

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 22759

BEING A SUBDIVISION OF PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 T. 2 S., R. 6 W OF RANCHO LA SIERRA, AS PER MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CSL ENGINEERING, INC. CORONA, CA. APRIL 1988

### OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN THEREON: 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 THE PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "K", INCLUSIVE. WE FURTHER HEREBY DEDICATE TO PUBLIC USE FOR EQUESTRIAN PURPOSES, THE EASEMENTS DESIGNATED AS "10' EQUESTRIAN EASEMENT" AND "20' EQUESTRIAN EASEMENT." WE FURTHER HEREBY DEDICATE FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND WALLS, THE EASEMENTS DESIGNATED AS "LANDSCAPE AND WALL EASEMENT."

BY: L.N.C. PROPERTIES, LTD., NO. 11, A CALIFORNIA LIMITED PARTNERSHIP  
BY: PREMIER HOMES, INC., A CALIFORNIA CORPORATION, AS ITS GENERAL PARTNER.

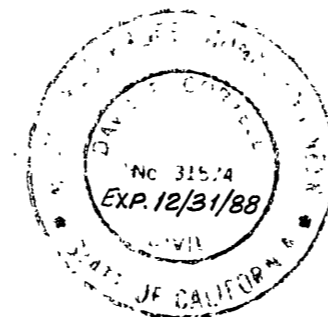
P. LePondewen PRESIDENT  
B. D'Elia V.P. VICE-PRESIDENT

### ENGINEER'S STATEMENT:

I, DAVID E. CORYELL, HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING FEBRUARY 1988, 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: 12-7, 1988

David E. Coryell  
DAVID E. CORYELL  
REGISTERED CIVIL ENGINEER NO. 31574  
EXPIRES 12/31/88



### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY JOHN R. BYERLY, INC., ON THE 29TH DAY OF OCTOBER 1987 AS REQUIRED BY THE HEALTH AND SAFETY CODE, OF CALIFORNIA, SECTION 17953.

### UTILITIES EASEMENTS

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

TWIN BUTTES WATER COMPANY, HOLDER OF AN EASEMENT FOR LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES, AS RECORDED ON AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

CITIZENS DOMESTIC WATER COMPANY, HOLDER OF AN EASEMENT FOR LINES OF PIPES, DITCHES OR FLUMES, FOR CONVEYANCE OF WATER, AS RECORDED ON MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

ARLINGTON MUTUAL WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, HOLDER OF EASEMENT FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF PIPES, CONDUITS, POLES, WIRES AND OTHER MEANS OF CONVEYING ELECTRICITY AND POWER AND WATER, RECORDED ON FEBRUARY 13, 1925, IN BOOK 629, PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

DATED: JAN 19, 1988  
BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

Dieter P. Wirtzfeld

### UTILITIES CERTIFICATE:

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: JAN 19, 1988  
BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

Dieter P. Wirtzfeld



### CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 22759 WHICH WAS APPROVED BY THE RIVERSIDE CITY COUNCIL ON MARCH 8, 1988 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE DEPARTMENT OF PUBLIC WORKS AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: Jan 20, 1988  
BARRY BECK R.C.E. 20900  
CITY ENGINEER

BY: Barry Beck

### CITY CLERK'S CERTIFICATE:

RESOLVED: THAT THIS MAP, CONSISTING OF FOUR (4) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 22759 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "J" AND "K" WHICH ARE HEREBY ACCEPTED AS 1' BARRIER STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "F" AND "H", AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 24th DAY OF January, 1988.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA.

BY: Karen E. Dabney  
Asst. City Clerk

### RECORDER'S STATEMENT

FILED THIS 1st DAY OF FEB 1988, AT 2:00 P.M. IN BOOK 197 OF MAPS, AT PAGES 72-75 AT THE REQUEST OF THE CITY CLERK.

NO. 33347  
FEE: \$1200  
WILLIAM E. CONERLY, COUNTY RECORDER  
BY: Santa Regan DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

### CITY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 12-28, 1988  
BARBARA J. STECKEL  
CITY TREASURER

BY: Barbara Steckel

### TAX COLLECTOR'S STATEMENT

I HEREBY STATE 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 \$415. THIS CERTIFICATE EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENT NOT DATED: January 4, 1989 yet EXTENDED

R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: Emilyn Walker DEPUTY

### TAX BOND STATEMENT:

I HEREBY STATE 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: \_\_\_\_\_

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS.

ON THIS 23rd DAY OF December, 1988, BEFORE ME, Cheryl Shiel, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Pierre LePondewen and Bruce D'Elia PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE President and Vice President OF PREMIER HOMES, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF L.N.C. PROPERTIES, LTD., NO. 11, A CALIFORNIA LIMITED PARTNERSHIP, AND THAT SAID PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND: MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

MY COMMISSION EXPIRES: 5/26/1990

Cheryl Shiel  
NOTARY PUBLIC IN AND FOR SAID STATE.

### SIGNATURE OMISSIONS CERTIFICATE

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THEIR INTEREST CANNOT RIPEN INTO A FEE.

1. THE SECURITY TRUST AND SAVINGS BANK, HOLDER OF EASEMENT FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF PIPES, CONDUITS, POLES, WIRES AND OTHER MEANS OF CONVEYING ELECTRICITY AND POWER AND WATER, RECORDED ON FEBRUARY 13, 1925, IN BOOK 629, PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
2. JASAC, A GENERAL PARTNERSHIP, HOLDER OF AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND UTILITIES, RECORDED DECEMBER 20, 1988, AS INSTRUMENT NO. 372724.

M.B.197/72

M.B.197/72

197/73

City Copy

SCALE: 1"=200'

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 2 OF 4

# TRACT NO. 22759

BEING A SUBDIVISION OF PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, 2 S., R. 6 W. OF RANCHO LA SIERRA, AS PER MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CSL ENGINEERING, INC.  
CORONA, CA.

APRIL 1988

### BASIS OF BEARINGS:

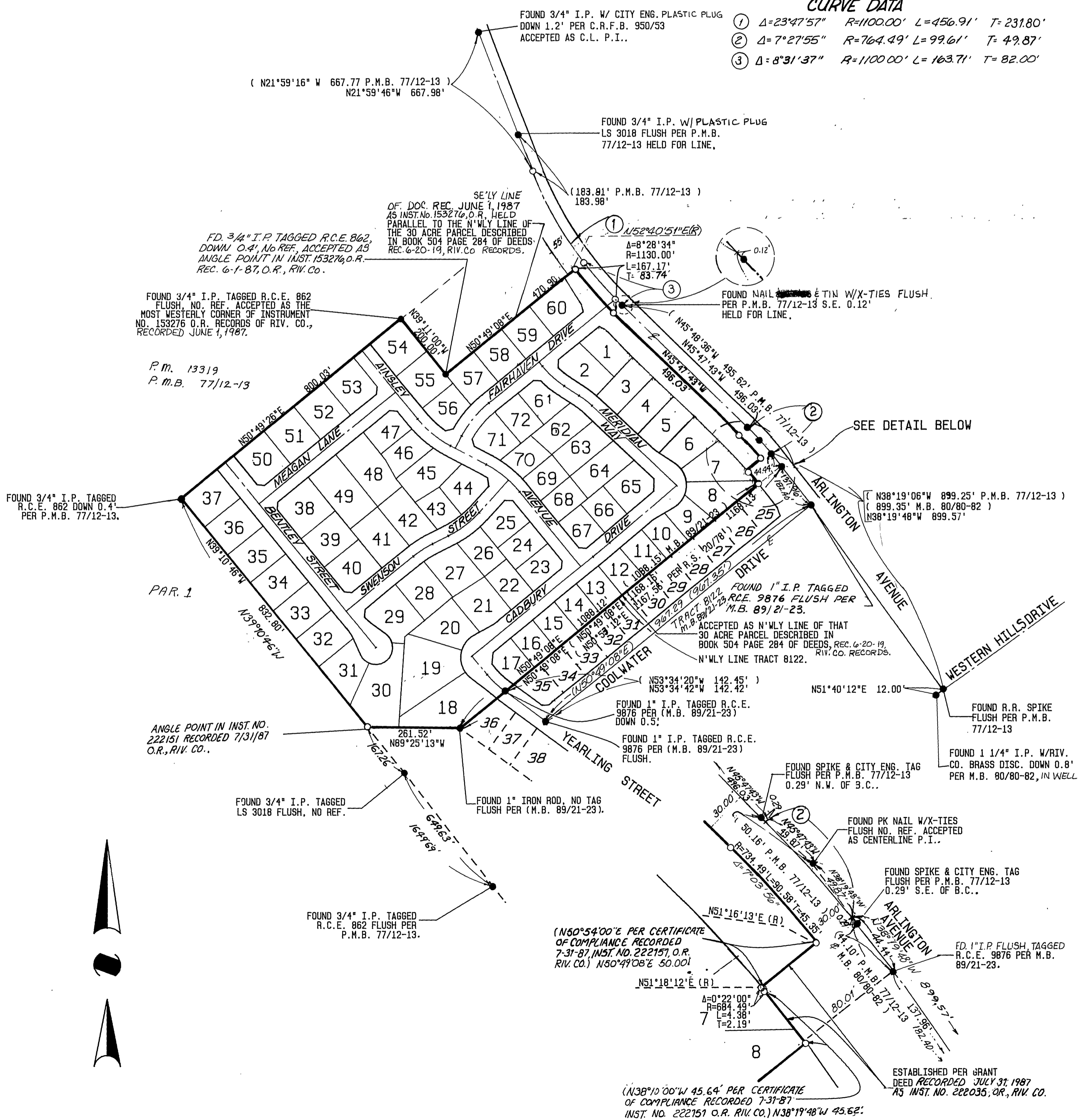
THE BEARING OF N50°49'08"E FOR THE NORTHWESTERLY LINE OF TRACT NO. 8122, AS PER MAP ON FILE IN MAP BOOK 89 PAGES 21 THROUGH 23 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS USED AS A BASIS OF BEARINGS.

### ENGINEER'S NOTES:

- INDICATES FOUND MONUMENTS AS NOTED
- INDICATES 1" I.P. TAGGED R.C.E. 31574 SET FLUSH
- SET 1" I.P. TAGGED R.C.E. 31574, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES UNLESS OTHERWISE NOTED.
- SET NAIL & TAG MARKED R.C.E. 31574 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES
- THIS TRACT CONTAINS 27.197 ACRES.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- ( ) INDICATES RECORD AND MEASURED DATA PER TRACT 8122, MR 89/21-23 UNLESS OTHERWISE NOTED.

### CURVE DATA

- $\Delta = 23^{\circ}47'57''$   $R = 1100.00'$   $L = 456.91'$   $T = 231.80'$
- $\Delta = 7^{\circ}27'55''$   $R = 764.49'$   $L = 99.61'$   $T = 49.87'$
- $\Delta = 8^{\circ}31'37''$   $R = 1100.00'$   $L = 163.71'$   $T = 82.00'$



DETAIL

BASIS OF BEARINGS:

THE BEARING OF N50°49'08"E FOR THE NORTHWESTERLY LINE OF TRACT NO. 8122, AS PER MAP ON FILE IN MAP BOOK 89 PAGES 21 THROUGH 23 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS USED AS A BASIS OF BEARINGS.

TRACT NO. 22759

BEING A SUBDIVISION OF PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 T. 2 S., R. 6 W OF RANCHO LA SIERRA, AS PER MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CSL ENGINEERING, INC. APRIL 1988  
CORONA, CA.

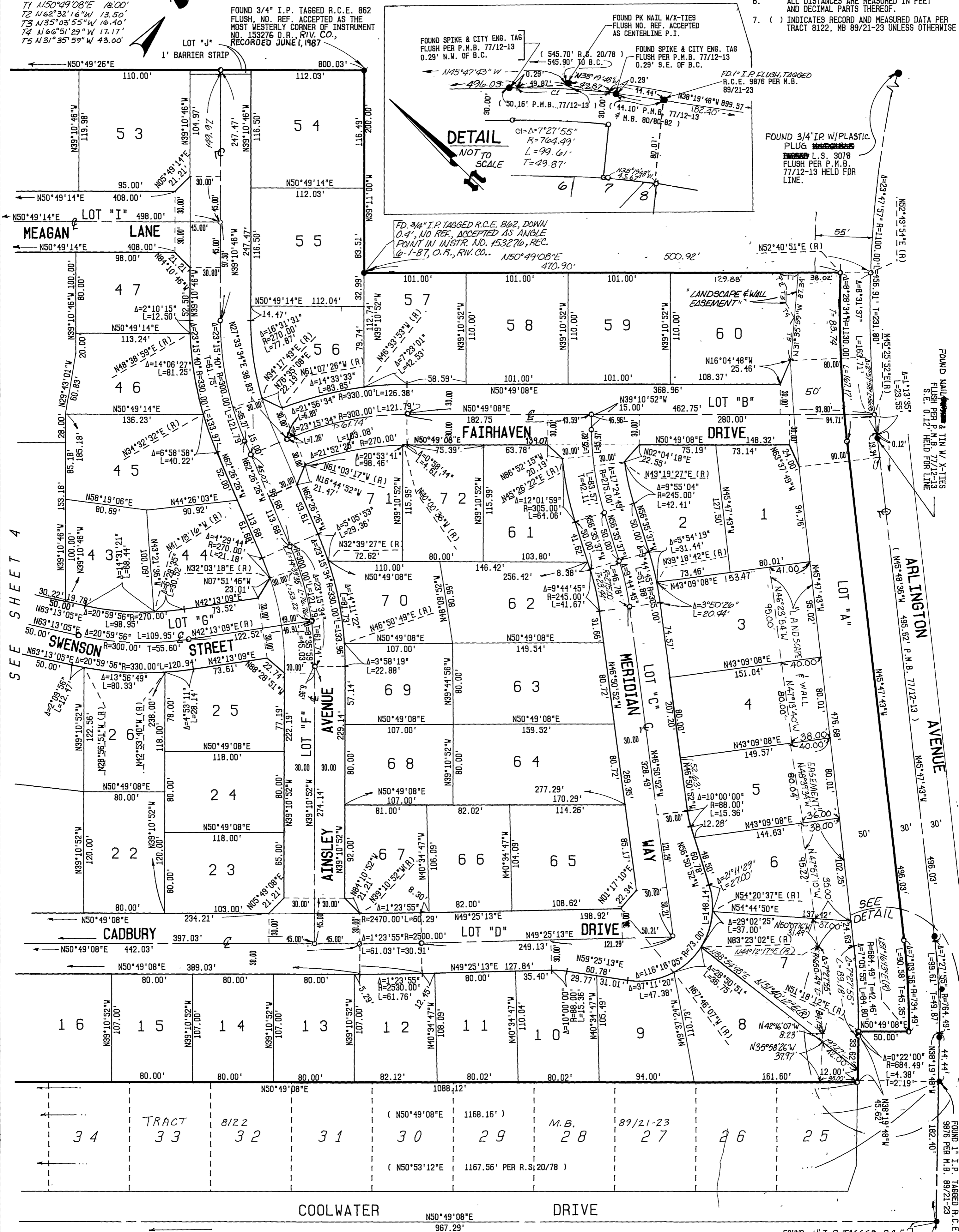
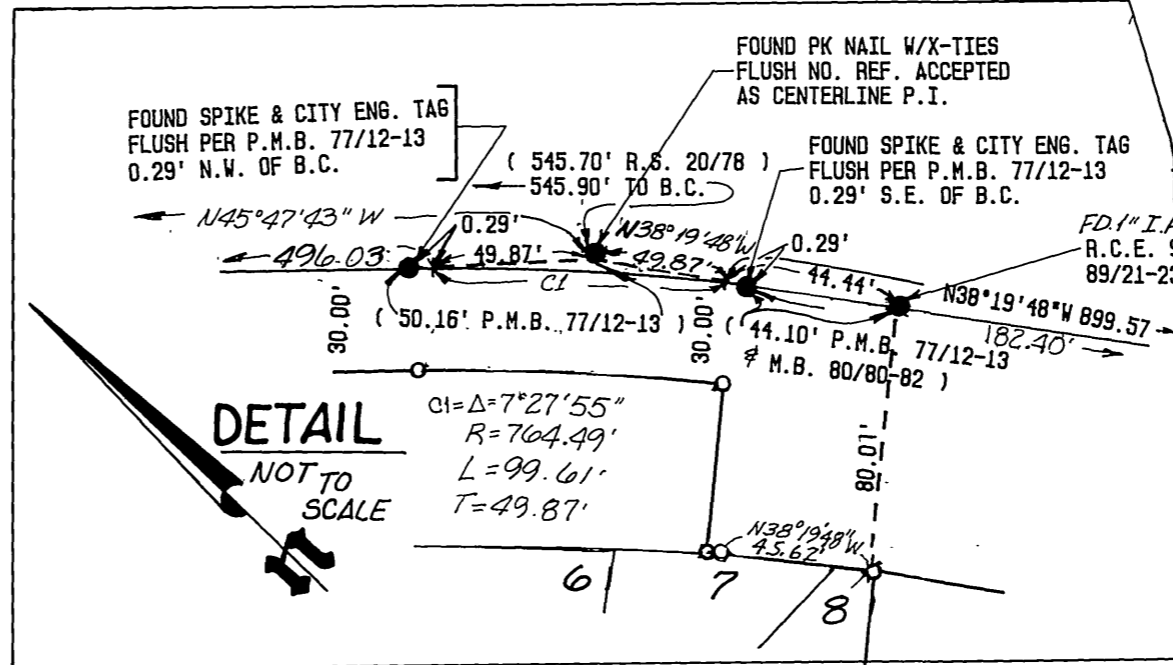
ENGINEER'S NOTES:

- 1. ○ INDICATES FOUND MONUMENTS AS NOTED
2. ● INDICATES 1" I.P. TAGGED R.C.E. 31574 SET FLUSH
3. SET 1" I.P. TAGGED R.C.E. 31574, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES UNLESS OTHERWISE NOTED.
4. SET NAIL & TAG MARKED R.C.E. 31574 IN TOP OF CURB AT PROLONGATION OF SIDE PROPERTY LINES.
5. THIS TRACT CONTAINS 27.197 ACRES.
6. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
7. ( ) INDICATES RECORDED AND MEASURED DATA PER TRACT 8122, MB 89/21-23 UNLESS OTHERWISE

LINE DATA

Table with 3 columns: # BEARING, DISTANCE. Rows 11-15 with bearings like N50°49'08"E and distances like 18.00'.

FOUND 3/4" I.P. TAGGED R.C.E. 862 FLUSH, NO. REF. ACCEPTED AS THE MOST WESTERLY CORNER OF INSTRUMENT NO. 153276 O.R., R.V. CO., RECORDED JUNE 1, 1987



SEE SHEET 4

SEE DETAIL

FOUND 1" I.P. TAGGED R.C.E. 9876 FLUSH PER M.B. 89/21-23

197/75

City Copy

SCALE: 1" = 60'

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 4 OF 4

# TRACT NO. 22759

BEING A SUBDIVISION OF PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 T. 2 S., R. 6 W. OF RANCHO LA SIERRA, AS PER MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CSL ENGINEERING, INC. APRIL 1988  
CORONA, CA.

FOUND 3/4" I.P. TAGGED R.C.E. 862  
DOWN 0.4' PER P.M.B. 72/12-13

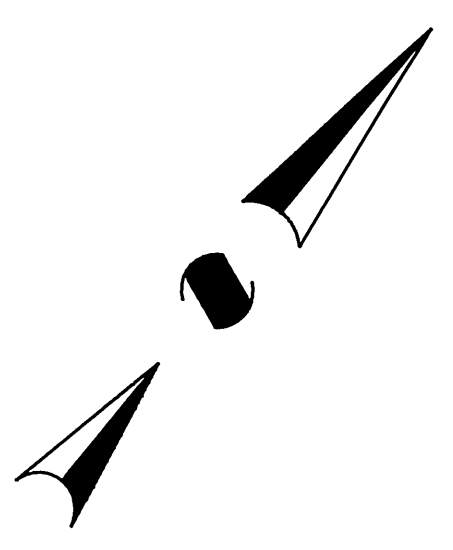
"10' EQUESTRIAN  
EASEMENT" DEDICATED  
HEREON TO THE CITY OF  
RIVERSIDE.

### BASIS OF BEARINGS:

THE BEARING OF N50°49'08"E FOR THE NORTHWESTERLY LINE OF TRACT NO. 8122, AS PER MAP ON FILE IN MAP BOOK 89 PAGES 21 THROUGH 23 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS USED AS A BASIS OF BEARINGS.

### ENGINEER'S NOTES:

- INDICATES FOUND MONUMENTS AS NOTED
- INDICATES 1" I.P. TAGGED R.C.E. 31574 SET FLUSH
- SET 1" I.P. TAGGED R.C.E. 31574, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES UNLESS OTHERWISE NOTED.
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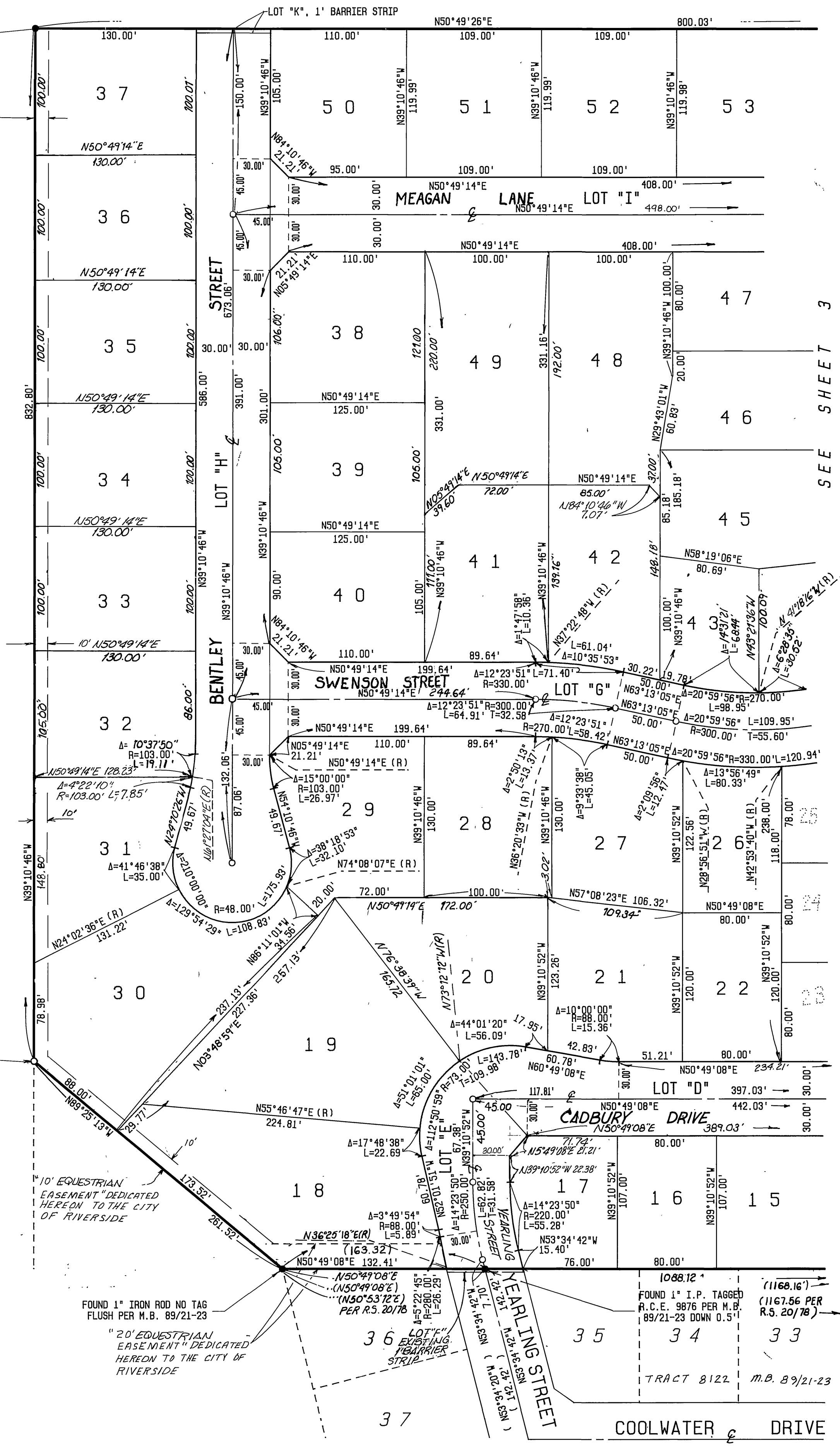


ANGLE POINT IN INST.  
NO. 222151 RECORDED  
7-31-87, O.R. RIV. CO.

"10' EQUESTRIAN  
EASEMENT" DEDICATED  
HEREON TO THE CITY OF  
RIVERSIDE

FOUND 1" IRON ROD NO TAG  
FLUSH PER M.B. 89/21-23

"20' EQUESTRIAN  
EASEMENT" DEDICATED  
HEREON TO THE CITY OF  
RIVERSIDE



SEE SHEET 3