

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

# TRACT 29478

BEING A SUBDIVISION OF PARCELS 18 AND 19 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS AT PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO A PORTION OF WOOD ROAD IN BLOCK 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 2003  
**CANTY ENGINEERING GROUP, INC.**

RIVERSIDE, CALIFORNIA

### RECORDER'S STATEMENT

Filed this 21<sup>st</sup> day of Oct, 2003  
at 8 AM in Book 343 of Maps at  
Pages 81-83 at the request of the  
City Clerk.  
Fee: \$ 11.00  
No. 2003-825051  
GARY L. ORSO, County Assessor - Clerk - Recorder

By: Danielle R  
Deputy

Subdivision Guarantee: COMMONWEALTH LAND TITLE 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 8/26/03

PAUL C. SUNDEEN  
City Treasurer

By: Paul C. Sundeen

### 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 August 22, 2003

PAUL McDONNELL  
County Tax Collector

By: Bernice Arnold  
Deputy

### TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$3,600 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 August 22, 2003

~~NANCY ROMERO~~  
~~Clerk to the Board of Supervisors~~

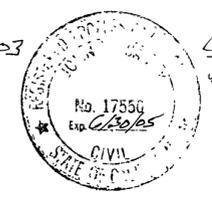
CASH TAX BOND  
PAUL McDONNELL  
County Tax Collector

By: Bernice Arnold  
Deputy

### ENGINEER'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 Regional Properties, Inc. on October 10, 1999. I hereby state that this final map substantially conforms to the conditionally approved tentative map; 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 final map; that the monuments will be sufficient to enable the survey to be retraced; and that the survey is true and complete as shown.

Date Aug. 22, 2003



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 28 inclusive.

We hereby dedicate to the City of Riverside for construction and maintenance of electric energy distribution facilities, the easements designated as "3' P.U.E.", "20' P.U.E." and "5'x25' P.U.E."

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 easement designated as "DRAINAGE EASEMENT".

We hereby dedicate to the City of Riverside for construction and maintenance of landscape, slopes and walls, the easements designated as "LANDSCAPE & WALL 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 request that the following public streets and easements, which are not shown on the attached map, be abandoned in conformance with Section 66434.(g) 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 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 Lots 26 and 28 of this subdivision map, as reserved by the City of Riverside for public street and public utility purposes, recorded Oct. 1, 2003 as inst. no. 769910, O.R. Riv. Co., Ca.

### PRESTIGE HOMES, L.P., a California Limited Partnership

By: **DISTINGUISHED PRESTIGE HOMES, INC., a California corporation, its General Partner**

Gary Chronister  
Gary Chronister, President

ORANGE COAST TITLE COMPANY, a California corporation as Trustee under Deed of Trust recorded April 3, 2003 as inst. no. 235243, Official Records of Riverside County, California.

Hugo Tello  
Asst Vice President

### 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 appears on the tentative map of Tract 29478 which was approved by the City of Riverside Planning Commission on March 23, 2000 and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and 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 sewer and drainage facilities as shown on the map have been approved; that the plans for drains, drainage works and sewers 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.

Date Sept 26, 2003

THOMAS J. BOYD  
R.C.E. 36170 Lic. Exp. 6/30/04  
City Engineer

By: Thom Boyd

### CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Three (3) Sheets be, and the same is hereby accepted as Tract 29478.

Lots "A" through "D" 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 28 inclusive is hereby accepted.

The easements designated as "3' P.U.E.", "20' P.U.E." and "5'x25' P.U.E." are hereby accepted for the construction and maintenance of electric energy distribution facilities.

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

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

The easements designated as "LANDSCAPE & WALL EASEMENT" are hereby accepted for the construction and maintenance of landscape, slopes and walls.

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 66434.(g) 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 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 Lots 26 and 28 of this subdivision map, as reserved by the City of Riverside for public street and public utility purposes, recorded Oct. 1, 2003 as inst. no. 769910, O.R. Riv. Co.,

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 14th day of October, 2003.

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

By: Kelly Palmer

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

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MARCH 2003

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

### SOIL REPORT

A preliminary soils report was prepared on January 20, 2000 as required by the Health and Safety Code of California, Section 17943 by SID GEOTECHNICAL, INC.

### 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 September 23, 2003

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

### 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 SEPT 25, 2003

THOMAS P. EVANS  
Public Utilities Director

By: Dieter P. Witzfeld  
mmfc

### 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.

Date Sept 26, 2003

MARK S. BROWN  
L.S. 5655 Lic. Exp. 9/30/08  
City Surveyor

By: Mark S. Brown

### SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act, the following signatures have been omitted.

An easement for conduits and rights incidental thereto in favor of Eastern Municipal Water District, recorded March 4, 1955 in Book 1702, Page 559, Official Records of Riverside County, California, and as set out in Memo of Agreement and in Supplemental Agreement recorded March 4, 1955 in Book 1702, Pages 467 and 552, and recorded November 12, 1969 as inst. no. 115832, all being Official Records of Riverside County, California. (Said easement being blanket in nature)

### NOTARY ACKNOWLEDGEMENT

State of California  
County of San Bernardino SS

On July 24, 2003 before me, Shawna Murray  
A Notary Public in and for said County and State, personally appeared Cary Chorister

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 November 5, 2006

Shawna Murray Shawna Murray  
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 San Bernardino SS

On 8-21-03 before me, Mary C. Antinora / Notary Public  
A Notary Public in and for said County and State, personally appeared Hugo Tello

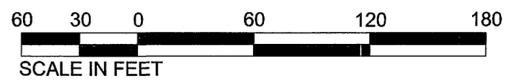
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commission expires 2-2-07

Mary C. Antinora Mary C. Antinora  
Notary Public in and for said State (Print Name)  
My principal place of business is in San Bernardino County

M.B. 343/82

M.B. 343/82



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MARCH 2003

SCALE: 1" = 60'

## CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

### ENGINEER'S NOTES

Bearings are based upon the Centerline of Wood Road as being N.00°37'52"E. as shown on Tract 28828 by map on file in Book 302 of Maps at Pages 57 through 61 thereof, Records of Riverside County, California.

- Indicates Found 1" I.P. with plastic plug stamped R.C.E. 17550, Flush per Tract 28828 M.B. 302/57-61, unless otherwise noted.
- ▲ Found 1/2" Spike and R.C.E. 17550 Tag, per Tract 28828 M.B. 302/57-61.
- Found 1/2" Spike and L.S. 5346 Tag per Tract 28866-5 M.B. 304/82-86.
- 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, 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.

( ) Indicates Measured Data, also Record Data per Tract 28828 M.B. 302/57-61.

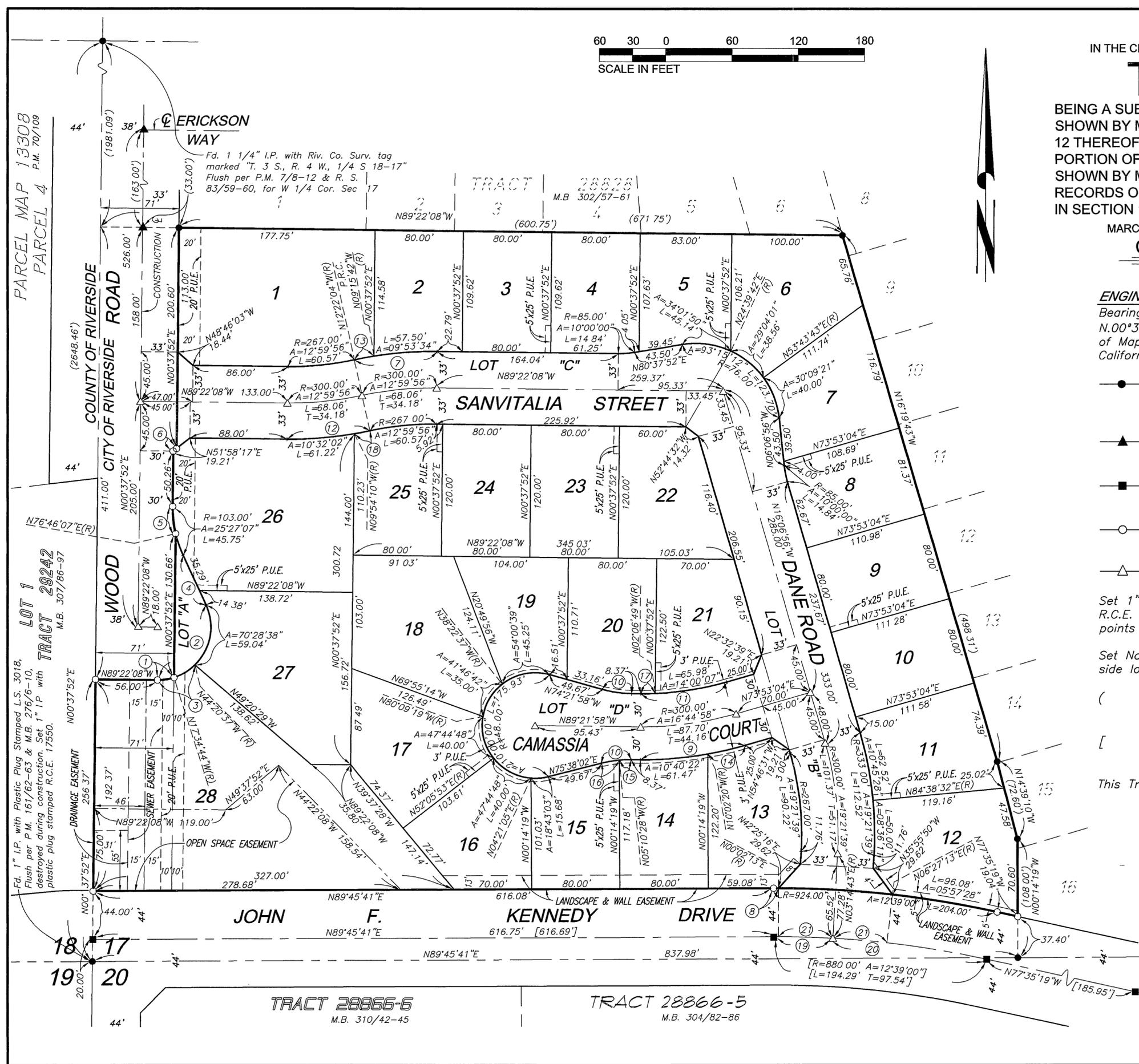
[ ] Indicates Measured Data, also Record Data per Tract 28866-5 M.B. 304/82-86.

This Tract contains 9.822 Acres.

### COURSE DATA

- ① R=48.00' A=18°12'36" L=15.26'
- ② R=48.00' A=115°27'07" L=96.72'
- ③ R=48.00' A=44°58'29" L=37.68'
- ④ N24°49'15"W 49.67'
- ⑤ R=103.00' A=13°51'45" L=24.92'
- ⑥ N51°58'17"E 3.84'
- ⑦ R=333.00' A=12°59'56" L=75.55'
- ⑧ R=924.00' A=00°16'32" L=4.44'
- ⑨ R=330.00' A=16°44'58" L=96.47'
- ⑩ R=103.00' A=15°00'00" L=26.97'
- ⑪ R=270.00' A=16°44'58" L=78.93'
- ⑫ R=333.00' A=12°59'56" L=75.55'
- ⑬ R=333.00' A=03°06'22" L=18.05'
- ⑭ R=330.00' A=06°04'36" L=35.00'
- ⑮ R=103.00' A=05°48'30" L=10.44'
- ⑯ R=103.00' A=09°11'30" L=16.52'
- ⑰ R=270.00' A=02°44'51" L=12.95'
- ⑱ R=333.00' A=02°27'54" L=14.33'
- ⑲ R=880.00' A=03°29'02" L=53.51'
- ⑳ R=880.00' A=09°09'58" L=140.78'
- ㉑ R=880.00' A=03°12'30" L=49.28'

W.O. 1241-001  
W.O. 1004-021



PARCEL MAP 13308  
PARCEL 4  
P.M. 70/109

LOT 1  
TRACT 29242  
M.B. 307/86-97

Fd. 1" I.P. with Plastic Plug Stamped L.S. 3018, Flush per P.M. 161/62-63 & M.B. 276/6-10, destroyed during construction. Set 1" I.P. with plastic plug stamped R.C.E. 17550.

WOOD ROAD  
CITY OF RIVERSIDE ROAD  
CITY OF RIVERSIDE ROAD

18  
19  
20

TRACT 28866-6  
M.B. 310/42-45

TRACT 28866-5  
M.B. 304/82-86

M.B. 343 / 83