

# TRACT NO. 21291

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 28 AND 33, T.3 S., R.6 W., PER MAP OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7, PAGE 10 OF MAPS, AND A PORTION OF THE RIVERSIDE LAND AND IRRIGATING COMPANY'S MAIN CANAL AS SHOWN ON MAP RECORDED IN BOOK 1, PAGE 70 OF MAPS, BOTH OF SAN BERNARDINO COUNTY RECORDS.

KEITH ENGINEERING, INC. AUGUST, 1986

### OWNER'S CERTIFICATE

WE HEREBY CERTIFY 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 "G", INCLUSIVE. AS A CONDITION OF DEDICATION OF LOT "A", INDIANA AVENUE, THE OWNERS OF LOT 1, LOTS 45 THROUGH 64, INCLUSIVE, AND LOTS 69 AND 70, 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 ALSO HEREBY DEDICATE TO PUBLIC USE THE SEWER AND WATERLINE EASEMENTS AS SHOWN HEREON. WE ALSO HEREBY DEDICATE TO PUBLIC USE THE STORM DRAIN EASEMENTS, AS SHOWN HEREON FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

CITATION HOMES, A CALIFORNIA GENERAL PARTNERSHIP.  
BY: CITATION BUILDERS, A CALIFORNIA PARTNERSHIP.

BY: Anthony A. Allen  
ANTHONY A. ALLEN  
GENERAL MANAGER, SOUTHERN DIVISION

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$14,900.00 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 5-5, 1987 GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
BY: Nancy Rowntree DEPUTY

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY RICHARD MILLS ASSOCIATES, INC. ON THE 5th DAY OF SEPTEMBER, 1985, AS REQUIRED BY THE HEALTH AND SAFETY CODE.

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

ON THIS 5th DAY OF April, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANTHONY A. ALLEN, (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL MANAGER, SOUTHERN DIVISION, OF CITATION BUILDERS, A CALIFORNIA PARTNERSHIP, SAID PARTNERSHIP BEING ONE OF THE PARTNERS OF CITATION HOMES, A CALIFORNIA GENERAL PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PARTNERSHIP FIRST ABOVE NAMED; THAT SAID PARTNERSHIP EXECUTED THE SAME AS A PARTNER OF CITATION HOMES, AND THAT LAST NAMED PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND: MY COMMISSION EXPIRES: 4-23-1990  
Madie Kay Shaw  
NOTARY IN AND FOR SAID STATE IN Orange COUNTY



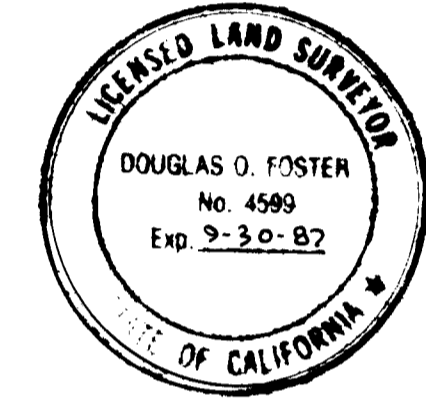
### RECORDER'S CERTIFICATE

FILED THIS 7th DAY OF MAY, 1987, AT 3:00 p.m. IN BOOK 168 OF MAPS, AT PAGE 57-64, AT THE REQUEST OF THE CLERK OF THE BOARD.  
NO. 128812  
FEE \$20.00  
WILLIAM E. CONERLY, COUNTY RECORDER  
BY: Gina Hunzley DEPUTY  
SUBDIVISION GUARANTEED: FIRST AMERICAN TITLE INSURANCE COMPANY

### SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 8 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MAY OF 1986; 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.

DATED FEBRUARY 5, 1987  
Douglas O. Foster  
DOUGLAS O. FOSTER, L.S. 4599  
MY CERTIFICATE EXPIRES: 9/30/87



### COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FOUND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 21291 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON JULY 1, 1986, THE EXPIRATION DATE BEING JULY 1, 1988; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED April 24, 1987 LeRoy D. Smoot  
LeRoy D. Smoot  
COUNTY SURVEYOR

### BOARD OF SUPERVISORS CERTIFICATE

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS 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 STORM DRAIN, SEWER AND WATERLINE EASEMENTS AS SHOWN HEREON ARE HEREBY NOT ACCEPTED.

DATED: 5-5, 1987 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BY: Walt Abraham  
CHAIRMAN OF THE BOARD OF SUPERVISORS

### ATTEST:

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
BY: Nancy Rowntree DEPUTY

### TAX COLLECTORS 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 \$ 14,900.00

DATED April 8, 1987 R. WAYNE WATTS COUNTY TAX COLLECTOR  
BY: Anita Brooks DEPUTY



IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 21291**

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 28 AND 33, T.3 S., R.6 W.,  
 PER MAP OF THE RANCHO EL ESTERO DE SAN VICENTE Y LA ORO, OF THE  
 COMPANY'S MAIN CANAL AS SHOWN ON MAP RECORDED IN BOOK 1, PAGE 70 OF  
 MAPS, BOTH OF SAN BERNARDINO COUNTY RECORDS.

KEITH ENGINEERING, INC.

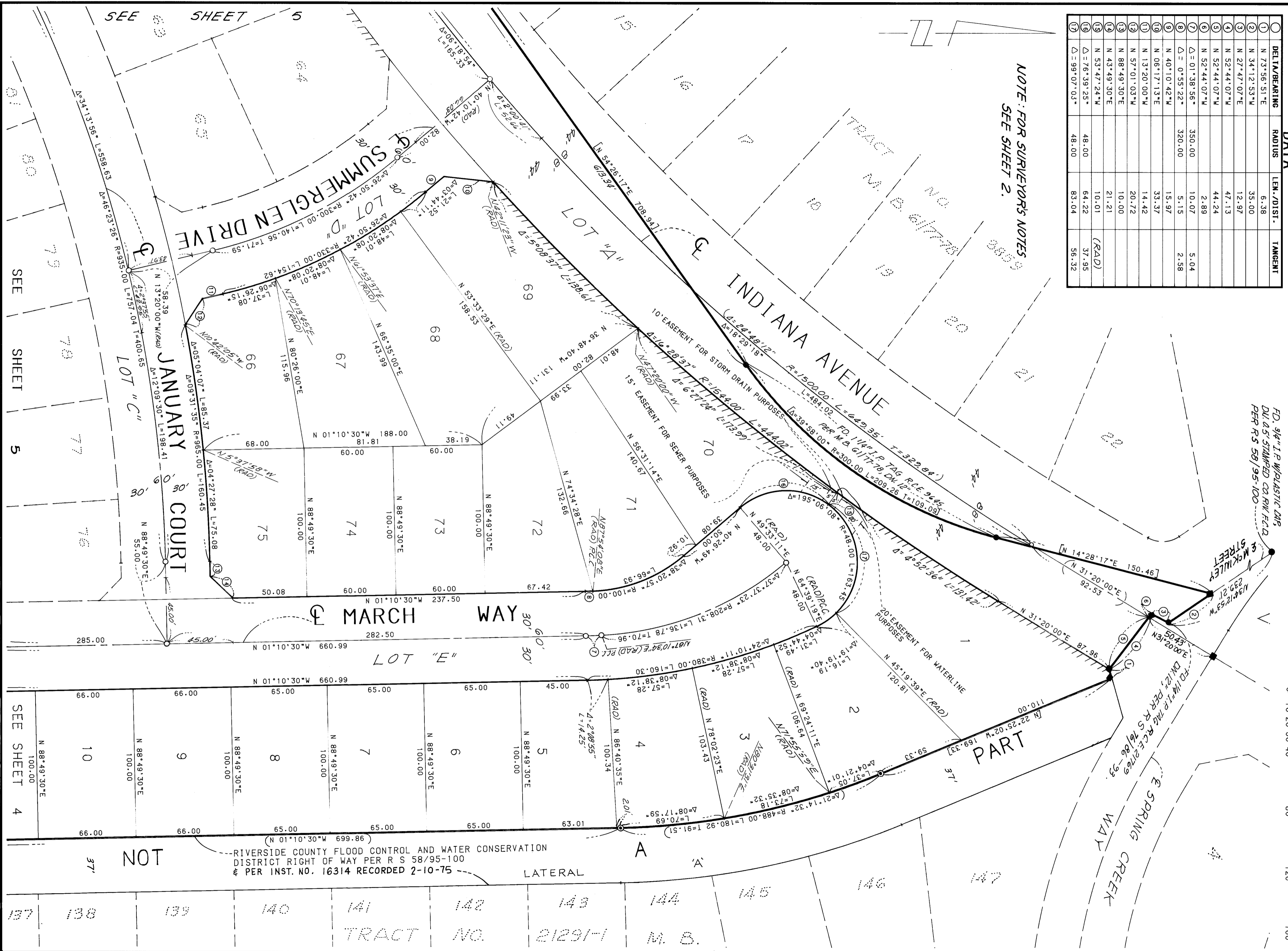
AUGUST, 1986



**DATA**

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	N 73°56'51"E	6.38	
2	N 34°12'53"W	35.00	
3	N 27°47'07"E	12.97	
4	N 52°44'07"W	47.13	
5	N 52°44'07"W	44.24	
6	N 52°44'07"W	2.89	
7	Δ = 01°38'56"	350.00	5.04
8	Δ = 0°55'22"	320.00	5.15
9	N 40°10'42"W	10.07	2.58
10	N 06°17'13"E	15.97	
11	N 13°20'00"W	33.37	
12	N 13°20'00"W	14.42	
13	N 57°01'03"W	20.72	
14	N 88°49'30"E	10.00	
15	N 43°49'30"E	21.21	
16	N 53°47'24"W	10.01	(RAD)
17	Δ = 76°39'25"	48.00	37.95
18	Δ = 99°07'03"	48.00	56.32

NOTE: FOR SURVEYOR'S NOTES  
 SEE SHEET 2.

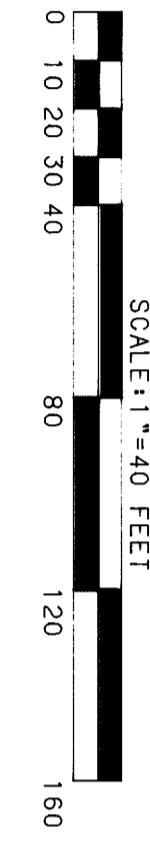


IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 21291**

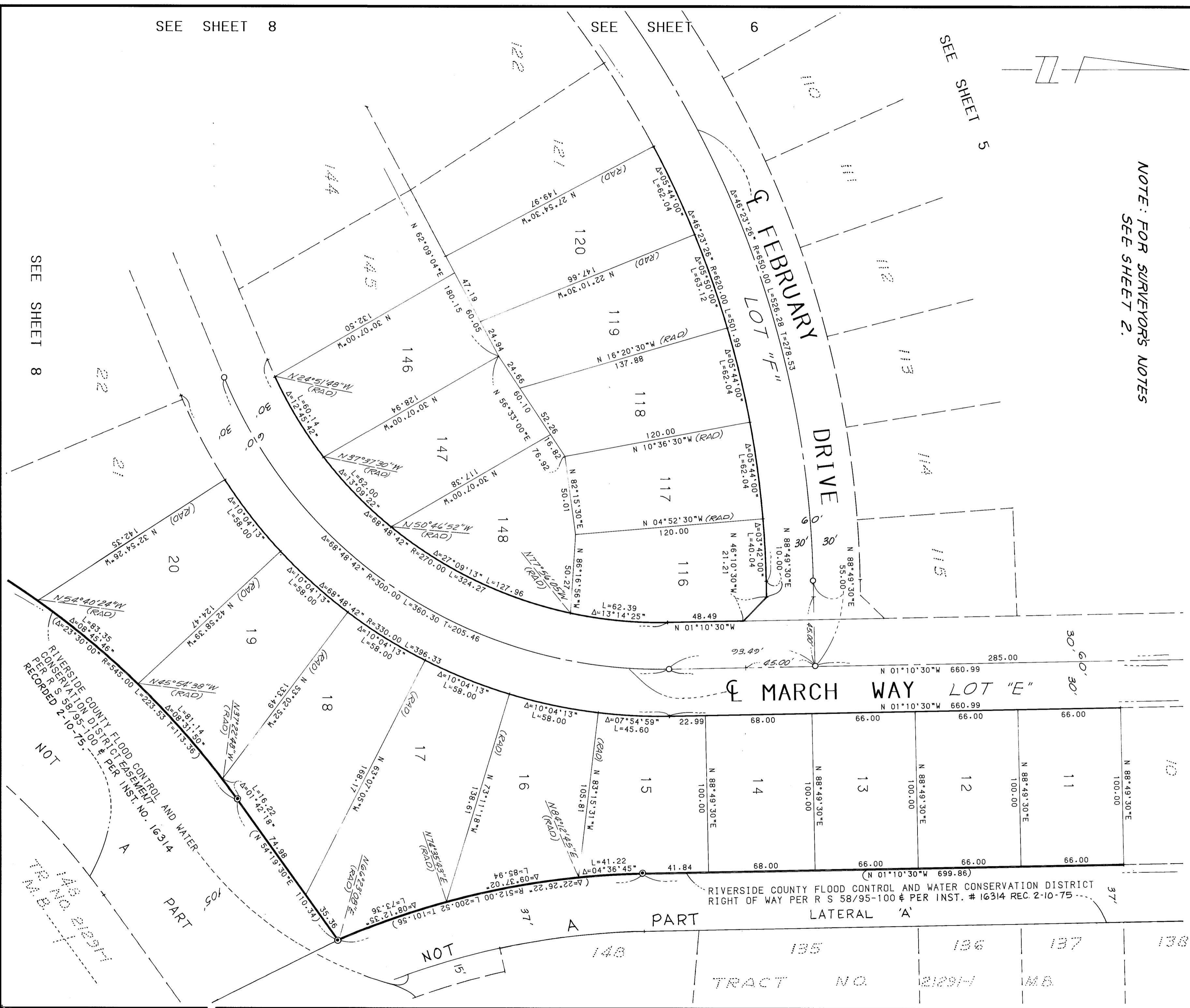
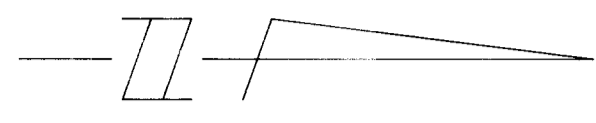
BEING A SUBDIVISION OF PORTIONS OF SECTIONS 28 AND 33, T.3 S., R.6 W.,  
PER MAP OF THE RANCHO EL SORRANO DE SAN JACINTO RECORDED IN BOOK 7,  
PAGE 10 OF THE PUBLIC RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,  
CASE NO. 5711 IN LAND AND AGRICULTURE DEPARTMENT RECORDS,  
MAPS, BOTH OF SAN BERNARDINO COUNTY RECORDS.

KEITH ENGINEERING, INC. AUGUST, 1986

NOTE: FOR SURVEYORS NOTES  
SEE SHEET 2.



SEE SHEET 3



SEE SHEET 8

SEE SHEET 8

SEE SHEET 6

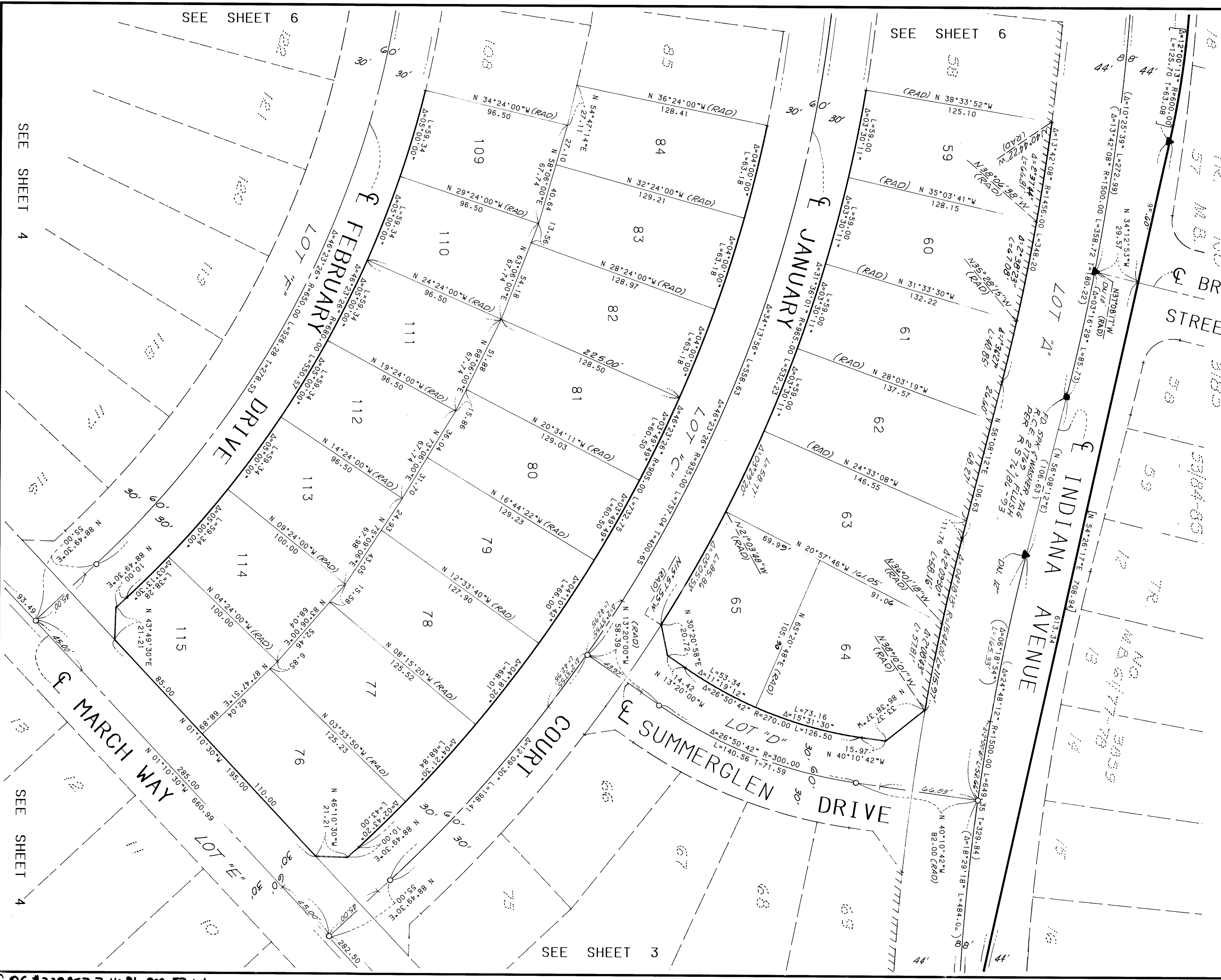
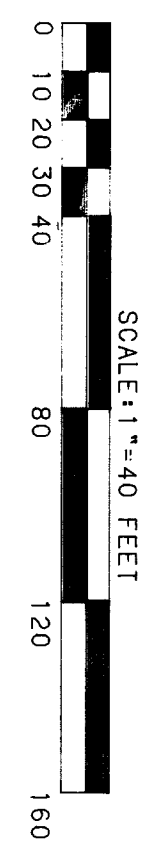
SEE SHEET 5

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 21291**

BEING A SUBDIVISION OF SECTIONS 28 AND 33, T.3 S., R.6 W.,  
PER MAP OF THE RANCHO EL SOBRANDE DE SAN JACINTO RECORDED IN BOOK 7,  
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MAPS, BOTH OF SAN BERNARDINO COUNTY RECORDS.

KEITH ENGINEERING, INC. AUGUST, 1986

NOTE: FOR SURVEYOR'S NOTES  
SEE SHEET 2.



SEE SHEET 6

SEE SHEET 6

SEE SHEET 4

SEE SHEET 3

SEE SHEET 4

Copy 168/62

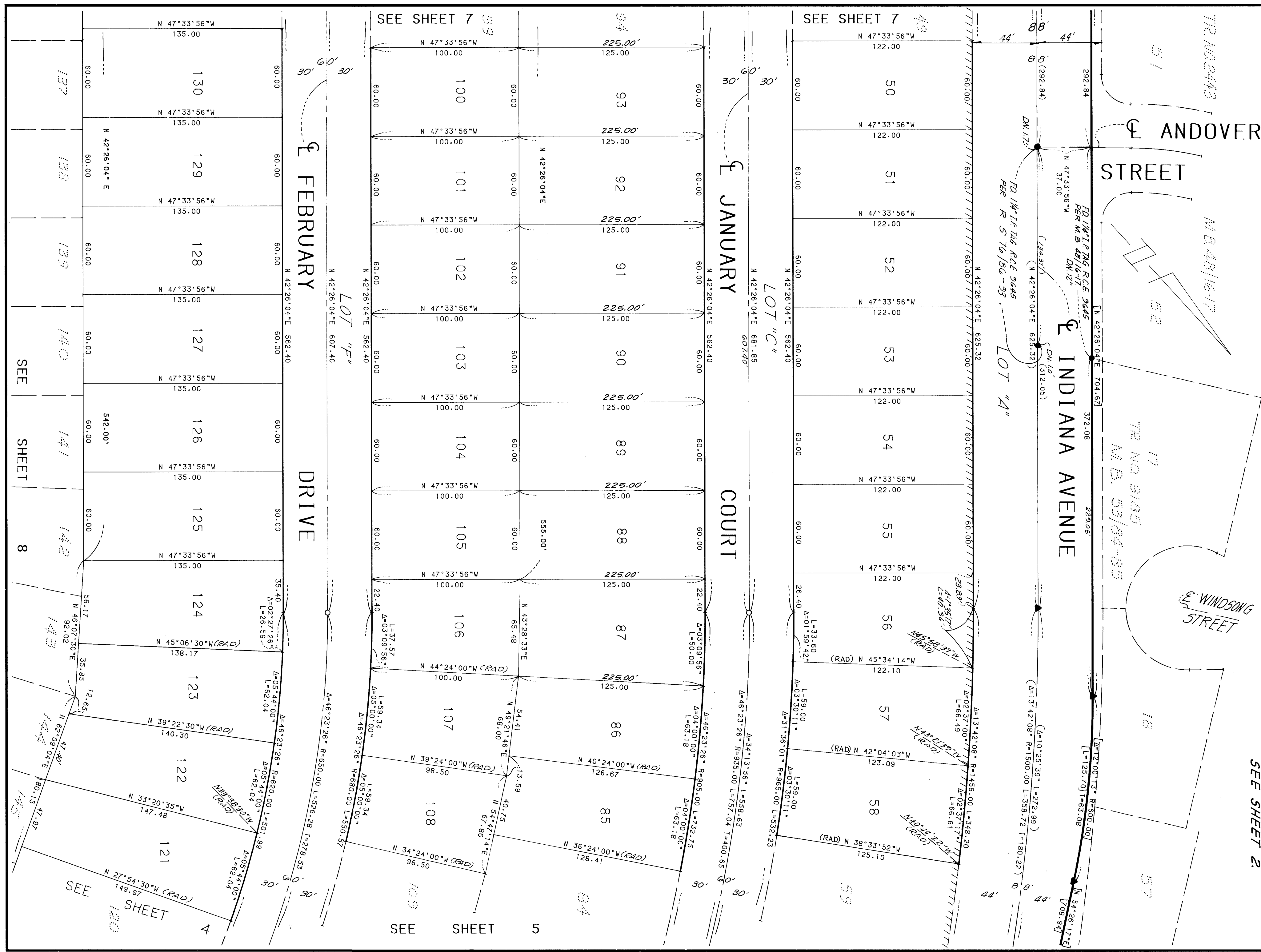
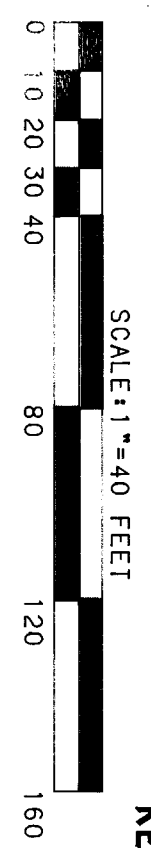
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 21291**

SHEET 6 OF 8 SHEETS

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 28 AND 33, T.3 S., R.6 E., PER MAP OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7, PAGE 10 OF MAPS, AND A PORTION OF THE RIVERSIDE LAND AND IRRIGATING COMPANY'S MAIN CANAL AS SHOWN ON MAP RECORDED IN BOOK 1, PAGE 70 OF MAPS, BOTH OF SAN BERNARDINO COUNTY RECORDS.

KEITH ENGINEERING, INC. AUGUST, 1986

NOTE: FOR SURVEYORS NOTES SEE SHEET 2.



C.O.C. # 239357, 7-16-91, pp. 57, 64

MB 168/62

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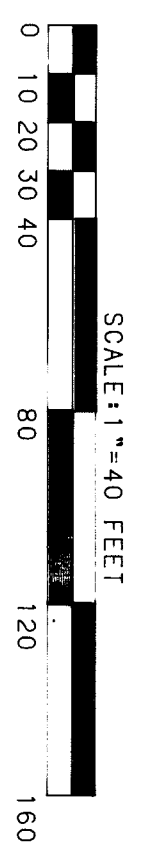
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 21291**

SHEET 7 OF 8 SHEETS

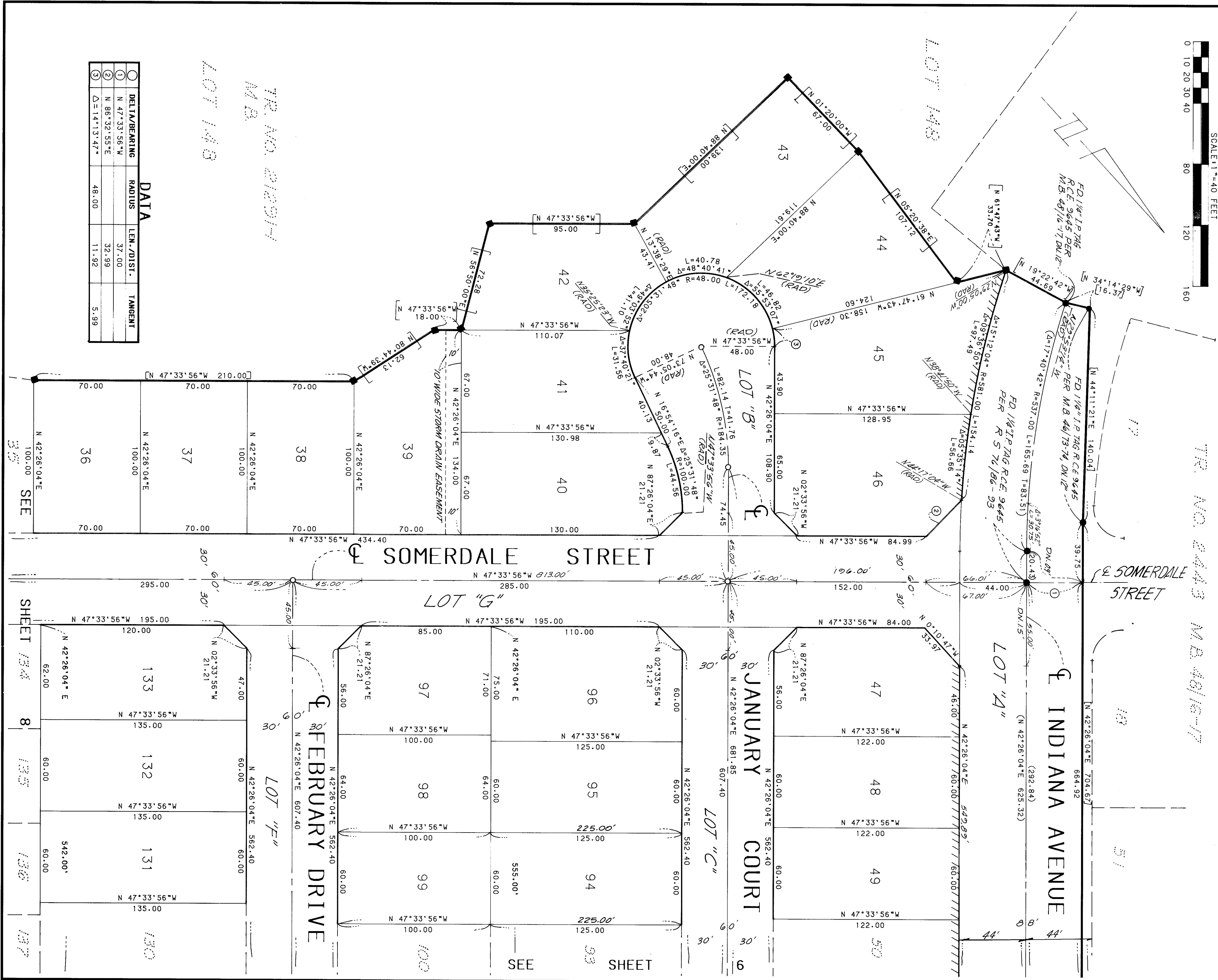
BEING A SUBDIVISION OF PORTIONS OF SECTIONS 28 AND 33, T.3 S., R.6 W.,  
PER MAP OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7,  
PAGE 147, AND A PORTION OF THE RIVERSIDE LAND AND IRRIGATING  
CASE AND PLAT MAP AND A PORTION OF THE RIVERSIDE LAND AND IRRIGATING  
MAPS, BOTH OF SAN BERNARDINO COUNTY RECORDS.

KEITH ENGINEERING, INC.      AUGUST, 1986

NOTE: FOR SURVEYOR'S NOTES  
SEE SHEET 2.



TR. NO. 2443 M.B. 48/16-77



DATA	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
①	N 47°33'56\"W		37.00	
②	N 86°32'55\"E		32.99	
③	Δ=14°13'47\"	48.00	11.92	5.99

TR. NO. 21291  
M.B.

LOT 148

LOT 149

SHEET 134 8 135 136 137

MB 168/63

# TRACT NO. 21291

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 28 AND 33, T.3 S., R.6 W., PER MAP OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7, PAGE 10 OF MAPS, AND A PORTION OF THE RIVERSIDE LAND AND IRRIGATING COMPANY'S MAIN CANAL AS SHOWN ON MAP RECORDED IN BOOK 1, PAGE 70 OF MAPS, BOTH OF SAN BERNARDINO COUNTY RECORDS.

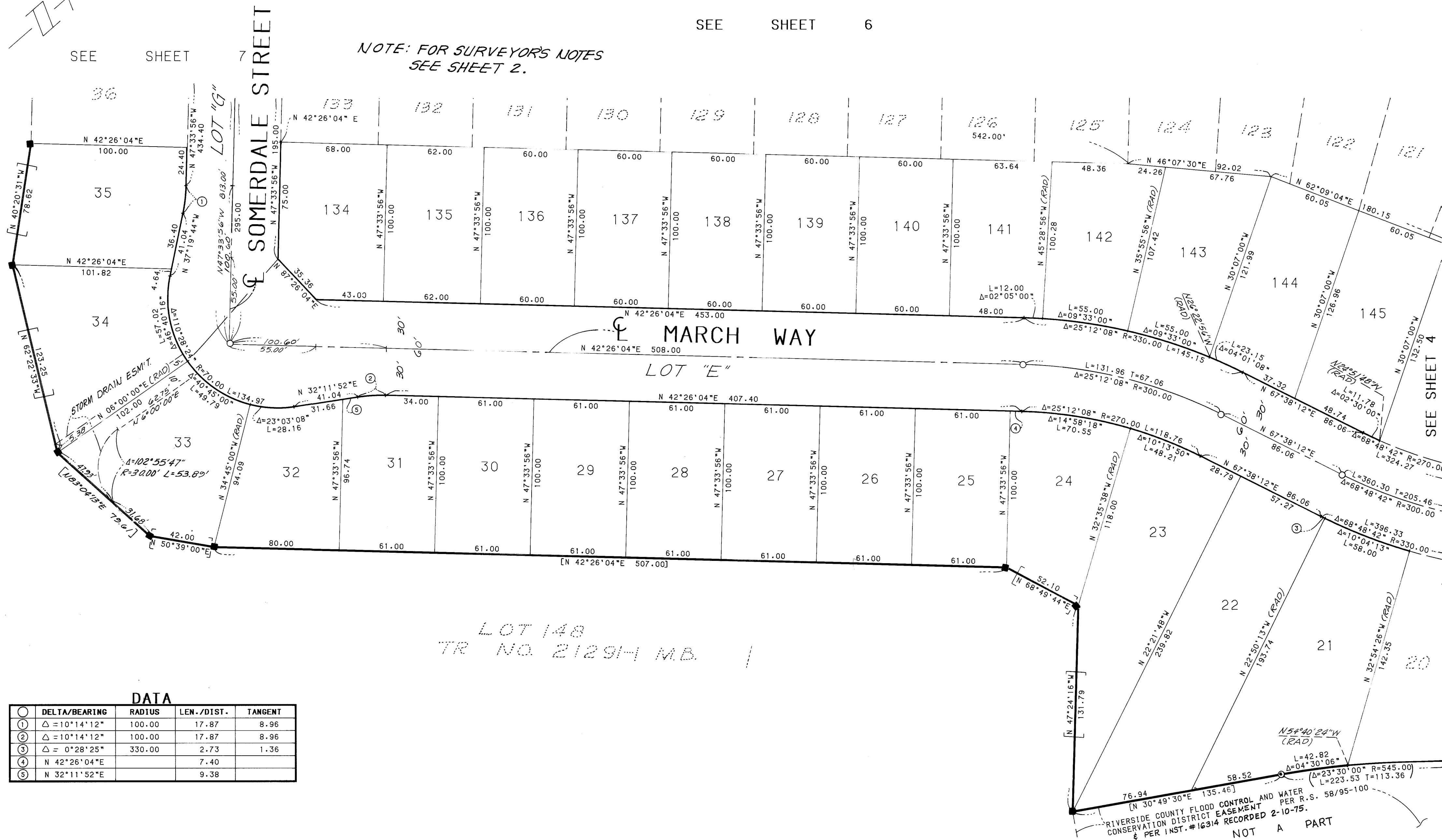
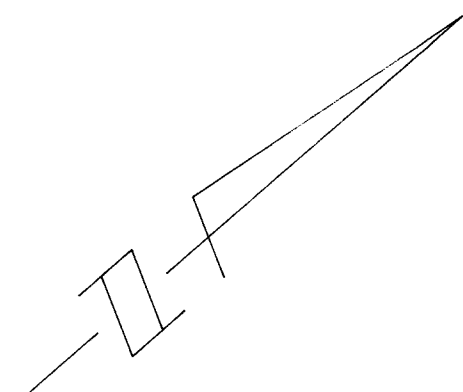
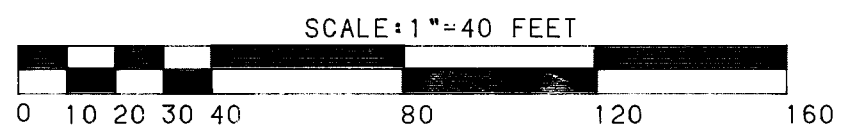
KEITH ENGINEERING, INC.

AUGUST, 1986

SEE SHEET 6

SEE SHEET 7

NOTE: FOR SURVEYOR'S NOTES SEE SHEET 2.



LOT 148  
TR NO. 21291 MB.

### DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
①	Δ = 10°14'12"	100.00	17.87	8.96
②	Δ = 10°14'12"	100.00	17.87	8.96
③	Δ = 0°28'25"	330.00	2.73	1.36
④	N 42°26'04"E		7.40	
⑤	N 32°11'52"E		9.38	

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT EASEMENT PER R.S. 58/95-100 & PER INST. # 16314 RECORDED 2-10-75.

NOT A PART