY ROMERO  
Clerk to the Board of Supervisors

By: Blavia Per-Smith  
Deputy

### WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY ACCEPTANCE CERTIFICATE

This is to certify that the interest in real property conveyed within the owners statement hereon, dated 1/16/03, from Victoria Gallery Partners, LLC to Western Municipal Water District of Riverside County, a Political Corporation and/or Governmental Agency, is hereby accepted and consents to its recordation.

Date 1-17-03  
[Signature]  
JEFFREY L. SMS R.C.E. 46212

### SOIL REPORT

A preliminary soils report was prepared on April 17, 2000 as required by the Health and Safety Code of California, Section 17943 by LEIGHTON AND ASSOCIATES.

### NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Southwest Riverside Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et. seq. of the Government Code and that said property is subject to fees for said Drainage Area.  
Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said lots, whichever occurs first, and that the owner of each lot, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

### RECORDER'S STATEMENT

Filed this 10<sup>th</sup> day of APRIL, 2003  
at 8:00 in Book 352 of Maps at  
Pages 72-74 at the request of the  
Clerk of the Board.  
Fee: \$11.00  
No. 2003-25216  
GARY L. ORSO, County Assessor - Clerk - Recorder

By: [Signature]  
Deputy

Subdivision Guarantee: FIRST AMERICAN TITLE INSURANCE COMPANY

### TAX COLLECTOR'S CERTIFICATE

I hereby certify 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 \$3,600.

Date February 3, 2003  
PAUL McDONNELL  
County Tax Collector  
By: Bernice Arnold  
Deputy

### TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$31,600 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 4/4/03  
NANCY ROMERO  
Clerk to the Board of Supervisors  
CASH TAX BOND  
PAUL McDONNELL  
County Tax Collector  
By: Matthew Jennings  
Deputy

### COUNTY SURVEYOR'S STATEMENT

This map conforms with the requirements of the Subdivision Map Act and Local Ordinances. I hereby state that this map has been examined by me or under my supervision and found to be substantially the same as it appeared on the Tentative Map of Tract 29281 as filed, amended, and approved by the Board of Supervisors on February 1, 2000, the expiration date being JANUARY 31, 2003, and that I am satisfied that this map is technically correct.

Date 4-7-03  
[Signature]  
MARK S. BERNAS, County Surveyor  
L.S. 4568 Lic. Exp. 9/30/03



### ENGINEER'S STATEMENT

I hereby state that I am a Registered Civil Engineer of the State of California and that this map consisting of Three (3) Sheets correctly represents a survey made under my supervision during July of 1999; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in accordance with the terms of the monument agreement for the map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Date January 21, 2003  
[Signature]  
JOHN W. CANTY R.C.E. 17550





IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 29281

BEING A SUBDIVISION OF LOTS 10 AND 11, AND LOT "D" (MOUNTAIN CREST COURT) OF TRACT 28897 PER M.B. 296/8-13, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO A PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO PER M.B. 1 / 8, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

JANUARY 2002

SCALE: 1" = 60'

CANTY ENGINEERING GROUP, INC.

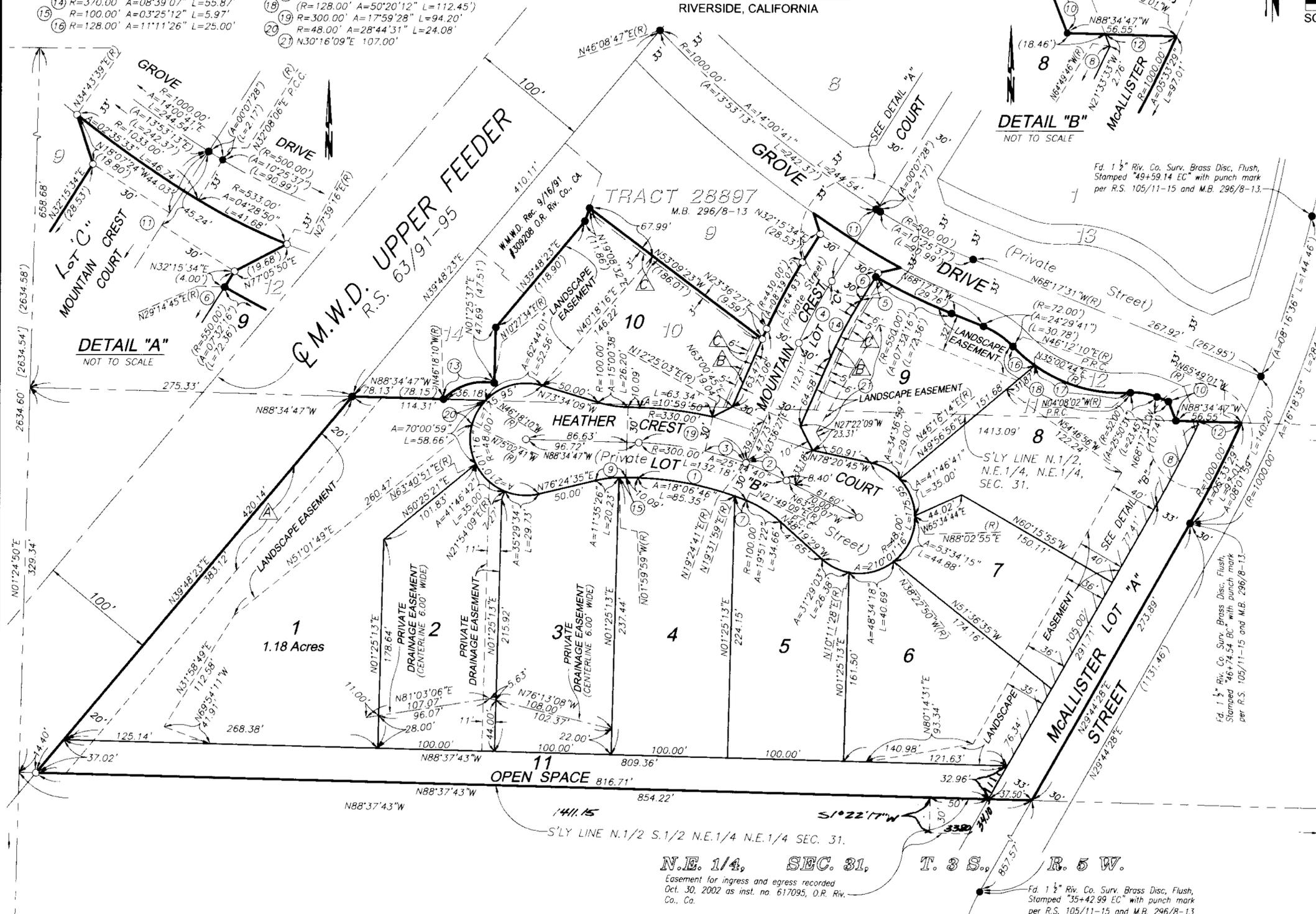
RIVERSIDE, CALIFORNIA

### COURSE DATA

- ① R=270.00' A=20°23'56" L=96.13'
- ② R=300.00' A=07°15'12" L=37.98'
- ③ R=300.00' A=06°59'38" L=36.62'
- ④ R=400.00' A=08°39'07" L=60.40'
- ⑤ N32°15'34"E 23.32'
- ⑥ N32°15'34"E 27.32'
- ⑦ R=270.00' A=02°17'10" L=10.78'
- ⑧ R=967.00' A=04°34'14" L=77.14'
- ⑨ R=100' A=15°00'38" L=26.20'
- ⑩ N21°33'33"W 17.60'
- ⑪ N32°15'34"E(R) 72.56'
- ⑫ N88°34'47"W 38.09'
- ⑬ R=48.00' A=56°45'44" L=47.55'  
(A=56°37'49" L=47.44')
- ⑭ R=370.00' A=08°39'07" L=55.87'
- ⑮ R=100.00' A=03°25'12" L=5.97'
- ⑯ R=128.00' A=11°11'26" L=25.00'

### COURSE DATA

- ⑰ R=128.00' A=39°08'46" L=87.45'  
(R=128.00' A=50°20'12" L=112.45')
- ⑱ R=300.00' A=17°59'28" L=94.20'
- ⑲ R=48.00' A=28°44'31" L=24.08'
- ⑳ N30°16'09"E 107.00'



**ENVIRONMENTAL CONSTRAINT NOTE**  
 Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department Survey Division, in E.C.S. Book 33 Page 82.  
 This affects all lots within this Tract.

**ENGINEER'S NOTES**  
 Bearings are based upon the northerly line of the northeast one-quarter of Section 31, T. 3 S., R. 5 W. as being N.88°28'55"W. as shown on Tract 28897 by map on file in Book 296 of Maps at Pages 8 through 13 thereof, Records of Riverside County, California.

- Indicates Found 1" I.P. tagged L.S. 5346, Flush per M.B. 296/8-13, unless otherwise noted.
- Indicates Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush, unless otherwise noted.

Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush, or Nail and R.C.E. 17550 Tag in wall or concrete 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, unless otherwise noted.

All monuments shown as "Set" shall be set per Riverside County Ordinance 461.9, and in accordance with the terms of the Monument Agreement for this map.

( ) Indicates Measured Data, also Record Data per M.B. 296/8-13, unless otherwise noted.

[ ] Indicates Record Data per R.S.105/11-15.

/// Indicates Access Rights Restricted.

All Drainage Easements shall be kept free of buildings, obstructions, and encroachments by land fills.

This Tract contains 7.36 Acres within the distinctive border line.

### EASEMENT NOTES

- △ Indicates an easement for water pipelines, ingress and egress in favor of Santa Ana Water Shed Project Authority., recorded November 6, 1987 as inst. no. 320768, O.R. Riv., Co., Ca.
- △ Indicates an easement for underground communication facilities in favor of Pacific Bell Telephone Company, recorded January 3, 2001 as inst. no. 3260, O.R. Riv., Co., Ca.
- △ Indicates an easement for underground electrical and communication systems in favor of Southern California Edison Company, recorded January 23, 2001 as inst. no. 28789, O.R. Riv., Co., Ca.

N.E. 1/4, SEC. 31, T. 3 S., R. 5 W.  
 Easement for ingress and egress recorded Oct. 30, 2002 as inst. no. 617095, O.R. Riv. Co., Ca.

Fd. 1 1/2" Riv. Co. Surv. Brass Disc, Flush, Stamped "35+42.99 EC" with punch mark per R.S. 105/11-15 and M.B. 296/8-13.