

copy

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. TRACT NO. 21077-2

SHEET 1 OF 4 SHEETS

BEING A SUBDIVISION OF LOTS 8 THROUGH 12, INCLUSIVE, IN BLOCK 16 OF LANDS OF J.F. MOULTON AND H.B. PRAED AS SHOWN ON A MAP FILED IN BOOK 3, PAGES 5 AND 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, LOCATED IN SECTIONS 24, 25 AND 26, T. 3 S., R. 6 W., AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO FILED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

MARCH, 1987
PSOMAS AND ASSOCIATES

RECORDER'S CERTIFICATE

FILED THIS 9th DAY OF MAY, 1987 AT 2:00 P.M. IN BOOK 183 OF MAPS, AT PAGES 62-65 AT THE REQUEST OF THE CLERK OF THE BOARD.

FEE: \$12.00

NO.: 123226

BY: Srita Rogan
WILLIAM E. CONERLY
COUNTY RECORDER

SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE
INSURANCE COMPANY

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY 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 "F", INCLUSIVE. WE HEREBY DEDICATE FOR PUBLIC USE THE EASEMENTS FOR STORM DRAIN PURPOSES AS SHOWN ON SAID MAP. WE HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG VICTORIA AVENUE TO THE PUBLIC. THE OWNERS OF LOTS 35, 36, 37, 49, 50, 51 AND 54 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL BASEMENT 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.

OLD RIVERSIDE II, LTD., A CALIFORNIA LIMITED PARTNERSHIP.

BY: CONCORDIA DEVELOPMENT CORPORATION, GENERAL PARTNER

O. Randolph Hall Jr.
O. RANDOLPH HALL, JR.,
PRESIDENT

TRUSTEE

FIRST HEMET CORPORATION, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED JULY 28, 1987 AS INSTRUMENT NO. 216370 OF OFFICIAL RECORDS.

Jack A. Sanden
JACK A. SANDEN,
EXEC. VICE PRESIDENT

Janet E. Riley
JANET E. RILEY,
SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO

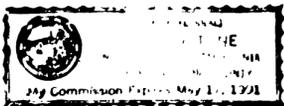
ON THIS 6th DAY OF January, 1988, BEFORE ME L. JOHNSTONE, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED O. RANDOLPH HALL JR., PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS PRESIDENT AND _____, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS _____ OF CONCORDIA DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING A GENERAL PARTNER OF OLD RIVERSIDE II, LTD., THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SAID GENERAL PARTNER AND THAT SAID LIMITED PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 5-17-91

WITNESS MY HAND.

L. Johnstone
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE
L. JOHNSTONE
(NAME - PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN
SAN BERNARDINO COUNTY.



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS.

ON THIS 7th DAY OF JANUARY, 1988, BEFORE ME Patricia A. Huffer, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JACK A. SANDEN, KNOWN TO ME TO BE THE EXEC. VICE PRESIDENT, AND JANET E. RILEY, KNOWN TO ME TO BE THE SECRETARY OF FIRST HEMET CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

MY COMMISSION EXPIRES July 14, 1989

WITNESS MY HAND.

Patricia A. Huffer
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE
Patricia A. Huffer
(NAME - PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN
RIVERSIDE COUNTY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 4 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JANUARY, 1987 AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN OR WILL BE IN PLACE WITHIN ONE YEAR FROM THE RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: Dec 15, 1987

David DeGroot
DAVID DEGROOT, L.S. 3968
LICENSE EXPIRES 6-30-88



COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY CERTIFY 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 21077 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON MAY 13, 1986 THE EXPIRATION DATE BEING MAY 13, 1988, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE May 3, 1988

LeRoy D. Smoot
LeRoy D. Smoot
COUNTY SURVEYOR



BOARD OF SUPERVISORS' CERTIFICATE:

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 STORM DRAIN EASEMENTS AS SHOWN HEREON ARE HEREBY NOT ACCEPTED.

DATED: 5-3, 1988 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: Walter Chinn
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:

CLERK OF THE BOARD OF SUPERVISORS

BY: Aimee Roman 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 THIS 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 \$ 4,100.00 5,300.00 00

DATED THIS 28th DAY OF March, 1988.

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Walter D. Moonham
DEPUTY

TAX BOND CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 5,300.00 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, LOCAL AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING 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 THIS 3rd DAY OF May, 1988.

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: Aimee Roman
DEPUTY

CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: _____
DEPUTY

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

TRACT NO. 21077-2

BEING A SUBDIVISION OF LOTS 8 THROUGH 12, INCLUSIVE, IN BLOCK 16 OF LANDS OF J.F. MOULTON AND H.B. PRAED AS SHOWN ON A MAP FILED IN BOOK 3, PAGES 5 AND 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, LOCATED IN SECTIONS 24, 25 AND 26, T. 3 S., R. 6 W., AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO FILED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

MARCH, 1987

PSOMAS AND ASSOCIATES

BASIS OF BEARINGS:

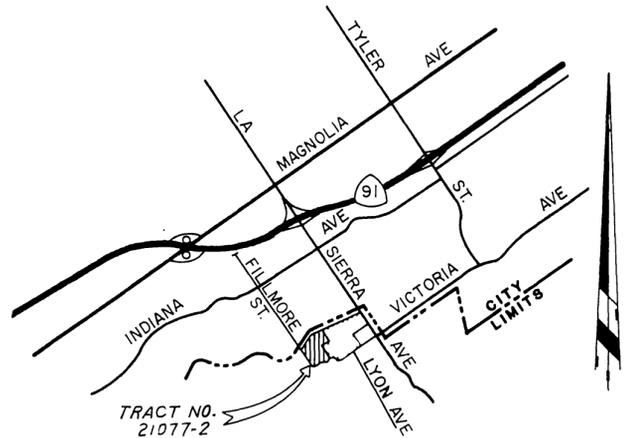
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ARIZONA AVENUE BEING NORTH 56° 21' 20" EAST PER R.S. 76/15-16.

SURVEYOR'S NOTES:

- 1. INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 4603, FLUSH, PER R.S. 76/15-16; UNLESS OTHERWISE NOTED.
2. INDICATES FOUND 3/4" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, PER M.B. 114/57-58 AND R.S. 76/15-16.
3. INDICATES SET 1" I.P. AND TAG, L.S. 3968, FLUSH (RIV. CO. STD. "A").
4. SET 1" I.P. AND TAG, L.S. 3968, FLUSH, (RIV. CO. STD. "D") AT REAR LOT CORNERS AND LEAD AND TAG, L.S. 3968, (RIV. CO. STD. "B") IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES FOR FRONT LOT CORNERS, UNLESS OTHERWISE NOTED.
5. ALL MONUMENTS SET PER ORDINANCE NO. 461.4.
6. (---) INDICATES MEASURED AND RECORD DATA PER R.S. 76/15-16, UNLESS OTHERWISE NOTED.
7. [---] INDICATES RECORD DATA PER M.B. 114/57-58.
8. <---> INDICATES MEASURED AND RECORD DATA PER M.B. 183/56-61
9. O INDICATES FOUND 1" I.P. & TAG, L.S. 3968, FLUSH PER M.B. 183/56-61
10. THIS TRACT CONTAINS 13.35 ACRES, GROSS.
11. INDICATES RESTRICTED ACCESS.

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, IN E.C.S. BOOK 14 PAGE 62. THIS AFFECTS LOTS 15, 16 & 17.



VICINITY MAP

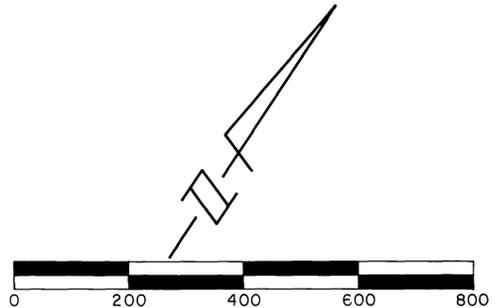
NO SCALE

CURVE DATA

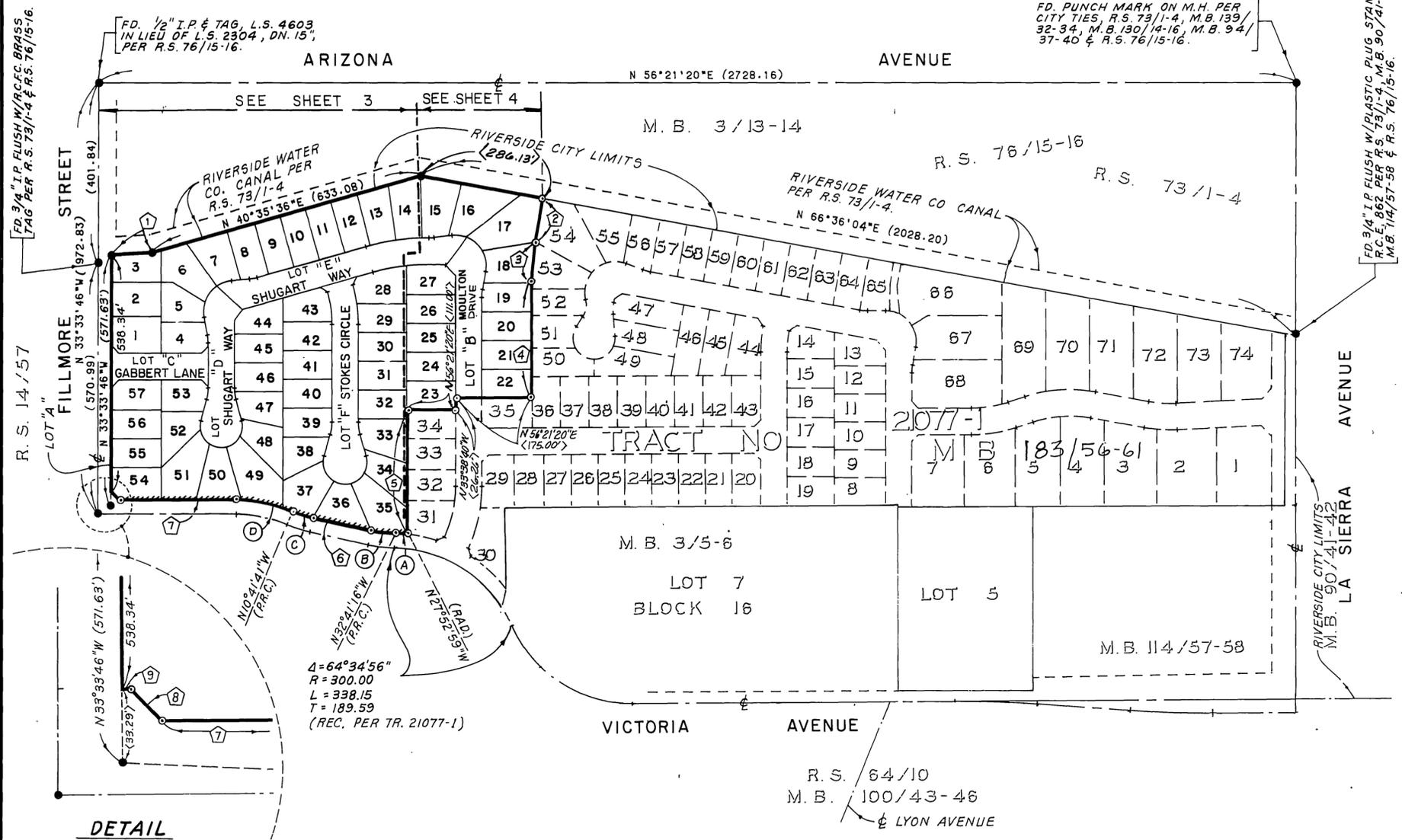
Table with 4 columns: DELTA, RADIUS, LENGTH, TANGENT. Rows A, B, C, D.

LINE DATA

Table with 2 columns: BEARING, DISTANCE. Rows 1 through 9.



FD. PUNCH MARK ON M.H. PER CITY TIES, R.S. 73/1-4, M.B. 139/32-34, M.B. 130/14-16, M.B. 94/37-40 & R.S. 76/15-16.



DETAIL

TRACT NO. 21077-2

BEING A SUBDIVISION OF LOTS 8 THROUGH 12, INCLUSIVE, IN BLOCK 16 OF LANDS OF J.F. MOULTON AND H.B. PRAED AS SHOWN ON A MAP FILED IN BOOK 3, PAGES 5 AND 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, LOCATED IN SECTIONS 24, 25 AND 26, T. 3 S., R. 6 W., AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO FILED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

MARCH, 1987

PSOMAS AND ASSOCIATES

COPY



CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
A <04°48'17" >	333.00	27.92	(13.97)
B 94°42'44"	70.00	115.71	76.01
C 10°14'14"	100.00	17.87	8.96
D 15°00'38"	100.00	26.20	13.17
E 210°01'16"	48.00	175.95	179.01
F 15°45'44"	270.00	74.28	37.37
G 16°15'37"	100.00	28.38	14.29
H 212°31'14"	50.00	185.46	171.43
I 15°45'44"	330.00	90.78	45.68
J <10°27'10" >	267.00	48.71	24.42
K <11°32'25" >	267.00	53.78	26.98
L <22°52'05" >	300.00	119.74	60.68
M <10°27'10" >	300.00	54.73	27.44
N <11°32'25" >	300.00	60.42	30.31

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
O 64°34'56"	300.00	338.15	189.59
P 15°45'44"	300.00	82.53	41.53
Q 27°58'14"	70.00	34.17	17.43
R 36°50'00"	70.00	45.00	23.31
S 29°54'30"	70.00	36.54	18.70
T 01°05'24"	530.00	10.08	5.04
U 06°29'00"	530.00	59.97	30.02
V 06°29'06"	530.00	59.99	30.03
W 07°35'32"	330.00	43.73	21.90
X 08°10'12"	330.00	47.06	23.57
Y 44°41'17"	50.00	39.00	20.55
Z 45°50'00"	50.00	40.00	21.14
AA 63°33'57"	50.00	55.47	30.98
AB 12°36'00"	50.00	11.00	5.52

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
AC 01°20'23"	270.00	6.31	3.16
AD 14°25'21"	270.00	67.96	34.16
AE 04°52'23"	100.00	8.51	4.26
AF 10°08'15"	100.00	17.69	8.87
AG 42°43'29"	48.00	35.79	18.77
AH 47°38'59"	48.00	39.92	21.20
AI 47°48'36"	48.00	40.05	21.28
AJ 47°59'10"	48.00	40.20	21.36
AK 23°51'03"	48.00	19.98	10.14
AL 02°11'21"	333.00	12.72	6.36
AM 04°03'24"	333.00	23.58	11.79
AN <22°52'05" >	333.00	132.91	67.35

LINE DATA

BEARING	DISTANCE
1 N 76°37'53"W	20.53
2 N 09°25'07"E	20.50
3 N 11°21'20"E	21.21
4 N 78°38'40"W	21.21
5 N 03°28'28"E	30.17
6 N 89°40'44"E	19.85
7 N 08°29'32"W	19.85

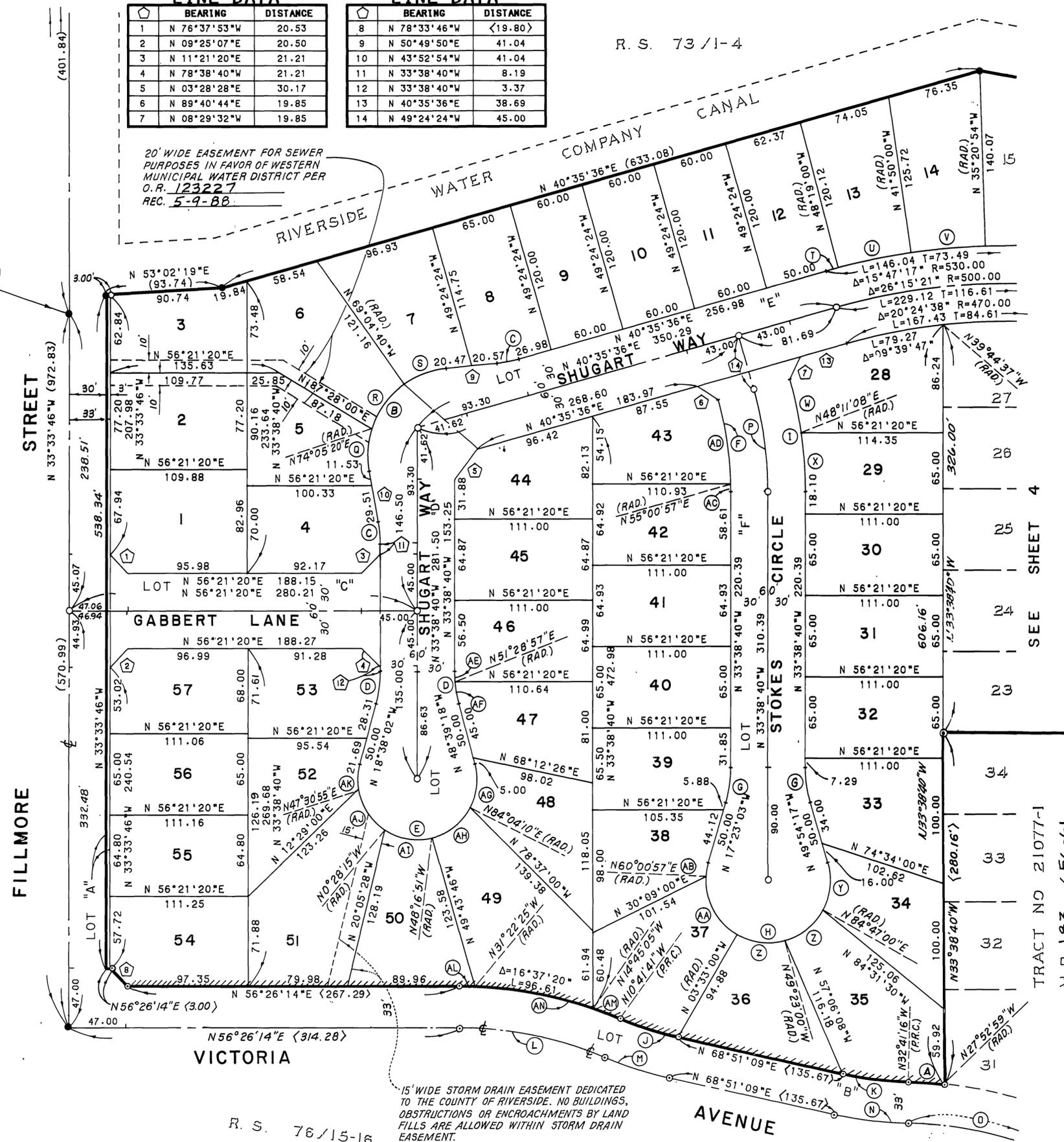
LINE DATA

BEARING	DISTANCE
8 N 78°33'46"W	<19.80>
9 N 50°49'50"E	41.04
10 N 43°52'54"W	41.04
11 N 33°38'40"W	8.19
12 N 33°38'40"W	3.37
13 N 40°35'36"E	38.69
14 N 49°24'24"W	45.00

R. S. 73 / 1-4

FD. 3/4" I.P. FLUSH W/ R.C.F.C. BRASS TAG PER R.S. 73/1-4 & R.S. 76/15-16.

20' WIDE EASEMENT FOR SEWER PURPOSES IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT PER O.R. 123227 REC. 5-9-88



R. S. 14 / 57

FILLMORE STREET

VICTORIA AVENUE

R. S. 76 / 15-16

15' WIDE STORM DRAIN EASEMENT DEDICATED TO THE COUNTY OF RIVERSIDE. NO BUILDINGS, OBSTRUCTIONS OR ENCROACHMENTS BY LAND FILLS ARE ALLOWED WITHIN STORM DRAIN EASEMENT.

TRACT NO 21077-1
M. B. 183 / 56-61

NOTE: SEE SHEET 2 FOR BASIS OF BEARINGS, SURVEYOR'S NOTES AND SHEET INDEX.

M.B. 183/65

SCALE: 1" = 60'

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

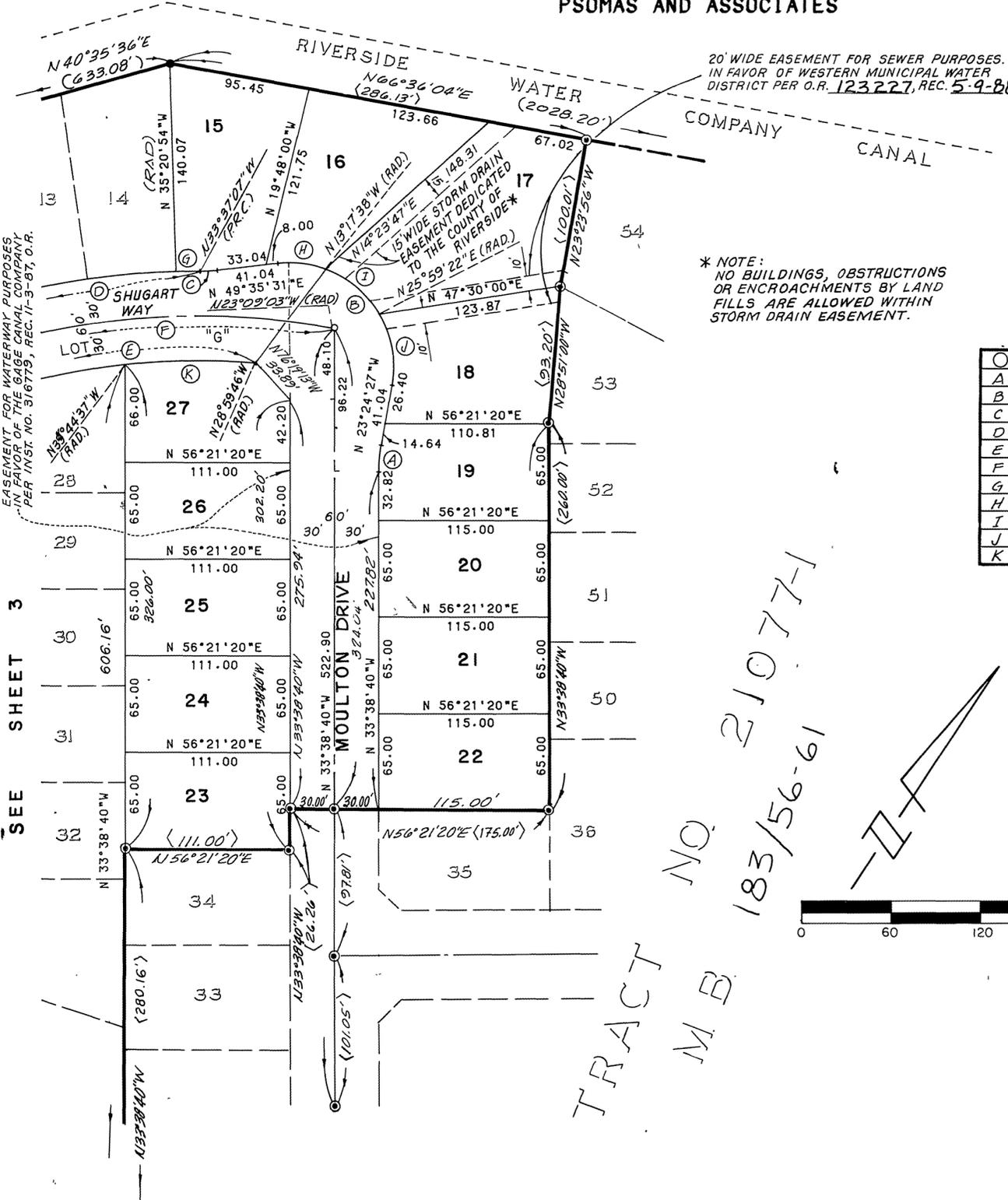
SHEET 4 OF 4 SHEETS

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MARCH, 1987

PSOMAS AND ASSOCIATES



CURVE DATA

○	DELTA	RADIUS	LENGTH	TANGENT
A	10° 14' 13"	100.00'	17.87'	8.96'
B	107° 00' 02"	70.00'	130.73'	94.60'
C	6° 47' 22"	100.00'	11.85'	5.93'
D	15° 47' 17"	530.00'	146.04'	73.42'
E	20° 24' 38"	470.00'	167.43'	84.61'
F	26° 15' 21"	500.00'	229.12'	116.61'
G	1° 43' 47"	530.00'	16.00'	8.00'
H	27° 06' 51"	70.00'	33.13'	16.88'
I	39° 17' 00"	70.00'	47.99'	24.28'
J	40° 36' 11"	70.00'	49.61'	25.20'
K	10° 44' 51"	470.00'	88.16'	44.21'

SEE SHEET 3

TRACT NO. 21077-1
M.B. 183/56-61



M.B. 183/65

M.B. 183/65