

TRACT NO. 17215-2

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 LOT "A". WE HEREBY DEDICATE TO THE COUNTY OF RIVERSIDE, A BLANKET EASEMENT FOR FIRE MITIGATION PURPOSES OVER OPEN SPACE LOTS 43 AS SHOWN HEREON. WE ALSO HEREBY DEDICATE TO THE COUNTY OF RIVERSIDE LOT "B", (1) ONE FOOT BARRIER STRIP, FOR ROAD AND ACCESS CONTROL.

BEING A SUBDIVISION OF A PORTION OF SECTION 36, T.3 S., R.6 W., S.B.M. 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, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. NOVEMBER, 1987

RECORDER'S STATEMENT:

FILED THIS 8th DAY OF NOVEMBER, 1988, AT 12:00 P M IN BOOK 192 OF MAPS, AT PAGES 91a-98, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 326839 FEE \$10.00

WILLIAM E. CONERLY COUNTY RECORDER BY: Larita Pagan DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE CO.

A.W. ASSOCIATES, NO. 2, A CALIFORNIA GENERAL PARTNERSHIP

BY: THE PACIFIC COMPANY, A CALIFORNIA CORPORATION, MANAGING PARTNER.

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

BENEFICIARY STATEMENT:

SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED OCTOBER 2, 1987, AS INSTRUMENT NO. 286649 AND A DEED OF TRUST RECORDED OCTOBER 13, 1987 AS INSTRUMENT NO. 294974, OF OFFICIAL RECORDS.

A.E. Costello A.E. COSTELLO VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)) SS COUNTY OF RIVERSIDE)

ON THIS 26th DAY OF January, 1988, BEFORE ME, Rosemarie Wallack, 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 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:

MY COMMISSION EXPIRES: August 11, 1991 MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY

Rosemarie Wallack NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)) SS COUNTY OF Orange)

ON THIS 2nd DAY OF January, 1988, BEFORE ME, Beverly D. Smoot, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, A.E. Costello AND M.A. PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE Vice PRESIDENT AND M.A. SECRETARY, RESPECTIVELY, OF SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, THE NATIONAL BANKING ASSOCIATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID NATIONAL BANKING ASSOCIATION AND ACKNOWLEDGED TO ME THAT SUCH NATIONAL BANKING ASSOCIATION EXECUTED THE SAME, AS BENEFICIARY.

WITNESS MY HAND:

MY COMMISSION EXPIRES: May 3, 1991 MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

Beverly D. Smoot NOTARY PUBLIC IN AND FOR SAID STATE

BOARD OF SUPERVISOR'S STATEMENT:

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 BLANKET EASEMENT SHOWN HEREON IS HEREBY NOT ACCEPTED.

DATED Nov 8, 1988.

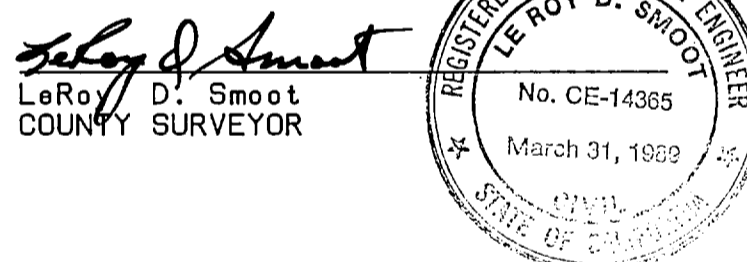
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BY: [Signature] CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS BY: [Signature] DEPUTY

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 MAP 17215 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 23, 1982, THE EXPIRATION DATE BEING MAY 30, 1989; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: Nov. 2, 1988.



LeRoy D. Smoot COUNTY SURVEYOR

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

CASH TAX BOND R. WAYNE WATTS, COUNTY TAX COLLECTOR

CLERK OF THE BOARD OF SUPERVISORS BY: _____ 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 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 October 17, 1988.

R. WAYNE WATTS COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

ENGINEER'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING NOVEMBER, 1987; 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 1-25, 1988.

Tom R. McGannon

TOM R McGANNON, R.C.E. 23956 REGISTRATION EXPIRES 12/31/89



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: GEOSOILS, INC.

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 65483, 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.

NOTE: ALL THE OWNERS MUST SIGN THE DOCUMENTS.

SCHEDULE "A"

COPY

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 17215-2

BEING A SUBDIVISION OF A PORTION OF SECTION 36, T.3 S., R.6 W., S.B.M. 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, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC.
NOVEMBER, 1987

- NOTES:
- 1.) SEE SHEET 3 FOR EASEMENT NOTES, ENGINEER'S NOTES ENVIRONMENTAL CONSTRAINT NOTE, AND BASIS OF BEARINGS
 - 2.) FOR FLOOD HAZARD INFORMATION CONCERNING THIS TRACT REFER TO THE ASSOCIATED ENVIRONMENTAL CONSTRAINT SHEET ON FILE WITH THE RIVERSIDE COUNTY SURVEYOR.

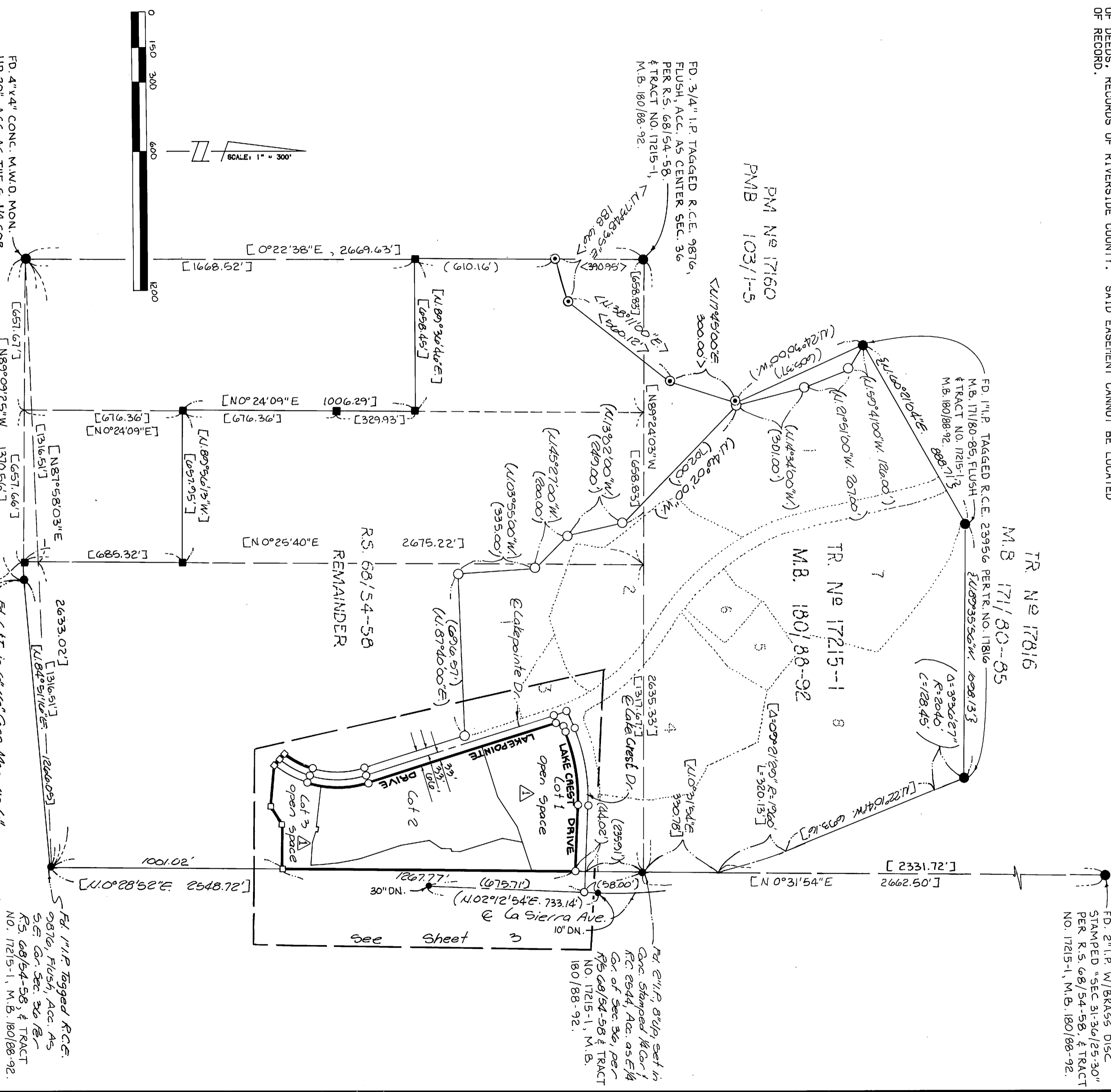
- NOTES:
- COUNTY ARCHEOLOGICAL REPORT NO. 817 WAS PREPARED FOR THIS PROPERTY IN DECEMBER, 1979 AND ADDENDUM SURVEY NO. 1164 WAS PREPARED FOR THIS PROPERTY IN JULY, 1987 BY SCIENTIFIC RESOURCE SURVEYS, AND IS ON FILE AT THE RIVERSIDE COUNTY PLANNING DEPARTMENT.
- A BIOLOGICAL REPORT WAS PREPARED FOR THIS PROPERTY, AND IS ON FILE AT THE RIVERSIDE COUNTY PLANNING DEPARTMENT.

EASEMENT NOTES:

HERBERT BULKLEY PRAED, ET. AL., OWNER OF AN EASEMENT FOR POLE LINES, ROADS, AND PIPELINES PER INSTRUMENT RECORDED 2/7/1911 IN BOOK 324, PAGE 389 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED OF RECORD.

SAN JACINTO LAND CO. LTD., OWNER OF AN EASEMENT FOR ROADS, PIPE LINES AND POLE LINES PER INSTRUMENT RECORDED 4/1/1929 IN BOOK 803, PAGE 542 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED OF RECORD.

FD. 2" I.P. W/BRASS DISC
STAMPED "SEC 31-36/25-30"
PER R.S. 68/54-58, & TRACT
NO. 17215-1, M.B. 180/88-92.



FD. 4"x4" CONC. M.W.D. MON.
UP 20", ACC. AS THE S. 1/4 COR.
SEC. 36 PER R.S. 68/54-58,
& TRACT NO. 17215-1, M.B. 180/88-92.

FD. C.I.T. in 6"x6" Conc. Mon. op 6",
Acc. As 1/4 Cor. Sec. 1, T.4 S., R.6 W.,
PER R.S. 68/54-58, & TRACT
NO. 17215-1, M.B. 180/88-92.

FD. 1" I.P. Tagged R.C.E.
9876, Flush, Acc. As
S.E. Cor. Sec. 36 Per
R.S. 68/54-58, & TRACT
NO. 17215-1, M.B. 180/88-92.

MB/192/97

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

SHEET 3 OF 3 SHEETS

TRACT NO. 17215-2

BEING A SUBDIVISION OF A PORTION OF SECTION 36, T.3 S., R.6 W., S.B.M. 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, STATE OF CALIFORNIA.

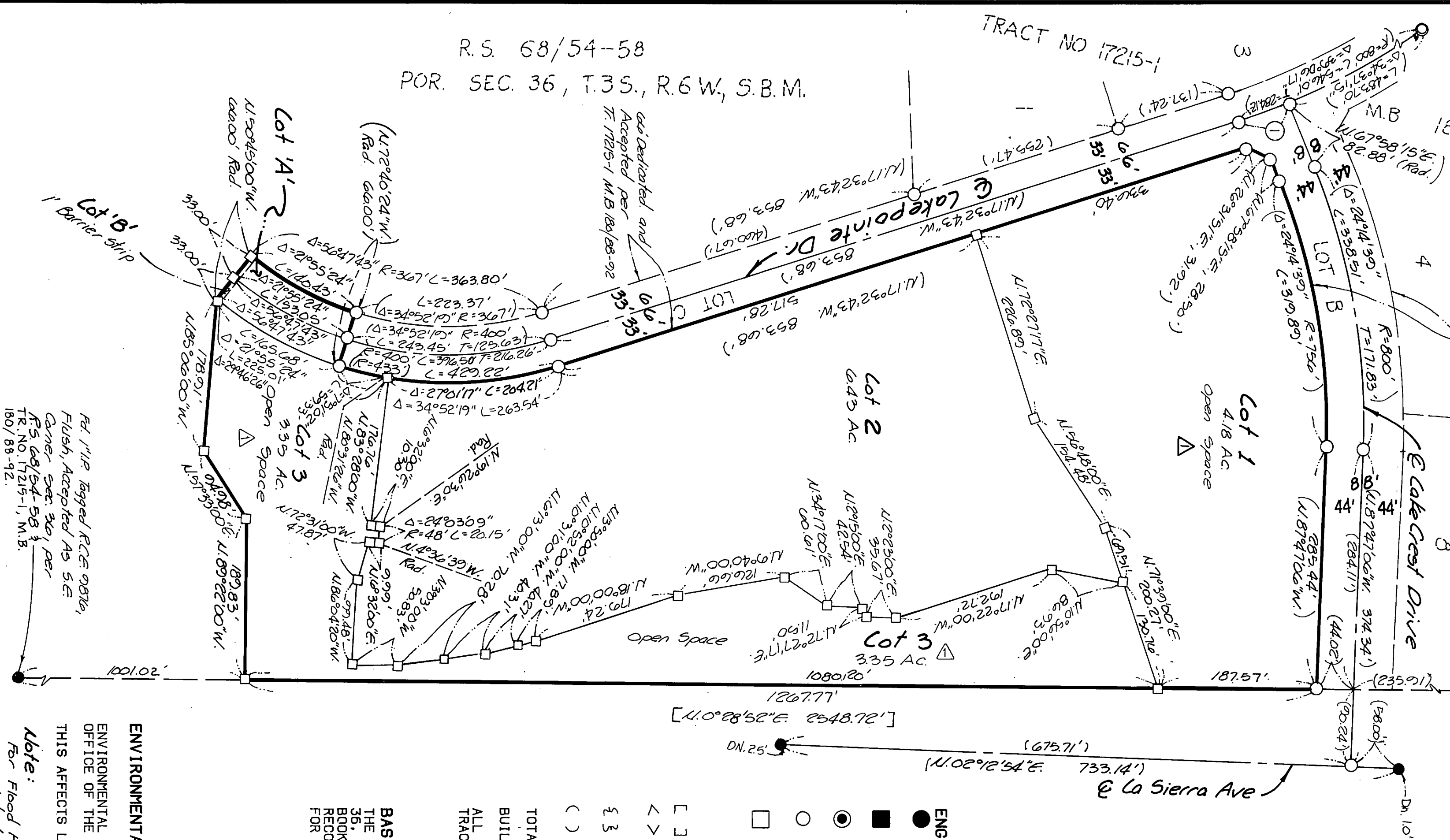
HUNSAKER AND ASSOCIATES, INC.
NOVEMBER, 1987



DATA
① (Δ=04°29'02" R=800')
(L=622.61')

88' Dedicated and Accepted per T. 17215-1/89/88-92

- EASEMENT NOTES:**
1. BLANKET EASEMENT FOR FIRE HAZARD MITIGATION PURPOSES FOR OPEN SPACE LOTS 1 AND 3
 2. AN EASEMENT FOR ROADS, PIPE LINES AND POLE LINES, IN FAVOR OF SAN JACINTO LAND CO., LTD., RECORDED APRIL 1, 1929, IN BOOK NON-PLOTTABLE PER DEED, RECORDS OF RIVERSIDE COUNTY.
 3. AN EASEMENT FOR ROADS, PIPE LINES AND POLE LINES, IN FAVOR OF HERBERT BULKLEY PRAED, ET AL., RECORDED FEBRUARY 7, 1911 IN BOOK 324 PAGE 369 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, NON-PLOTTABLE PER DEED.



ENGINEER'S NOTES:

- INDICATES FOUND 1 1/4" I.P. WITH RIV. CO. SURV. TAG, FLUSH, PER RIV. CO. SURVEY MAP 628-U, UNLESS OTHERWISE NOTED.
 - INDICATES FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH, PER R.S. 68/54-58.
 - INDICATES FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH, PER P.M. NO. 17160, P.M.B. 103/1-5.
 - INDICATES LOCATION OF 1" I.P. TAGGED R.C.E. 11842, FLUSH, TO BE SET PER TRACT NO. 17215-1, M.B. 180/88-92.
 - INDICATES SET 1" I.P. TAGGED R.C.E. 23956, FLUSH, PER STANDARD "A".
- ALL MONUMENTS TO BE SET ARE PLACED IN ACCORDANCE WITH ORDINANCE NO. 461.4 OF RIVERSIDE COUNTY.
- [] INDICATES MEASURED AND RECORD PER R.S. 68/54-58
 - < > INDICATES MEASURED AND RECORD PER P.M. 17160, P.M.B. 103/1-5.
 - { } INDICATES MEASURED AND RECORD PER TRACT NO. 17816, M.B. 171/80-85.
 - () INDICATES MEASURED AND RECORD PER TRACT NO. 17215-1, M.B. 180/88-92.
- TOTAL ACREAGE WITHIN THE DISTINCTIVE BORDER IS 14.19 ACRES GROSS
- BUILDING SETBACK LINES SHALL CONFORM TO EXISTING ZONE.
- ALL PUBLIC SERVICES AND PUBLIC UTILITIES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.

BASIS OF BEARINGS:

THE BEARING OF N.00°28'52"E. ALONG THE EASTERLY LINE OF SECTION 36, T.3 S., R.6 W., S.B.M., AS PER RECORD OF SURVEY FILED IN BOOK 68, PAGES 54 THROUGH 58, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY WAS USED AS THE BASIS OF BEARINGS 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 15 PAGE 90. THIS AFFECTS LOTS 1, 2 AND 3.

Note:

For Flood Hazard Information concerning this Tract refer to the associated Environmental Constraint Sheet on file with the RIVERSIDE COUNTY SURVEYOR.

R.S. 68/54-58
POR. SEC. 36, T.3 S., R.6 W., S.B.M.

TRACT NO 17215-1

180/88-92

La Sierra Ave

Lake Crest Drive

Capepointe Dr.

Lot 2
6.43 Ac

Lot 1
4.18 Ac

Lot 3
3.35 Ac

Lot 'A'

Lot 'B'

Lot 3
3.35 Ac

Open Space

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