

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; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

Marvin A. Van Holland
MARVIN A. VAN HOLLAND

Rebecca A. Van Holland
REBECCA A. VAN HOLLAND

TRUSTEE

BENEFICIAL CALIFORNIA CORPORATION OF AMERICA, A DELAWARE CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED SEPTEMBER 26, 1986 AS INSTRUMENT NO. 236232 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY: Peter J. Gimino
PRESIDENT

BY: Maqronie Kelley
SECRETARY

SIGNATURE OMISSIONS

THE SIGNATURE OF EL SOBRANTE LAND COMPANY, A CALIFORNIA CORPORATION, OWNER OF AN EASEMENT FOR DITCHES, CANALS, FLUMES, PIPELINES AND FOR THE TRANSMISSION OF ELECTRICITY AS DISCLOSED BY INSTRUMENT RECORDED AUGUST 5, 1912 IN BOOK 357, PAGE 2 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

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 \$1,800.00

DATED: April 10, 1991
R. WAYNE WATTS, COUNTY TAX COLLECTOR.

BY: Gencie L. Burrell, DEPUTY.

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$1,800.00 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 SAID BOARD OF SUPERVISORS.

DATED: April 10, 1991
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY

CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Gencie L. Burrell
DEPUTY

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

PARCEL MAP 22731

BEING A DIVISION OF A PORTION OF LOTS 10, 11, 12, AND 13 OF EL SOBRANTE LEMON TRACT NO. 1 PER MB 9/13, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

LANCON INC., LAND SURVEYING AND CIVIL ENGINEERING MARCH, 1989

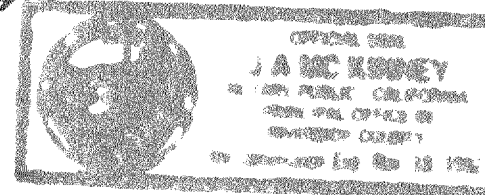
STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

ON February 14, 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARVIN A. VAN HOLLAND AND REBECCA A. VAN HOLLAND, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES November 18, 1992

J. A. Mc Kinney
NOTARY PUBLIC IN AND FOR SAID STATE.



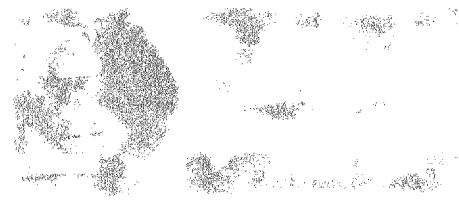
PRINT NAME
STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

ON February 21, 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PETER J. Gimino, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE _____ PRESIDENT AND Maqronie Kelley, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE Asst. SECRETARY OF BENEFICIAL CALIFORNIA CORPORATION OF AMERICA, A CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS TRUSTEE AND PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE SAME ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS TRUSTEE PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 3-12-91

Judy J. Boyd
NOTARY PUBLIC IN AND FOR SAID STATE.



PRINT NAME

NOTICE OF ELECTION BY LAND DIVIDER TO DEFER PAYMENT OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS 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.

SHEET 1 OF 3 SHEETS

RECORDER'S STATEMENT
FILED THIS 16th DAY OF April, 1991

AT 3:11 P.M. IN BOOK 170 OF PARCEL MAPS, AT PAGES 16-18 AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 124026
FEE: \$1000.

WILLIAM E. CONERLY, COUNTY RECORDER.

BY: Santa Kagan, DEPUTY.

SUBDIVISION GUARANTEE BY FIRST AMERICAN TITLE INSURANCE COMPANY.

SURVEYOR'S STATEMENT

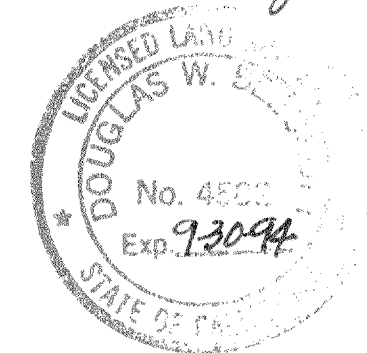
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MARVIN A. VAN HOLLAND AND REBECCA A. VAN HOLLAND ON JUNE 14, 1988. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

William B. Buck 1/26/90
WILLIAM B. BUCK, L.S. 3599
MY REGISTRATION EXPIRES JUNE 30, 1992.

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 PARCEL MAP 22731 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 19, 1988, THE EXPIRATION DATE BEING APRIL 19, 1991, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: April 15, 1991
Gerald A. Stagner
GERALD A. STAGNER, COUNTY SURVEYOR deputy



DIRECTOR OF TRANSPORTATION'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES SAID MAP.

DATED April 15, 1991
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
Franklin E. Sherkow
FRANKLIN E. SHERKOW DIRECTOR OF TRANSPORTATION

CLERK OF THE BOARD OF SUPERVISORS STATEMENT
ON THIS 15th DAY OF April, 1991, I RECEIVED PARCEL MAP 22731. I HEREBY STATE THAT ALL REQUIRED CERTIFICATES AND DOCUMENTS HAVE BEEN FILED. I DO HEREBY SUBMIT THIS PARCEL MAP TO THE OFFICE OF THE COUNTY RECORDER.

DATED: April 15, 1991
Gerald A. Maloney
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

PM 170/16

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

PARCEL MAP 22731

BEING A DIVISION OF A PORTION OF LOTS 10, 11, 12 AND 13 OF EL SOBRANTE LEMON TRACT NO. 1 PER MB 9/13, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

LANCON INC., LAND SURVEYING AND CIVIL ENGINEERING MARCH, 1989

SHEET 2 OF 3 SHEETS

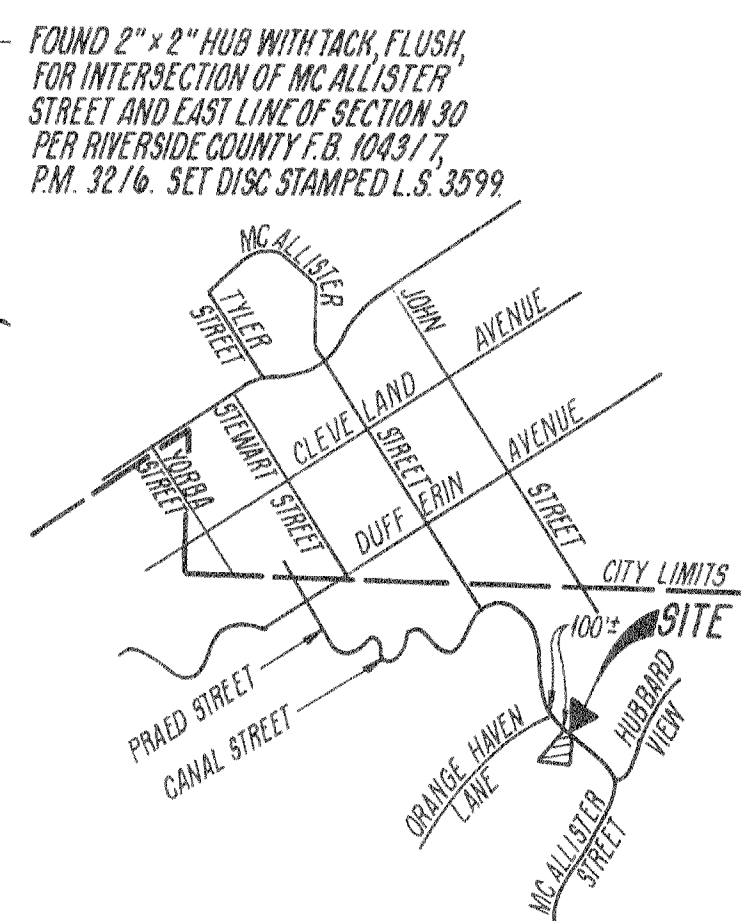
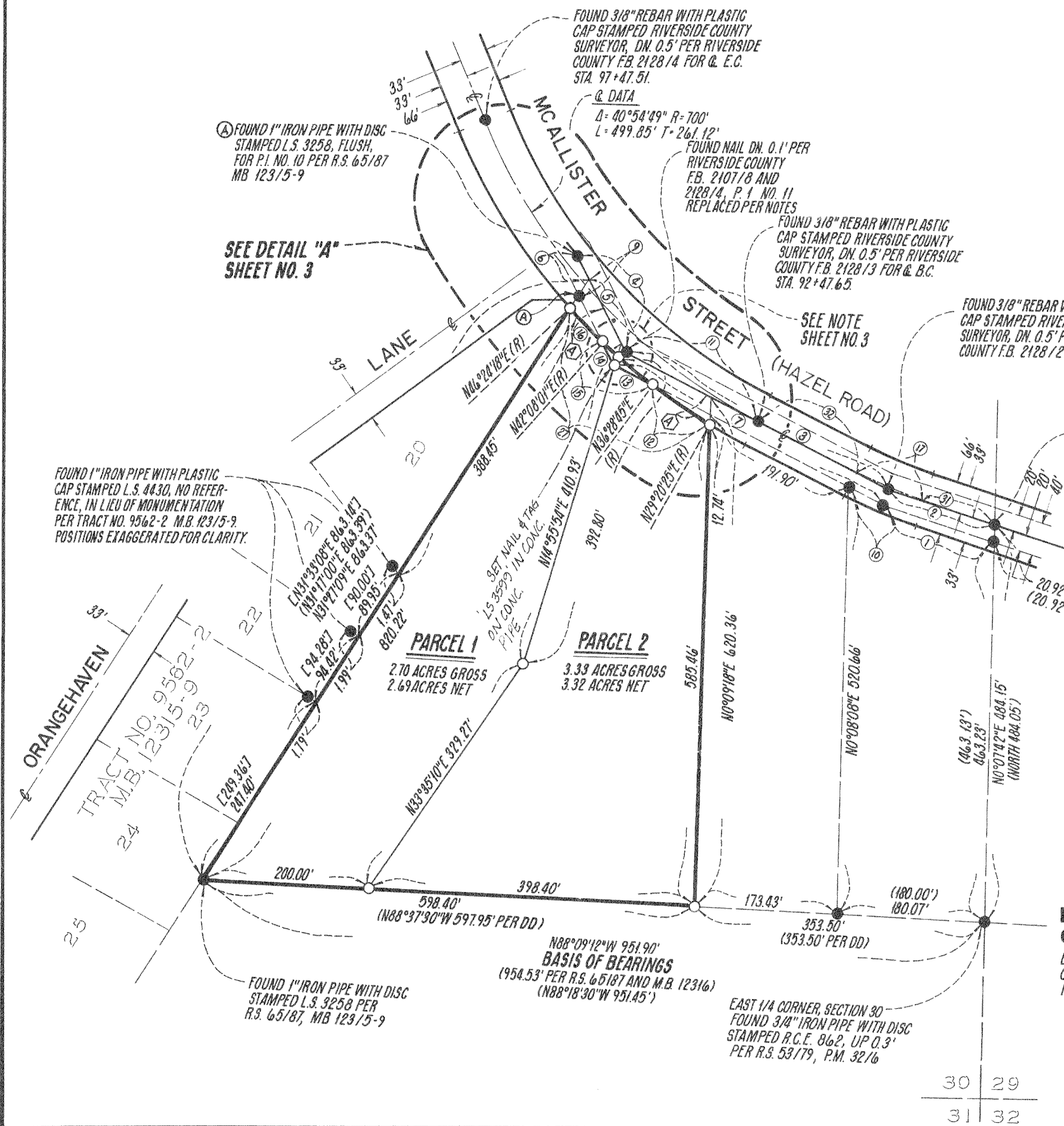
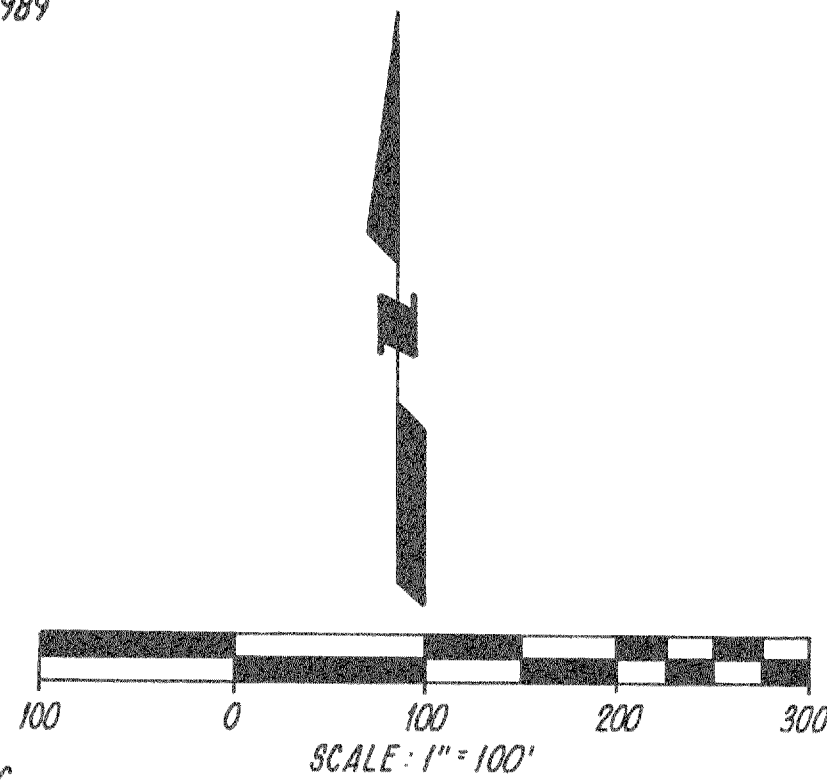
SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION OF THE NORTHERLY LINE OF THE NORTHERLY LINE OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON R.S. 65/87, I.E. N88°09'12"W

- : INDICATES FOUND 3/4" IRON PIPE WITH PLASTIC CAP STAMPED R.C.E. 862, FLUSH PER P.M. 32/6, UNLESS OTHERWISE NOTED.
- : INDICATES SET 3/4" x 18" IRON PIPE WITH PLASTIC CAP STAMPED L.S. 3599 FLUSH UNLESS OTHERWISE NOTED.
- (): INDICATES RECORD DATA PER P.M. 32/6, UNLESS OTHERWISE NOTED.
- []: INDICATES RECORD DATA PER M.B. 123/5-9.
- DD: INDICATES VALUES PER VESTING DEED RECORDED 8-5-77 AS DOC. NO. 151366 AND RE-RECORDED 12-16-77 AS DOC. NO. 250190, RECORDS OF RIVERSIDE COUNTY.
- (R): INDICATES RADIAL BEARING
- (A): INDICATES AREA GRANTED TO THE COUNTY OF RIVERSIDE FOR PUBLIC HIGHWAY (MC ALLISTER STREET) PER DEED RECORDED 6-20-88 AS DOCUMENT NO. 168215, RECORDS OF RIVERSIDE COUNTY.

TOTAL GROSS AREA WITHIN DISTINCTIVE BORDER LINE: 6.03 ACRES

(A) THESE 2 MONUMENTS WERE FOUND BY ME IN A 1980 SURVEY. SEE BUCK, MCCARTY & ASSOC., F.B. 7933. THESE MONUMENTS HAVE SINCE BEEN DESTROYED BY ROAD CONSTRUCTION.



VICINITY MAP
NO SCALE
THOMAS BROS. PG. 22, D-6

ENVIRONMENTAL CONSTRAINTS NOTE
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN E.C.S. BOOK 18, PAGE 72. THIS AFFECTS ALL PARCELS.

TABLED DATA				
NO.	BRG. OR DELTA	RADIUS	LENGTH	RECORD INFORMATION
1	N72°49'42"W		141.36'	(N72°58'20"W 141.35')
2	N72°49'42"W		133.74'	(N72°58'20"W 133.73')
3	N64°19'40"W		365.88'	(N64°27'05"W 365.94')
4	N27°35'36"W		127.92'	(N27°44'50"W 127.92') (N27°37'47"W, TRANSPOSED AS N37°37'47"W 127.94' ON SAID MAP.)
5	N27°35'36"W		95.97'	(N27°44'50"W 95.95')
6	N27°35'36"W		31.95'	(N27°44'50"W 31.97')
7	N64°19'40"W		374.01'	(N64°27'05"W 374.06')
8	N27°35'36"W		90.61'	(N27°44'50"W 90.58')
9	N31°27'09"E		23.32'	(N31°17'00"E 23.33')
10	N64°19'40"W		49.62'	(N64°27'05"W 49.62')
11	N64°19'40"W		178.23'	(N64°19'40"W 178.32' PER RIV. CO. F.B. 2128/3)
12	Δ-7°08'20"	733'	91.33'	
13	N64°19'40"W		47.43'	
14	N27°35'36"W		28.50'	
15	Δ-5°39'16"	733'	72.34'	
16	Δ-4°16'17"	733'	54.64'	
17	Δ-8°30'02"	600'	89.02'	(Δ-8°30'15" L-89.06' RIV. CO. F.B. 2128/3)
18	Δ-3°40'05"	733'	46.92'	
19	N31°27'09"E		8.94'	
20	Δ-20°10'51"	733'	258.18'	
21	Δ-19°27'30"	700'	237.73'	
22	N64°19'40"W		85.06'	
23	N31°27'09"E		14.38'	
24	N31°27'09"E		19.83'	
25	Δ-3°58'26"	733'	50.84'	
26	Δ-1°40'50"	733'	21.50'	
27	Δ-17°03'53"	733'	218.31'	
28	N64°19'40"W		116.30'	
29	N27°35'36"W		15.17'	
30	N64°19'40"W		132.49'	
31	N72°49'42"W		89.15'	
32	N64°19'40"W		143.06'	

EASEMENT NOTES
▲ AN EASEMENT FOR DITCHES, CANALS, FLUMES, PIPELINES, AND FOR THE TRANSMISSION OF ELECTRICITY IN FAVOR OF THE EL SOBRANTE LAND COMPANY, A CORPORATION, PER INSTRUMENT RECORDED 8-5-12 IN BOOK 357, PAGE 2, AND IN BOOK 366, PAGE 65 OF DEEDS RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT COVERS THE ENTIRE AREA BEING SUBDIVIDED.

PM 170/17

Copy 170/18

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

SHEET 3 OF 3 SHEETS

PARCEL MAP 22731

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LANCON INC., LAND SURVEYING AND CIVIL ENGINEERING MARCH, 1989

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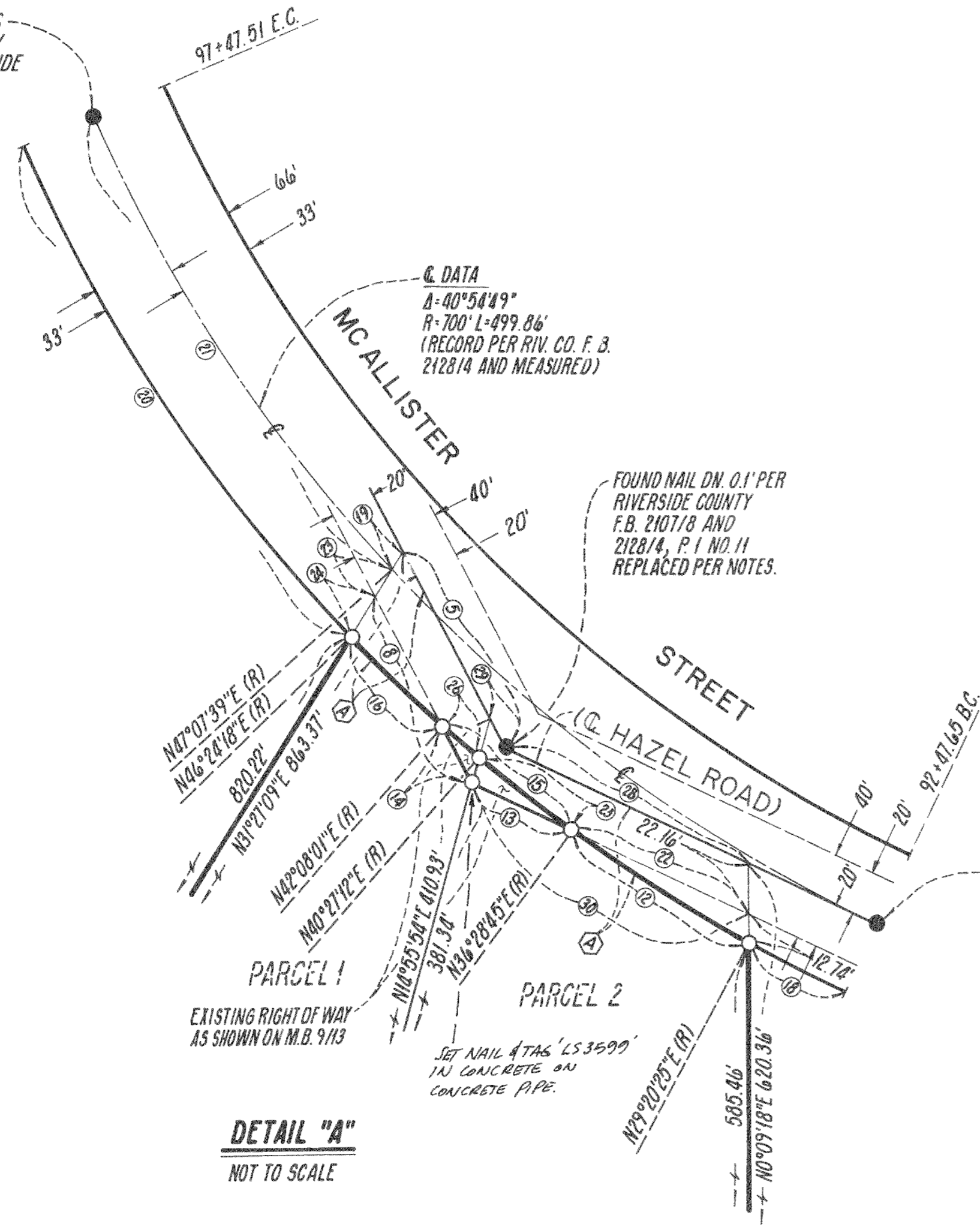
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- [3]: INDICATES RECORD DATA PER M.B. 12315-9.
- DD: INDICATES VALUES PER VESTING DEED RECORDED 8-5-77 AS DOC. NO. 151366 AND RE-RECORDED 12-16-77 AS DOC. NO. 250190, RECORDS OF RIVERSIDE COUNTY.
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FOUND 3/8" REBAR WITH PLASTIC CAP STAMPED RIVERSIDE COUNTY SURVEYOR, DN. 0.5' PER RIVERSIDE COUNTY F.B. 2128/4 FOR Q.E.C. STA. 97+47.51.



DETAIL "A"
NOT TO SCALE

PM 170/18