

TRACT NO. 21767-3

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 AND PARCEL 3 OF PARCEL MAP 20488 AS SHOWN BY MAP ON FILE IN BOOK 136, PAGES 47 AND 48 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA (LOCATED IN SECTIONS 5 AND 8, T. 3 S., R. 4 W., S.B.M.)

JUNE 1987

HAWKINS, ROBERTSON & ASSOCIATES

RIVERSIDE, CALIFORNIA

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD, TITLE, OR INTEREST IN THE LAND SUBDIVIDED AS SHOWN HEREON AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES LOTS "A" THROUGH "I" INCLUSIVE AND WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENT DESIGNATED AS "STORM DRAIN EASEMENT". WE, OUR SUCCESSORS AND ASSIGNS IN THE INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 1 THROUGH 18 ON, OVER AND ACROSS "SYCAMORE CANYON PARK" ADJOINING SAID LOTS, AS SHOWN ON THE ANNEXED MAP.

CALIFORNIA COMMUNITIES, INC., A CALIFORNIA CORPORATION

Signature of Vice President

Signature of Assistant Secretary

TRUSTEE

THE CALIFORNIA-SANSOME CORPORATION, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED MAY 4, 1987 AS INSTRUMENT NUMBER 124215, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Signature of Joy Rosselli, Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF ORANGE

ON THIS 28th DAY OF DECEMBER 1987, BEFORE ME LEONARDO MASCIARI, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED F. J. WALKER, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED THAT THE CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 7/19/88 WITNESS MY HAND AND OFFICIAL SEAL.

Signature of Notary Public

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF ORANGE

ON THIS 6th DAY OF JANUARY 1988, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Joy Rosselli, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS A VICE PRESIDENT, PRESIDENT AND SECRETARY OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED THAT THE CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES June 1, 1990 WITNESS MY HAND AND OFFICIAL SEAL.

Signature of Notary Public



UTILITIES EASEMENTS

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

4. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR UTILITY PURPOSES PER INSTRUMENT NO. 100364 RECORDED 8-14-1964, O.R., RIVERSIDE COUNTY.

DATED JAN 14, 1988

BILL D. CARNAHAN, DIRECTOR OF PUBLIC UTILITIES

Signature of Dieter P. Witzfeld

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, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE WHICH ARE ESTIMATED TO BE \$ 13,500.00

DATED March 12, 1988

R. WAYNE WATTS, RIVERSIDE COUNTY TAX COLLECTOR

Signature of Deputy

SOILS REPORT CERTIFICATE

A PRELIMINARY SOILS REPORT WAS PREPARED BY RICHARD MILLS ASSOCIATES ON NOVEMBER 19, 1986, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 13,500.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, 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 LEIN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: MARCH 22, 1988

GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS

Signature of Cheri Andelkovic, Deputy

RECORDER'S CERTIFICATE

FILED THIS 22nd DAY OF MARCH 1988 AT 3:45 P.M. IN BOOK 181 OF MAPS AT PAGES 59-63 AT THE REQUEST OF THE CITY CLERK.

FEE: \$14.00

NUMBER: 75409

WILLIAM E. CONERLY, COUNTY RECORDER, BY Signature of Deputy

SUBDIVISION GUARANTEE:

CONTINENTAL LAND TITLE COMPANY, A CALIFORNIA CORPORATION

CITY TREASURER

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: 1/12/88

H. E. BREWER, CITY TREASURER

Signature of George T. Swartz

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 ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THE MAP; AND THAT ALL PUBLIC UTILITY 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 THE WESTERN MUNICIPAL WATER DISTRICT.

DATED: JAN 14, 1988

BILL D. CARNAHAN, DIRECTOR OF PUBLIC UTILITIES

Signature of Dieter P. Witzfeld

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FIVE (5) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING APRIL 1987 I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN ONE (1) YEAR FROM THE RECORDING DATE OF THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JAN. 11, 1988 DATE

Signature of Curtis E. Hawkins, L.S. 3163, LICENSE EXPIRES JUNE 30, 1988

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 21767, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON OCTOBER 9, 1986 AND ANY APPROVED ALTERATIONS 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 APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR 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 PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD 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: Feb. 4, 1988

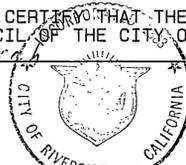
BARRY BECK, R.C.E. 20900, CITY ENGINEER

Signature of Barry Beck

CITY CLERK'S CERTIFICATE

RESOLVED THAT THIS MAP CONSISTING OF FIVE (5) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 21767-3 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS EXCEPT EXCEPT LOTS "G", "H" AND "I", WHICH ARE ACCEPTED AS 1' BARRIER STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "A", "D" AND "F" 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 1st DAY OF 1988.



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

Signature of Alice A. Hare, DEPUTY

WATER FACILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES WITH THE WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, ADEQUATE TO COVER REQUIRED IMPROVEMENTS. ONCE THE FIRE HYDRANTS, WATER MAINS, OFFSITE FACILITIES AND SERVICE LATERALS HAVE BEEN INSTALLED BY THE DISTRICT, THE DISTRICT WILL SUPPLY WATER TO EACH LOT. THE EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION

1-8-88 DATED

Signature of David W. Hansen, R.C.E. 17984 CHIEF ENGINEER

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BEING A SUBDIVISION OF PARCEL 1 AND A PORTION OF PARCEL 3 OF PARCEL MAP 20488 AS SHOWN BY MAP ON FILE IN BOOK 136, PAGES 47 AND 48, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (LYING WITHIN SECTIONS 5 AND 8 T.3S., R.4W., S.B.M.) JUNE 1987

HAWKINS, ROBERTSON & ASSOCIATES

RIVERSIDE, CALIFORNIA
BOUNDARY SURVEY AND SHEET INDEX MAP

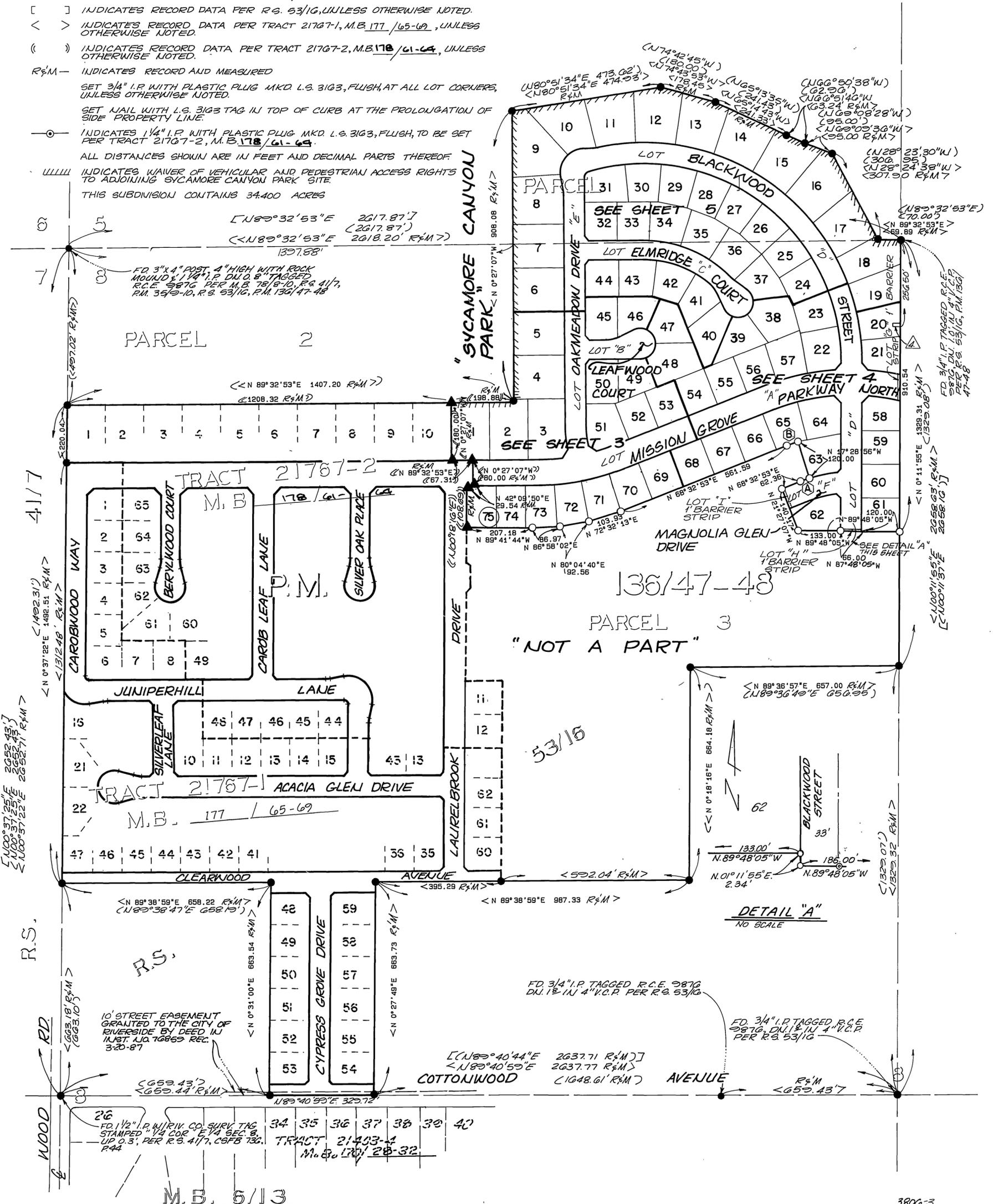
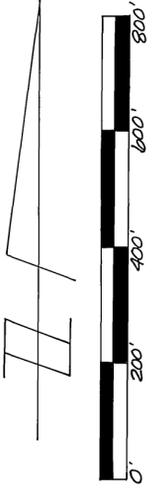
SURVEYOR'S NOTES

BASIS OF BEARINGS: BEING THE NORTH LINE OF THE NW ONE QUARTER OF SEC. 8, T. 3 S., R. 4 W., S.B.M. AS BEING N89°32'53"E AS SHOWN ON P.M. 136/47-48 AND R.S. 53/16.

- INDICATES 1/2" I.P. WITH L.S. 3103 TAG, FLUSH TO BE SET PER TRACT 21767-1, M.B. 177 / 65-69, UNLESS OTHERWISE NOTED
- ▲ INDICATES 1/2" I.P. WITH L.S. 3103 TAG, FLUSH TO BE SET PER TRACT 21767-2, M.B. 178 / 61-64, UNLESS OTHERWISE NOTED
- INDICATES SET 1/4" I.P. WITH PLASTIC PLUG MKD L.S. 3103, FLUSH, UNLESS OTHERWISE NOTED.
- INDICATES SET 1/2" I.P. WITH L.S. 3103 TAG, FLUSH, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER P.M. 136/47-48, UNLESS OTHERWISE NOTED.
- [] INDICATES RECORD DATA PER R.S. 53/16, UNLESS OTHERWISE NOTED.
- < > INDICATES RECORD DATA PER TRACT 21767-1, M.B. 177 / 65-69, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER TRACT 21767-2, M.B. 178 / 61-64, UNLESS OTHERWISE NOTED.
- R&M - INDICATES RECORD AND MEASURED
- SET 3/4" I.P. WITH PLASTIC PLUG MKD L.S. 3103, FLUSH, AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- SET MAIL WITH L.S. 3103 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINE.
- INDICATES 1/4" I.P. WITH PLASTIC PLUG MKD L.S. 3103, FLUSH, TO BE SET PER TRACT 21767-2, M.B. 178 / 61-64.
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- ||||| INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO ADJOINING SYCAMORE CANYON PARK SITE.
- THIS SUBDIVISION CONTAINS 34.400 ACRES

DATA

DELTA/BEARING	RADIUS	DIST.	TANGENT
Ⓐ 03° 58' 11"	433.00'	30.00'	15.01'
Ⓑ N70° 31' 58" E		38.31'	



City Copy

18/60

SURVEYOR'S NOTES

TRACT NO. 21767-3

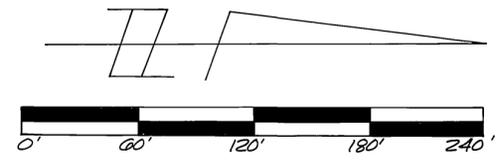
BASIS OF BEARINGS BEING THE NORTH LINE OF THE NW 1/4 QUARTER OF SEC. 2, T.3S., R.4W., S.B.M. AS BEING N 89° 32' 53" E AS SHOWN ON P.M. 136/47-48 AND R.S. 53/16.

BEING A SUBDIVISION OF PARCEL 1 AND A PORTION OF PARCEL 3 OF PARCEL MAP 20488 AS SHOWN BY MAP ON FILE IN BOOK 136, PAGES 47 AND 48, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (LYING WITHIN SECTIONS 5 AND 8 T.3S., R.4W., S.B.M.) JUNE 1987

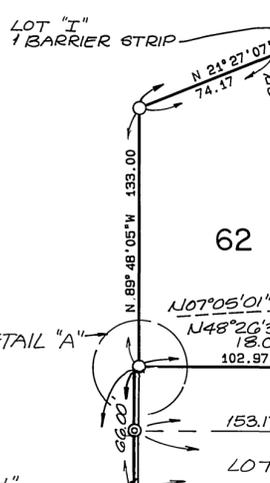
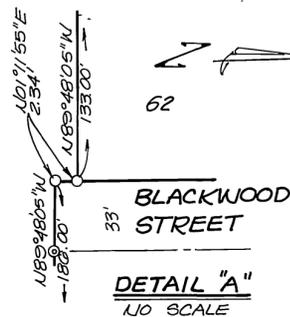
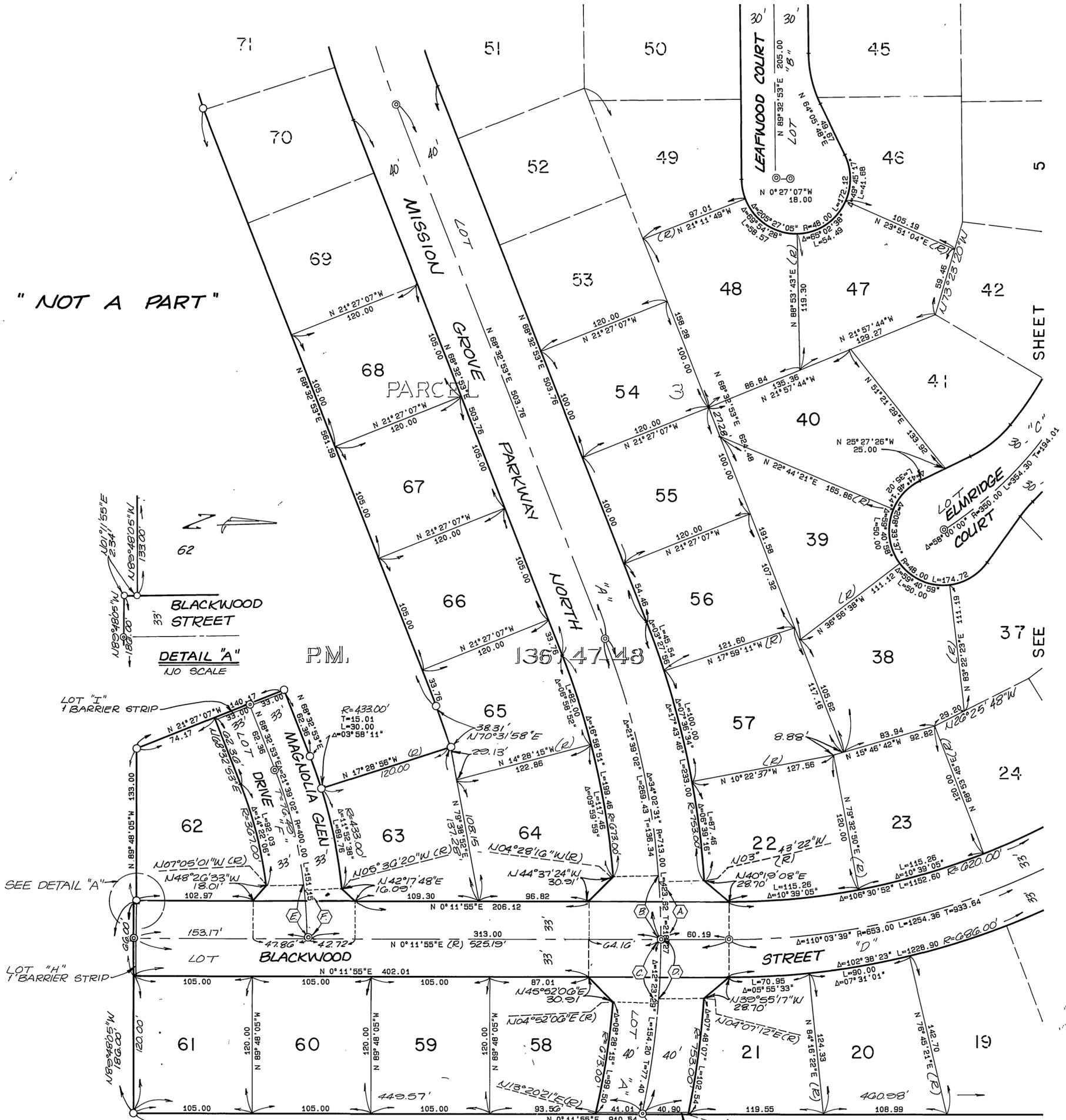
HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE, CALIFORNIA

- INDICATES 1 1/2" I.P. WITH L.S. 3163 TAG, FLUSH, TO BE SET PER TRACT 21767-1, M.B. 177/65-69, UNLESS OTHERWISE NOTED.
- ▲ INDICATES 1 1/2" I.P. WITH L.S. 3163 TAG, FLUSH, TO BE SET PER TRACT 21767-2, M.B. 178/61-64, UNLESS OTHERWISE NOTED.
- INDICATES SET 1/4" I.P. WITH PLASTIC PLUG MKD L.S. 3163, FLUSH, UNLESS OTHERWISE NOTED.
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- R&M INDICATES RECORD AND MEASURED
- SET 3/4" I.P. WITH PLASTIC PLUG MKD L.S. 3163, FLUSH, AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- SET NAIL WITH L.S. 3163 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINE.
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- LLLLL INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO ADJOINING SYCAMORE CANYON PARK SITE.
- THIS SUBDIVISION CONTAINS 34.400 ACRES

SEE SHEET 3



"NOT A PART"



CURVE DATA

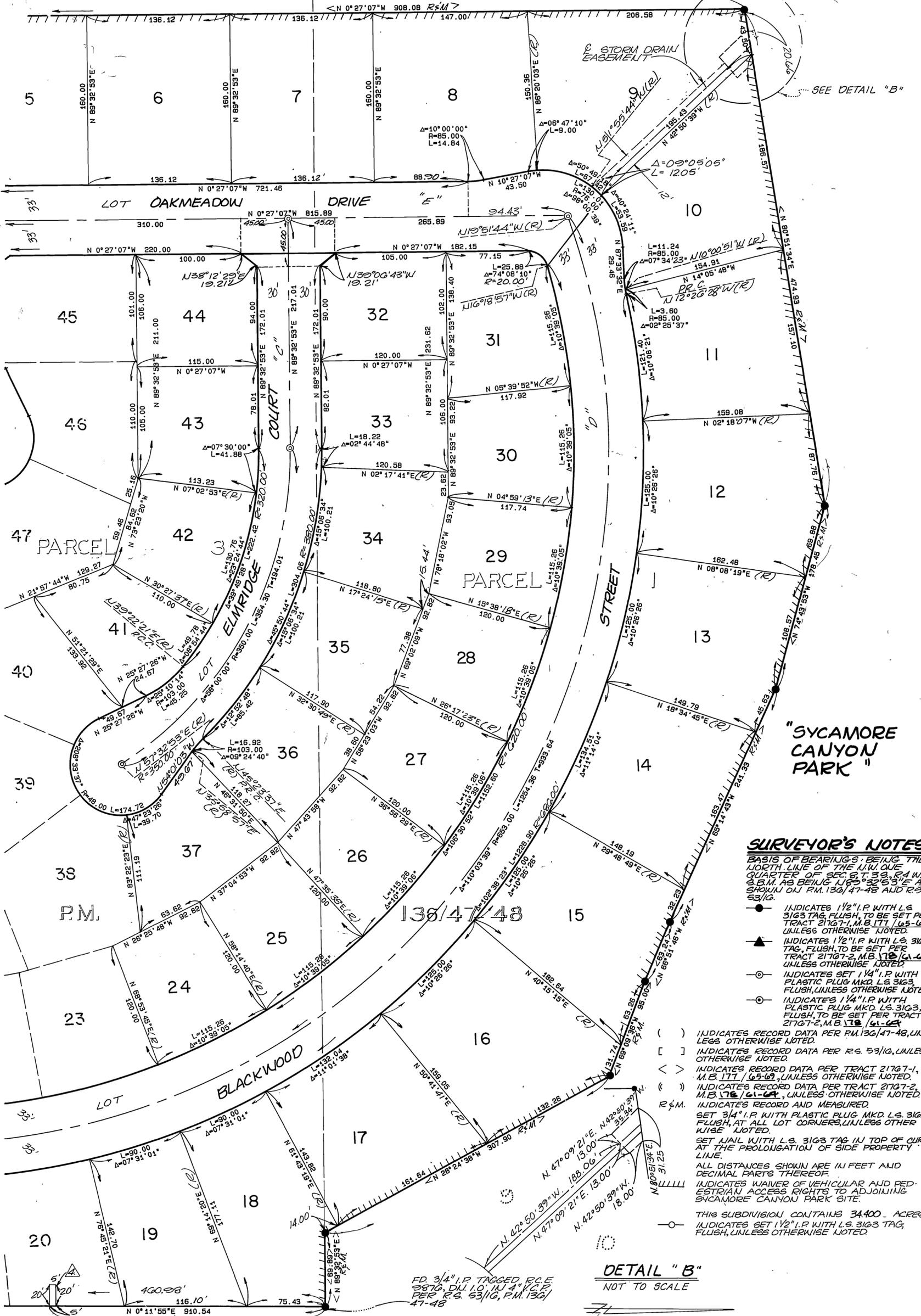
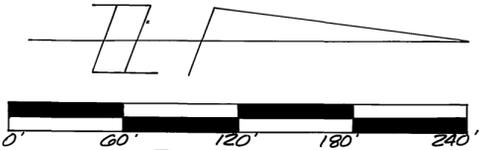
DELTA	RADIUS	LENGTH	TANGENT
A 03°55'17"	713.00'	48.80'	24.41'
B 04°40'11"	713.00'	58.11'	29.07'
C 04°40'11"	713.00'	58.11'	29.07'
D 03°55'17"	713.00'	48.80'	24.41'
E 07°16'56"	400.00'	50.84'	25.45'
F 05°48'15"	400.00'	40.52'	20.28'

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JUNE 1987

"SYCAMORE CANYON PARK"

HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE, CALIFORNIA



SURVEYOR'S NOTES

- BASIS OF BEARINGS, BEING THE NORTH LINE OF THE NW/4 QUARTER OF SEC. 27, T.33., R.7W., S.B.M. AS BEING 108° 32' 31" E AS SHOWN ON P.M. 136/47-48 AND R.S. 53/16.
- INDICATES 1/2" I.P. WITH L.S. 3163 TAG, FLUSH, TO BE SET PER TRACT 21767-1, M.B. 171/65-69, UNLESS OTHERWISE NOTED.
 - ▲ INDICATES 1/2" I.P. WITH L.S. 3163 TAG, FLUSH, TO BE SET PER TRACT 21767-2, M.B. 178/61-64, UNLESS OTHERWISE NOTED.
 - INDICATES SET 1/4" I.P. WITH PLASTIC PLUG MKD. L.S. 3163, FLUSH, UNLESS OTHERWISE NOTED.
 - INDICATES 1/4" I.P. WITH PLASTIC PLUG MKD. L.S. 3163, FLUSH, TO BE SET PER TRACT 21767-2, M.B. 178/61-64.
 - () INDICATES RECORD DATA PER P.M. 136/47-48, UNLESS OTHERWISE NOTED.
 - [] INDICATES RECORD DATA PER R.S. 53/16, UNLESS OTHERWISE NOTED.
 - < > INDICATES RECORD DATA PER TRACT 21767-1, M.B. 171/65-69, UNLESS OTHERWISE NOTED.
 - () INDICATES RECORD DATA PER TRACT 21767-2, M.B. 178/61-64, UNLESS OTHERWISE NOTED.
 - R & M. INDICATES RECORD AND MEASURED.
 - SET 3/4" I.P. WITH PLASTIC PLUG, MKD. L.S. 3163, FLUSH, AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
 - SET NAIL WITH L.S. 3163 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINE.
 - ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
 - INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO ADJOINING SYCAMORE CANYON PARK SITE.
 - THIS SUBDIVISION CONTAINS 3400. ACRES
 - INDICATES SET 1/2" I.P. WITH L.S. 3163 TAG, FLUSH, UNLESS OTHERWISE NOTED.

DETAIL "B"
NOT TO SCALE

CITY COPY

3

SHEET

SEE

4

SHEET

SEE