

186/43

copy

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

SHEET 1 OF 5

TRACT NO. 22649

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 TOGETHER WITH LETTERED LOTS A AND B AS SHOWN BY PARCEL MAP 18386 ON FILE IN BOOK 135 PAGE 77, OF PARCEL MAPS RECORDED IN RIVERSIDE COUNTY CALIFORNIA AND A PORTION OF LOT 13 IN BOOK 52 BLOCKS 70 AND 71 LOT 16 IN BLOCK 56 OF SUBDIVISION OF BLOCKS 32 AND 33 AND 35 AND 36 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS PER MAP RECORDED IN BOOK 1 PAGE 70 OF MAPS AND A PORTION OF SECTION 27 T. 3. S. R. 6 W. IN THE RANCHO EL SOBRIANTE DE SAN JACINTO, RECORDED IN BOOK 7, PAGE 10 OF MAPS, BOTH OFFICIAL RECORDS OF SAN JUAN BERNARDINO COUNTY, CALIFORNIA.

CSL ENGINEERING, INC.

DECEMBER 1987

RECORDER'S STATEMENT
FILED THIS 29th DAY OF JUNE 1988,
AT 2:00 P.M. IN BOOK 186 OF MAPS,
AT PAGES 45-47 AT THE REQUEST OF
THE CLERK OF THE BOARD.
NO. 180281
FEE \$175.00
DAVID E. RITCHIE, COUNTY RECORDER
BY: *Richard Keegan* 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 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 HERETOFOR RIGHTS OF ACCESS ALONG HIGHWAY 75 AND 76, 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 FROM VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS, AND THE PART VACATED WE ALSO HEREBY DEDICATE TO PUBLIC USE. THE DRAINAGE EASEMENTS AS SHOWN HEREON, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. WE ALSO HEREBY DEDICATE TO PUBLIC USE THE SEWER EASEMENT AS SHOWN HEREON FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES. WE ALSO HEREBY DEDICATE TO THE COUNTY OF RIVERSIDE LOT "G" (1) ONE FOOT BARRIER STRIP, FOR ROAD ACCESS CONTROL.

BY: LINCOLN GARDENS LTD., A CALIFORNIA LIMITED PARTNERSHIP
BY: VAN DAELE DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION
Michael Van Daele PRESIDENT
MICHAEL VAN DAELE, PRESIDENT

BENEFICIARY
WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 8, 1988 AS DOCUMENT NO. 6312 OFFICIAL RECORDS.

David E. Ritchie
DAVID E. RITCHIE JR., VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
ON THIS 15th DAY OF JUNE 1988 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL VAN DAELE, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SAITSFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT OF VAN DAELE DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, SAID CORPORATION BEING A GENERAL PARTNER OF THE LINCOLN GARDENS LTD., THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS GENERAL PARTNER AND THAT SAID LIMITED PARTNERSHIP EXECUTED THE SAME AS GENERAL PARTNER AND THAT SAID LIMITED PARTNERSHIP EXECUTED THE SAME.
WITNESS MY HAND: MY COMMISSION EXPIRES: 1/3/92

Richard D. Keegan
NOTARY IN AND FOR SAID STATE MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE }
ON THIS 16th DAY OF JUNE 1988 BEFORE ME *Grifido Sanic Ramires* A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED DAVID E. RITCHIE JR. PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SAITSFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS VICE-PRESIDENT OF WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED THAT THE ASSOCIATION EXECUTED THE SAME.
WITNESS MY HAND: MY COMMISSION EXPIRES: May 26, 1990

Grifido Sanic Ramires
NOTARY IN AND FOR SAID STATE MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY

SOILS REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY JOHN R. BYERLY, INC. ON THE 16TH DAY OF JUNE 1987 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA.

BOARD OF SUPERVISOR'S 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 FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, THE DRAINAGE AND SEWER EASEMENTS AS SHOWN HEREON ARE HEREBY NOT ACCEPTED.
DATED: June 28, 1988
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA
BY: *Robert C. Brown*
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: *Richard Keegan* DEPUTY

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. 22649 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 15, 1987, THE EXPIRATION DATE BEING DECEMBER 15, 1989; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.
DATED: June 24, 1988
LeRoy D. Smoot, COUNTY SURVEYOR



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 OR SPECIAL ASSESSMENTS ARE ESTIMATED TO BE \$ 13,300.00
DATED: June 17, 1988
R. WAYNE WATTS, RIVERSIDE COUNTY TAX COLLECTOR

BY: *Richard Wallace* DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 13,300.00 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 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.
DATED: June 17th 1988
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND:
R. WAYNE WATTS, RIVERSIDE COUNTY TAX COLLECTOR

BY: *John R. Byerly* 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 FIVE (5) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING MAY 1987, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM RECORDDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.
DATED: 6-13 1988

David E. Corvill
DAVID E. CORVELL
REGISTERED CIVIL ENGINEER NO. 31574
EXPIRES 12/31/88



SCHEDULE "A"

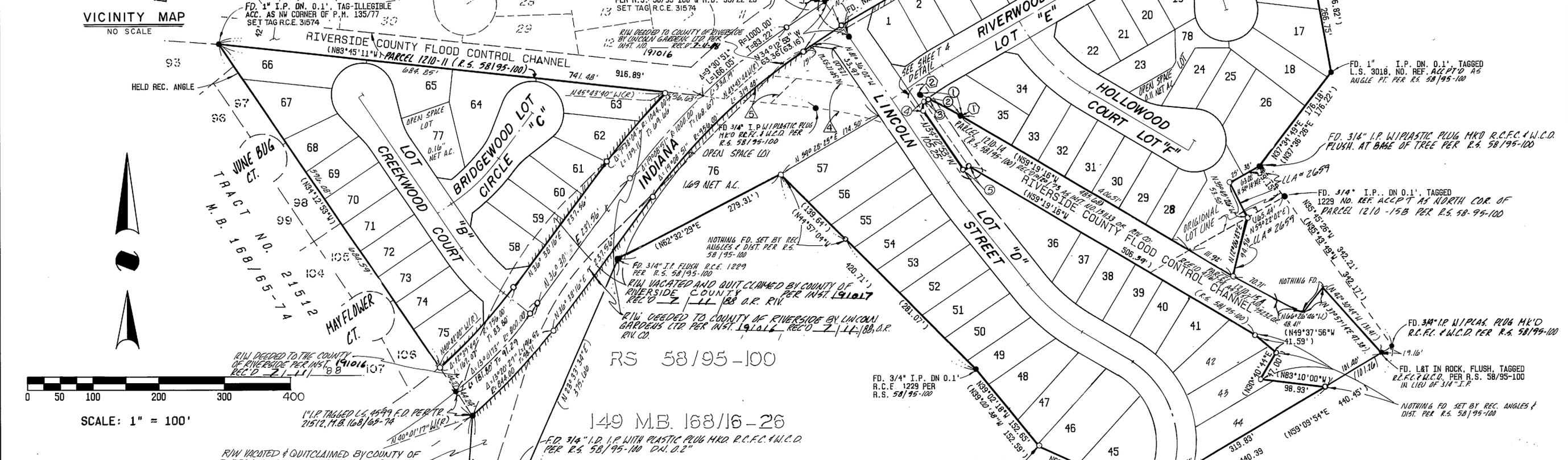
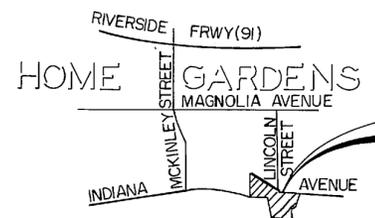
MB 186/43

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 22649

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 TOGETHER WITH LETTERED LOTS A AND B AS SHOWN BY PARCEL MAP 18386 ON FILE IN BOOK 135, PAGE 77, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF LOT 13 IN BLOCK 52, BLOCKS 70 AND 71, LOT 16 IN BLOCK 56 OF SUBDIVISION OF BLOCKS 52, 53, 55 AND 56 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS PER MAP RECORDED IN BOOK 1, PAGE 70 OF MAPS, AND A PORTION OF SECTION 27, T. 3 S., R. 6 W., IN THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 7, PAGE 10 OF MAPS, BOTH OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

CSL ENGINEERING, INC. DECEMBER 1987



EASEMENT NOTES:

- AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREIN DESCRIBED PROPERTY INCLUDED WITHIN PUBLIC ROADS.
- A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION CANNOT BE LOCATED BY RECORDS, REC. 12/26/1913 IN BK. 386 Pg. 393 O.R. RIV. CO.
- EASEMENT FOR WATER PIPES, UTILITY POLE LINES AND EXTENSION OF JOHNSON STREET IN FAVOR OF SAN JACINTO LAND CO. LTD. PER INST. REC. 10/24/30 IN BOOK 876, PAGE 531 OF DEEDS, SAID EASEMENT CANNOT BE LOCATED BY RECORDS, O.R. RIV. CO.
- AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR FLOOD CONTROL PURPOSES, PER INSTRUMENT RECORDED AUGUST 8, 1974 AS INSTRUMENT NO. 101412 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR DRAINAGE PURPOSES, PER INSTRUMENT RECORDED JULY 3, 1986 AS INSTRUMENT NO. 155077 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- AN EASEMENT FOR WATER PIPES IN FAVOR OF RIVERSIDE LAND AND WATER COMPANY, AN INSTRUMENT REC. 8/14/1885 IN BK. 42/Pg. 293 & 296, O.R. S.B. CO., SAID EASEMENT CANNOT BE LOCATED BY RECORDS.

ENGINEER'S NOTES:

- BASIS OF BEARINGS IS THE CENTERLINE OF LINCOLN STREET TAKEN AS N34°12'53"W PER MAP FILED IN BOOK 58 OF RECORD OF SURVEYS, PAGES 95 THROUGH 100 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY.
- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES SET 1" IRON PIPE TAGGED R.C.E. 31574, FLUSH, PER RIVERSIDE COUNTY STANDARD "A".
- SET 1" IRON PIPE TAGGED R.C.E. 31574, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS PER RIVERSIDE COUNTY STANDARD "D", UNLESS OTHERWISE NOTED.
- SET STEEL PIN AND TAG R.C.E. 31574 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED PER RIVERSIDE COUNTY STANDARD "E".
- ALL MONUMENTS SET PER RIVERSIDE COUNTY ORDINANCE NO. 461.4
- THIS TRACT CONTAINS 16.89 ACRES GROSS.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- INDICATES ACCESS RIGHTS RESTRICTED.

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
①	Δ=7°25'39"	R=530.00'	L=68.71'	T=34.40'
②	Δ=6°04'06"	R=530.00'	L=56.13'	T=28.09'

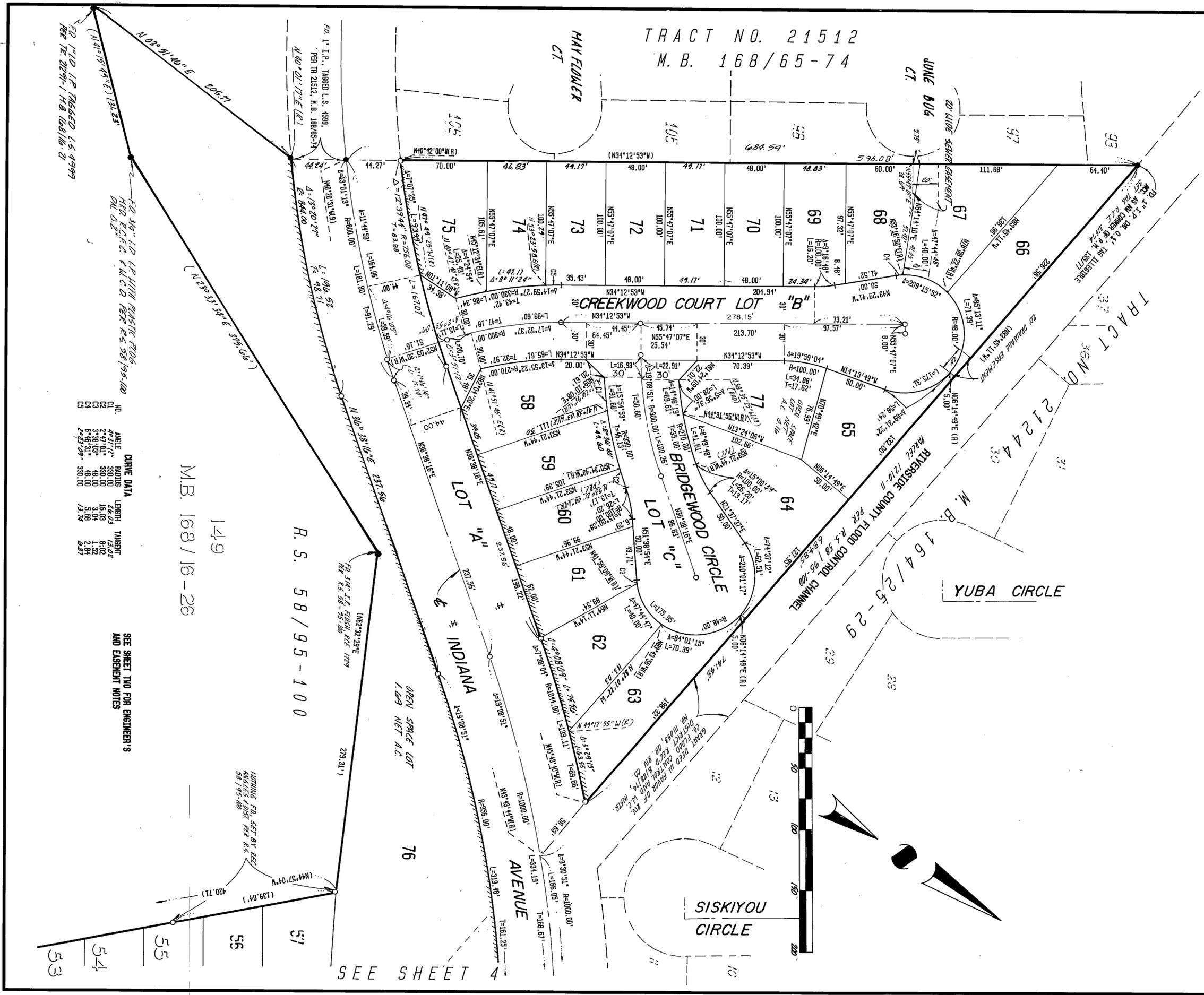
TRACT NO. 22649

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA
BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 TOGETHER WITH LETTERED LOTS A AND B AS SHOWN BY PARCEL MAP 22649 ON FILE IN BOOK 135 PAGE 77 OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY CALIFORNIA AND A PORTION OF LOT 13 IN BLOCK 52 BLOCKS 70 AND 71 IN BLOCK 56 OF SUBDIVISION OF BLOCKS 52 53 54 AND 56 OF THE LANDS OF THE RIVERSIDE LAND AND TRADING COMPANY AS PER MAP RECORDED IN BOOK 1, PAGE 70 OF MAPS, AND A PORTION OF SECTION 27 T. 3 S. R. 8 W. IN THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 7, PAGE 10 OF MAPS, BOTH OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

CSL ENGINEERING, INC.

DECEMBER 1987

TRACT NO. 21512
M.B. 168/65-74



R. S. 58 / 95 - 100
M.B. 168 / 16 - 26
149

NO.	ANGLE	RADIUS	LENGTH	TANGENT
C1	42°31'12"	330.00	24.03	13.02
C2	2°47'01"	330.00	15.03	8.02
C3	3°38'03"	48.00	3.04	1.52
C4	6°46'31"	48.00	3.88	2.84
	2°25'09"	330.00	13.78	6.87

SEE SHEET TWO FOR ENGINEER'S AND EASEMENT NOTES

SEE SHEET 4

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MB 186/45

186/46

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SCALE: 1" = 50'

SHEET 4 OF 5

TRACT NO. 22649

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 TOGETHER WITH LETTERED LOTS A AND B AS SHOWN BY PARCEL MAP 12386 ON FILE IN BOOK 135, PAGE 77, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF LOT 13 IN BLOCK 52, BLOCKS 70 AND 71, LOT 16 IN BLOCK 56 OF SUBDIVISION OF BLOCKS 52, 53, 55 AND 56 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS PER MAP RECORDED IN BOOK 1, PAGE 70 OF MAPS, AND A PORTION OF SECTION 27 T 3 S R 6 W IN THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7, PAGE 10 OF MAPS, BOTH OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

TRACT NO. 21244
M. B. 164/25-29
12
SISKIYOU CIRCLE

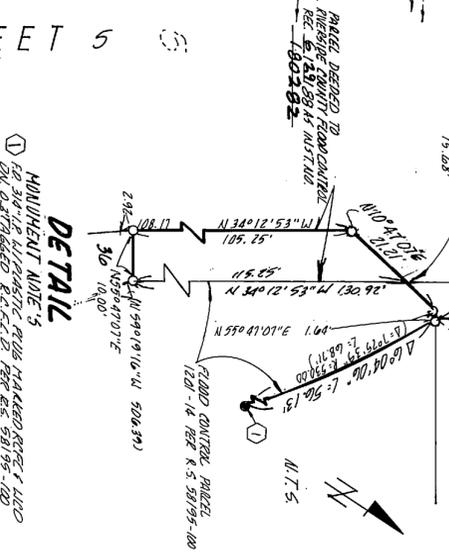
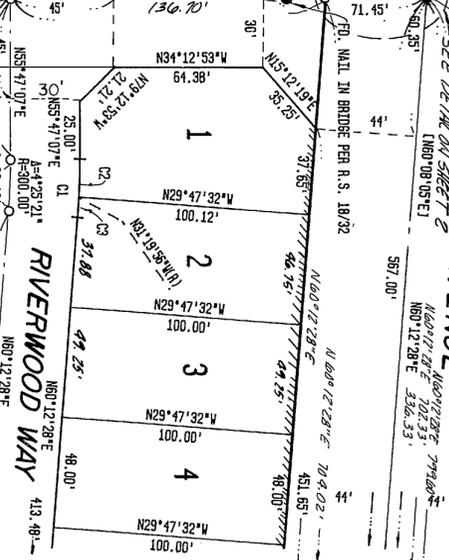
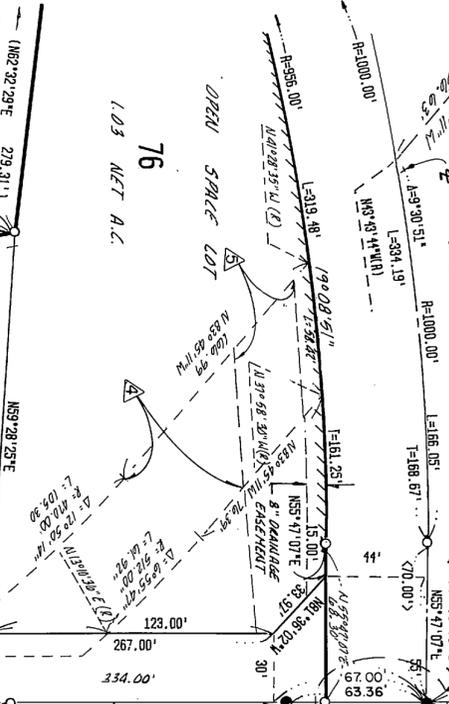
TRACT NO. 3405 MB.
55/22-23

CSL ENGINEERING, INC.
DECEMBER 1987

PREPARED BY L. LINCOLN
CHECKED BY L. LINCOLN
DATE 12/15/87

INDIANA

AVENUE



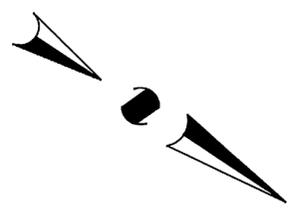
SEE SHEET 3

SEE SHEET 5

MANUMENT NODE 5
FOR 3/4" I.P. DIAMETER PIVOT POINT
ON ADJACENT R.C.E.C. PER R.S. 58/95-100
AC. AS EC. ON N.V. R.C.E.C. & MET. EQ. CODE.

CURVE DATA

NO.	ANGLE	POINTS	LENGTH	TANGENT
C1	4°25'21"	330.00	25.47	12.74
C2	2°52'57"	330.00	16.60	6.30
C3	1°32'24"	330.00	8.87	4.44
C4	0°33'51"	780.00	7.88	3.84

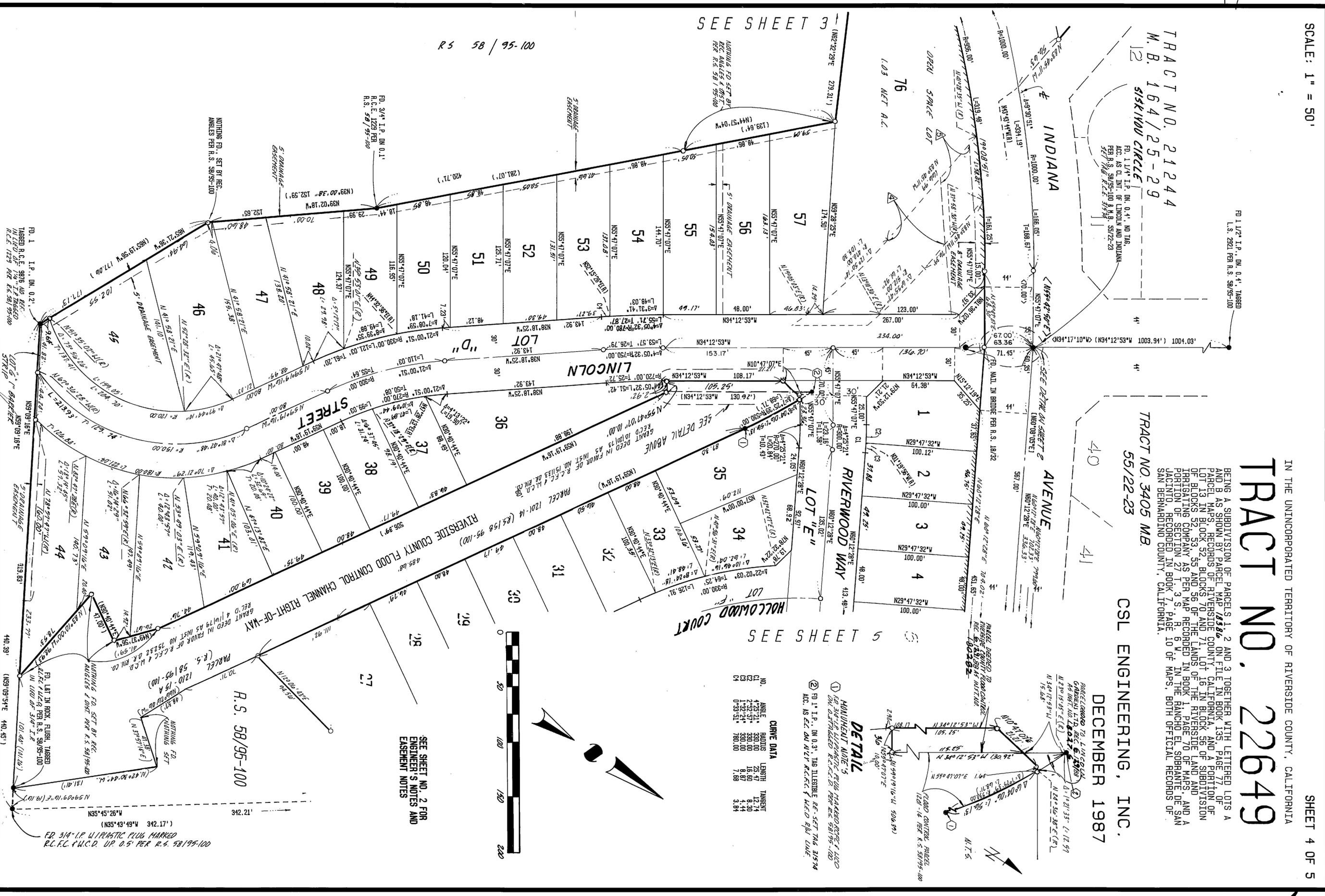


SEE SHEET NO. 2 FOR ENGINEER'S NOTES AND EASEMENT NOTES

R.S. 58/95-100

R.S. 58/95-100

FD. 3/4" I.P. U/PRASTIC PLUG MARKED
R.C.E.C. & M.C.D. UP. 0.5" PER R.S. 58/95-100



186/47

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SCALE: 1" = 50'

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

SHEET 5 OF 5

TRACT NO. 22649

BEING A SUBDIVISION OF PARCELS 1, 2 AND 3 TOGETHER WITH LETTERED LOTS A AND B AS SHOWN BY PARCEL MAP 18386 ON FILE IN BOOK 135 PAGE 77 OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY CALIFORNIA AND A PORTION OF LOT 13 IN BLOCK 52 BLOCKS 70 AND 71 LOT 16 IN BLOCK 56 OF SUBDIVISION OF BLOCKS 52, 53, 55 AND 56 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS PER MAP RECORDED IN BOOK 1, PAGE 70 OF MAPS, AND A PORTION OF SECTION 27 T. 3 S. R. 6 W. IN THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7, PAGE 10 OF MAPS, BOTH OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

CSL ENGINEERING, INC.

DECEMBER 1987

DETAIL

INDIANA AVENUE

TRACT NO. 3405

DIXIE LANE

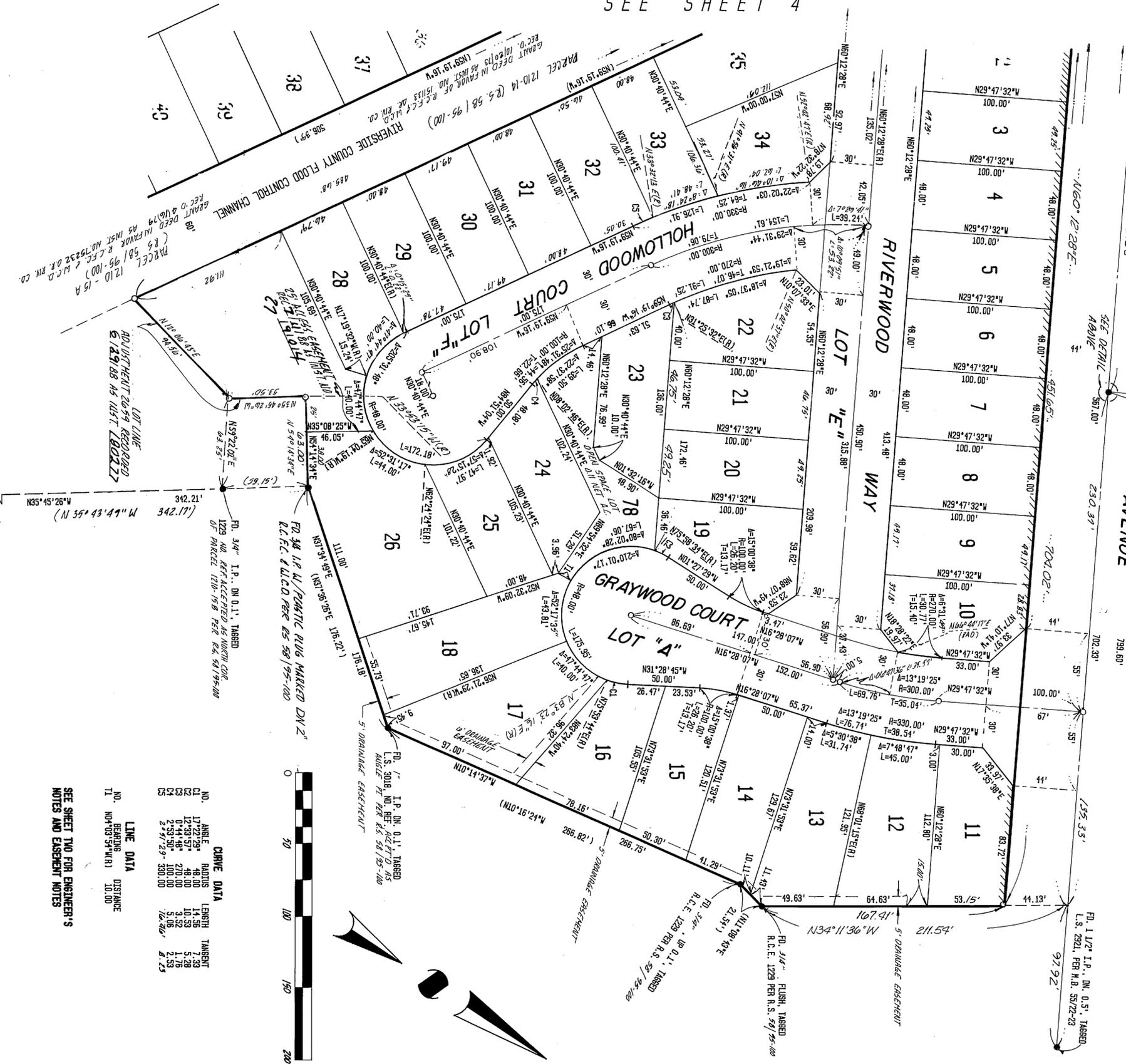
M.B. 55122-23

MAPLELEAF DRIVE

AVENUE

SEE DETAIL ABOVE

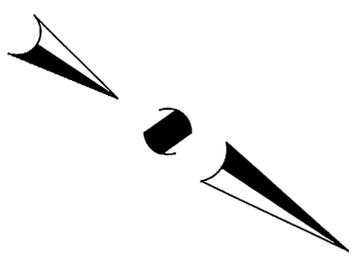
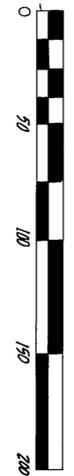
SEE SHEET 4



CURVE DATA			
NO.	ANGLE	RADIUS	LENGTH
C1	17°22'29"	48.00	7.33
C2	12°33'57"	48.00	5.28
C3	0°44'48"	270.00	1.76
C4	2°53'50"	100.00	3.08
C5	2°51'27"	300.00	2.53

LINE DATA		
NO.	BEARING	DISTANCE
L1	N0°03'54"W(R)	10.00

SEE SHEET TWO FOR ENGINEER'S NOTES AND EASEMENT NOTES



FD. 3/4" I.P. DN. 0.5" TABBED
R.E.C. & L.I.C.D. D.P. 0.5" PER 4.5 30/95-100

MARKED

FD. 3/4" I.P. DN. 0.1" TABBED
R.E.C. & L.I.C.D. PER 0.5 50/95-100

MARKED

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L.S. 2921, PER M.B. 55122-23

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R.E.C. & L.I.C.D. PER 0.5 50/95-100

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R.E.C. & L.I.C.D. PER 0.5 50/95-100

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L.S. 2921, PER M.B. 55122-23

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