

TRACT NO. 17215-1

BEING A DIVISION OF A PORTION OF SECTION 36, T. 3 S., R. 6 W., AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO ON FILE IN BOOK 7, PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS

JUNE 1987

RECORDER'S CERTIFICATE

FILED THIS 25 DAY OF FEBRUARY 1988 AT 3:00 P.M. IN BOOK 180 OF MAPS, PAGES 88-92, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 49556
FEE \$4.00

WILLIAM E. CONERLY
COUNTY RECORDER
BY Santa Regan, DEPUTY

SUBDIVISION GUARANTEE FIRST AMERICAN TITLE INS.

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 "C" INCLUSIVE. WE HEREBY DEDICATE TO THE COUNTY OF RIVERSIDE LOTS "D" & "E". (1) ONE FOOT BARRIER STRIPS, FOR ROAD AND ACCESS CONTROL, AS A CONDITION OF DEDICATION OF LOT "A" (LA SIERRA AVE), THE OWNERS OF LOT "B", 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 THE COUNTY OF RIVERSIDE AN EASEMENT FOR FIRE MITIGATION PURPOSES OVER OPEN SPACE LOT 1 AS SHOWN HEREON. WE HEREBY ALSO DEDICATE TO PUBLIC USE THE PUBLIC UTILITY EASEMENT, THE ROAD EASEMENT, THE SEWER AND STORM DRAIN EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, ROAD, SEWER AND STORM DRAIN FACILITIES AS SHOWN HEREON.

A.W. ASSOCIATES, NO. 2, A CALIFORNIA GENERAL PARTNERSHIP
BY: THE PACIFIC COMPANY, A CALIFORNIA CORPORATION, MANAGING PARTNER

Amador Gonzalez, Jr. VICE PRESIDENT

SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, A CALIFORNIA CORPORATION, AS BENEFICIARY, DEED OF TRUST REC'D. OCT. 2, 1987 AS INSTR. NO. 286649 AND DEED OF TRUST REC'D. OCT. 13, 1987 AS INSTR. NO. 294974, O.P. RIV. CO.

A. Elizabeth Costello VICE PRES.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE }

ON THIS 22 DAY OF DECEMBER, 1987, BEFORE ME, ROBIN ELISE HERNDON, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AMADOR GONZALEZ, JR. PERSONALLY KNOWN TO ME OR 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, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING A MANAGING GENERAL PARTNER OF A.W. ASSOCIATES, NO. 2, THE CALIFORNIA GENERAL PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID GENERAL PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND: Robin Elise Herndon MY COMMISSION EXPIRES 8-19-91
California MY PRINCIPAL PLACE OF BUSINESS IS IN Orange CO.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE }

ON THIS 30 DAY OF November, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED A. Elizabeth Costello AND N/A, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND N/A, OF SECURITY PACIFIC NATIONAL BANK, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND: Bruce D. Amore MY COMMISSION EXPIRES 5-3-91
California MY PRINCIPAL PLACE OF BUSINESS IS IN Orange CO.

BOARD OF SUPERVISOR'S 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. THE BLANKET EASEMENT ALONG WITH THE DRAINAGE, SEWER, PUBLIC UTILITIES AND ROAD EASEMENTS SHOWN HEREON ARE HEREBY NOT ACCEPTED.

DATED 2-23, 1988

COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

BY: Walter A. Larson
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

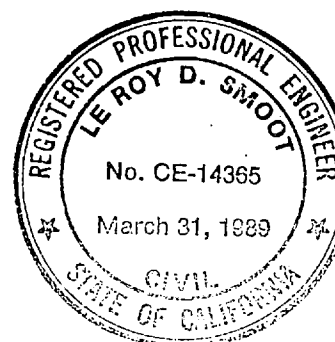
BY: Nancy Roman DEPUTY

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND FOUND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 17215 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON FEB. 23, 1987, THE EXPIRATION DATE BEING MAY 30, 1988; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED Feb. 22, 1988

L. Roy D. Smoot
LE ROY D. SMOOT
COUNTY SURVEYOR



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 \$_____.

DATED December 9, 1987

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Mike A. Mooneyham DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF _____ 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 _____, 1988

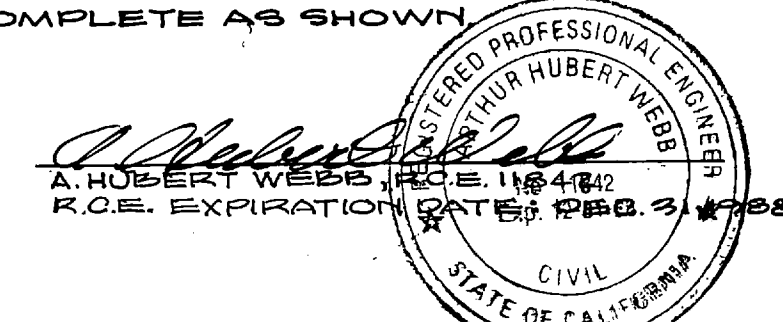
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____ DEPUTY

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FIVE (5) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MAY 1981; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (1) 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 NOV. 17, 1987



SOIL REPORT

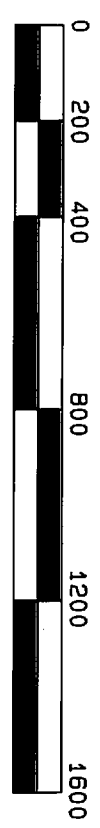
A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 6 DAY OF AUGUST, 1984, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA:
BY GEOSOLS, INC.

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF LA SIERRA AVENUE TAKEN AS N 22° 10' 44" W AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 68 OF RECORDS OF SURVEYS, PAGES 54 THROUGH 58 INCLUSIVE THEREOF, RIVERSIDE COUNTY RECORDS.
2. -●- INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH PER R.S. 68/54-58, RIV. CO. RECS., UNLESS OTHERWISE NOTED.
3. -○- INDICATES SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH PER RIV. CO. STD. A
4. ALL MONUMENTS SET ARE PLACED ACCORDING TO ORDINANCE NO. 461.4.
5. SET STEEL PIN TAGGED R.C.E. 11842 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED PER STD. "E".
6. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS, EXCEPT LOT LINES WITH BLOCK WALLS, SET NAIL AND TAG R.C.E. 11842 UP 12" ON INSIDE FACE OF BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS, WHERE APPLICABLE, PER STD. "D".
7. THIS TRACT CONTAINS 76.75 GROSS ACRES.
8. BUILDING SETBACK LINES SHALL CONFORM TO EXISTING ZONE.
9. ALL PUBLIC SERVICES AND PUBLIC UTILITIES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.
10. DRAINAGE EASEMENT, NO BUILDINGS, OR STRUCTURES, OR ENCROACHMENTS BY LAND FILLS ARE ALLOWED.
11. COUNTY ARCHIOLOGICAL REPORT NO. 817 WAS PREPARED FOR THIS PROPERTY ON DECEMBER 1975 BY GEORGETIC COUNTY PLANNING DEPARTMENT AT THE RIVERSIDE COUNTY PLANNING DEPARTMENT.
12. A BIOLOGICAL REPORT WAS PREPARED FOR THIS PROPERTY AND IS ON FILE AT THE RIVERSIDE COUNTY PLANNING DEPARTMENT.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA
TRACT NO. 17215-1
 BEING A DIVISION OF A PORTION OF SECTION 36, T.3S., R.6W., AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO ON FILE IN BOOK 7, PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

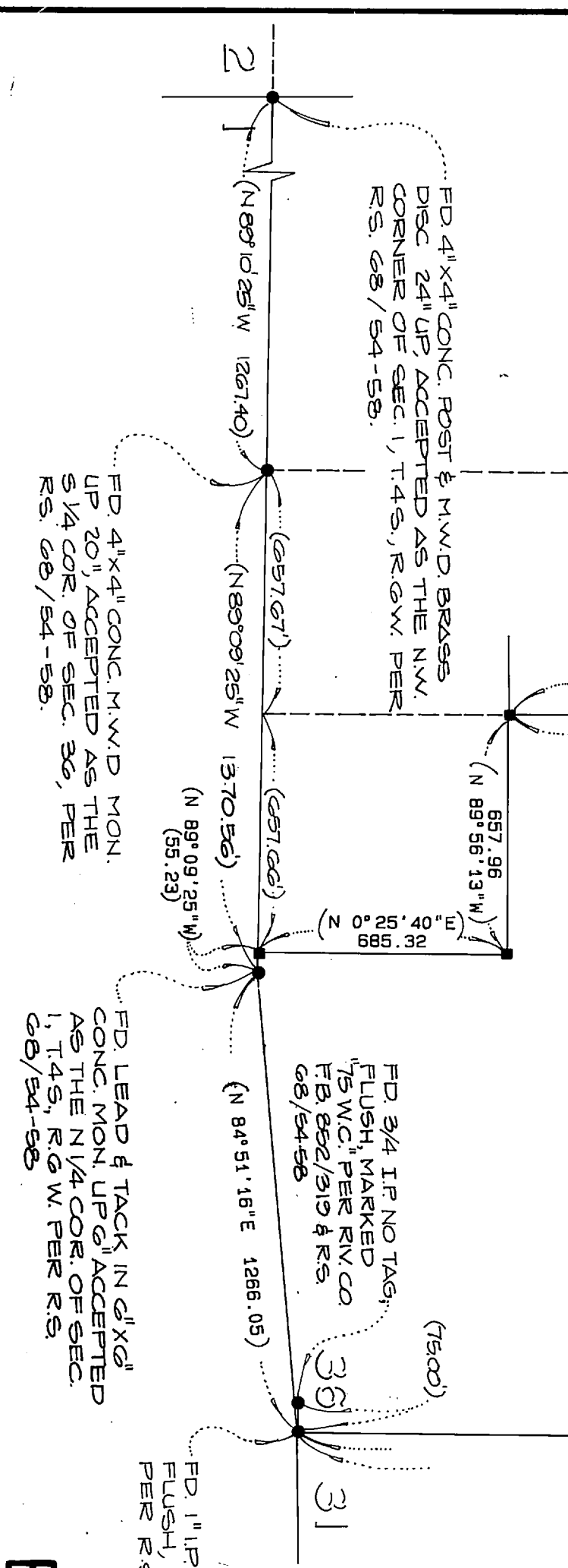
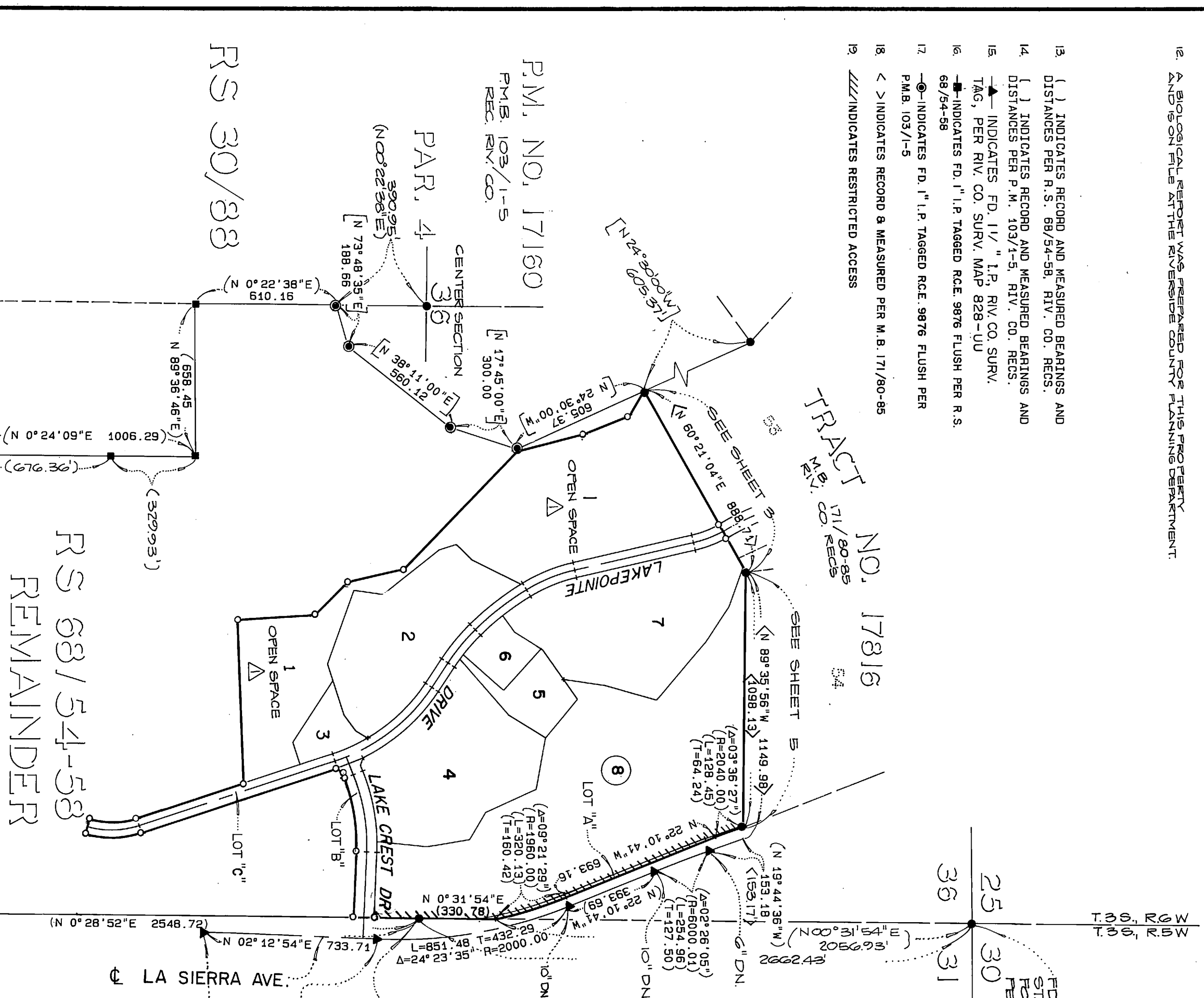
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
 JUNE 1987
 SCALE: 1" = 400'



EASEMENT NOTE
 ▲ BLANKET EASEMENT FOR FIRE HAZARD MITIGATION PURPOSES FOR OPEN SPACE LOT 1

EASEMENT NOTES:
 1. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREIN DESCRIBED PROPERTY INCLUDED WITHIN PUBLIC ROADS.
 2. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR HEREBY BACKLASH FROM 504 FEET 200 OF DEED RECORD NO. 28229 AND JULY 12, 1971 AS INSTRUMENT NO. 28229 AND JULY 12, 1971 AS INSTRUMENT NO. 28229, IN FAVOR OF RIVERSIDE COUNTY, CALIFORNIA, SAID EASEMENTS IS FOR ROADS, FIRE LINES, POLE LINES, AND CANNOT BE LOCATED FROM THE RECORDS.
 3. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE SAN JACINTO LAND CO., OF DEEDS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID EASEMENT IS FOR ROADS, FIRE LINES, POLE LINES, AND CANNOT BE LOCATED FROM THE RECORDS.
 4. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, SAID INSTRUMENT RECORDED MARCH 25, 1966 AS INSTRUMENT NO. 21817, IN FAVOR OF RIVERSIDE COUNTY, CALIFORNIA.
 5. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE RIVERSIDE COUNTY PLANNING DEPARTMENT, IN FAVOR OF RIVERSIDE COUNTY, CALIFORNIA, SAID INSTRUMENT RECORDED FEBRUARY 19, 1971 AS INSTRUMENT NO. 28229 AND JULY 12, 1971 AS INSTRUMENT NO. 28229, IN FAVOR OF RIVERSIDE COUNTY, CALIFORNIA, SAID EASEMENT IS FOR A 10' EXCAVATION 50 FEET AND 10 FEET EMBANKMENT SLOPES, AND DRAINAGE FACILITIES.

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 13, PAGE 49A-49B



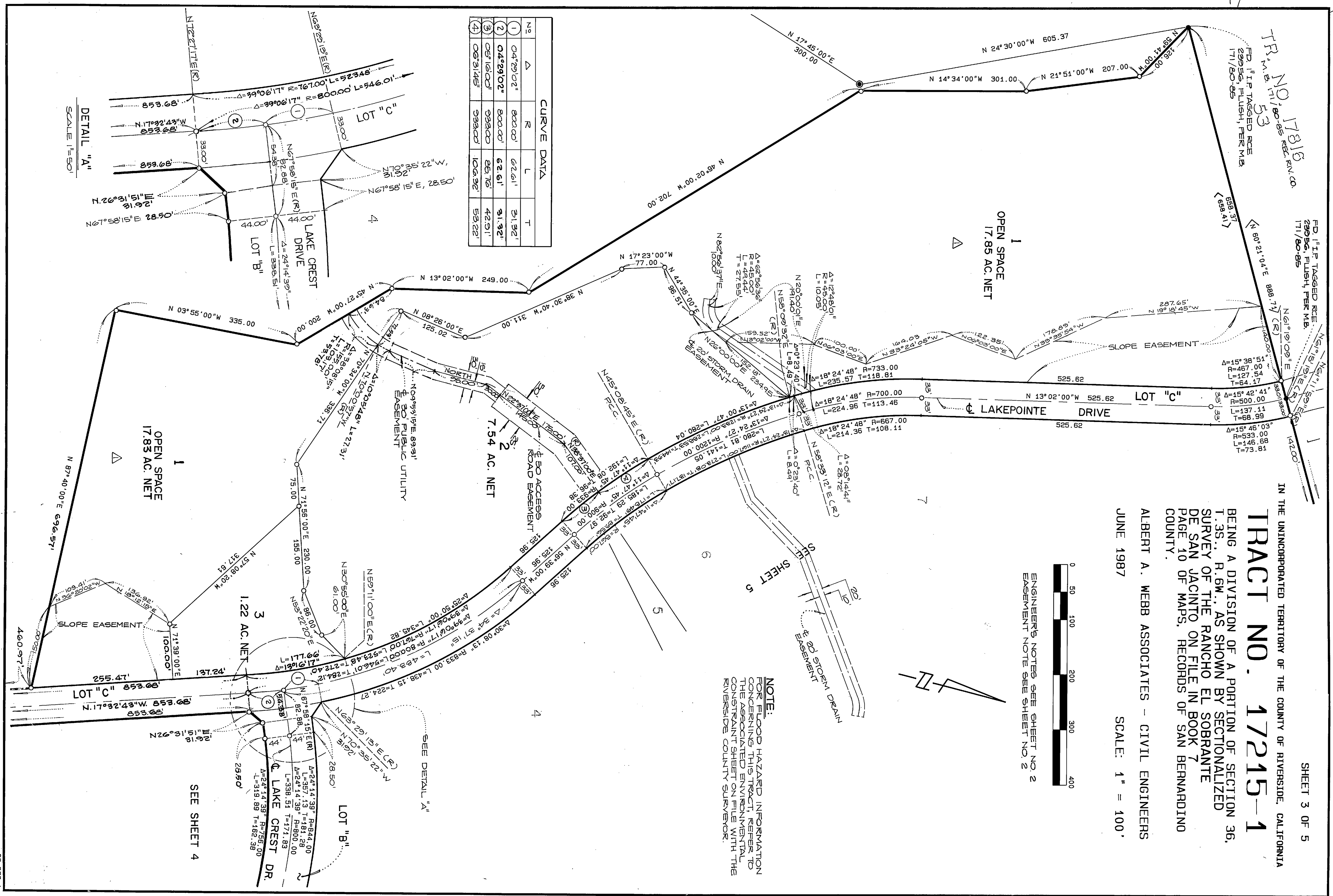
NOTE:
 FOR FLOOD HAZARD INFORMATION CONCERNING THIS TRACT, REFER TO THE ASSOCIATED ENVIRONMENTAL CONSTRAINT SHEET ON FILE WITH THE RIVERSIDE COUNTY SURVEYOR.

ENVIRONMENTAL CONSTRAINT NOTE

Copy 180
90

NO	Δ	R	L	T
1	04°29'02"	800.00'	62.61'	31.32'
2	03°18'00"	800.00'	65.76'	31.32'
3	03°18'00"	800.00'	65.76'	42.91'
4	06°31'45"	938.00'	106.32'	53.22'

DETAIL "A"
SCALE 1"=50'

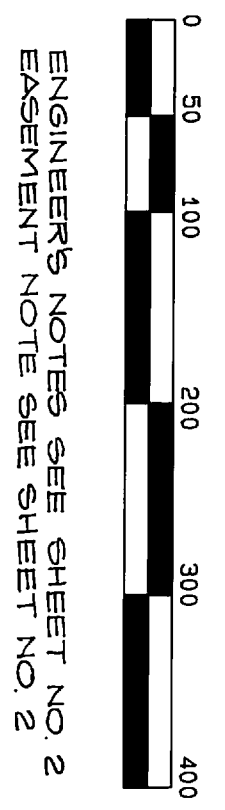


SHEET 3 OF 5

TRACT NO. 17215-1

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA
BEING A DIVISION OF A PORTION OF SECTION 36,
T. 35., R. 6W., AS SHOWN BY SECTIONALIZED
SURVEY OF THE RANCHO EL SOBRANTE
DE SAN JACINTO ON FILE IN BOOK 7
PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO
COUNTY.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
JUNE 1987
SCALE: 1" = 100'



ENGINEER'S NOTES: SEE SHEET NO. 2
EASEMENT NOTE SEE SHEET NO. 2

NOTE:
FOR FLOOD HAZARD INFORMATION
CONCERNING THIS TRACT, REFER TO
THE ASSOCIATED ENVIRONMENTAL
CONSTRAINT SHEET ON FILE WITH THE
RIVERSIDE COUNTY SURVEYOR.

MB 180/90

180/91
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CURVE DATA				
No	Δ	R	L	T
1	04°29'02"	800.00'	62.61'	31.32'
2	05°40'45"	800.00'	51.37'	25.65'

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA
TRACT NO. 17215-1
 BEING A DIVISION OF A PORTION OF SECTION 36, T.3S., R.6W.,
 AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO
 EL SOBRIANTE DE SAN JACINTO ON FILE IN BOOK 7, PAGE 10 OF MAPS,
 RECORDS OF SAN BERNARDINO COUNTY.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS

JUNE 1987

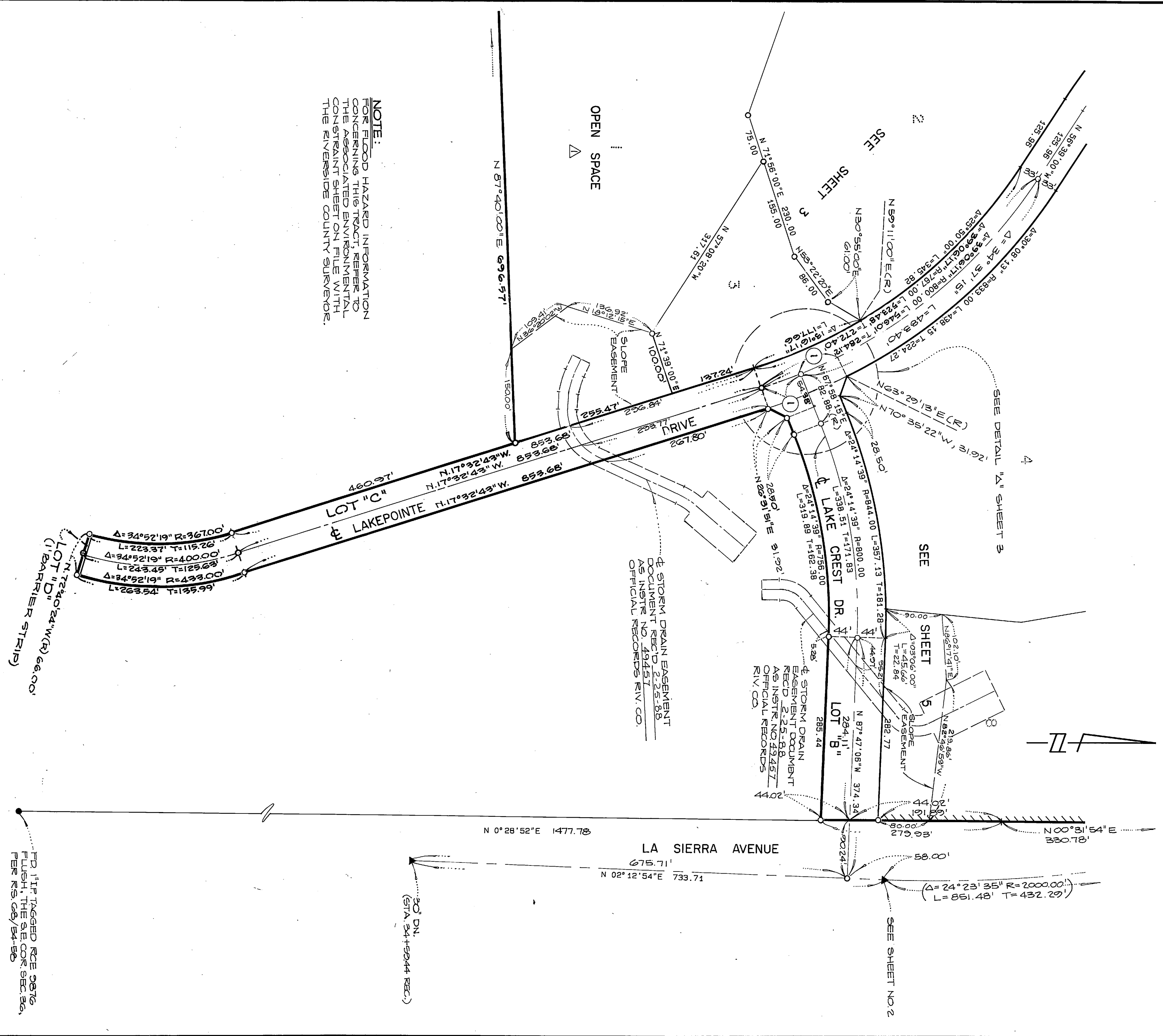
SCALE: 1" = 100'



ENGINEER'S NOTES SEE SHEET NO. 2

EASEMENT NOTE SEE SHEET NO. 2

SHEET 4 OF 5



NOTE:
 FOR FLOOD HAZARD INFORMATION
 CONCERNING THIS TRACT, REFER TO
 THE ASSOCIATED ENVIRONMENTAL
 CONSTRAINT SHEET ON FILE WITH
 THE RIVERSIDE COUNTY SURVEYOR.

FD 1" IF TAGGED RCE 0876
 FLUSH, THE SE COR. SEC. 36,
 PER RS. 68/54-55

MB 180/91

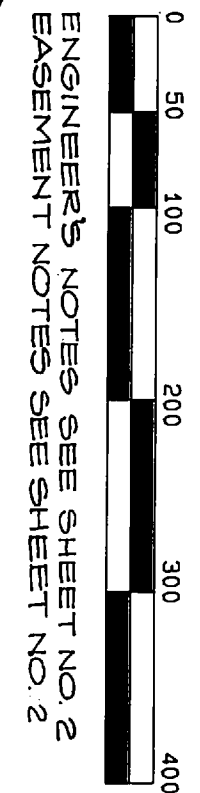
180/92

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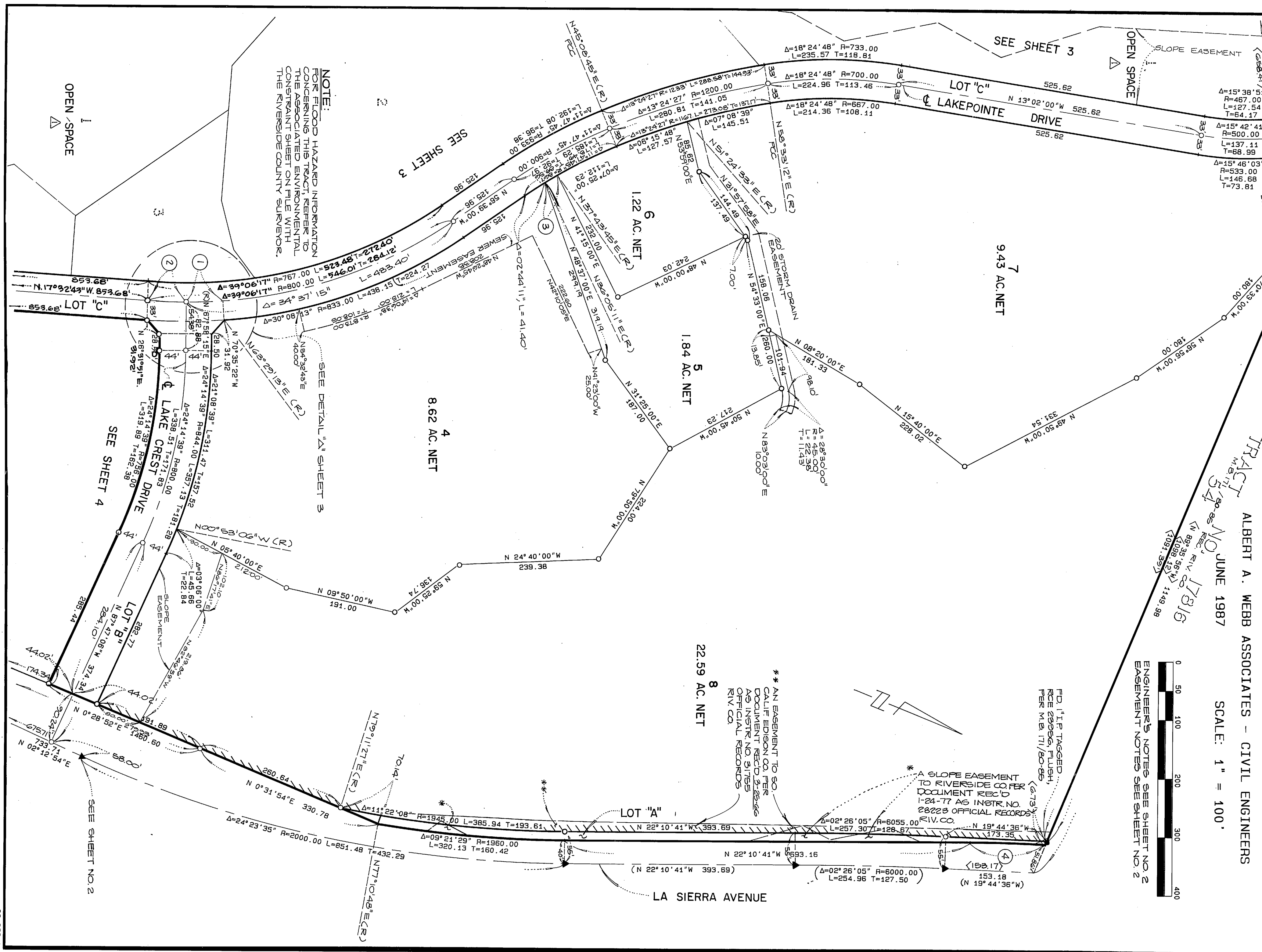
CURVE DATA				
No.	Δ	R	L	T
1	04° 29' 02"	800.00'	62.61'	31.32'
2	04° 29' 02"	800.00'	62.61'	31.32'
3	01° 38' 34"	867.00'	24.86'	12.43'
4	03° 36' 27"	2040.00'	128.45'	64.24'

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA
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 EL SOBRANTE DE SAN JACINTO ON FILE IN BOOK 7, PAGE 10 OF MAPS,
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
 JUNE 1987
 SCALE: 1" = 100'



ENGINEER'S NOTES: SEE SHEET NO. 2
 EASEMENT NOTES: SEE SHEET NO. 2



NOTE:
 FOR FLOOD HAZARD INFORMATION
 CONCERNING THIS TRACT, REFER TO
 THE ASSOCIATED ENVIRONMENTAL
 CONSTRAINT SHEET ON FILE WITH
 THE RIVERSIDE COUNTY SURVEYOR.

OPEN SPACE

SEE SHEET 3

SEE SHEET 3

SEE SHEET 4

SEE DETAIL "A" SHEET 3

SEE SHEET NO. 2

LA SIERRA AVENUE

MB 180/92