

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 23549

BEING A SUBDIVISION OF LOT 3 OF TRACT NO. 21291-1, M.B. 168/16-26, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF SEC. 28, TWP. 3 S., R. 6 W., PER MAP OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN MAP BOOK 7, PAGE 10, SAN BERNARDINO COUNTY RECORDS.

THE KEITH COMPANIES, INC.                      OCTOBER, 1988

### RECORDER'S STATEMENT

SHEET 1 OF 5 SHEETS

FILED THIS 16th DAY OF May, 1989, AT 1:00 P.M. IN BOOK 201 OF MAPS, AT PAGES 30-34, AT THE REQUEST OF THE COUNTY CLERK OF THE BOARD. NO. 158205 FEE 414.00 WILLIAM E. CONERLY, COUNTY RECORDER. BY: Gina Huntley, DEPUTY SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE 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 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", AS A CONDITION OF DEDICATION OF LOT "A", (MCKINLEY STREET). THE OWNERS OF LOTS 137 THROUGH 139, INCLUSIVE, EXCEPT (1) 20' OPENING FOR LOT 137 AS SHOWN HEREON, 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 RETAIN LOTS "B" THROUGH "M", INCLUSIVE, INDICATED AS "PRIVATE STREETS" FOR PRIVATE USE FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS OF THIS TRACT. WE ALSO HEREBY DEDICATE TO PUBLIC USE THE EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES OF AND WITHIN LOTS "B" THROUGH "M", INCLUSIVE. WE ALSO HEREBY DEDICATE TO PUBLIC USE THE STORM DRAIN, DRAINAGE, SEWER, WATER AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. WE ALSO HEREBY RETAIN LOTS 136 THROUGH 139, INCLUSIVE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS OF THIS TRACT.

CITATION HOMES, A CALIFORNIA GENERAL PARTNERSHIP.  
BY: CITATION BUILDERS, A CALIFORNIA PARTNERSHIP.

BY: Anthony A. Allen  
ANTHONY A. ALLEN  
GENERAL MANAGER, SOUTHERN DIVISION

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY RICHARD MILLS ASSOCIATES, INC. ON THE 18th DAY OF OCTOBER, 1988, AS REQUIRED BY THE HEALTH AND SAFETY CODE.

### SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 5 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MAY OF 1988; 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 DEC. 19, 1988

Marilyn Brooks  
MARILYN BROOKS, L.S. 5831  
MY CERTIFICATE EXPIRES: 9/30/92

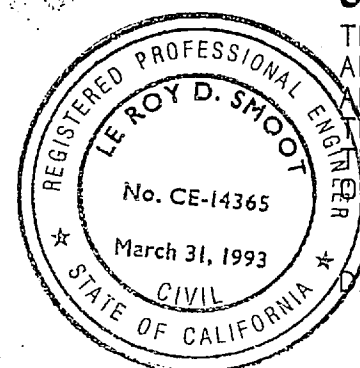


### COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND FOUND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 23549 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 11, 1988, THE EXPIRATION DATE BEING OCTOBER 11, 1988; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED May 4, 1989

LeRoy D. Smoot  
LeRoy D. Smoot  
COUNTY SURVEYOR



### 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 OF LOT "A" AND THE RESTRICTED ACCESS ALONG (MCKINLEY ROAD) FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM. ALL OTHER DEDICATIONS ARE HEREBY NOT ACCEPTED.

DATED: May 9, 1989 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: Kay Conceros  
CHAIRMAN OF THE BOARD OF SUPERVISORS

### ATTEST:

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: Gloria Schaeffer DEPUTY

### 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.

DATED January 17, 1989 R. WAYNE WATTS COUNTY TAX COLLECTOR

BY: Tommy Wallace DEPUTY  
SECTION 28, TWP. 3 S., R. 6 W. SCHEDULE "A"

STATE OF CALIFORNIA )  
                                  ) SS  
COUNTY OF ORANGE )

ON THIS 21st DAY OF DECEMBER, 1988, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANTHONY A. ALLEN, (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL MANAGER, SOUTHERN DIVISION, OF CITATION BUILDERS, A CALIFORNIA PARTNERSHIP, SAID PARTNERSHIP BEING ONE OF THE PARTNERS OF CITATION HOMES, A CALIFORNIA GENERAL PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PARTNERSHIP FIRST ABOVE NAMED; THAT SAID PARTNERSHIP EXECUTED THE SAME AS A PARTNER OF CITATION HOMES, AND THAT LAST NAMED PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND:

MY COMMISSION EXPIRES: 9-27-89

Ashora E. The Archer  
NOTARY IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS  
IN ORANGE COUNTY

### TAX BOND STATEMENT:

I HEREBY STATE THAT A BOND IN THE SUM OF \$8,400 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 TAXABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: May 9, 1989

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
Gloria Schaeffer, Deputy  
CASH TAX BOND  
R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_ DEPUTY

# TRACT NO. 23549

BEING A SUBDIVISION OF LOT 3 OF TRACT NO. 21291-1, M.B. 168/16-26, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF SEC. 28 T. 23S. R. 16E. MAP BOOK 7, PAGE 10, SAN BERNARDINO COUNTY RECORDS, THE KEITH COMPANIES, INC. INDEX MAP OCTOBER, 1988

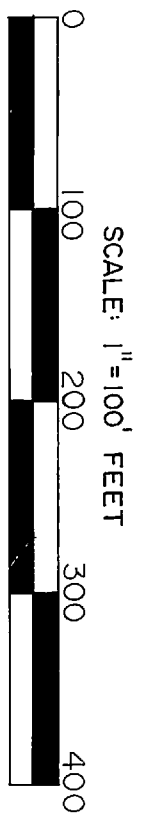
## ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 16 PAGE 82

THIS AFFECTS ALL LOTS.

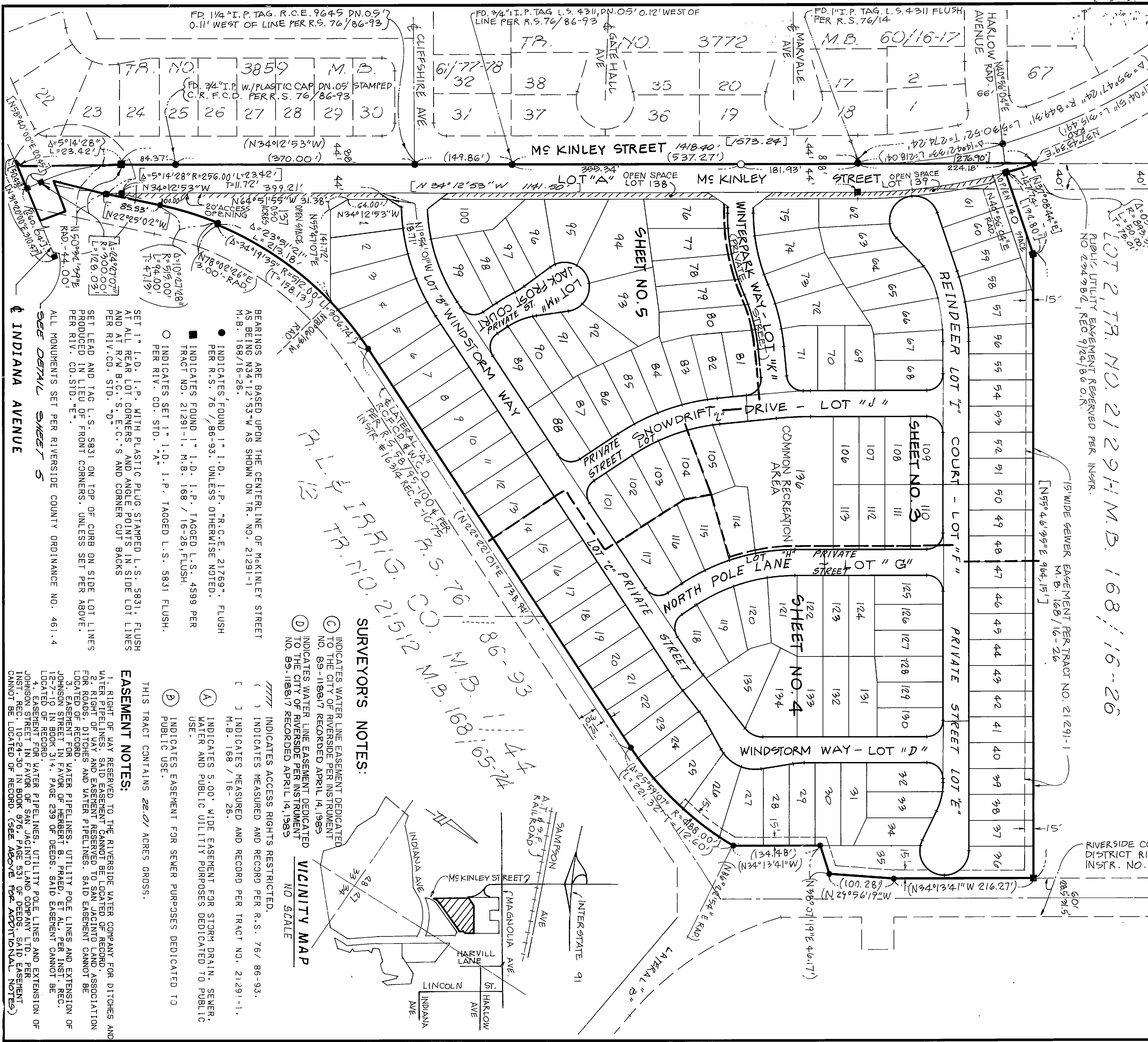
## BOUNDARY AND SHEET INDEX MAP

- EASEMENT NOTES: (CONTINUED)
- 5. 15' WIDE SEWER EASEMENT PER TRACT NO. 21291-1, M.B. 168/16-26.
  - 6. PUBLIC UTILITY EASEMENT IN FAVOR OF RIVERSIDE COUNTY PER INSTR. NO. 234382, RECORDED SEPT. 24, 1986.



LOT 2, TR. NO. 21291-1 M.B. 168/16-26  
 PUBLIC UTILITY EASEMENT RESERVED PER INSTR. NO. 234382, REC. 9/24/86 O.K.

RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT RIGHT OF WAY PER R.S. 98/95-100 AND PER INSTR. NO. 16314 REC. FEB. 10, 1986



**SURVEYOR'S NOTES:**

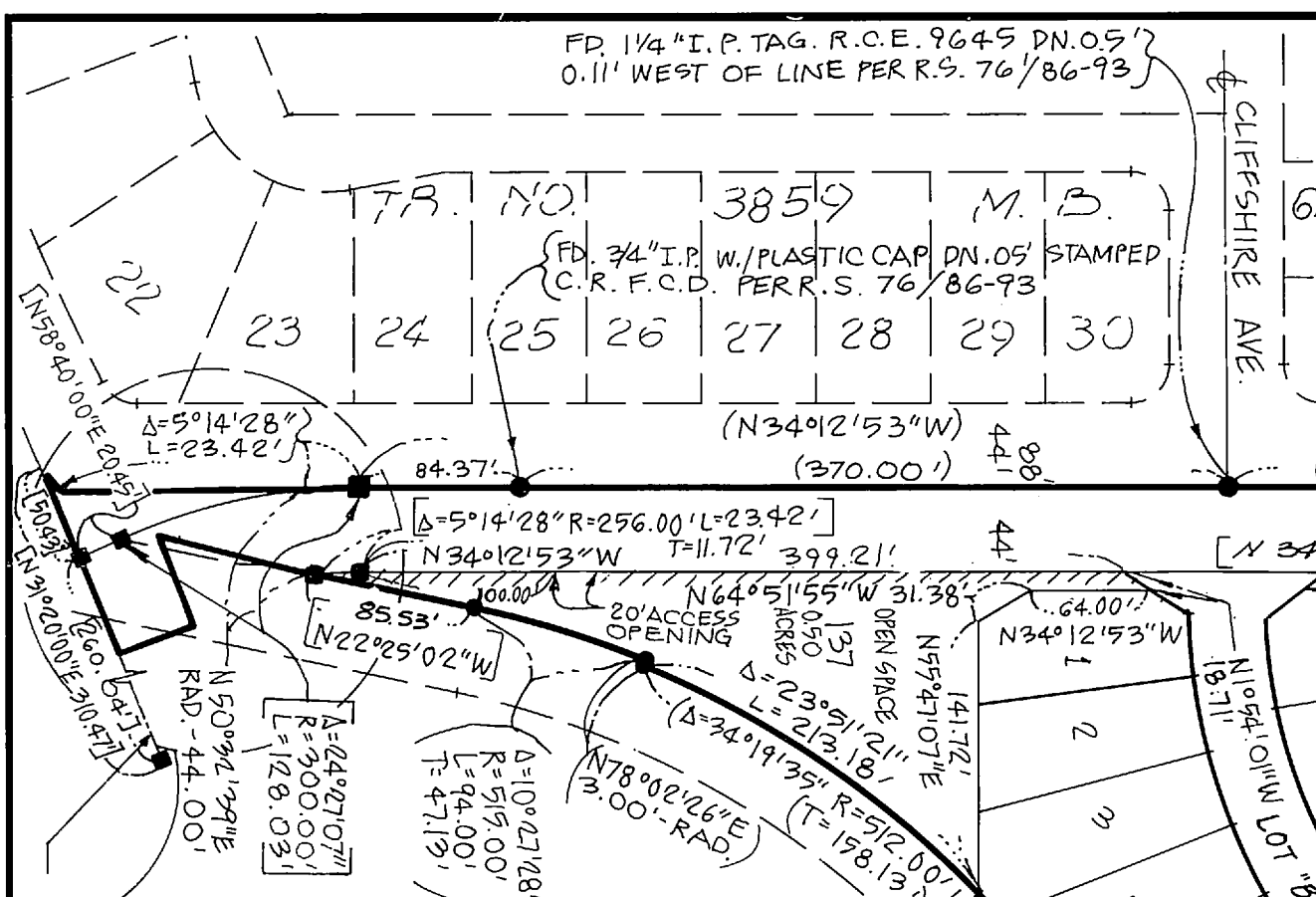
- (A) INDICATES 5.00' WIDE EASEMENT FOR STORM DRAIN, SEWER, WATER AND PUBLIC UTILITY PURPOSES DEDICATED TO PUBLIC USE.
- (B) INDICATES EASEMENT FOR SEWER PURPOSES DEDICATED TO PUBLIC USE.
- (C) INDICATES WATER LINE EASEMENT DEDICATED TO THE CITY OF RIVERSIDE PER INSTRUMENT NO. 89-118817 RECORDED APRIL 14, 1989
- (D) INDICATES WATER LINE EASEMENT DEDICATED TO THE CITY OF RIVERSIDE PER INSTRUMENT NO. 89-118817 RECORDED APRIL 14, 1989
- (E) INDICATES ACCESS RIGHTS RESTRICTED.
- (F) INDICATES MEASURED AND RECORD PER R.S. 76/86-93.
- (G) INDICATES MEASURED AND RECORD PER TRACT NO. 21291-1, M.B. 168/16-26.

**VICINITY MAP**  
NO SCALE

### EASEMENT NOTES:

- 1. RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY FOR DITCHES AND WATER LINES. SAID EASEMENT CANNOT BE LOCATED ON RECORD. ASSOCIATION FOR RECORDS, DITCHES AND WATER LINES. SAID EASEMENT CANNOT BE LOCATED ON RECORD.
- 2. EASEMENT FOR WATER PIPELINES, UTILITY POLE LINES AND EXTENSION OF JOHNSON STREET IN FAVOR OF HERBERT B. PRAYD, ET AL. PER INSTR. REC. 12-7-10 IN BOOK 314, PAGE 239 OF DEEDS. SAID EASEMENT CANNOT BE LOCATED ON RECORD.
- 3. EASEMENT FOR WATER PIPELINES, UTILITY POLE LINES AND EXTENSION OF JOHNSON STREET IN FAVOR OF SAN JACINTO LAND COMPANY LTD. PER INSTR. REC. 10-24-30 IN BOOK 876, PAGE 531 OF DEEDS. SAID EASEMENT CANNOT BE LOCATED ON RECORD. (SEE ABOVE FOR ADDITIONAL NOTES)

- INDICATES FOUND 1" I.D. I.P. "R.C.E." 21769", FLUSH PER R.S. 76/86-93, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.D. I.P. TAGGED L.S. 4599 PER TRACT NO. 21291-1, M.B. 168/16-26, FLUSH.
- INDICATES SET 1" I.D. I.P. TAGGED L.S. 5831 FLUSH PER RIV. CO. STD. "A".
- INDICATES SET 1" I.D. I.P. TAGGED L.S. 5831 FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES AND AT R/W B.C.S. E.C.S. AND CORNER CUT BACKS PER RIV. CO. STD. "D".
- SET 1" I.D. I.P. WITH PLASTIC PLUG STAMPED L.S. 5831, FLUSH PER RIV. CO. STD. "D".
- SET LEAD AND TAG L.S. 5831 ON TOP OF CURB ON SIDE LOT LINES PRODUCED IN LIEU OF FRONT CORNERS, UNLESS SET PER ABOVE. PER RIV. CO. STD. "E".
- ALL MONUMENTS SET PER RIVERSIDE COUNTY ORDINANCE NO. 461.4
- SEE DETAIL SHEET 5
- INDIANA AVENUE



IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

SHEET 3 OF 5 SHEETS

# TRACT NO. 23549

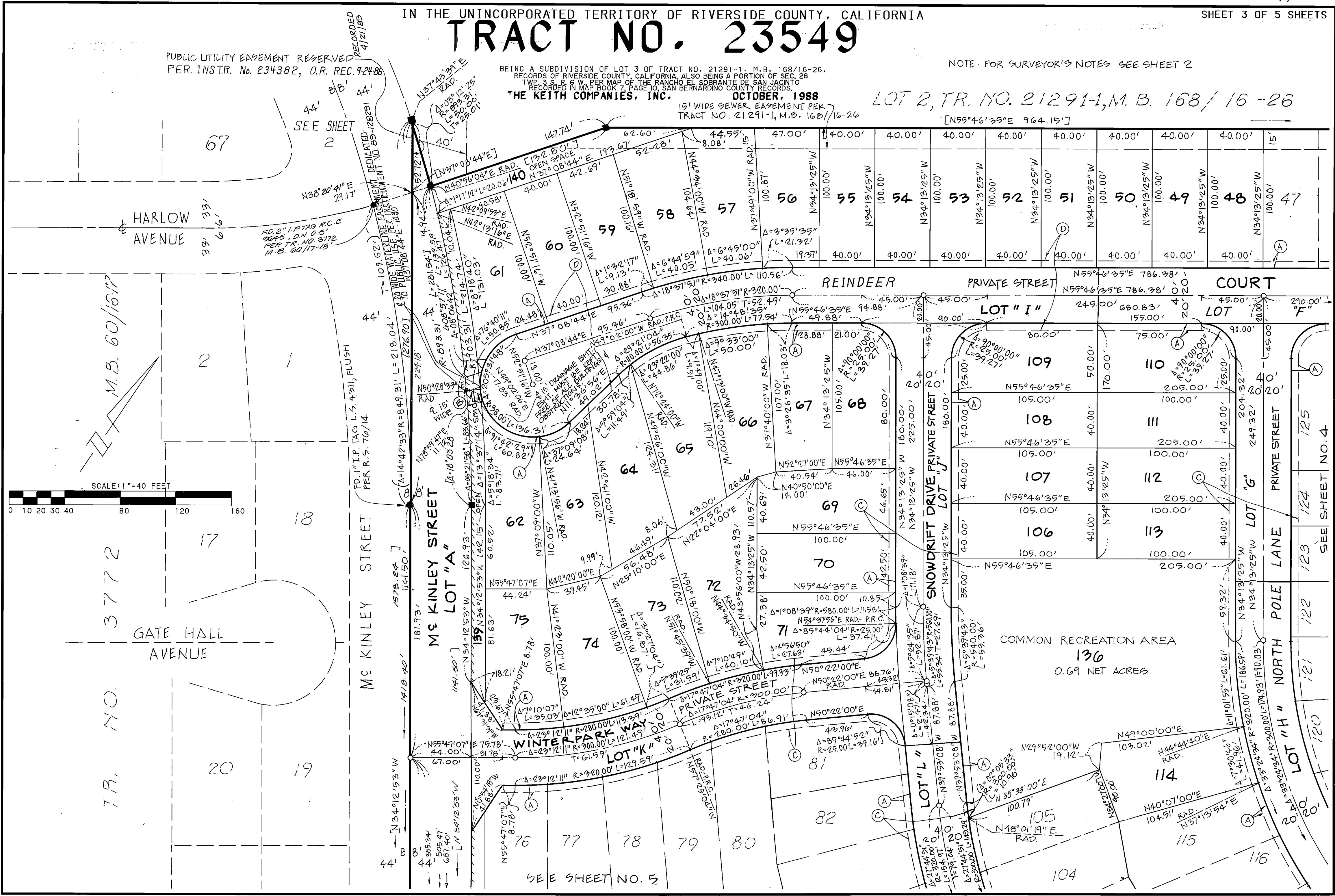
PUBLIC UTILITY EASEMENT RESERVED  
PER INSTR. No. 234382, O.R. REC. 92486

BEING A SUBDIVISION OF LOT 3 OF TRACT NO. 21291-1, M.B. 168/16-26.  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF SEC. 28  
TWP. 3 S. R. 6 W. PER MAP OF THE RANCHO EL SORRANTE DE SAN JACINTO  
RECORDED IN MAP BOOK 7, PAGE 10, SAN BERNARDINO COUNTY RECORDS.  
**THE KEITH COMPANIES, INC.**

NOTE: FOR SURVEYOR'S NOTES SEE SHEET 2

OCTOBER, 1988  
15' WIDE SEWER EASEMENT PER  
TRACT NO. 21291-1, M.B. 168/16-26

LOT 2, TR. NO. 21291-1, M.B. 168/16-26  
[N55°46'35"E 964.15']





IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 23549**  
SHEET 4 OF 5 SHEETS

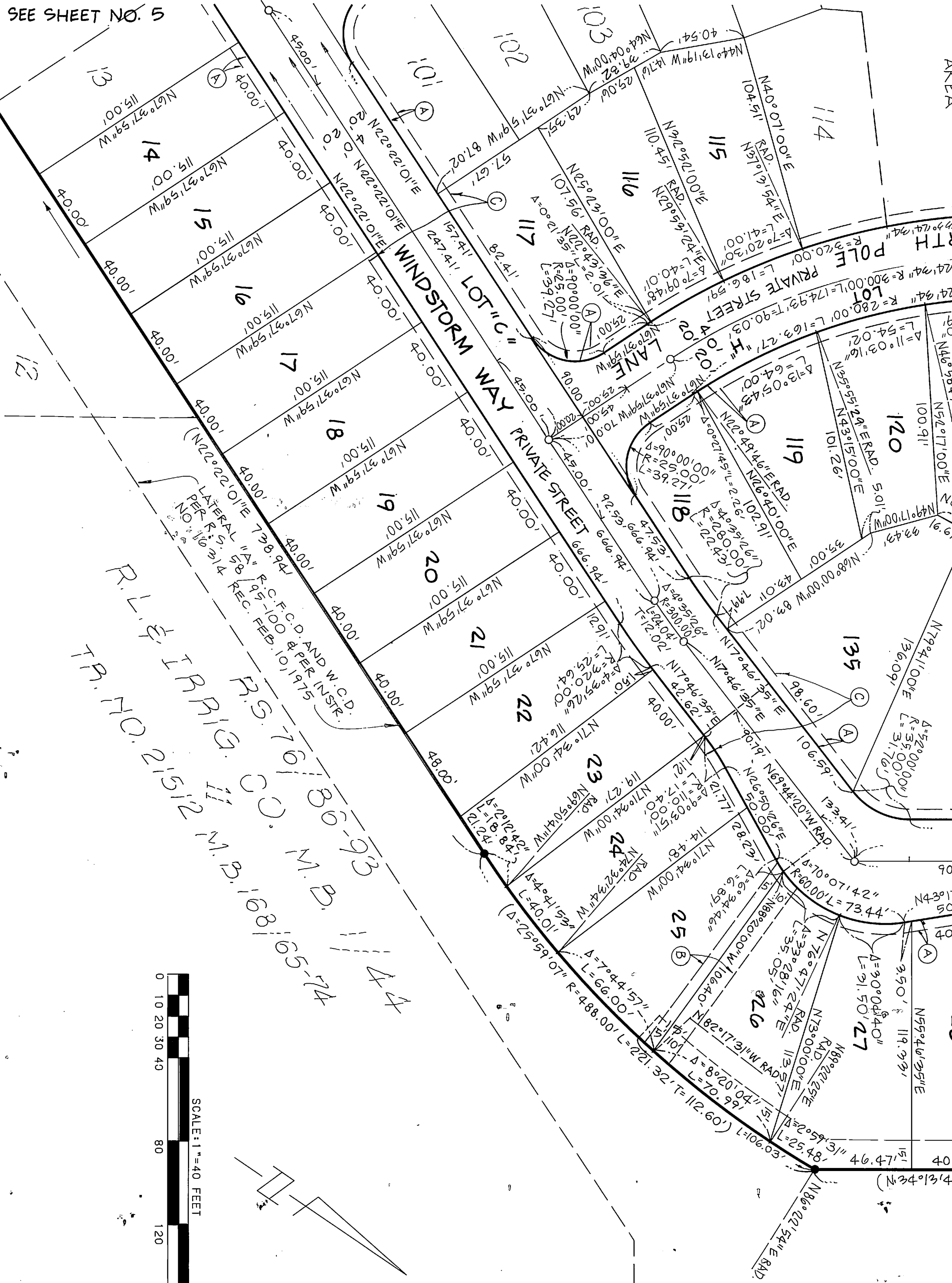
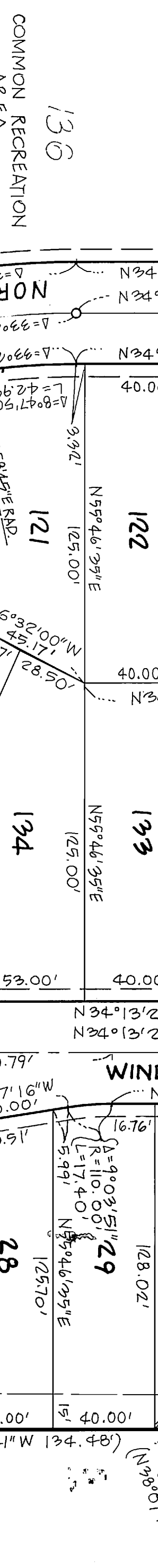
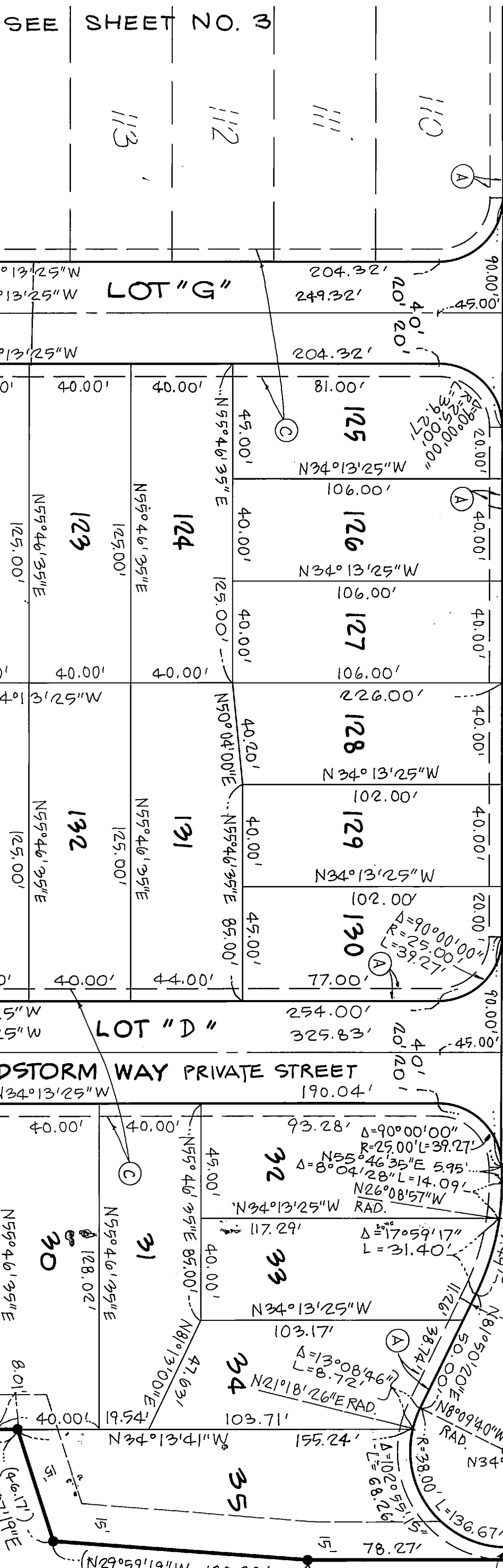
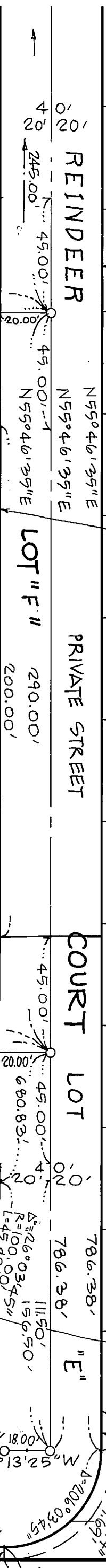
BEING A SUBDIVISION OF LOT 3 OF TRACT NO. 21291-1, M.B. 168/16-26,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A PORTION OF SEC. 28,  
RANGE 3 S., RANGE 6 W., PER MAP OF THE RANCHO EL SOBRIANTE DE SAN JACINTO,  
RECORDED IN MAP BOOK 7, PAGE 10, SAN BERNARDINO COUNTY RECORDS,  
OCTOBER, 1988  
THE KEITH COMPANIES, INC.

LOT 2, TR. NO. 21291-1, M.B. 168/16-26

[N59°46'35"E 964.15']

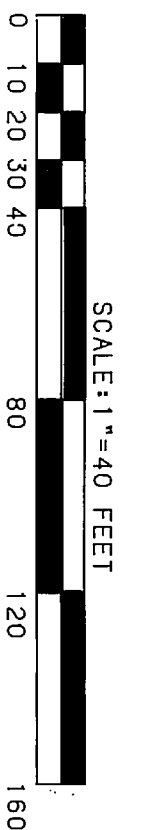
NOTE:  
FOR SURVEYOR'S NOTES SEE SHEET 2  
15' WIDE SEWER EASEMENT PER TRACT  
NO. 21291-1, M.B. 168/16-26

50	49	48	47	46	45	44	43	42	41	40	39	38	37	36
40.00'	40.00'	40.00'	40.00'	40.00'	40.00'	40.00'	40.00'	40.00'	40.00'	40.00'	40.00'	40.00'	40.00'	50.00'
N34°13'25"W	N34°13'25"W	N34°13'25"W	N34°13'25"W	N34°13'25"W	N34°13'25"W	N34°13'25"W	N34°13'25"W	N34°13'25"W	N34°13'25"W	N34°13'25"W	N34°13'25"W	N34°13'25"W	N34°13'25"W	N34°13'25"W



SEE SHEET NO. 5

SEE SHEET NO. 3

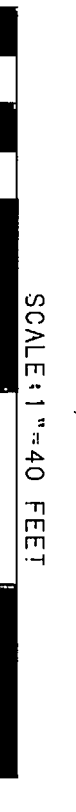
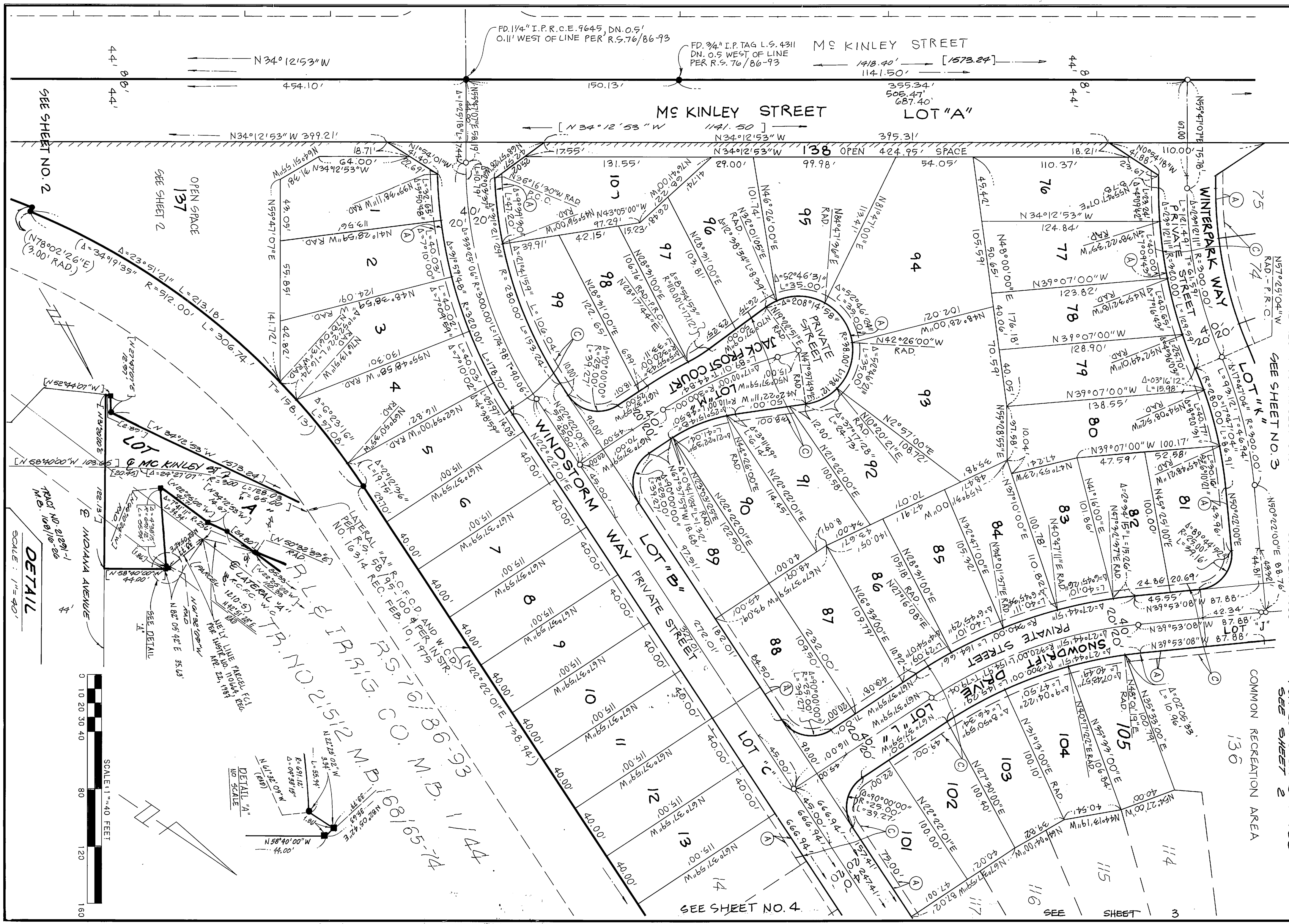


# TRACT NO. 23549

BEING A SUBDIVISION OF LOT 3 OF TRACT NO. 21291-1, M.B. 168718-26, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF SEC. 28 TWP. 3 S., R. 6 W. PER MAP OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN MAP BOOK 7, PAGE 10, SAN BERNARDINO COUNTY RECORDS, OCTOBER, 1988

NOTE:  
FOR SURVEYOR'S NOTES  
SEE SHEET 2

COMMON RECREATION AREA



DETAIL "A"  
NO SCALE

SEE SHEET NO. 4

SEE SHEET 3

SEE SHEET NO. 2

OPEN SPACE  
137  
SEE SHEET 2

SEE SHEET NO. 3

COMMON RECREATION AREA

136

WINTERPARK WAY

LOT "K"

LOT "L"

LOT "M"

SEE SHEET

LOT "A"

138 OPEN SPACE

LOT "B"

LOT "C"

LOT "D"

LOT "E"

LOT "F"

LOT "G"

LOT "H"

LOT "I"

LOT "J"

LOT "K"

LOT "L"

LOT "M"

LOT "N"

LOT "O"

LOT "P"

LOT "Q"

LOT "R"

LOT "S"

LOT "T"

LOT "U"