

199/86  
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MB 199/86

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

SHEET 1 OF 3 SHEETS

# TRACT NO. 19411-1

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 17160 FILED IN BOOK 103, PAGES 1 THROUGH 5, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CHURCH ENGINEERING, INC.  
JULY 1987

### RECORDER'S STATEMENT

FILED THIS 6th DAY OF April, 1989.  
AT 2:00 P.M. IN BOOK 199 OF MAPS,  
AT PAGES 26-28 AT THE REQUEST OF THE  
CLERK OF THE BOARD.  
NO. 09222  
FEE: \$10.00  
WILLIAM E. CONERLY, COUNTY RECORDER  
BY: Lina Huntley, DEPUTY  
SUBDIVISION GUARANTEED BY: FIRST AMERICAN  
TITLE INSURANCE COMPANY.

### 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 A CLEAR TITLE TO SAID LAND; 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, LOTS "A" THROUGH "C", INCLUSIVE.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF RIVERSIDE LOTS "D" THROUGH "F", INCLUSIVE, (1) ONE FOOT BARRIER STRIPS, FOR ROAD AND ACCESS CONTROL.

WE ALSO HEREBY DEDICATE TO PUBLIC USE THE SEWER EASEMENT, AS SHOWN HEREON, FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES.

WE ALSO HEREBY DEDICATE TO PUBLIC USE THE STORM DRAIN EASEMENT, AS SHOWN HEREON FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

WE HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG INDIANA AVENUE TO THE PUBLIC. THE OWNERS OF LOT 1 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.

AW ASSOCIATES, NO. 2, A CALIFORNIA PARTNERSHIP  
BY THE PACIFIC COMPANY, A CALIFORNIA CORPORATION, MANAGING PARTNER

BY: Amador Gonzalez, Jr.  
AMADOR GONZALEZ, JR., VICE PRESIDENT

### BENEFICIARY:

SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION UNDER A DEED OF TRUST RECORDED OCTOBER 2, 1987 AS INSTRUMENT NO. 286613 AND RERECORDED OCTOBER 13, 1987 AS INSTRUMENT NO. 294974, BOTH OF OFFICIAL RECORDS, AND ~~July 31, 1988 as Doc # 207730.~~

BY: Thomas Jancek VICE PRESIDENT  
BY: Kristen Jordan ASSISTANT SECRETARY  
VICE PRESIDENT

### NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA )  
                                  ) SS  
COUNTY OF ORANGE )

ON THIS 17th DAY OF DECEMBER, 1988, BEFORE ME, M. J. ROBERTSON, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AMADOR GONZALEZ, JR. (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE VICE PRESIDENT OF THE PACIFIC COMPANY, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING ONE OF THE PARTNERS OF AW ASSOCIATES, NO. 2, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SAID PARTNER AND THAT SAID PARTNERSHIP EXECUTED THE SAME.

### WITNESS MY HAND:

M. J. Robertson  
NOTARY PUBLIC IN AND FOR SAID STATE  
M. J. ROBERTSON  
NAME PRINTED  
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.  
MY COMMISSION EXPIRES 4/16/89

### NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA )  
                                  ) SS  
COUNTY OF ORANGE )

ON THIS 17th DAY OF DECEMBER, 1988, BEFORE ME, BEVERLY DIAMORE, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THOMAS JANCEK AND KRISTEN JORDAN (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID ASSOCIATION EXECUTED THE SAME.

### WITNESS MY HAND:

Beverly Diamore  
NOTARY PUBLIC IN AND FOR SAID STATE  
BEVERLY DIAMORE  
NAME PRINTED  
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY  
MY COMMISSION EXPIRES 5-3-91

### ENGINEER'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 3 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JULY, 1986, AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN OR WILL BE IN PLACE WITHIN ONE YEAR FROM THE RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: DECEMBER 20, 1989

William G. Church  
WILLIAM G. CHURCH, R.C.E. 14488  
MY REGISTRATION EXPIRES MARCH 31, 1989

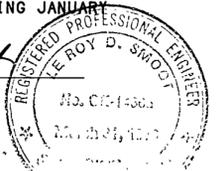


### COUNTY SURVEYOR'S STATEMENT:

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 DIRECTION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 19411, AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 8, 1985, THE EXPIRATION DATE BEING JANUARY 06, 1990 AND I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: March 22, 1989

Roy D. Smoot  
ROY D. SMOOT  
COUNTY SURVEYOR



### BOARD OF SUPERVISORS STATEMENT:

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY IT'S BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM. THE SEWER AND STORM DRAIN EASEMENTS ARE HEREBY NOT ACCEPTED.

DATED: April 4, 1989

COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA  
BY: Roy Camarero  
CHAIRMAN OF THE BOARD OF SUPERVISORS

### ATTEST:

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: Stacia Schaffer DEPUTY

### 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 THIS 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 \$ 200.00.

DATED: March 9, 1989

R. WAYNE WATTS  
COUNTY TAX COLLECTOR

CASH TAX BOND  
R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_ DEPUTY

BY: Richard Moonham DEPUTY

### TAX BOND CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 200.00, 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 THE BOARD OF SUPERVISORS.

DATED: 3-16, 1989

GERALD A. MALONEY

CLERK OF THE BOARD OF SUPERVISORS

R. Wayne Watts  
Treasurer & Tax Collector  
Cash Tax Bond

BY: Christine Trudis DEPUTY

### NOTICE OF ELECTION BY LAND DIVIDER TO DEFER PAYMENT 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 SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, THE LAND DIVIDER HAS ELECTED TO DEFER PAYMENT OF THE DRAINAGE FEE TO THE TIME OF ISSUANCE OF A GRADING OR BUILDING PERMIT FOR SAID PARCELS AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER A GRADING OR BUILDING PERMIT, SHALL BE REQUIRED TO PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

### SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED ON THE 18TH DAY OF AUGUST, 1986 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA.

BY: GeoSoils, Inc.

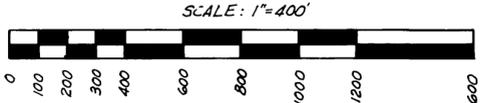
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

SHEET 2 OF 3 SHEETS

# TRACT NO. 19411-1

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 17160 FILED IN BOOK 103, PAGES 1 THROUGH 5, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CHURCH ENGINEERING, INC.  
JULY 1987



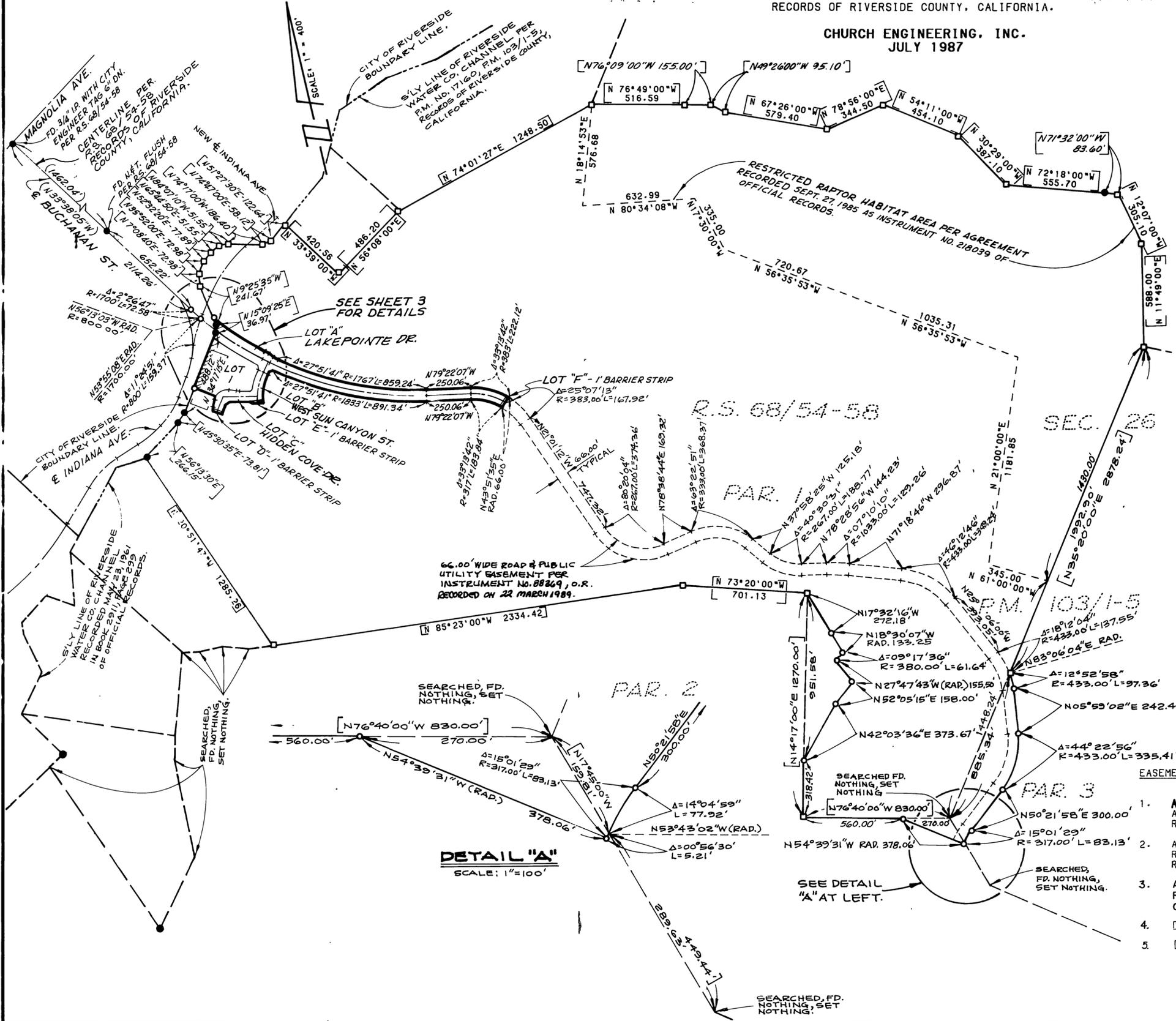
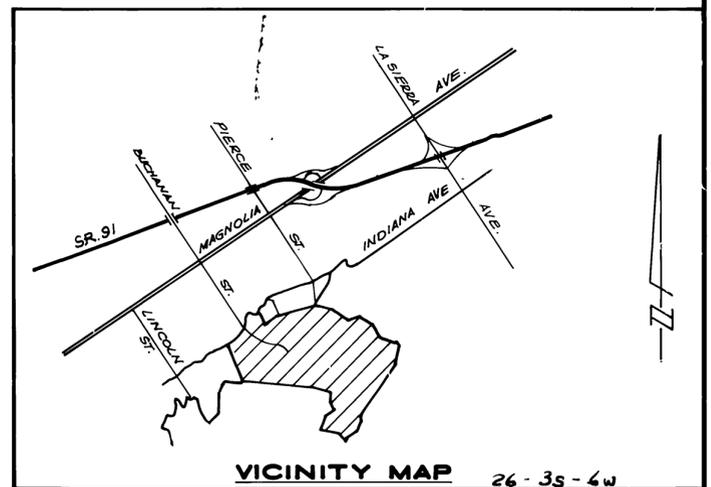
### ENGINEER'S NOTES:

BASIS OF BEARINGS IS THE NORTHWESTERLY LINE OF PARCEL 1 SHOWN AS HAVING A BEARING OF N 34° 17' 15" E AND A DISTANCE OF 488.12 FEET BY PARCEL MAP NO. 17160 FILED IN BOOK 103, PAGES 1 THROUGH 5, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

- DENOTES FOUND 1" IRON PIPE TAGGED RCE 9876 FLUSH PER P.M. 103/1-5, RECORDS OF RIVERSIDE COUNTY UNLESS OTHERWISE NOTED.
  - ⊕ SEARCHED FOUND NOTHING, SET 1" I.P. TAGGED R.C.E. 14488, FLUSH.
  - DENOTES SET 1" I.P. TAGGED R.C.E. 14488, FLUSH.
  - ( ) DENOTES MEASURED AND RECORD PER R.S. 68/54-58.
  - [ ] DENOTES MEASURED AND RECORD PER P.M. 103/1-5.
  - /// DENOTES RESTRICTED ACCESS.
- ALL MONUMENTS SET IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE 461.4.  
THIS TRACT CONTAINS 5.06 ACRES WITHIN THE DISTINCTIVE BORDER.
- CITY OF RIVERSIDE BOUNDARY LINE PER ANNEXATION NO. 24 BY CITY ORDINANCE NO. 3171 DATED JANUARY, 1964.  
ALL MONUMENTS SHOWN AS SET SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP.

### ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR IN E.C.S. BOOK 17, PAGE 37.



DETAIL "A"  
SCALE: 1"=100'

### EASEMENT NOTES:

1. AN EASEMENT IN FAVOR OF HERBERT BULKLEY PRAED, ET AL, FOR ROADS, PIPE LINES AND POLE LINES. RECORDED FEBRUARY 7, 1911 IN BOOK 324, PAGE 389 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORDS.
2. AN EASEMENT IN FAVOR OF TEMESCAL WATER COMPANY, FOR WATER PIPE LINES, RECORDED FEBRUARY 11, 1925 IN BOOK 629, PAGE 174 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, SAID EASEMENT CANNOT BE LOCATED FROM THE RECORDS.
3. AN EASEMENT IN FAVOR OF TEMESCAL WATER COMPANY, FOR ROADS, PIPE LINES, POLE LINES, RECORDED APRIL 1, 1929 IN BOOK 803 PAGE 542 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORDS.
4. □ INDICATES A 15' WIDE STORM DRAIN EASEMENT HEREBY DEDICATED FOR PUBLIC USE.
5. ⊠ INDICATES A 15' WIDE SEWER EASEMENT HEREBY DEDICATED FOR PUBLIC USE.

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IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

SHEET 3 OF 3 SHEETS

# TRACT NO. 19411-1

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 17160 FILED IN BOOK 103, PAGES 1 THROUGH 5, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CENTERLINE PER FIELD SURVEY BY A. A. WEBB ASSOC. OF JULY 1988 (CENTERLINE LOCATION NOT PREVIOUSLY IDENTIFIED BY ANY DEEDS OR INSTRUMENTS).

CHURCH ENGINEERING, INC.  
JULY 1987

CENTERLINE PER  
R.S. 68/54-58  
RECORDS OF RIVERSIDE  
COUNTY, CALIFORNIA.

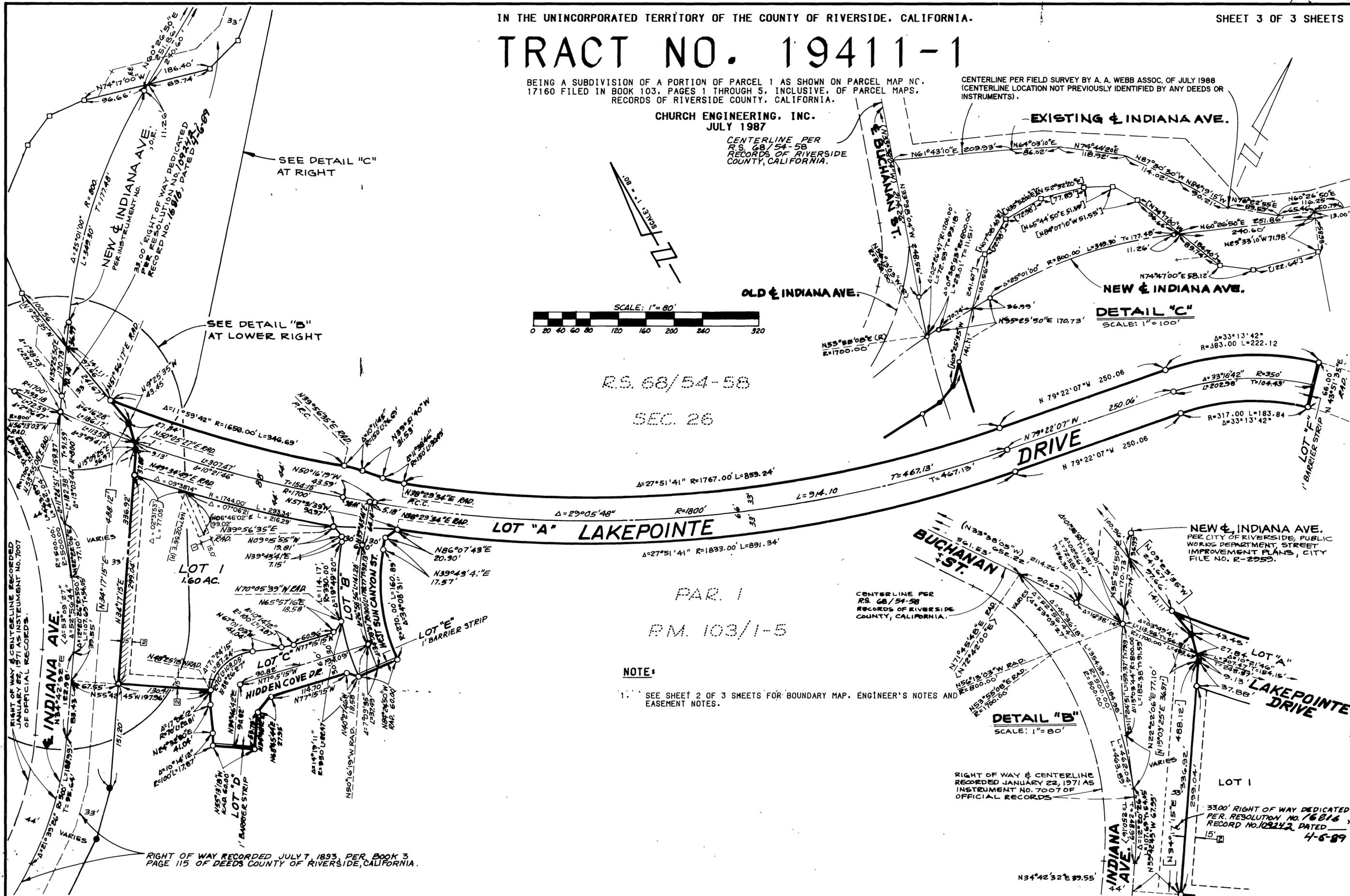


R.S. 68/54-58  
SEC. 26

LOT "A" LAKEPONTE  
PAR. 1  
P.M. 103/1-5

**NOTE:**

SEE SHEET 2 OF 3 SHEETS FOR BOUNDARY MAP, ENGINEER'S NOTES AND EASEMENT NOTES.



SEE DETAIL "C" AT RIGHT

SEE DETAIL "B" AT LOWER RIGHT

EXISTING & INDIANA AVE.

OLD & INDIANA AVE.

NEW & INDIANA AVE.

DETAIL "C"  
SCALE: 1"=100'

DRIVE

BUCHANAN ST.

NEW & INDIANA AVE.  
PER CITY OF RIVERSIDE, PUBLIC WORKS DEPARTMENT STREET IMPROVEMENT PLANS, CITY FILE NO. R-2959.

DETAIL "B"  
SCALE: 1"=80'

RIGHT OF WAY & CENTERLINE RECORDED JANUARY 22, 1971 AS INSTRUMENT NO. 7007 OF OFFICIAL RECORDS

LOT 1

33.00' RIGHT OF WAY DEDICATED PER RESOLUTION NO. 16816, RECORD NO. 102242, DATED 4-5-89

RIGHT OF WAY RECORDED JULY 7, 1893, PER BOOK 3, PAGE 115 OF DEEDS COUNTY OF RIVERSIDE, CALIFORNIA.

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