

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 BORDERLINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" AND "B". WE HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG LAKEPOINTE DRIVE TO THE PUBLIC. THE OWNERS OF LOT 1 AND LOTS 24 THROUGH 35, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL; ALSO EXCEPTING ONE TWENTY FOOT ACCESS OPENING IN LOT NUMBER 35 AS SHOWN HEREON. 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 DEDICATE TO THE COUNTY OF RIVERSIDE A BLANKET EASEMENT FOR FIRE MITIGATION PURPOSES OVER OPEN SPACE LOT 35 AS SHOWN HEREON. WE ALSO HEREBY DEDICATE TO PUBLIC USE THE SEWER AND WATER EASEMENT, AS SHOWN WITHIN LOT 27 HEREON, FOR CONSTRUCTION AND MAINTENANCE OF SEWER AND WATER FACILITIES.

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

TRACT NO. 17215

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 & ASSOCIATES, INC.

NOVEMBER, 1987

RECORDER'S STATEMENT

FILED THIS 8th DAY OF NOVEMBER 1988 AT 12:00 P.M. IN BOOK 193 OF MAPS, AT PAGES 54, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 326845

FEES: \$1400

WILLIAM E. CONERLY, COUNTY RECORDER

BY: Santa Lagon DEPUTY

SUBDIVISION GUARANTEED FIRST AMERICAN TITLE INSURANCE CO.

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

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

Amador Gonzalez, Jr. VICE PRESIDENT

BENEFICIARY:

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

Thomas C. Farrell VICE PRESIDENT

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.

NOTE: ALL THE OWNERS MUST SIGN THE DOCUMENTS.

ENGINEER'S STATEMENT

I HEREBY STATE 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 NOVEMBER, 1987; 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: 1-25, 1988

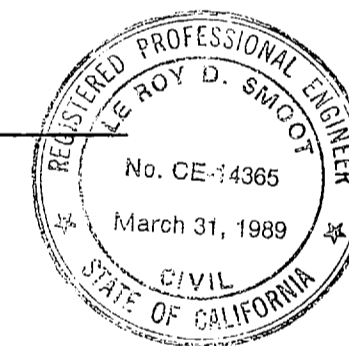
Tom R. McGannon R.C.E. 23956 MY LICENSE EXPIRES: 12/31/1989

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

DATED: Nov. 2, 1988

Roy D. Smoot COUNTY SURVEYOR



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF ORANGE) SS

ON SEPTEMBER 21, 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 A.W. 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.

MY COMMISSION EXPIRES: 9/10/89 WITNESS MY HAND AND OFFICIAL SEAL.

M.J. Robertson NOTARY PUBLIC IN AND FOR SAID STATE

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: Dickie J. Mooneyham DEPUTY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF ORANGE) SS

ON THIS 21st DAY OF SEPTEMBER, 1988, BEFORE ME, M.J. ROBERTSON, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, THOMAS C. FARRELL PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT OF SECURITY PACIFIC NATIONAL BANK, 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 PERSON 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.

MY COMMISSION EXPIRES: 9/10/89 WITNESS MY HAND AND OFFICIAL SEAL.

M.J. Robertson NOTARY PUBLIC IN AND FOR SAID STATE

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

DATED: _____, 1988

CASH TAX BOND R. WAYNE WATTS, COUNTY TAX COLLECTOR

BY: _____ DEPUTY

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 AND THE WATER AND SEWER EASEMENT SHOWN HEREON ARE HEREBY NOT ACCEPTED.

DATED: Nov. 8, 1988

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BY: Chairman of the Board of Supervisors

ATTEST: GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

BY: Gloria Schuyler DEPUTY

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED ON THE 6th DAY OF AUGUST, 1984, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA.

BY: GEOSOILS, INC. REPORT NO. 1558-B-0C

MB 193/5

TRACT NO. 17215

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HUNSAKER & ASSOCIATES, INC.

NOVEMBER, 1987

ENGINEER'S NOTES:

- INDICATES FOUND 1 1/4" I.P. WITH RIV. CO. SURV. TAG, FLUSH, PER RIV. CO. SURVEY MAP 828-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 LOCATION OF 1" I.P. TAGGED R.C.E. 23956, FLUSH, TO BE SET PER TRACT NO. 17215-2, M.B. 192/96-98.
- ⊗ INDICATES LOCATION OF 1" I.P. TAGGED R.C.E. 23956, FLUSH, TO BE SET PER TRACT NO. 17215-3, M.B. 192/99-101.
- ⊕ INDICATES LOCATION OF 1" I.P. TAGGED R.C.E. 23956, FLUSH, TO BE SET PER TRACT NO. 17215-4, M.B. 193/1-4.
- INDICATES SET 5/8" X 18" COPPER-COATED STEEL PIN WITH 1-1/2" BRASS CAP STAMPED R.C.E. 23956, PER STANDARD "B".
- SET 1" I.P. TAGGED R.C.E. 23956, FLUSH, AT ALL REAR LOT CORNERS, PER STANDARD "A".
- SET LEAD AND TAG R.C.E. 23956 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, EXCEPT AT STREET INTERSECTION CORNER CUTBACKS PER STANDARD "E".
- ALL MONUMENTS TO BE SET ARE PLACED IN ACCORDANCE WITH ORDINANCE NO. 461.4 OF RIVERSIDE COUNTY.

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 59, 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 93. THIS AFFECTS LOTS 1 THROUGH 35, INCLUSIVE.

EASEMENT NOTES:
▲ INDICATES A BLANKET EASEMENT FOR FIRE MITIGATION PURPOSES OVER OPEN SPACE LOT 35 HEREON.
▲ INDICATES AN EASEMENT FOR SEWER AND WATER PURPOSES DEDICATED HEREON.

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

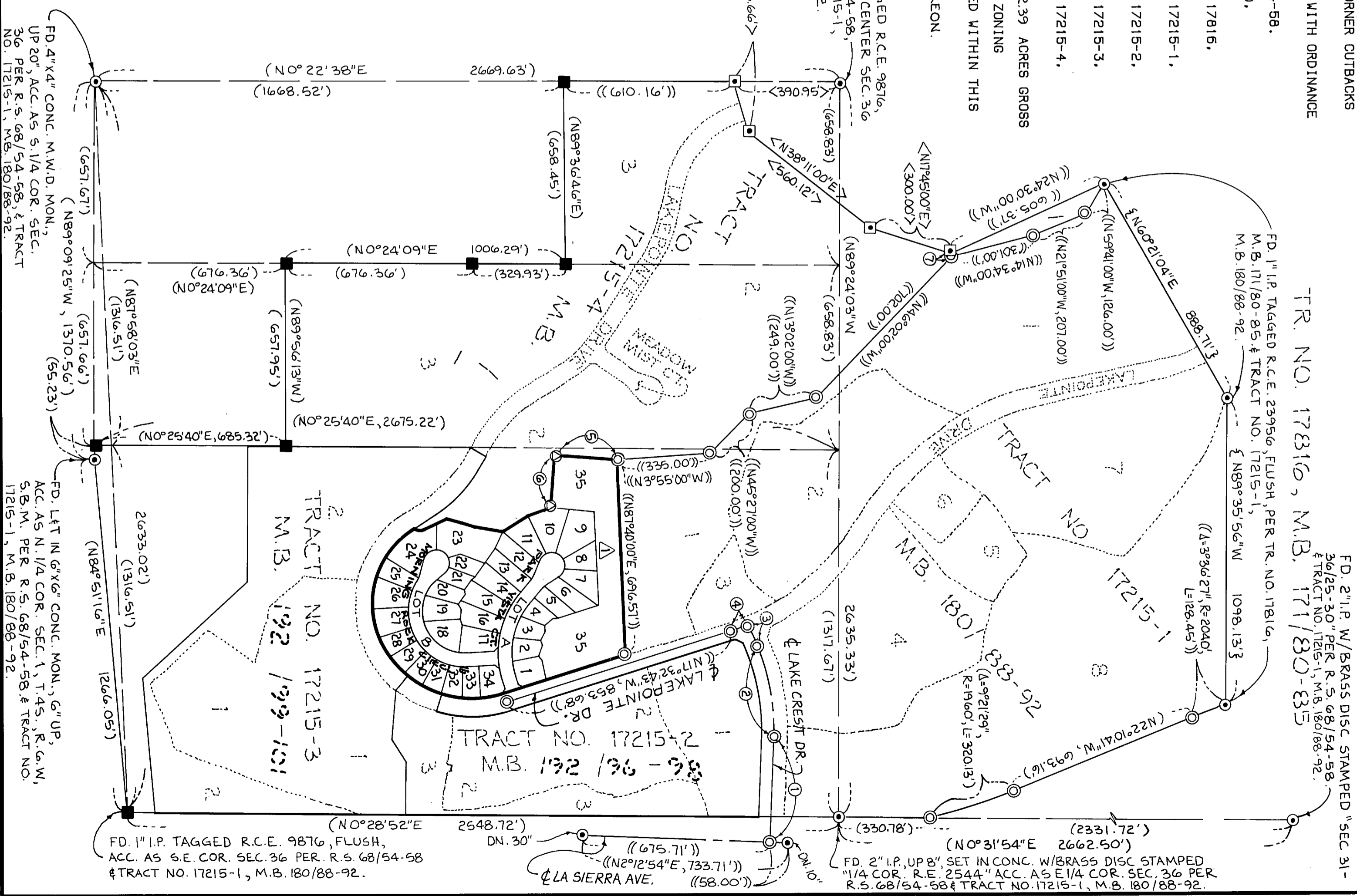
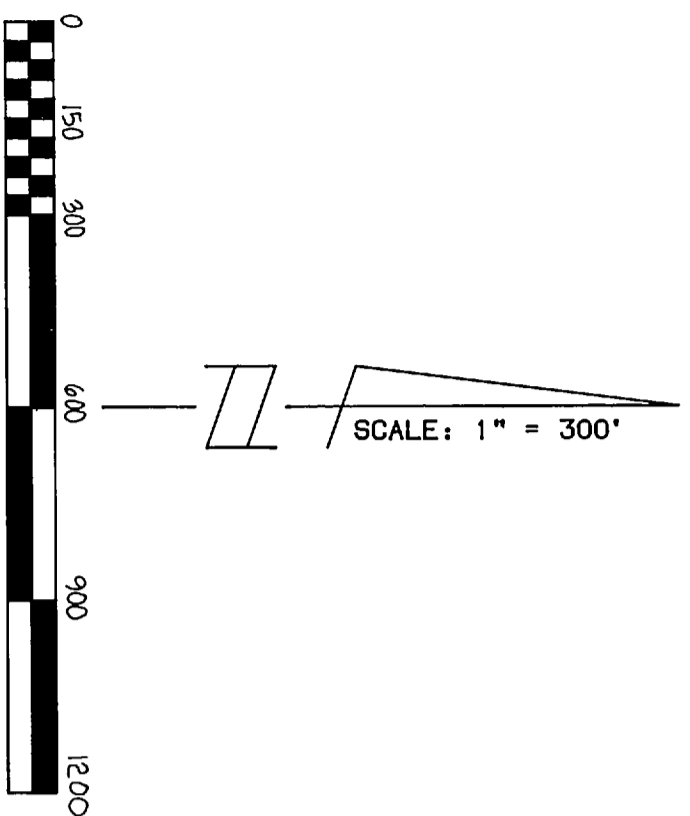
- () INDICATES MEASURED AND RECORD PER R.S. 68/54-58.
 - <> INDICATES MEASURED AND RECORD PER P.M. 17160, P.M.B. 103/1-5.
 - £ } INDICATES MEASURED AND RECORD PER TRACT NO. 17816, M.B. 171/80-85.
 - ⌘ } INDICATES MEASURED AND RECORD PER TRACT NO. 17215-1, M.B. 180/88-92.
 - ⌘ } INDICATES MEASURED AND RECORD PER TRACT NO. 17215-2, M.B. 192/96-98.
 - ⌘ } INDICATES MEASURED AND RECORD PER TRACT NO. 17215-3, M.B. 192/99-101.
 - ⌘ } INDICATES MEASURED AND RECORD PER TRACT NO. 17215-4, M.B. 193/1-4.
- TOTAL ACREAGE WITHIN THE DISTINCTIVE BORDER IS 12.39 ACRES GROSS
- BUILDING SETBACK LINES SHALL CONFORM TO EXISTING ZONING
- ALL PUBLIC SERVICES AND PUBLIC UTILITIES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.
- LLLLLLLL INDICATES RESTRICTED ACCESS DEDICATED HEREON.

NOTE: LAKEPOINTE DRIVE HAS BEEN DEDICATED AND ACCEPTED PER TRACT NO. 17215-1, M.B. 180/88-92, FLUSH, ACC. AS CENTER SEC. 36 PER R.S. 68/54-58, & TRACT NO. 17215-1, M.B. 180/88-92.

DATA

- ① ((N87°41'06"W, 374.34'))
- ② ((A:24°14'39" R=800', L=338.51', T=171.83'))
- ③ ((N67°58'15"E, 82.88' RAD))
- ④ ((A:4°29'02" R=800', L=62.61'))
- ⑤ ((N4°12'00"E, 224.89'))
- ⑥ ((N85°48'00"W, 181.65'))
- ⑦ ((N70°01'56"E, 11.14'))

* SEE SHEET 3 FOR LOTS 1-11, 34 & 35
SEE SHEET 4 FOR LOTS 18-33



MB 193/6

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

TRACT NO. 17215

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 & ASSOCIATES, INC.

NOVEMBER, 1987

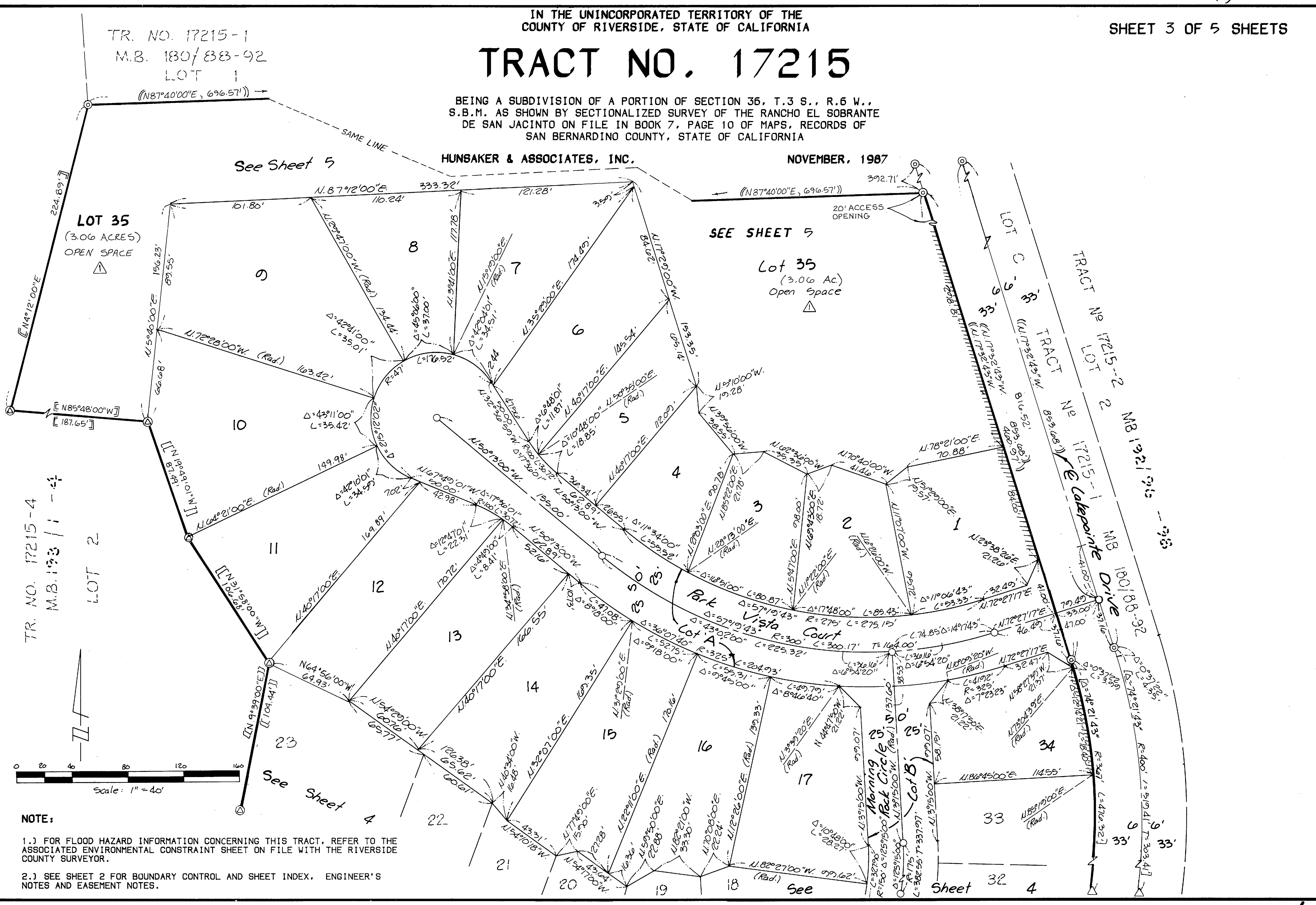
TR. NO. 17215-1
M.B. 180/88-92
LOT 1

(N87°40'00"E, 696.57')

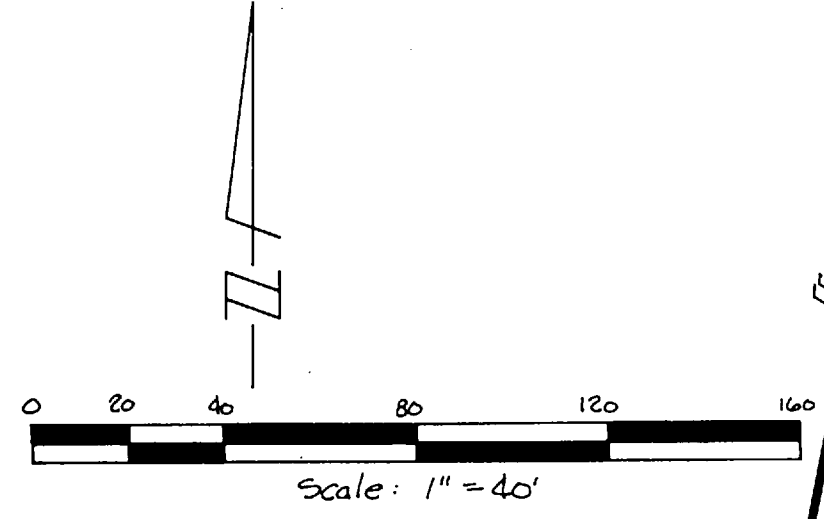
See Sheet 5

SEE SHEET 5

Lot 35
(3.06 Ac.)
Open Space



TR. NO. 17215-4
M.B. 193/1-4
LOT 2



NOTE:

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

2.) SEE SHEET 2 FOR BOUNDARY CONTROL AND SHEET INDEX, ENGINEER'S NOTES AND EASEMENT NOTES.

MB/193/7

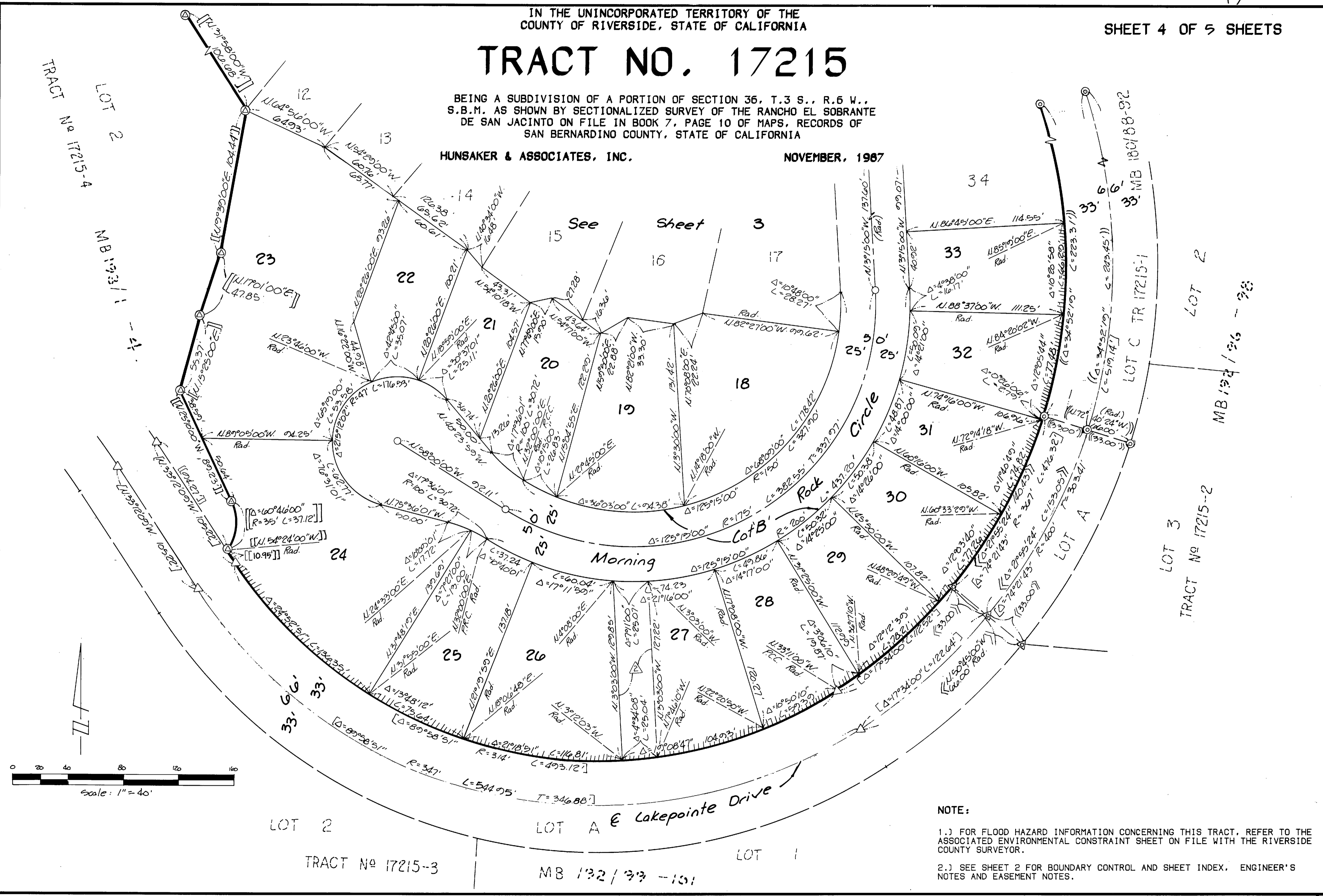
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 17215

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 & ASSOCIATES, INC.

NOVEMBER, 1967



NOTE:

- 1.) FOR FLOOD HAZARD INFORMATION CONCERNING THIS TRACT, REFER TO THE ASSOCIATED ENVIRONMENTAL CONSTRAINT SHEET ON FILE WITH THE RIVERSIDE COUNTY SURVEYOR.
- 2.) SEE SHEET 2 FOR BOUNDARY CONTROL AND SHEET INDEX, ENGINEER'S NOTES AND EASEMENT NOTES.

MB 193/8

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

SHEET 5 OF 5 SHEETS

TRACT NO. 17215

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 & ASSOCIATES, INC.

NOVEMBER, 1987

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.

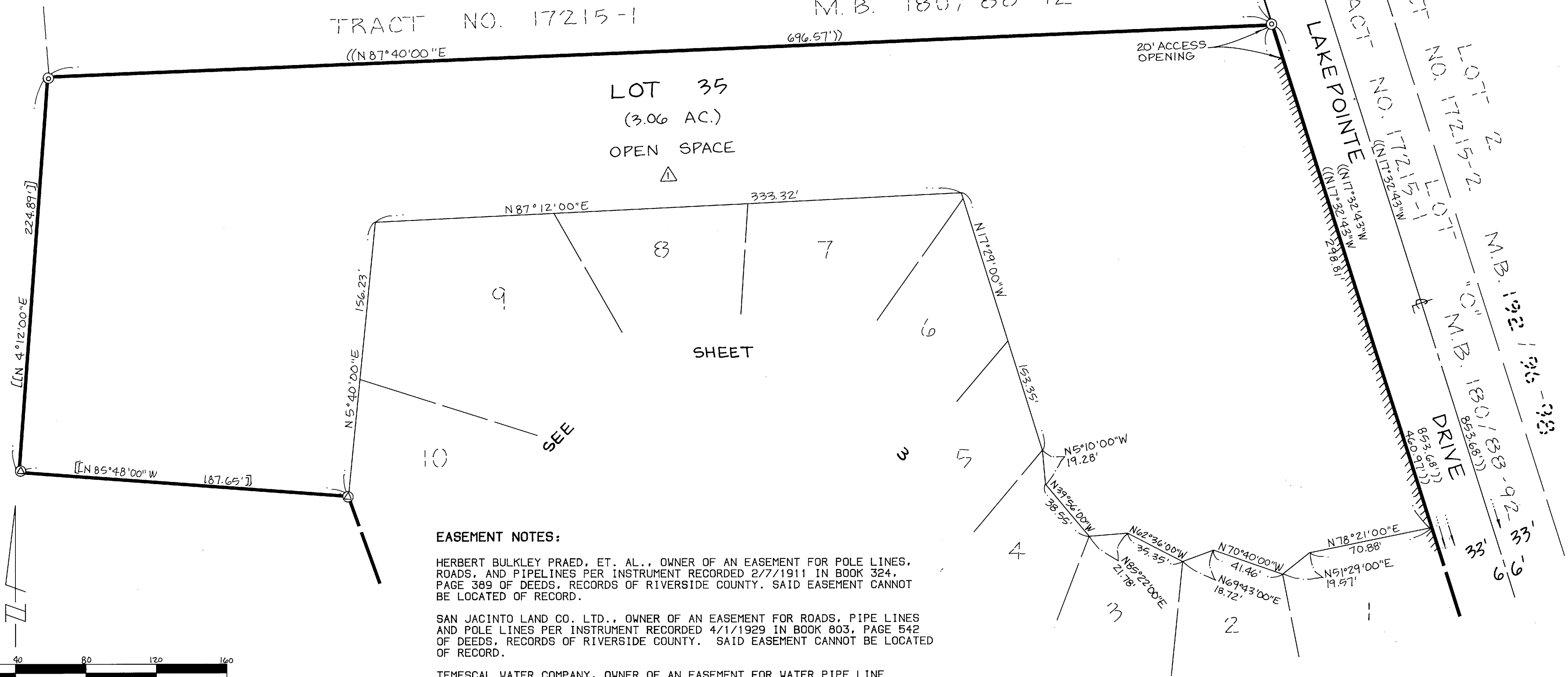
A BIOLOGICAL REPORT WAS PREPARED FOR THIS PROPERTY, AND IS ON FILE AT
THE RIVERSIDE COUNTY PLANNING DEPARTMENT.

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

SEE SHEET 4 FOR ENGINEERS NOTES, BASIS OF BEARINGS, ENVIRONMENTAL
CONSTRAINT NOTE AND EASEMENT NOTE.

TRACT NO. 17215-1 M.B. 180/88-92
((N87°40'00"E 696.57'))

LOT 35
(3.06 AC.)
OPEN SPACE



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.

TEMESCAL WATER COMPANY, OWNER OF AN EASEMENT FOR WATER PIPE LINE
PURPOSES PER INSTRUMENT RECORDED 2/11/1925 IN BOOK 629, PAGE 174 OF
DEEDS, RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED
OF RECORD.

MB 193/9