

OWNER'S STATEMENT

We hereby state that we are the owners of, or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line. We hereby dedicate to public use for public street and public utility purposes, Lots "A" through "H" inclusive. We hereby dedicate to the public an Avigation Easement and right of flight for the passage of aircraft over Lots 1 through 88 inclusive. We hereby dedicate to the City of Riverside for construction and maintenance of electric energy distribution facilities, the easements designated as "5' x 30' P.U.E."

L & W INVESTMENTS, INC., a California corporation, DBA CONTINENTAL HOMES
Dumackay VP Greg Hastings, V.P.

NOTARY ACKNOWLEDGEMENT

State of California
County of San Diego SS
On March 13, 1998 before me, Jessica Trantolo,
A Notary Public in and for said County and State, personally appeared
D.W. Mackay, Greg Hastings
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commission expires Sept 2, 2000
Jessica Trantolo Jessica Trantolo
Notary Public in and for said State (Print Name)
My principal place of business is in San Diego County

UTILITIES CERTIFICATE (See Sheet 2 for UTILITIES EASEMENTS)

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 electric facilities necessary to provide service to all lots as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric Division of the Department of Public Utilities of the City of Riverside. Arrangements for water service must be made with Western Municipal Water District.

Date: NOV 17, 1998
BILL D. CARNAHAN
Public Utilities Director
By: Dieter P. Witzfeld

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

TRACT 22653-3

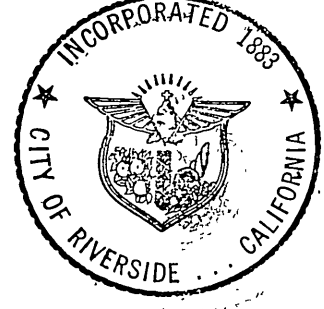
BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 5 OF TRACT 24582 AS SHOWN BY MAP ON FILE IN BOOK 251 OF MAPS AT PAGES 13 THROUGH 16 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTIONS 21 AND 22, T.3S., R.4W., S.B.M.

JANUARY 1998
CANTY ENGINEERING GROUP, INC.
RIVERSIDE, CALIFORNIA

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 22653-3. Lots "A" through "H" inclusive, are hereby accepted for public street and public utility purposes. An Avigation Easement and right of flight for the passage of aircraft over Lots 1 through 88 inclusive, is hereby accepted. The easements designated as "5' x 30' P.U.E.", are hereby accepted for the construction and maintenance of electric energy distribution facilities. 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 November, 1998.



COLLEEN J. NICOL
City Clerk of the City of Riverside, California
By: Colleen J. Nicol

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 22653 which was approved by the City of Riverside Planning Commission on December 4, 1987 and any approved alteration thereof that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and of Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map have been complied with; that I am satisfied that the map is technically correct; that the easements for sewer 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.

Date: 11-17-98
RICHARD D. McGRATH
R.C.E. 31952 Lic. Exp. 12/31/00
City Engineer
By: Richard D. McGrath

WATER FACILITIES STATEMENT

I hereby state that the subdivider named on this map has posted securities acceptable to Western Municipal Water District of Riverside County (District), adequate to fund construction of required water facilities. Once fire hydrants, water pipelines and appurtenances, any required offsite facilities, and service laterals have been installed and accepted by the District, and required fees paid, the District will supply water to each lot created by this subdivision. The easements and right-of-ways shown are sufficient for all requirements of water distribution.

Date: 11/13/98
JEFFREY D. SIMS
R.C.E. 46212

SOIL REPORT

A preliminary soils report was prepared on May 23, 1988, as required by the Health and Safety Code of California, Section 17943 by Aragon Geotechnical Consultants, Inc.

RECORDER'S STATEMENT

Filed this 30th day of Nov., 1998
at 8:00 AM in Book 275 of Maps at
Pages 44-47 at the request of the
City Clerk.
Fee: \$12.00
No. 518174
GARY L. ORSO, County Assessor - Clerk - Recorder
By: J. Regan Deputy

Subdivision Guarantee:
COMMONWEALTH LAND 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, except the bonds of Communities Facilities District 86-1.
This certificate does not include any special assessments, the bonds of which have not been paid in full, except the bonds of Communities Facilities District 86-1.
Date: 3/27/98
JERRY ROGERS
City Treasurer
By: WR Hansen

TAX COLLECTOR'S STATEMENT

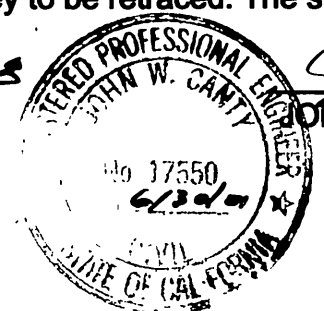
I hereby state that according to the records of this office, as of this date, there are no liens against the property shown on the within map for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes now a lien, but not yet payable, which are estimated to be \$65,000.
This Certificate excludes Any Supplemental Tax Assessment Not Yet Extended.
Date: 11-30-98
PAUL McDONNELL
County Tax Collector
By: Dail Ashmurst Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 65,000 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.
Date: Sept. 23, 1998
GERALD A. MALONEY
Clerk of the Board of Supervisors
CASH TAX BOND
PAUL McDONNELL
County Tax Collector
By: _____ Deputy

ENGINEER'S STATEMENT

I hereby state that I am a Registered Civil Engineer of the State of California and that this map consisting of Four (4) Sheets correctly represents a survey made under my supervision during May 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.
Date: March 12, 1998
JOHN W. CANTY
R.C.E. 17550



ENGINEER'S NOTES

Bearings are based upon the centerline of STONY BROOK CIRCLE as being N.00°25'17"W. as shown on Tract 22653-2 by map on file in Book 262 of Maps at Pages 92 through 95 thereof, Records of Riverside County, California.

- Indicates Found 1" I.P. with plastic plug stamped L.S.3018, Flush per Tract 22653-4 M.B. 255/50-54, unless otherwise noted.
- Indicates Found 1" I.P. with plastic plug stamped L.S.4628, Flush per Tract 22653-2 M.B. 262/92-95, unless otherwise noted.
- Indicates Found 1" I.P. with plastic plug stamped L.S.4628, Flush per Tract 22653-5 M.B. 263/60-63, unless otherwise noted.
- Indicates Set 1/2" Spike and R.C.E. 17550 Tag, Flush, unless otherwise noted.

Set 1" I.P. with plastic plug stamped R.C.E. 17550, or Nail and R.C.E. 17550 Tag in concrete or block wall at all rear lot corners and angle points in side lot lines, unless otherwise noted.
Set Nail and R.C.E. 17550 Tag in top of curb at the prolongation of side lot lines.

- [] Indicates Measured Data, also Record Data per Tract 22653-4 M.B. 255/50-54, unless otherwise noted.
() Indicates Measured Data, also Record Data per Tract 22653-2 M.B. 262/92-95.
< > Indicates Measured Data, also Record Data per Tract 22653-5 M.B. 263/60-63.
O Indicates Easements as designated in Signature Omission and Utilities Easements as shown hereon.

This Tract contains 21.773 Acres.

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.

- (B) Indicates an easement for electric facilities in favor of the City of Riverside as dedicated on Tract 24582 as shown by map on file in Book 251 of Maps at Pages 13 through 16 thereof, Records of Riverside County, Ca.
(E) Indicates an easement for electric facilities in favor of the City of Riverside, Recorded July 2, 1997 as Inst. No. 233958, O. R., Riv. Co., Ca.

Date: NOV 17, 1998

BILL D. CARNAHAN
Public Utilities Director

By: Dieter P. Wirtzfeld

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

TRACT 22653-3

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 5 OF TRACT 24582 AS SHOWN BY MAP ON FILE IN BOOK 251 OF MAPS AT PAGES 13 THROUGH 16 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTIONS 21 AND 22, T.3S., R.4W., S.B.M.

JANUARY 1998

SCALE: 1" = 60'

CANTY ENGINEERING GROUP, INC.

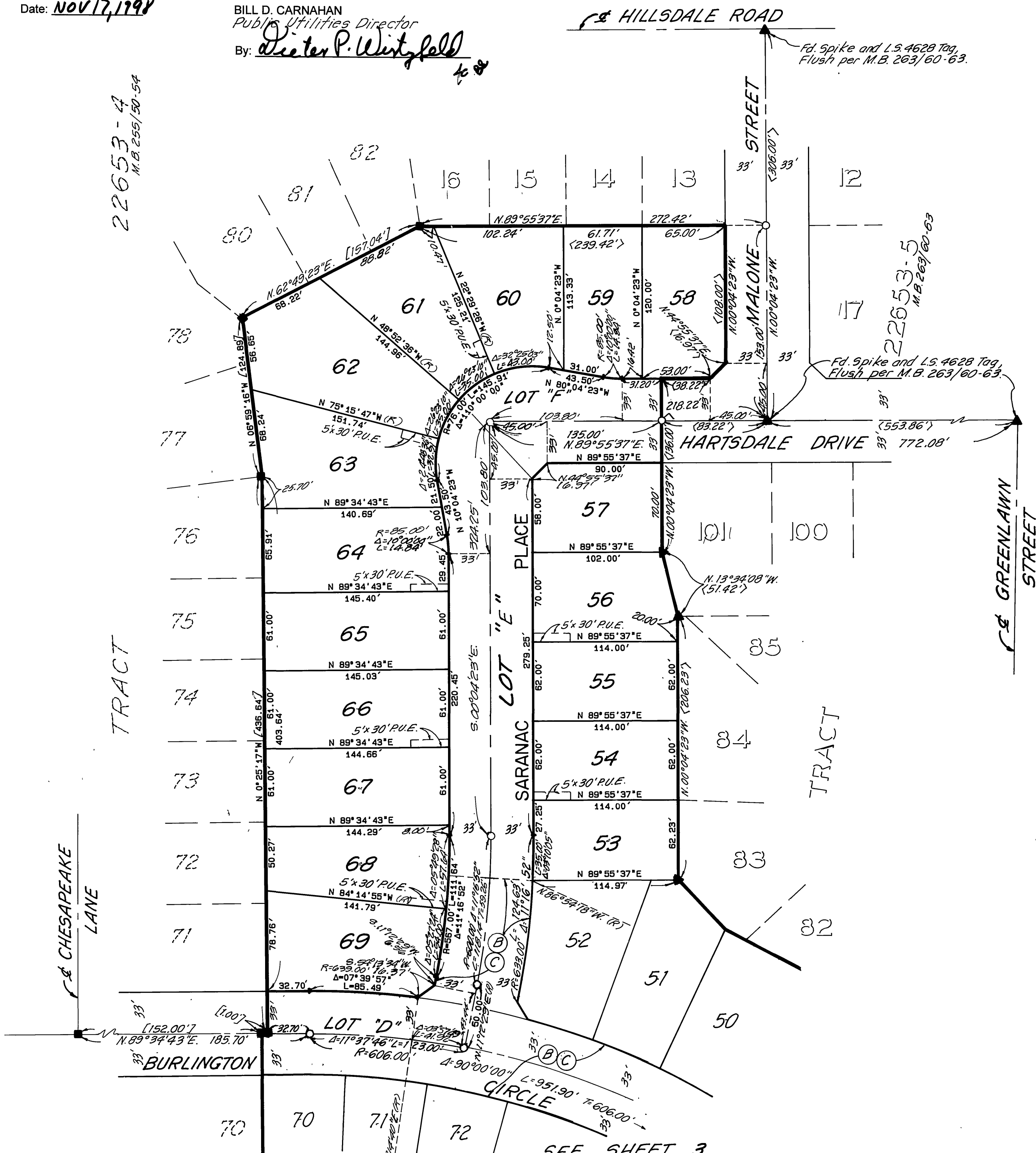
RIVERSIDE, CALIFORNIA

SIGNATURE OMISSION

Pursuant to Section 66436 of the subdivision Map Act, the following signatures have been omitted.

51 percent of all oil, gas, hydrocarbon and mineral substances underlying said land below 500 feet from the surface of the same without the right of surface entry as reserved by Mary H. Trautwein, et al, in Deed Recorded August 7, 1964 as Inst. No. 96956, O. R. Riv. Co., Ca.

- (A) Indicates an easement for sewer facilities in favor of the City of Riverside, Recorded Nov. 18, 1988 as Inst. No. 338602, O. R., Riv. Co., Ca.
(B) Indicates an easement for sewer facilities in favor of the City of Riverside as dedicated on Tract 24582 as shown by map on file in Book 251 of Maps at Pages 13 through 16 thereof, Records of Riverside County, Ca.
(C) Indicates "Offer of Dedication" for public street purposes as dedicated on Tract 24582 as shown by map on file in Book 251 of Maps at Pages 13 through 16 thereof, Records of Riverside County, Ca.
(D) Indicates an easement for drainage facilities in favor of the City of Riverside, Recorded July 2, 1997 as Inst. No. 233957, O. R., Riv. Co., Ca.
(E) Indicates an easement for public street and public utilities in favor of the City of Riverside, Recorded July 2, 1997 as Inst. No. 233958, O. R., Riv. Co., Ca.



SEE SHEET 3

W.O. 9613374
W.O. 9112685
W.O. 1001-002 W.O. 8911168

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

TRACT 22653-3

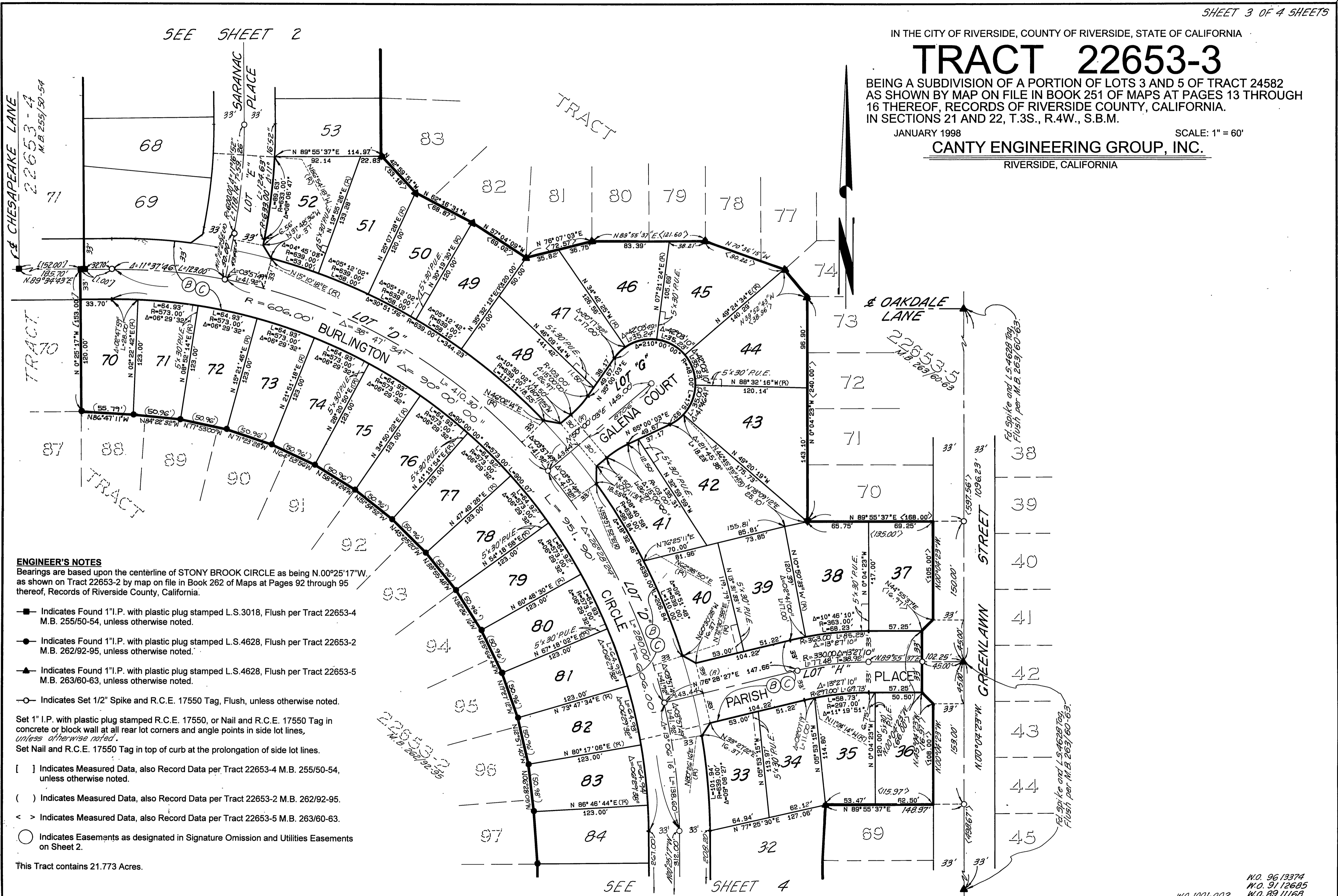
BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 5 OF TRACT 24582 AS SHOWN BY MAP ON FILE IN BOOK 251 OF MAPS AT PAGES 13 THROUGH 16 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTIONS 21 AND 22, T.3S., R.4W., S.B.M.

JANUARY 1998

SCALE: 1" = 60'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA



ENGINEER'S NOTES

Bearings are based upon the centerline of STONY BROOK CIRCLE as being N.00°25'17"W, as shown on Tract 22653-2 by map on file in Book 262 of Maps at Pages 92 through 95 thereof, Records of Riverside County, California.

- Indicates Found 1" I.P. with plastic plug stamped L.S.3018, Flush per Tract 22653-4 M.B. 255/50-54, unless otherwise noted.
- Indicates Found 1" I.P. with plastic plug stamped L.S.4628, Flush per Tract 22653-2 M.B. 262/92-95, unless otherwise noted.
- ▲ Indicates Found 1" I.P. with plastic plug stamped L.S.4628, Flush per Tract 22653-5 M.B. 263/60-63, unless otherwise noted.
- Indicates Set 1/2" Spike and R.C.E. 17550 Tag, Flush, unless otherwise noted.

Set 1" I.P. with plastic plug stamped R.C.E. 17550, or Nail and R.C.E. 17550 Tag in concrete or block wall at all rear lot corners and angle points in side lot lines, unless otherwise noted.

Set Nail and R.C.E. 17550 Tag in top of curb at the prolongation of side lot lines.

[] Indicates Measured Data, also Record Data per Tract 22653-4 M.B. 255/50-54, unless otherwise noted.

() Indicates Measured Data, also Record Data per Tract 22653-2 M.B. 262/92-95.

< > Indicates Measured Data, also Record Data per Tract 22653-5 M.B. 263/60-63.

○ Indicates Easements as designated in Signature Omission and Utilities Easements on Sheet 2.

This Tract contains 21.773 Acres.

SEE SHEET 4

N.O. 9613374
N.O. 9112685
N.O. 1001-002
N.O. 8911168

M.B. 275 / 46

M.B. 275 / 46

TRACT 22653-3

BEING A SUBDIVISION OF A PORTION OF LOTS 3 AND 5 OF TRACT 24582 AS SHOWN BY MAP ON FILE IN BOOK 251 OF MAPS AT PAGES 13 THROUGH 16 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTIONS 21 AND 22, T.3S., R.4W., S.B.M.

JANUARY 1998

SCALE: 1" = 60'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES

Bearings are based upon the centerline of STONY BROOK CIRCLE as being N.00°25'17"W. as shown on Tract 22653-2 by map on file in Book 262 of Maps at Pages 92 through 95 thereof, Records of Riverside County, California.

- Indicates Found 1" I.P. with plastic plug stamped L.S.3018, Flush per Tract 22653-4 M.B. 255/50-54, unless otherwise noted.
- Indicates Found 1" I.P. with plastic plug stamped L.S.4628, Flush per Tract 22653-2 M.B. 262/92-95, unless otherwise noted.
- ▲ Indicates Found 1" I.P. with plastic plug stamped L.S.4628, Flush per Tract 22653-5 M.B. 263/60-63, unless otherwise noted.
- Indicates Set 1/2" Spike and R.C.E. 17550 Tag, Flush, unless otherwise noted.

Set 1" I.P. with plastic plug stamped R.C.E. 17550, or Nail and R.C.E. 17550 Tag in concrete or block wall at all rear lot corners and angle points in side lot lines, unless otherwise noted.

Set Nail and R.C.E. 17550 Tag in top of curb at the prolongation of side lot lines.

[] Indicates Measured Data, also Record Data per Tract 22653-4 M.B. 255/50-54, unless otherwise noted.

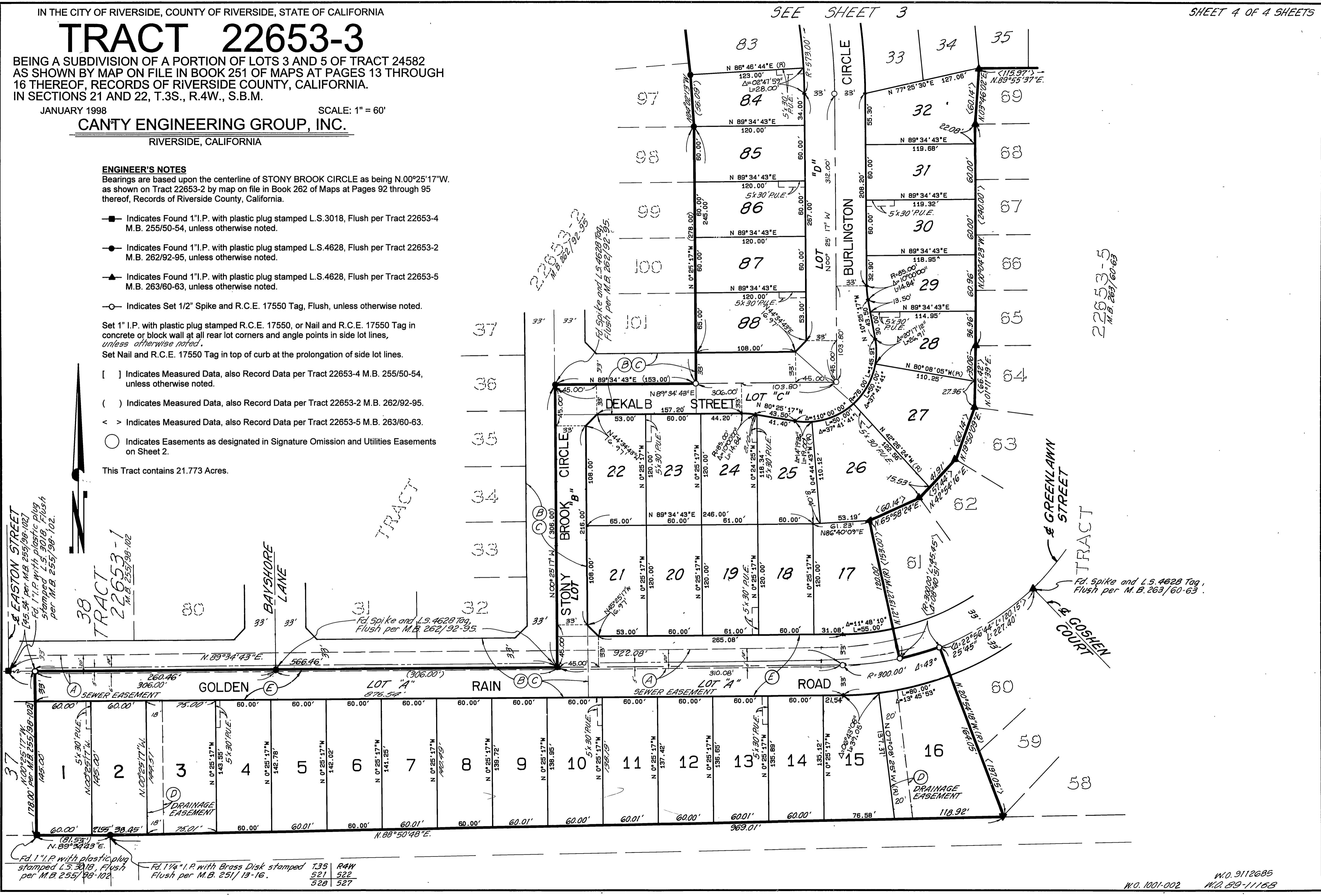
() Indicates Measured Data, also Record Data per Tract 22653-2 M.B. 262/92-95.

< > Indicates Measured Data, also Record Data per Tract 22653-5 M.B. 263/60-63.

○ Indicates Easements as designated in Signature Omission and Utilities Easements on Sheet 2.

This Tract contains 21.773 Acres.

SEE SHEET 3



37 EASTON STREET
[15.54' per M.B. 255/98-102]
Fd. 1" I.P. with plastic plug
stamped L.S. 3018, Flush
per M.B. 255/98-102.

38 TRACT 22653-1
M.B. 255/98-102

37 178.00' N.00°25'17"W.
145.00'

1 5x30' P.U.E.
N.00°25'17"W.
145.00'

2 149.51'
N.00°25'17"W.

3 75.00'
N.00°25'17"W.
143.55'

4 60.00'
N.00°25'17"W.
142.78'

5 60.00'
N.00°25'17"W.
142.02'

6 60.00'
N.00°25'17"W.
141.25'

7 60.00'
N.00°25'17"W.
140.49'

8 60.00'
N.00°25'17"W.
139.72'

9 60.00'
N.00°25'17"W.
138.95'

10 60.00'
5x30' P.U.E.
N.00°25'17"W.
158.18'

11 60.00'
N.00°25'17"W.
137.42'

12 60.00'
N.00°25'17"W.
136.65'

13 60.00'
5x30' P.U.E.
N.00°25'17"W.
135.89'

14 60.00'
N.00°25'17"W.
135.12'

15 60.00'
N.00°25'17"W.
134.35'

16 76.58'
N.00°25'17"W.
133.58'

17 31.08'
N.00°25'17"W.
132.81'

18 60.00'
N.00°25'17"W.
132.04'

19 60.00'
N.00°25'17"W.
131.27'

20 60.00'
N.00°25'17"W.
130.50'

21 60.00'
N.00°25'17"W.
129.73'

22 60.00'
N.00°25'17"W.
128.96'

23 60.00'
N.00°25'17"W.
128.19'

24 60.00'
N.00°25'17"W.
127.42'

25 60.00'
N.00°25'17"W.
126.65'

26 60.00'
N.00°25'17"W.
125.88'

27 60.00'
N.00°25'17"W.
125.11'

28 60.00'
N.00°25'17"W.
124.34'

29 60.00'
N.00°25'17"W.
123.57'

30 60.00'
N.00°25'17"W.
122.80'

31 60.00'
N.00°25'17"W.
122.03'

32 60.00'
N.00°25'17"W.
121.26'

33 60.00'
N.00°25'17"W.
120.49'

34 60.00'
N.00°25'17"W.
119.72'

35 60.00'
N.00°25'17"W.
118.95'

36 60.00'
N.00°25'17"W.
118.18'

37 60.00'
N.00°25'17"W.
117.41'

38 60.00'
N.00°25'17"W.
116.64'

Fd. 1" I.P. with plastic plug stamped L.S. 3018, Flush per M.B. 255/98-102.

Fd. 1 1/4" I.P. with Brass Disk stamped T.3S R.4W 521 522 523 527

W.O. 9112685
M.O. 1001-002
M.O. 89-11168

M.B. 275 / 47

M.B. 275 / 47