

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

SHEET 1 OF 6 SHEETS

# TRACT NO. 23140-1

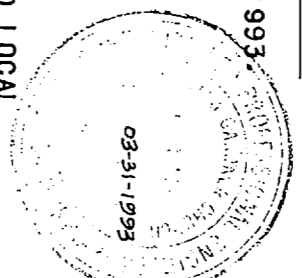
BEING A SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN BY PARCEL MAP 17160 FILED IN BOOK 103, PAGES 1 THROUGH 5, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

CHURCH ENGINEERING, INC.  
JULY 1987

RECORDED'S STATEMENT  
FILED THIS 23<sup>rd</sup> DAY OF FEB. 1987.  
AT 8:30 A.M. IN BOOK 212 OF MAPS.  
AT PAGE 547-48 AT THE REQUEST OF THE  
CLERK OF THE BOARD.  
NO. 61560  
FEE \$1100  
WILLIAM E. GONZALEZ COUNTY RECORDER  
BY: Janita Logan DEPUTY  
SUBDIVISION GUARANTEED BY 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 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 "A", LAKEPOINTE DRIVE, THE OWNERS OF LOTS 1 THROUGH 6, INCLUSIVE, AND LOT 60 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 ALSO HEREBY DEDICATE TO THE COUNTY OF RIVERSIDE LOT "F", ONE FOOT BARRIER STRIP FOR ROAD AND ACCESS CONTROL.  
WE ALSO HEREBY DEDICATE TO PUBLIC USE THE STORM DRAIN AND SEWER EASEMENTS, AS SHOWN HEREON, FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN AND SEWER FACILITIES.



BRIGHTON LAKE HILLS ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP.  
BY: David L. Ball AND Danny Hultt  
BY: David L. Ball, SECRETARY BY: Danny Hultt, VICE PRESIDENT

SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, TRUSTEE UNDER DEED OF TRUST RECORDED OF OFFICIAL RECORDS.  
BY: Thomas J. Smith VICE PRESIDENT BY: William H. Smith VICE PRESIDENT

### NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

ON THIS 22<sup>nd</sup> DAY OF August, 1989, BEFORE ME, J.M. Hoelette, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID L. BALL AND DANNY HULTT, PERSONALLY KNOWN TO ME (OR PROVED TO BE ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE SECRETARY AND VICE PRESIDENT, RESPECTIVELY, OF BRIGHTON HILLS, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN 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 KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE MANAGING GENERAL PARTNER OF BRIGHTON LAKE HILLS ASSOCIATES, THE GENERAL PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS SUCH MANAGING GENERAL PARTNER AND THAT SUCH GENERAL PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND:

NOTARY PUBLIC IN AND FOR SAID STATE  
J.M. Hoelette  
(PRINTED NAME)  
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.  
MY COMMISSION EXPIRES Oct. 4, 1992

### NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

ON THIS 17<sup>th</sup> DAY OF August, 1989, BEFORE ME, Beverly Shamble, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED THOMAS FRIDELL AND WILLIAM SCITZ, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF SECURITY PACIFIC NATIONAL BANK, THE CORPORATION 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 CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND:

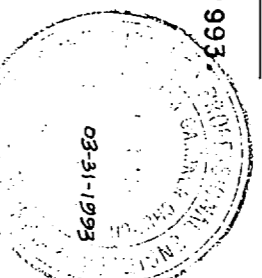
NOTARY PUBLIC IN AND FOR SAID STATE  
Beverly Shamble  
(PRINTED NAME)  
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.  
MY COMMISSION EXPIRES May 3, 1991

### ENGINEER'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 3 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JULY, 1986, AND ARE CORRECTLY SHOWN OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP. THE MONUMENT WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED, December 22, 1988

William G. Church, R.C.E. 14488  
MY REGISTRATION EXPIRES MARCH 31, 1993

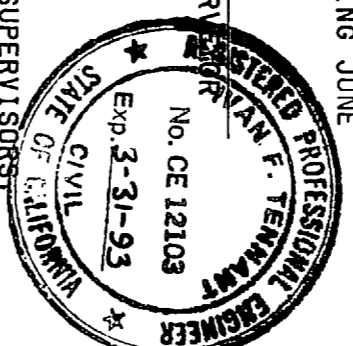


### COUNTY SURVEYOR'S STATEMENT:

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. 23140, AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 7, 1988, THE EXPIRATION DATE BEING JUNE 7, 1990, AND I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: January 25, 1990

Ivan F. Tennant  
IVAN F. TENNANT, ACTING COUNTY SURVEYOR



### BOARD OF SUPERVISORS CERTIFICATE:

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY IT'S 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 STORM DRAIN AND SEWER EASEMENTS ARE HEREBY NOT ACCEPTED.

DATED Feb 6, 1990

COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA

BY: Gerald A. Maloney  
CHAIRMAN OF THE BOARD OF SUPERVISORS

### ATTEST:

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: Blair Schuyler 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.

DATED: 1/16/90

R. WAYNE WAITS  
COUNTY TAX COLLECTOR

BY: Kimberly Lewis  
DEPUTY

### 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 RESOLVER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN FULLY APPROVED BY THE BOARD OF SUPERVISORS.

DATED: \_\_\_\_\_  
GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
CASH TAX BOND  
R. WAYNE WAITS  
COUNTY TAX COLLECTOR

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

### 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 FEES 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.

### SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED ON THE 18TH DAY OF AUGUST, 1986 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA.

BY: GeoSoils, Inc.

### SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND OR OTHER INTERESTS HAVE BEEN OMITTED.  
1. HERBERT BULKLEY, ET AL, HOLDERS OF AN EASEMENTS FOR ROADS, PIPE LINES AND POLE LINE PURPOSES RECORDED FEBRUARY 7, 1911 IN BOOK 324, PAGE 389 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

2. L. HERBERT LUMDIN, HOLDER OF AN EASEMENT FOR ROAD PURPOSES RECORDED NOVEMBER 24, 1965 AS INSTRUMENT NO. 133134 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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

# TRACT NO. 23140-1

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN BY PARCEL MAP 17160 FILED IN BOOK 103, PAGES 1 THROUGH 5, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CHURCH ENGINEERING, INC.  
JULY 1987

### ENGINEER'S NOTES:

BASIS OF BEARINGS IS THE NORTHWESTERLY LINE OF PARCEL 1 SHOWN AS HAVING A BEARING OF N 34° 17' 15" E AND A DISTANCE OF 488.12 FEET BY PARCEL MAP NO. 17160 FILED IN BOOK 103, PAGES 1 THROUGH 5, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

• DENOTES FOUND 1" IRON PIPE TAGGED R.C.E. 9876 FLUSH PER P.M. 103/1-5. RECORDS OF RIVERSIDE COUNTY UNLESS OTHERWISE NOTED.

-O- DENOTES 1" I.P. TAGGED R.C.E. 14488, FLUSH, TO BE SET.

ALL MONUMENTS SET IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE 461.6

[ ] DENOTES MEASURED AND RECORD PER P.M. 103/1-5, AND TRACT NO. 19411-1, M.B. 199/86-88.

THIS TRACT CONTAINS 142.06 ACRES WITHIN THE DISTINCTIVE BORDER.

THIS TRACT CONSISTS OF 60 LOTS AND LOTS "A" THROUGH "E", INCLUSIVE.

■ DENOTES 1" I.P. TAGGED R.C.E. 14488, FLUSH, TO BE SET PER TRACT NO. 19411-1, M.B. 199/86 - 88, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

▲ DENOTES 1" I.P. TAGGED R.C.E. 14488, FLUSH, TO BE SET PER TRACT NO. 19411-2, M.B. 199/89 - 91, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

● DENOTES 1" I.P. TAGGED R.C.E. 14488, FLUSH, TO BE SET PER TRACT NO. 19411-3, M.B. 199/92 - 96, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

<> DENOTES MEASURED AND RECORD PER TRACT NO. 19411-2, M.B. 199/89 - 91 AND TR. NO. 23139, M.B. 209/86-88.

( ) DENOTES MEASURED AND RECORD PER TRACT NO. 19411-3, M.B. 199/92 - 96 AND TR. NO. 23139, M.B. 209/86-88.

DRAINAGE EASEMENTS MUST BE KEPT FREE OF BUILDINGS & OBSTRUCTIONS.

ALL MONUMENTS SHOWN AS SET SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS TRACT.

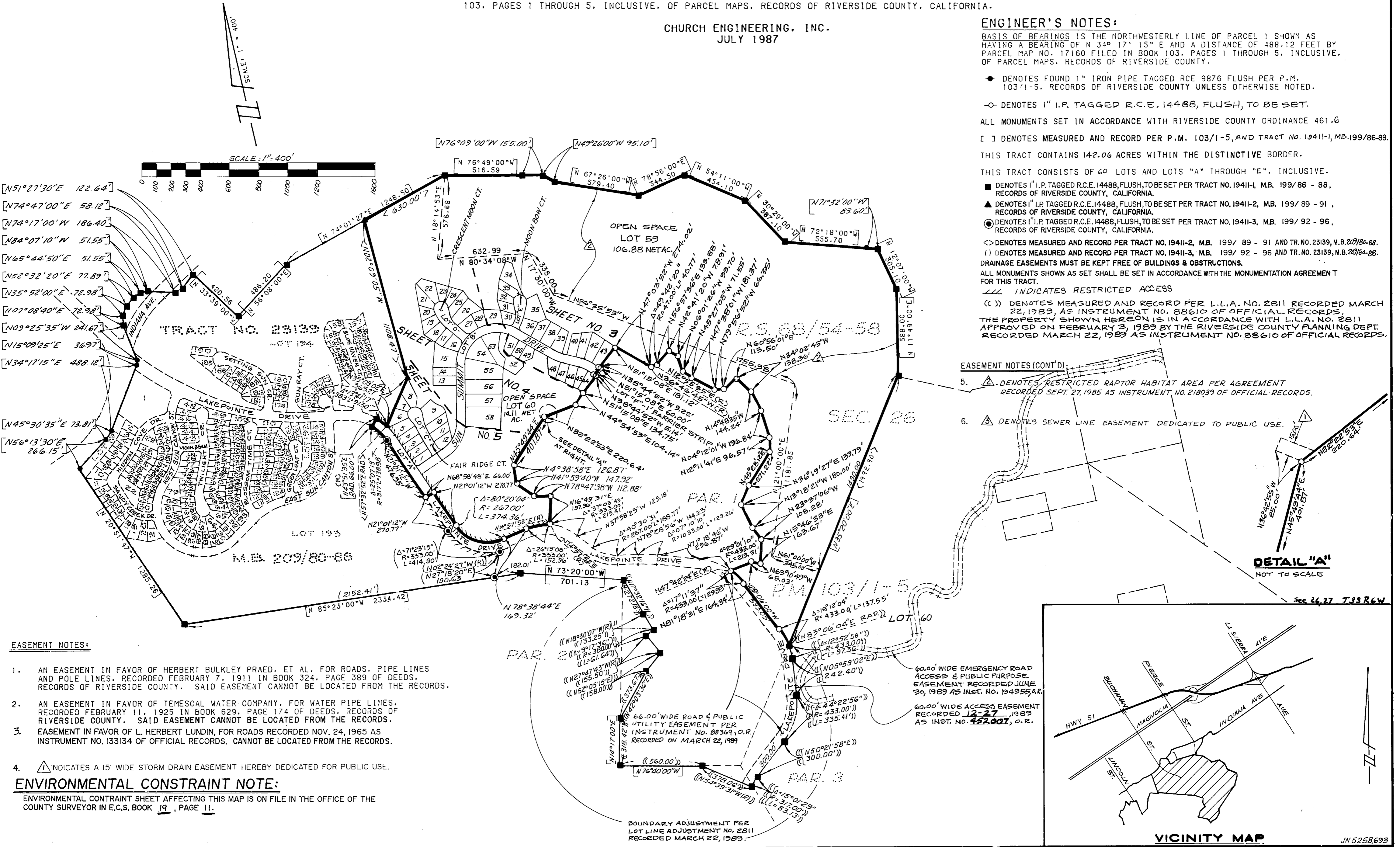
/// INDICATES RESTRICTED ACCESS

(( )) DENOTES MEASURED AND RECORD PER L.L.A. NO. 2811 RECORDED MARCH 22, 1989, AS INSTRUMENT NO. 88610 OF OFFICIAL RECORDS. THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH L.L.A. NO. 2811 APPROVED ON FEBRUARY 3, 1989 BY THE RIVERSIDE COUNTY PLANNING DEPT. RECORDED MARCH 22, 1989 AS INSTRUMENT NO. 88610 OF OFFICIAL RECORDS.

### EASEMENT NOTES (CONT'D):

5. ▲ DENOTES RESTRICTED RAPTOR HABITAT AREA PER AGREEMENT RECORDED SEPT. 27, 1985 AS INSTRUMENT NO. 218039 OF OFFICIAL RECORDS.

6. ▲ DENOTES SEWER LINE EASEMENT DEDICATED TO PUBLIC USE.

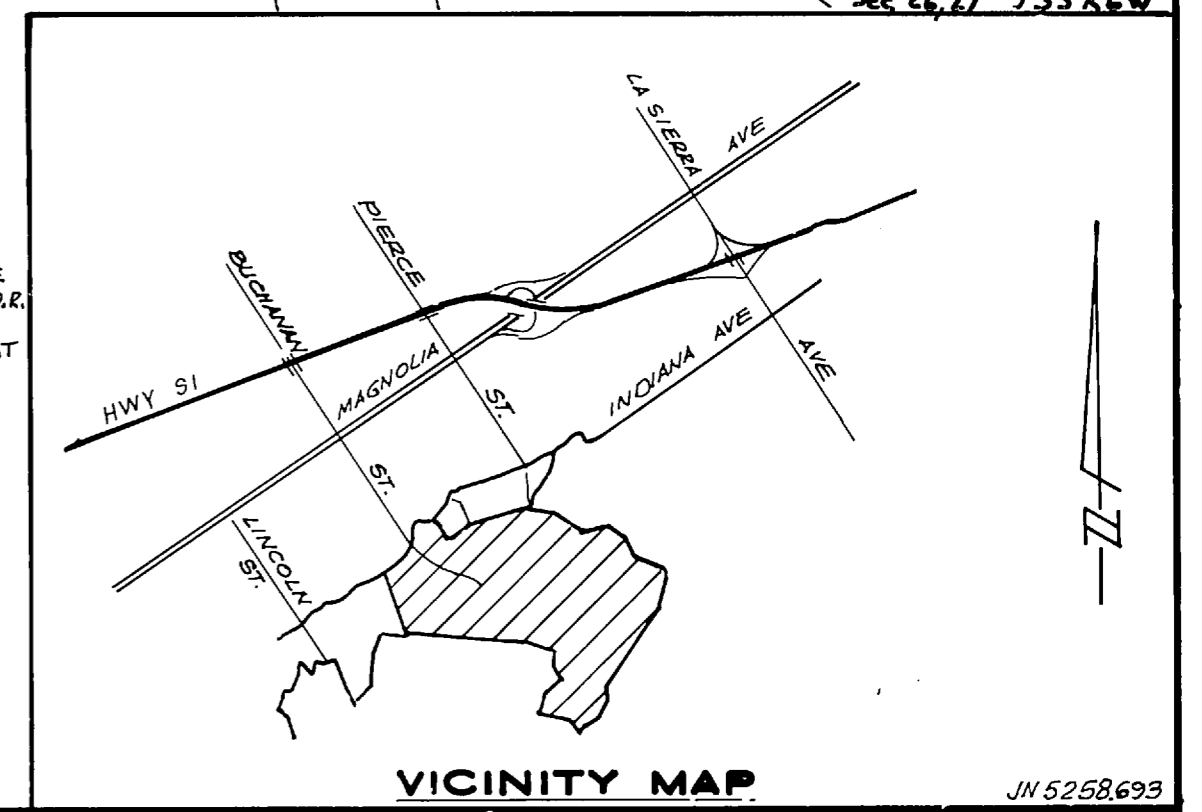


### EASEMENT NOTES:

1. AN EASEMENT IN FAVOR OF HERBERT BULKLEY PRAED, ET AL. FOR ROADS, PIPE LINES AND POLE LINES, RECORDED FEBRUARY 7, 1911 IN BOOK 324, PAGE 389 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORDS.
2. AN EASEMENT IN FAVOR OF TEMESCAL WATER COMPANY, FOR WATER PIPE LINES, RECORDED FEBRUARY 11, 1925 IN BOOK 629, PAGE 174 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORDS.
3. EASEMENT IN FAVOR OF L. HERBERT LUNDIN, FOR ROADS RECORDED NOV. 24, 1965 AS INSTRUMENT NO. 133134 OF OFFICIAL RECORDS. CANNOT BE LOCATED FROM THE RECORDS.
4. ▲ INDICATES A 15' WIDE STORM DRAIN EASEMENT HEREBY DEDICATED FOR PUBLIC USE.

### ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR IN E.C.S. BOOK 19, PAGE 11.



BOUNDARY ADJUSTMENT PER LOT LINE ADJUSTMENT NO. 2811 RECORDED MARCH 22, 1989.

# MB 214/22

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

# TRACT NO. 23140-1

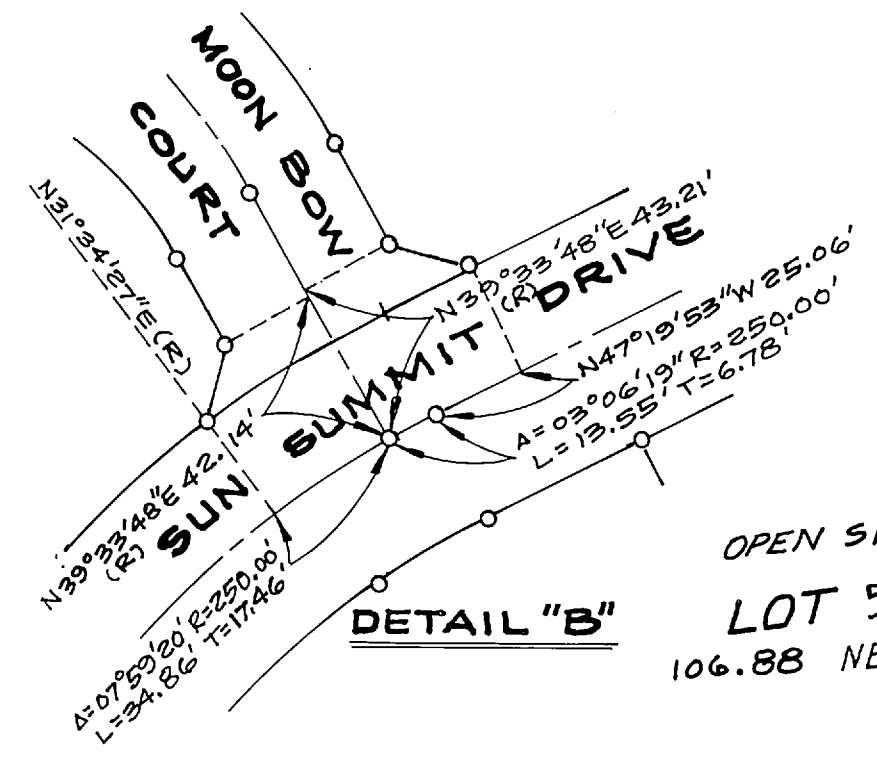
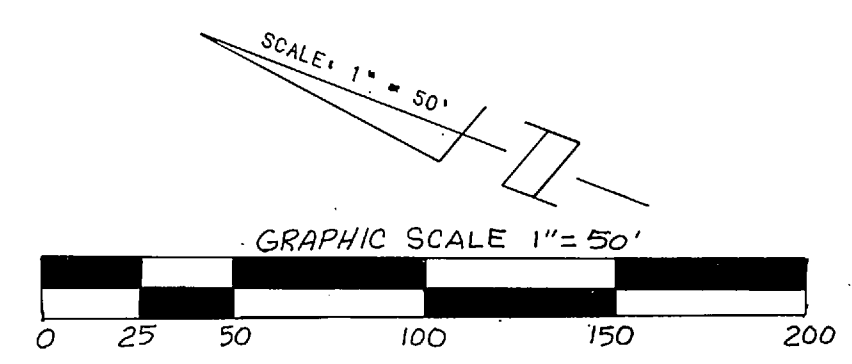
BEING A SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN BY PARCEL MAP 17160 FILED IN BOOK 103, PAGES 1 THROUGH 5, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CHURCH ENGINEERING, INC.  
JULY 1988

R.S. 68/54-58

SEE SHEET 6

SEE SHEET 6



OPEN SPACE  
LOT 59  
106.88 NET AC.

SEE SHEET 6

OPEN SPACE  
LOT 60  
14.11 NET AC.

NOTE:  
SEE SHEET 2 FOR ENGINEER'S NOTES,  
BASIS OF BEARINGS, BOUNDARY AND  
INDEX MAP AND EASEMENT NOTES.

P.M. 103/1-5

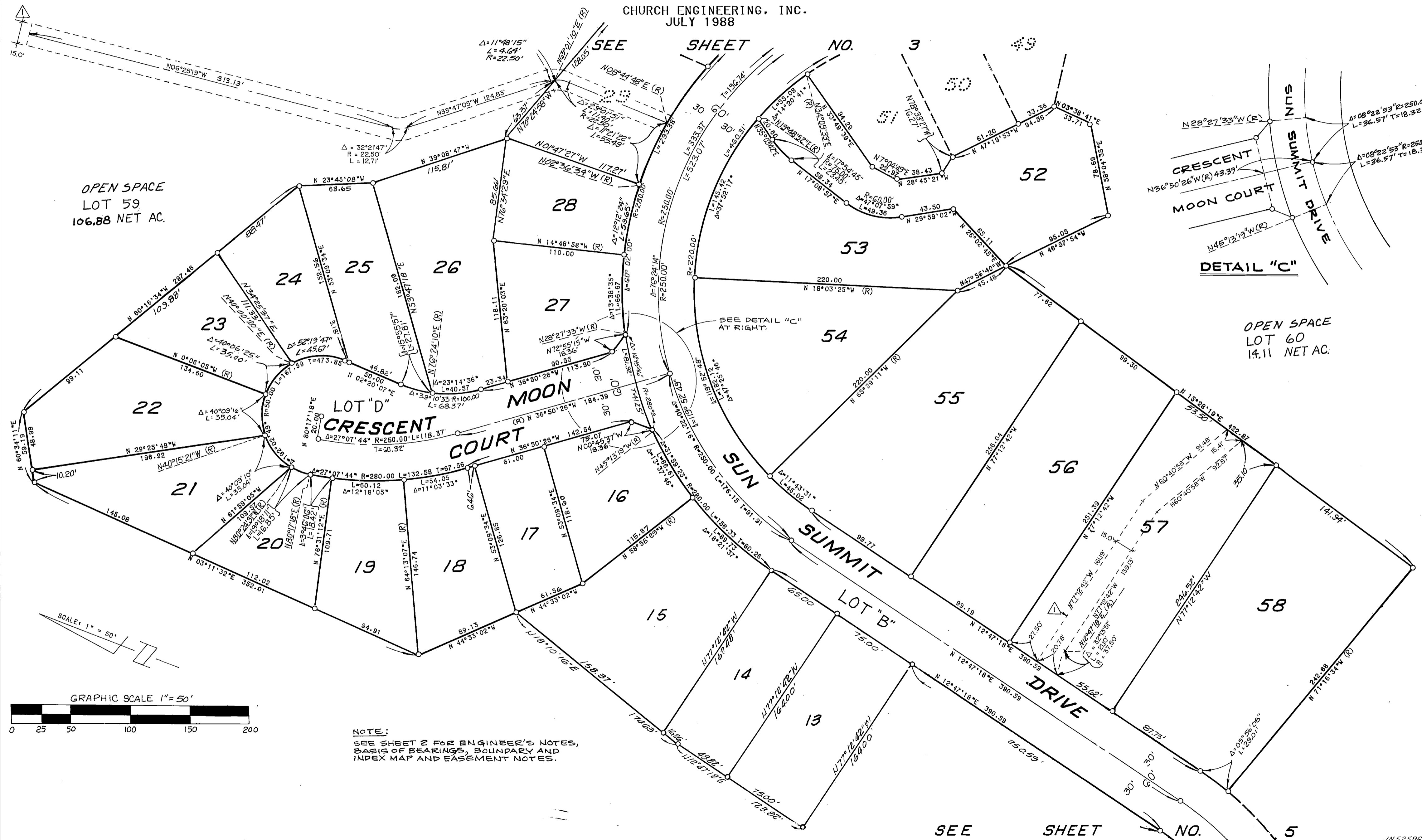
MB 214/23

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

# TRACT NO. 23140-1

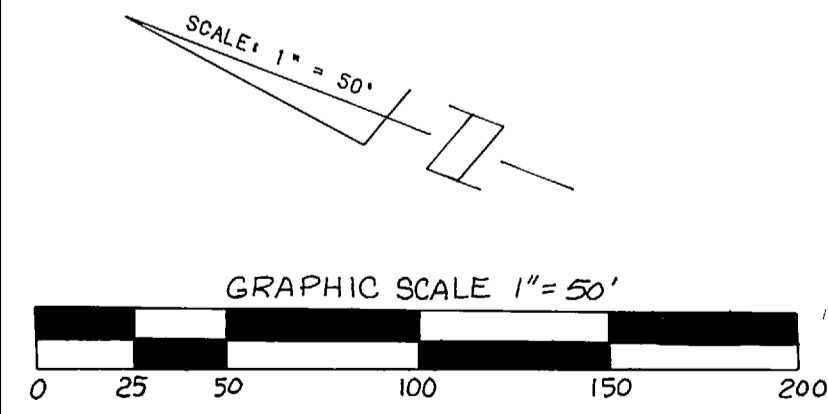
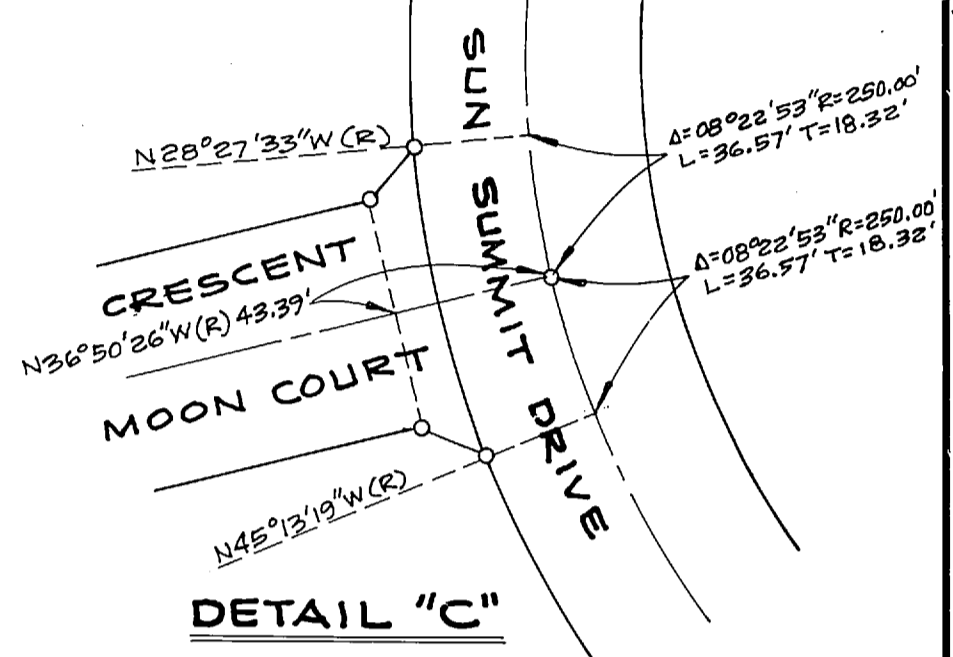
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CHURCH ENGINEERING, INC.  
JULY 1988



OPEN SPACE  
LOT 59  
106.88 NET AC.

OPEN SPACE  
LOT 60  
14.11 NET AC.



NOTE:  
SEE SHEET 2 FOR ENGINEER'S NOTES,  
BASIS OF BEARINGS, BOUNDARY AND  
INDEX MAP AND EASEMENT NOTES.

SEE SHEET NO. 5

# MB 214/24

214/25

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

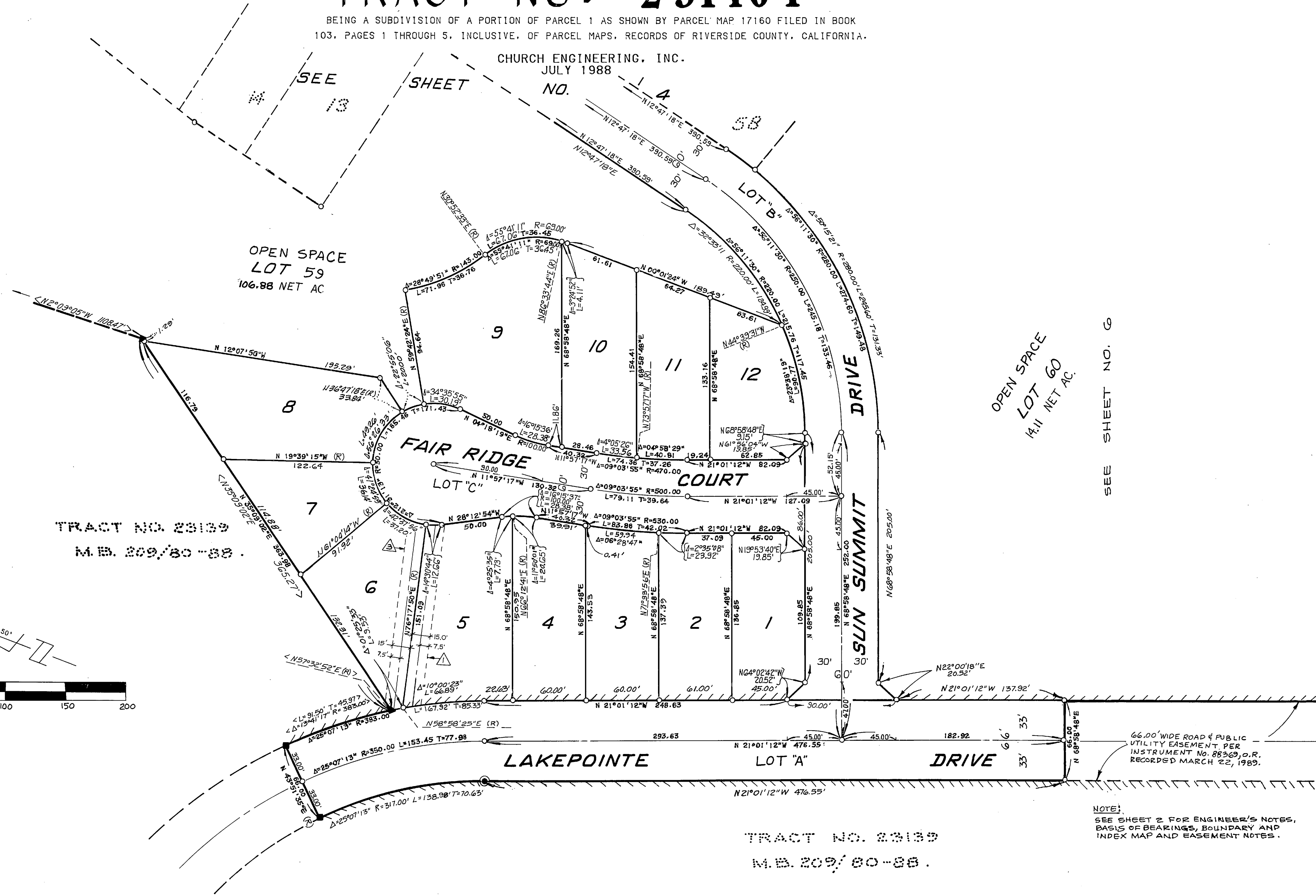
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CHURCH ENGINEERING, INC.  
JULY 1988

SEE SHEET NO. 13

SHEET NO. 4



TRACT NO. 23139  
M.B. 209/80-88

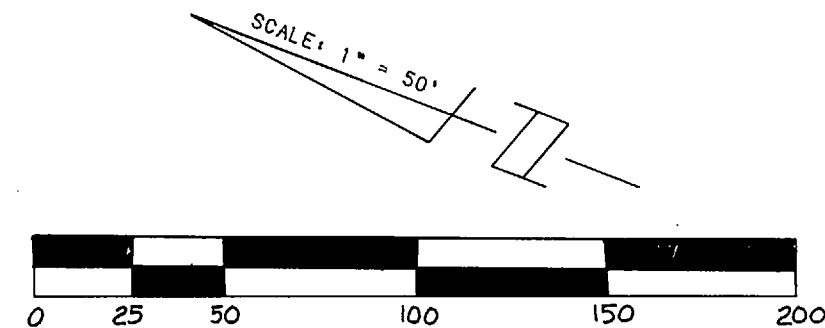
SEE SHEET NO. 6

SEE SHEET NO. 6

66.00' WIDE ROAD & PUBLIC UTILITY EASEMENT PER INSTRUMENT NO. 88369, O.R. RECORDED MARCH 22, 1989.

NOTE: SEE SHEET 2 FOR ENGINEER'S NOTES, BASIS OF BEARINGS, BOUNDARY AND INDEX MAP AND EASEMENT NOTES.

TRACT NO. 23139  
M.B. 209/80-88



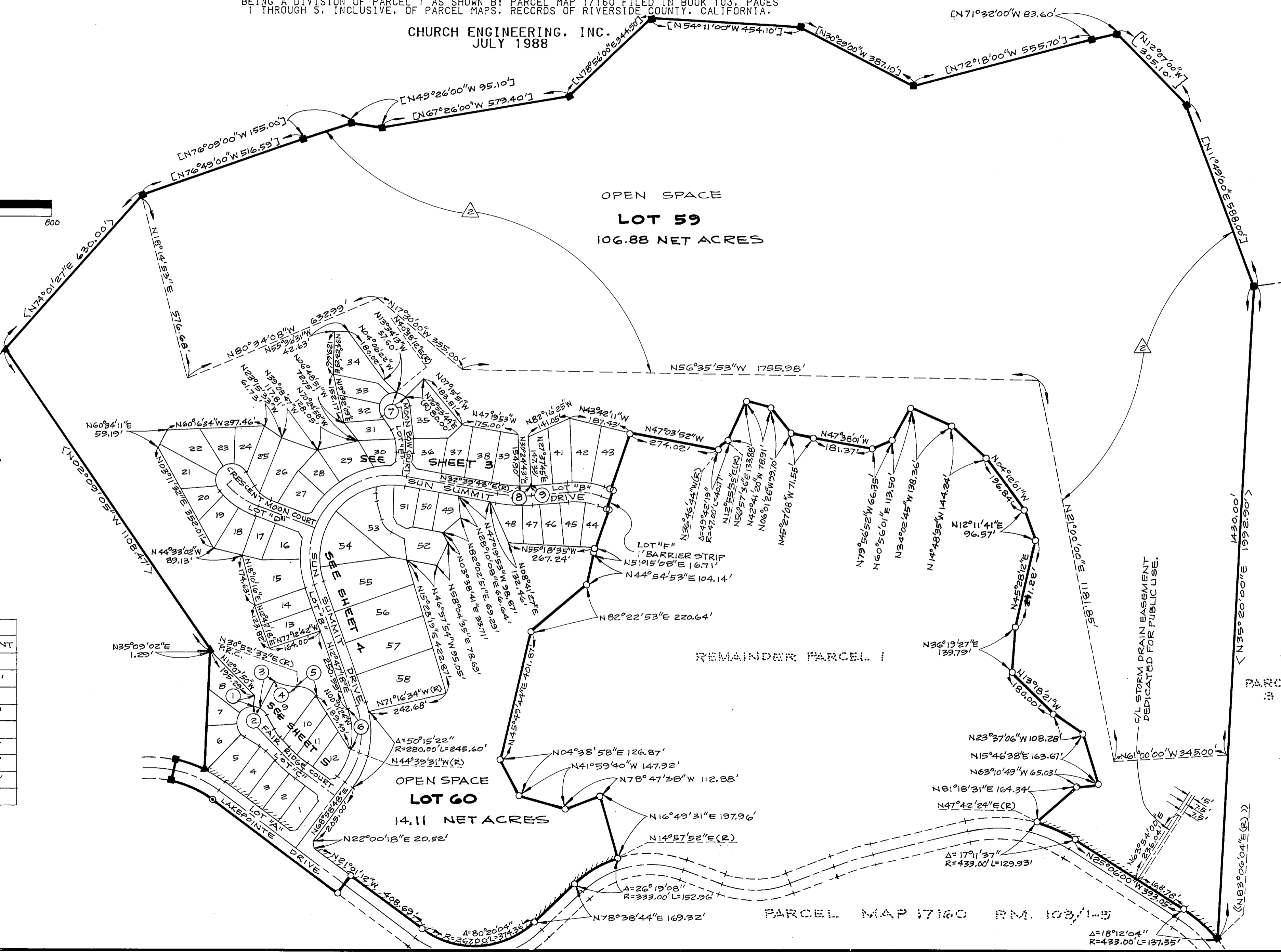
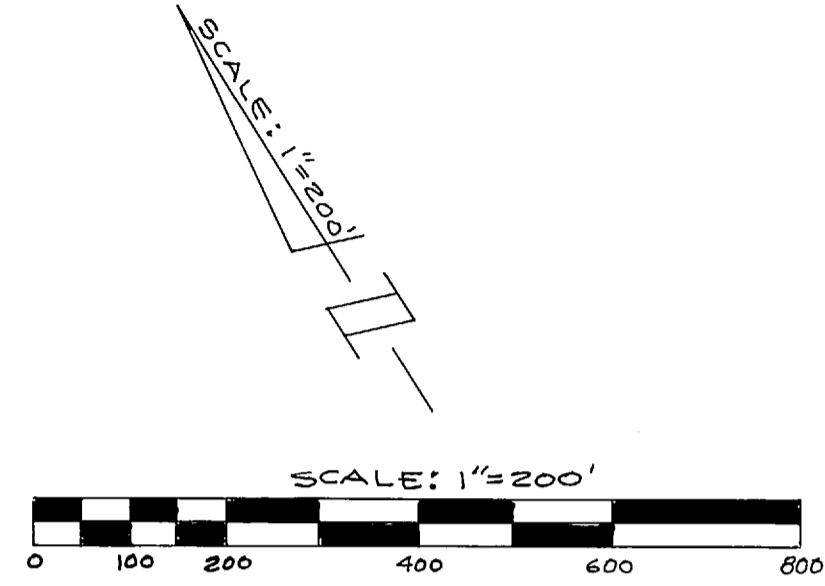
# MB 214/25

214  
26

# TRACT NO. 23140-1

BEING A DIVISION OF PARCEL 1 AS SHOWN BY PARCEL MAP 17160 FILED IN BOOK 103, PAGES 1 THROUGH 5, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CHURCH ENGINEERING, INC.  
JULY 1988



NOTE:  
SEE SHEET 2 FOR ENGINEER'S NOTES,  
BASIS OF BEARINGS, BOUNDARY AND  
INDEX MAP, AND EASEMENT NOTES.

TRACT NO. 23139  
MB. 209/80-88

CURVE & LINE DATA				
NO.	DELTA/BEARING	RADIUS	LENGTH	TANGENT
1	N36°47'18"E(R)		33.84'	
2	22°55'06"	50.00'	20.00'	10.14'
3	N59°42'24"E(R)		94.64'	
4	28°49'51"	143.00'	71.96'	36.76'
5	59°06'03"	69.00'	71.17'	39.12'
6	32°33'11"	220.00'	124.99'	64.23'
7	36°15'32"	47.00'	29.74'	15.39'
8	05°01'58"	370.00'	32.50'	16.26'
9	N62°22'15"W		2.50'	

PARCEL MAP 17160 RM. 103/1-B

MB 214/26