

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 23385

BEING A SUBDIVISION OF LOT 23 IN BLOCK 11 OF RESUBDIVISION OF LANDS OF J.F. MOULTON AND H.B. PRAED AS SHOWN BY MAP ON FILE IN BOOK 1, PAGES 49 AND 50 OF MAPS, AND LOT 24 IN BLOCK 11 OF THE LANDS OF JOHN FLETCHER MOULTON AND HERBERT BULKLEY PRAED AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 3 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 24 AND 25, T. 3 S., R. 6 W., RANCHO EL SOBRANTE DE SAN JACINTO.

JULY 1988
J. F. DAVIDSON ASSOCIATES, INC.

RECORDER'S STATEMENT

Filed this 23rd day of MARCH, 1989, at 8:30 A.M. in Book 199 of Maps at Pages 43-45, at the request of the Clerk of The Board.

No. 89751
Fee: \$100
WILLIAM E. CONER, County Recorder
By: Santa Ragan Deputy
Subdivision
Guarantee CHICAGO TITLE COMPANY

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 Lots "A" through "E", inclusive. As a condition of dedication of Lot "D" (Cross Street), the owners of Lots 21, 22 and 29, 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 hereby dedicate to the County of Riverside, Lot "F", (1) one foot barrier strip, for road and access control. We also hereby dedicate to public use the drainage easements, as shown hereon, for construction and maintenance of drainage facilities.

GDC/KE - RIVERSIDE, CALIFORNIA, A GENERAL PARTNERSHIP
BY: Wes Keusder ENTERPRISES, A CALIFORNIA CORPORATION, AS GENERAL PARTNER

Wes Keusder W. KEUSDER, PRESIDENT
Wes Keusder W. WES KEUSDER, ASSISTANT SECRETARY

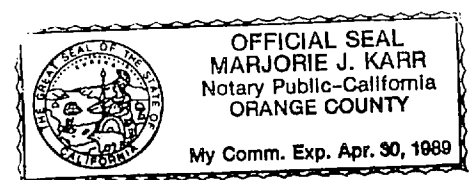
BY: GLENFED DEVELOPMENT VENTURES COOP., A CALIFORNIA CORPORATION, AS GENERAL PARTNER

John I. Jefsen JOHN I. JEFSEN SR VICE PRES
Carol P. Zimring CAROL P. ZIMRING ASSISTANT SECRETARY

NOTARY ACKNOWLEDGEMENT
STATE OF CALIFORNIA
COUNTY OF ORANGE } ss.

ON FEBRUARY 2, 1989, BEFORE ME, MARJORIE J. KARR, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED W. KEUSDER AND W. WES KEUSDER, PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT AND ASST. SECRETARY OF KEUSDER ENTERPRISES, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING ONE OF THE PARTNERS OF GDC/KE - RIVERSIDE, 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.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 4-30-89



Marjorie J. Karr

BOARD OF SUPERVISORS 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 drainage easements as shown hereon are hereby not accepted.

Dated Feb 21, 1989. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By Kay Cimicer
Chairman of the Board of Supervisors

ATTEST:
Gerald A. Maloney
Clerk of the Board of Supervisors

By Gloria Schaeffer Deputy

NOTARY ACKNOWLEDGEMENT
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.

ON FEBRUARY 3, 1989, BEFORE ME, MARGUERITE HANSON, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN I. JEFSEN AND CAROL P. ZIMRING, PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE SR. VICE PRESIDENT AND ASST. SECRETARY OF GLENFED DEVELOPMENT COOP., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING ONE OF THE PARTNERS OF GDC/KE, 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.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES APRIL 10, 1990

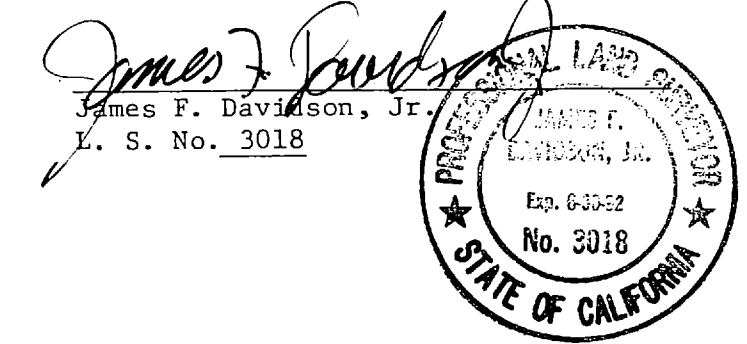


Marguerite Hanson

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this map consisting of three (3) sheets correctly represents a survey made under my supervision during MARCH of 1987; that all monuments shown hereon actually exist and their positions are correctly shown, or will be in place within one year from recording of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

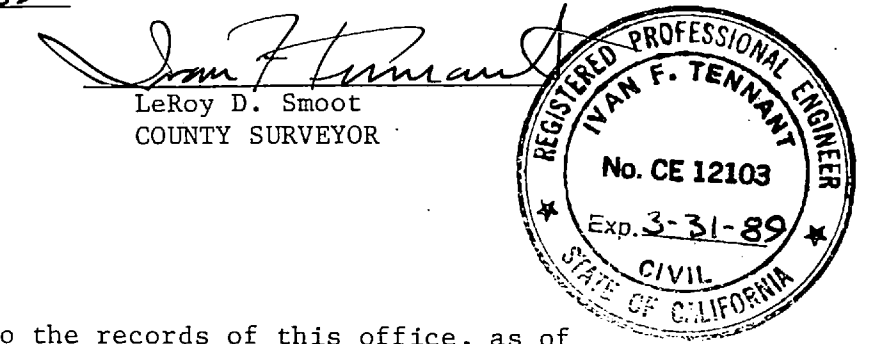
Dated 11-17-1988



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 23385 as filed, amended and approved by the Board of Supervisors on June 7, 1988, the expiration date being June 7, 1990; and that I am satisfied this map is technically correct.

Dated: February 17, 1989.



Ivan F. Tennant
Ivan F. Tennant
COUNTY SURVEYOR

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 \$ 18,700.00

Dated: March 21, 1989

R. Wayne Watts, County Tax Collector
By: Richard L. Murrell Deputy

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$18,700.00 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 March 22, 1989

CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: Maria Brass DEPUTY

By: _____

SOIL REPORT

A preliminary soil report was prepared by ARA GON GEOTECHNICAL CONSULTANTS, INC. on the 20th day of April, 1987 as required by the Health and Safety Code.

MB 199/43

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JULY 1988

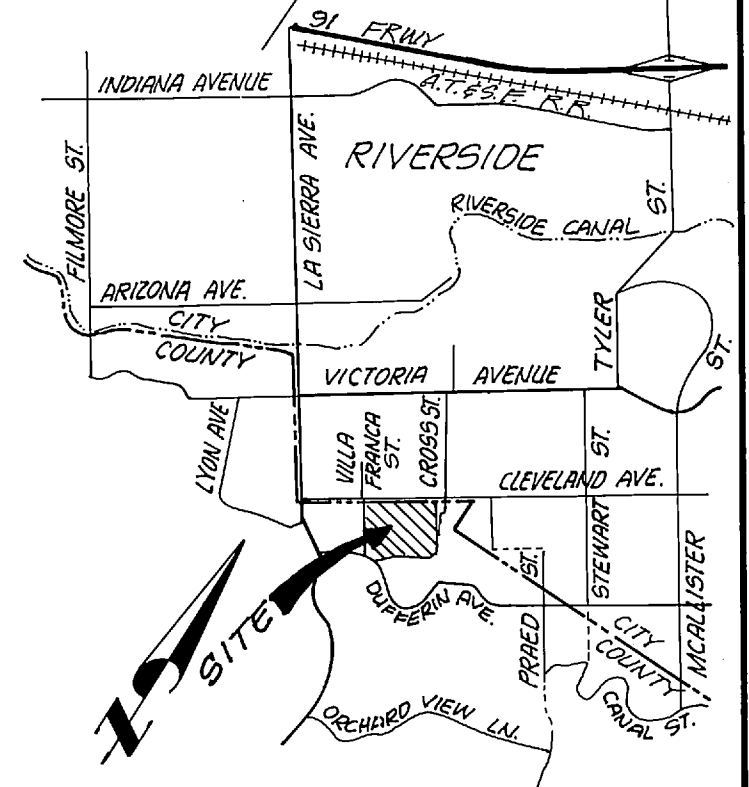
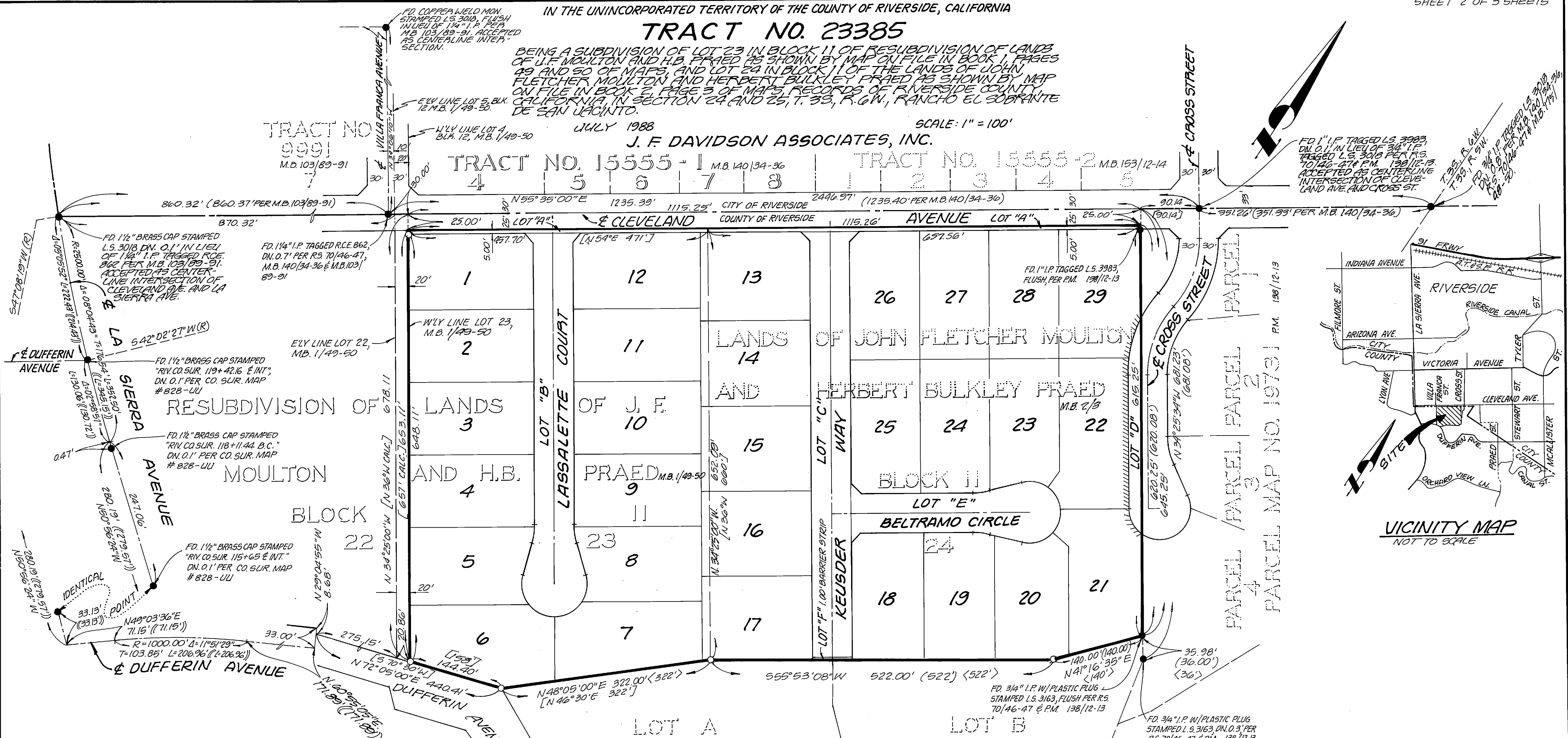
J. F. DAVIDSON ASSOCIATES, INC.

SCALE: 1" = 100'

TRACT NO. 9991
M.B. 103/89-91

TRACT NO. 15555-1
M.B. 140/34-36

TRACT NO. 15555-2
M.B. 153/12-14



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES RIVERSIDE COUNTY STANDARD "A" MONUMENT (1" I.D. IRON PIPE 18" LONG TAGGED L.S. 3018) SET FLUSH, UNLESS OTHERWISE NOTED.
- SET 1" IRON PIPE TAGGED L.S. 3018 FLUSH, OR NAIL AND L.S. 3018 TAG IN WALL, CONCRETE OR ROCK FOR ALL LOT CORNERS, ANGLE POINTS IN SIDE LOT LINES, AND CORNER CUTBACKS, UNLESS OTHERWISE NOTED (RIVERSIDE COUNTY MODIFIED STANDARD "D" MONUMENT).
- ALL MONUMENTS SET PER RIVERSIDE COUNTY ORDINANCE 461.4.
- BUILDING SETBACK LINES SHALL CONFORM TO EXISTING ZONING.
- THIS TRACT CONTAINS 16.89 ACRES GROSS.
- "DRAINAGE EASEMENTS SHALL BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS."
- () INDICATES RECORD DATA PER R.S. 70/46-47, UNLESS OTHERWISE NOTED.
- [] INDICATES RECORD DATA PER M.B. 1/49-50.
- () INDICATES RECORD DATA PER COUNTY OF RIVERSIDE RIGHT-OF-WAY MAP # 828-UU.
- () INDICATES RECORD DATA PER P.M. 138/12-13.
- < > INDICATES RECORD DATA PER M.B. 2/3.
- ||||| INDICATES RESTRICTED ACCESS

MAP SHOWING RESUBDIVISION OF LOT 20 BLOCK 11 PRAED & MOULTONS ADDITION TO ARLINGTON HEIGHTS M.B. 4/83

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CENTERLINE OF CLEVELAND AVENUE AS BEING N66° 35' 00" E. AS SHOWN BY MAP OF TRACT NO. 15555-1, RECORDED IN BOOK 140 OF MAPS, AT PAGES 34 THROUGH 36, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ENVIRONMENTAL CONSTRAINT NOTE

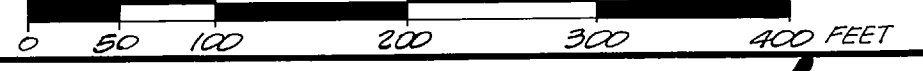
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN E.C.S. BOOK 16, PAGE 44. THIS AFFECTS LOTS 1-29 INCLUSIVE.

EASEMENT NOTE

RIGHTS OF WAY RESERVED TO HERBERT BULKLEY PRAED AND JOHN FLETCHER MOULTON, THEIR HEIRS AND ASSIGNS, OVER AND THROUGH THE HEREIN DESCRIBED REAL PROPERTY FOR ALL PURPOSES PERTAINING TO IRRIGATING AND DOMESTIC WATER DITCHES, PIPES, FLUMES AND APPARATUS THAT MAY BE REQUIRED, TOGETHER WITH THE RIGHT TO PERPETUALLY MAINTAIN, RENEW AND REPAIR ALL SUCH IRRIGATING AND DOMESTIC WATER DITCHES, PIPES, FLUMES AND APPARATUS TOGETHER WITH THE PERPETUAL RIGHT OF ENTRY UPON AND OVER SUCH PORTIONS OF SAID LAND AS MAY BE NECESSARY AND CONVENIENT FOR THE PROPER EXERCISE OF THE SAID RESERVED RIGHTS.

SCALE: 1" = 100'

GRAPHIC SCALE



SCHEDULE "B"

87-10162

MB 199/44

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JULY 1988

J.F. DAVIDSON ASSOCIATES, INC.

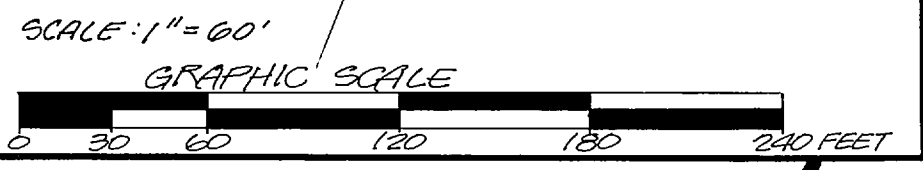
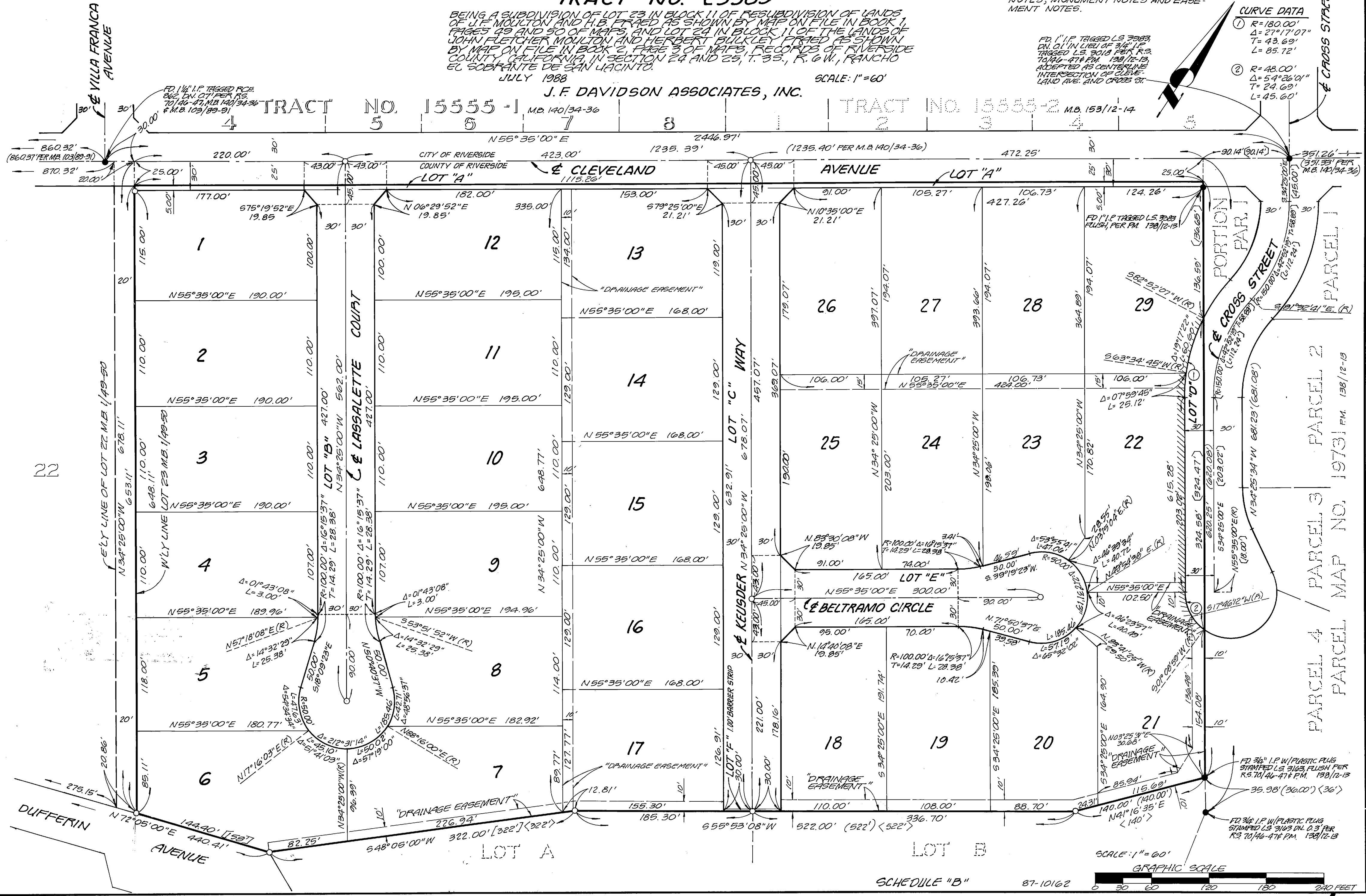
SCALE: 1"=60'

NOTE:
SEE SHEET NO. 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES AND EASEMENT NOTES.

CURVE DATA

①	R=180.00'
	Δ=27°17'07"
	T=43.69'
	L=85.72'
②	R=48.00'
	Δ=54°26'01"
	T=24.69'
	L=45.60'

FD 1" I.P. TAGGED L.S. 3083, DN. Q.I. IN LIEU OF 3/4" I.P. TAGGED L.S. 3018 PER R.S. 70/46-47 P.M. 138/12-13, ACCEPTED AS CENTERLINE INTERSECTION OF CLEVELAND AVENUE AND CROSS ST.



SCHEDULE "B" 87-10162

MB 199/45