

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

TRACT NO. 23157

BEING A SUBDIVISION OF LOTS 2 AND 3 OF TRACT NO. 17215-2, AS PER MAP FILED IN BOOK 192, PAGES 96 THROUGH 98, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SEC. 36, T.3 S., R.6 W., S.B.B.M. HUNSAKER & ASSOCIATES, INC. NOVEMBER, 1987

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 BORDERLINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" AND "B".

WE HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG LAKEPOINTE DRIVE TO THE PUBLIC. THE OWNERS OF LOTS 1, 28 THROUGH 38, INCLUSIVE, 42 AND 43 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE IN ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THERE OF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

INLAND PACIFIC COMMUNITIES, A CALIFORNIA CORPORATION

BY: Thomas O. Redwitz, President and Daniel J. Pedley, Secretary

BENEFICIARY:

LINCOLN SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA STATE-CHARTERED SAVINGS AND LOAN ASSOCIATION, BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED NOVEMBER 15, 1988 AS INSTRUMENT NO. 333927 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY: Cynthia S. Freshley, Vice President and Randall T. Conte, Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF ORANGE) JSS

ON THIS 13TH DAY OF DECEMBER, 1988, BEFORE ME, DEVIN H. DELANEY, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, THOMAS O. REDWITZ AND DANIEL J. PEDLEY PERSONALLY KNOWN TO ME (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY OF INLAND PACIFIC COMMUNITIES, A CALIFORNIA CORPORATION, THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 1-24-1992 WITNESS MY HAND AND OFFICIAL SEAL

[Signature] NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) COUNTY OF MARICOPA) JSS

ON THIS 22nd DAY OF December, 1988, BEFORE ME, Crystal C. Mills, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, Cynthia S. Freshley AND Randall T. Conte PERSONALLY KNOWN TO ME (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENTS AND SECRETARY OF LINCOLN SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA STATE-CHARTERED SAVINGS AND LOAN ASSOCIATION, THE STATE-CHARTERED SAVINGS AND LOAN ASSOCIATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SAID STATE-CHARTERED SAVINGS AND LOAN ASSOCIATION EXECUTED THE SAME AS BENEFICIARY.

MY COMMISSION EXPIRES: 5/5/89 WITNESS MY HAND AND OFFICIAL SEAL

[Signature] NOTARY PUBLIC IN AND FOR SAID STATE

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: January 23, 1989 R. WAYNE WATTS, COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

RECORDER'S STATEMENT

FILED THIS 17th DAY OF February 1989 AT 2:00 P.M. IN BOOK 192 OF MAPS, AT PAGES 33-36, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 51246 FEE: \$12.00

WILLIAM E. CONERLY, COUNTY RECORDER

BY: [Signature] DEPUTY SUBDIVISION GUARANTEE, FIRST AMERICAN TITLE INSURANCE CO.

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 NOVEMBER, 1987; 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.



DATED: 12-12-88

[Signature] TOM R. MCGANNON R.C.E. 23956 MY LICENSE EXPIRES: 12/31/1989

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. 23157 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 26, 1988, THE EXPIRATION DATE BEING ON APRIL 26, 1990, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: Feb. 8, 1989

[Signature] Leroy D. Smoot COUNTY SURVEYOR



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.

DATED: Feb. 14, 1989 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: [Signature] CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS BY: [Signature] DEPUTY

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED ON THE 9th DAY OF DECEMBER, 1987, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA.

BY: GEOSOILS, INC. REPORT NO. 1558-B-0C

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

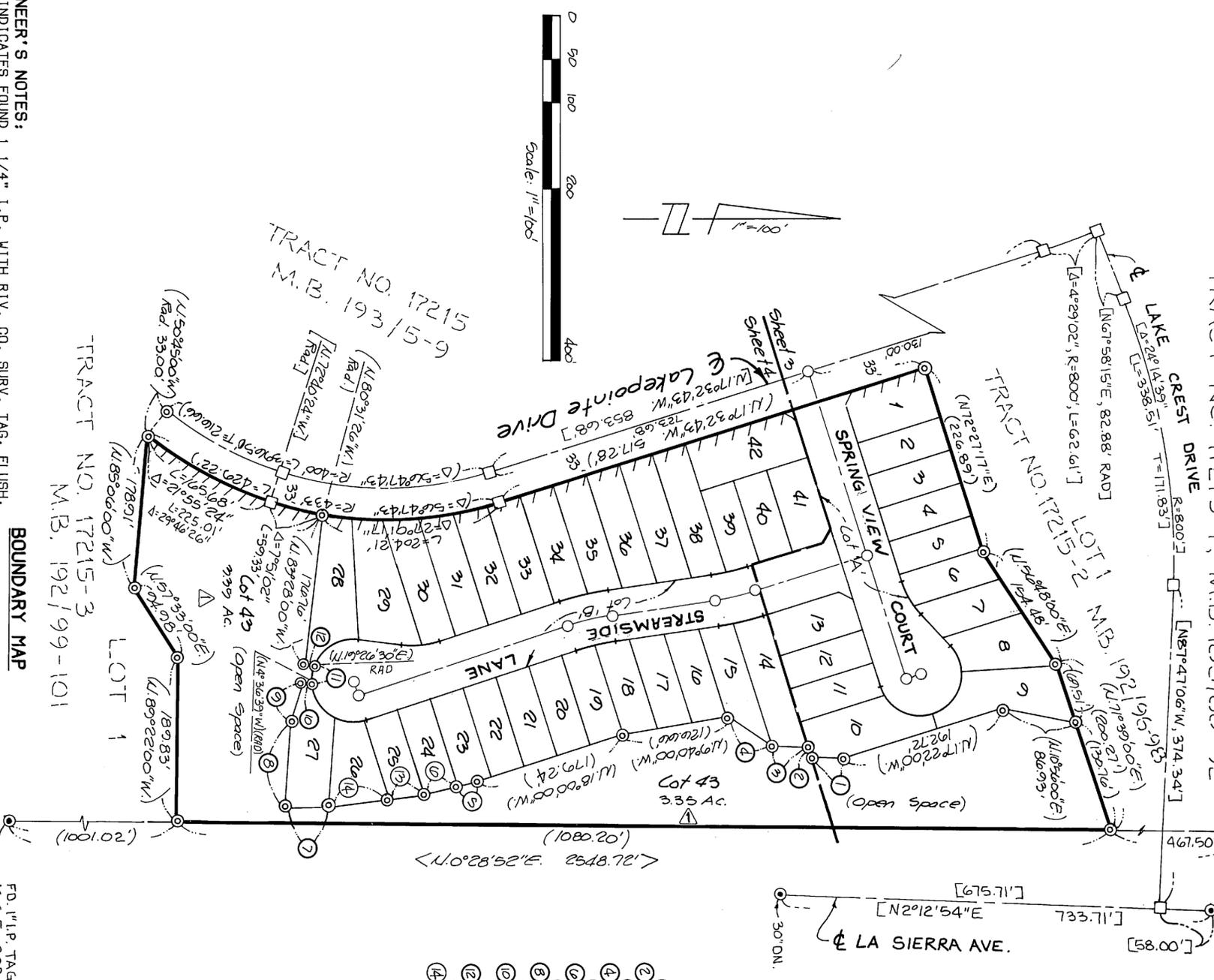
# TRACT NO. 23157

BEING A SUBDIVISION OF LOTS 2 AND 3 OF TRACT NO. 17215-2, AS PER MAP FILED IN BOOK 192, PAGES 96-98, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SEC. 35, T.3.S., R.6.W., S.B.M.

HUNSAKER & ASSOCIATES, INC. NOVEMBER, 1987

TRACT NO. 17215-1, M.B. 180/88-92

FD. 2" I.P., UP 8" SET IN CONC. W/ BRASS DISC STAMPED "1/4 COR. R.E. 2544" ACCEPTED AS E. 1/4 COR., SEC. 36, PER R.S. 68/54-58 & TR. NO. 17215-1, M.B. 180/88-92.



- ① (N12°26'00"E 35.67')
- ② (N172°27'17"E 11.90')
- ③ (N12°15'00"E 42.54')
- ④ (N134°17'00"E 60.01')
- ⑤ (N119°30'00"W 17.89')
- ⑥ (N110°52'00"W 40.27')
- ⑦ (N139°03'00"W 50.83')
- ⑧ (N118°04'25"W 99.48')
- ⑨ (N117°29'10"W 47.87')
- ⑩ (N118°32'00"E 9.99')
- ⑪ (Δ=2403.08' R=48' C=2015')
- ⑫ (N116°32'00"E 10.30')
- ⑬ (N110°31'00"W 40.31')
- ⑭ (N118°15'00"W 70.28')

### ENGINEER'S NOTES:

- INDICATES FOUND 1 1/4" I.P. WITH RIV. CO. SURV. TAG, FLUSH, PER RIV. CO. SURVEY MAP 828-UU, UNLESS OTHERWISE NOTED.
- INDICATES LOCATION OF 1" I.P. TAGGED R.C.E. 11842, FLUSH, TO BE SET PER TRACT NO. 17215-1, M.B. 180/88-92.
- ⊙ INDICATES LOCATION OF 1" I.P. TAGGED R.C.E. 23956, FLUSH, TO BE SET PER TRACT NO. 17215-2, M.B. 192/96-98, UNLESS NOTED OTHERWISE
- INDICATES SET 5/8" X 18" COPPER-COATED STEEL PIN WITH 1-1/2" BRASS CAP STAMPED R.C.E. 23956, PER STANDARD "B".
- SET 1" I.P. TAGGED R.C.E. 23956, FLUSH, AT ALL REAR LOT CORNERS, PER STANDARD "A".
- SET LEAD AND TAG R.C.E. 23956 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, EXCEPT AT STREET INTERSECTION CORNER CURBBACKS, PER STANDARD "E".
- ALL MONUMENTS TO BE SET ARE PLACED IN ACCORDANCE WITH ORDINANCE NO. 461.4 OF RIVERSIDE COUNTY.
- < > INDICATES MEASURED AND RECORD PER R.S. 68/54-58.
- [ ] INDICATES MEASURED AND RECORD PER TRACT NO. 17215-1, M.B. 180/88-92.
- ( ) INDICATES MEASURED AND RECORD PER TRACT NO. 17215-2, M.B. 192/96-98.
- ||||| INDICATES RESTRICTED ACCESS

### BOUNDARY MAP

**BASIS OF BEARINGS:**  
 THE BEARING OF N.00°26'52"E, ALONG THE EASTERLY LINE OF SECTION 36, T.3.S., R.6.W., S.B.M., AS PER MAP FILED IN BOOK 68, PAGES 54 THROUGH 58, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**ENVIRONMENTAL CONSTRAINT NOTE:**  
 ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, IN E.C.S. BOOK 16 PAGE 86. THIS AFFECTS LOTS 1 THROUGH 43, INCLUSIVE.

**NOTES:**  
 LAKEPOINTE DRIVE, 66.00' WIDE, DEDICATED AND ACCEPTED PER TRACT NO. 17215-1, M.B. 180/88-92 & TRACT NO. 17215-2, M.B. 192/96-98.  
 SEE SHEET 3 FOR EASEMENT NOTES.

TOTAL ACREAGE WITHIN THE DISTINCTIVE BORDER IS 9.78 ACRES, GROSS.  
 BUILDING SETBACK LINES SHALL CONFORM TO EXISTING ZONING.  
 ALL PUBLIC SERVICES AND PUBLIC UTILITIES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.

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

SHEET 3 OF 4 SHEETS

# TRACT NO. 23157

BEING A SUBDIVISION OF LOTS 2 AND 3 OF TRACT NO. 17215-2, AS PER MAP FILED IN BOOK 192, PAGES 96-98, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SEC. 36, T.3.S., R.6.W., S.B.M.

HUNSAKER & ASSOCIATES, INC. NOVEMBER, 1967

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

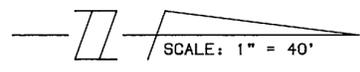
### EASEMENT NOTES:

HERBERT BULKLEY PRAED, ET. AL., OWNER OF AN EASEMENT FOR POLE LINES, ROADS, AND PIPELINES PER INSTRUMENT RECORDED 2/7/1911 IN BOOK 324, PAGE 399 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, SAID EASEMENT CANNOT BE LOCATED OF RECORD.

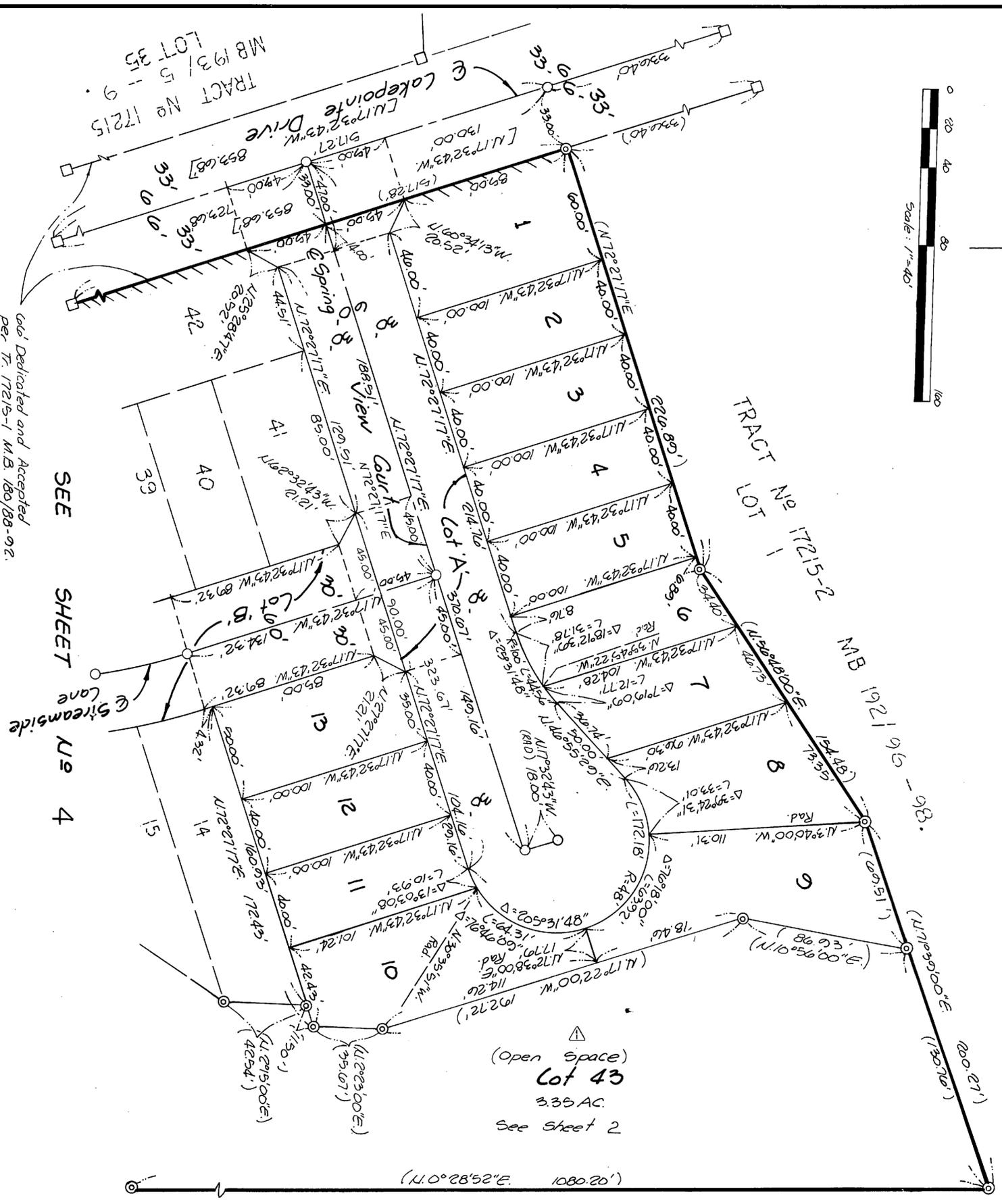
SAN JACINTO LAND CO. LTD., OWNER OF AN EASEMENT FOR ROADS, PIPE LINES AND POLE LINES PER INSTRUMENT RECORDED 4/1/1929 IN BOOK 803, PAGE 542 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, SAID EASEMENT CANNOT BE LOCATED OF RECORD.

TEMESCAL WATER COMPANY, OWNER OF AN EASEMENT FOR WATER PIPE LINE PURPOSES PER INSTRUMENT RECORDED 2/11/1925 IN BOOK 629, PAGE 174 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, SAID EASEMENT CANNOT BE LOCATED OF RECORD.

△ INDICATES BLANKET EASEMENT FOR FIRE MITIGATION PURPOSES DEDICATED ON TRACT NO. 17215-2, M.B. 192/46-48.



Scale: 1" = 40'



SEE SHEET U9 4

Map Dedicated and Accepted per Tr. 17215-1 M.B. 180/88-92.

TRACT No 17215  
MB 193/5 - 9  
LOT 35

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

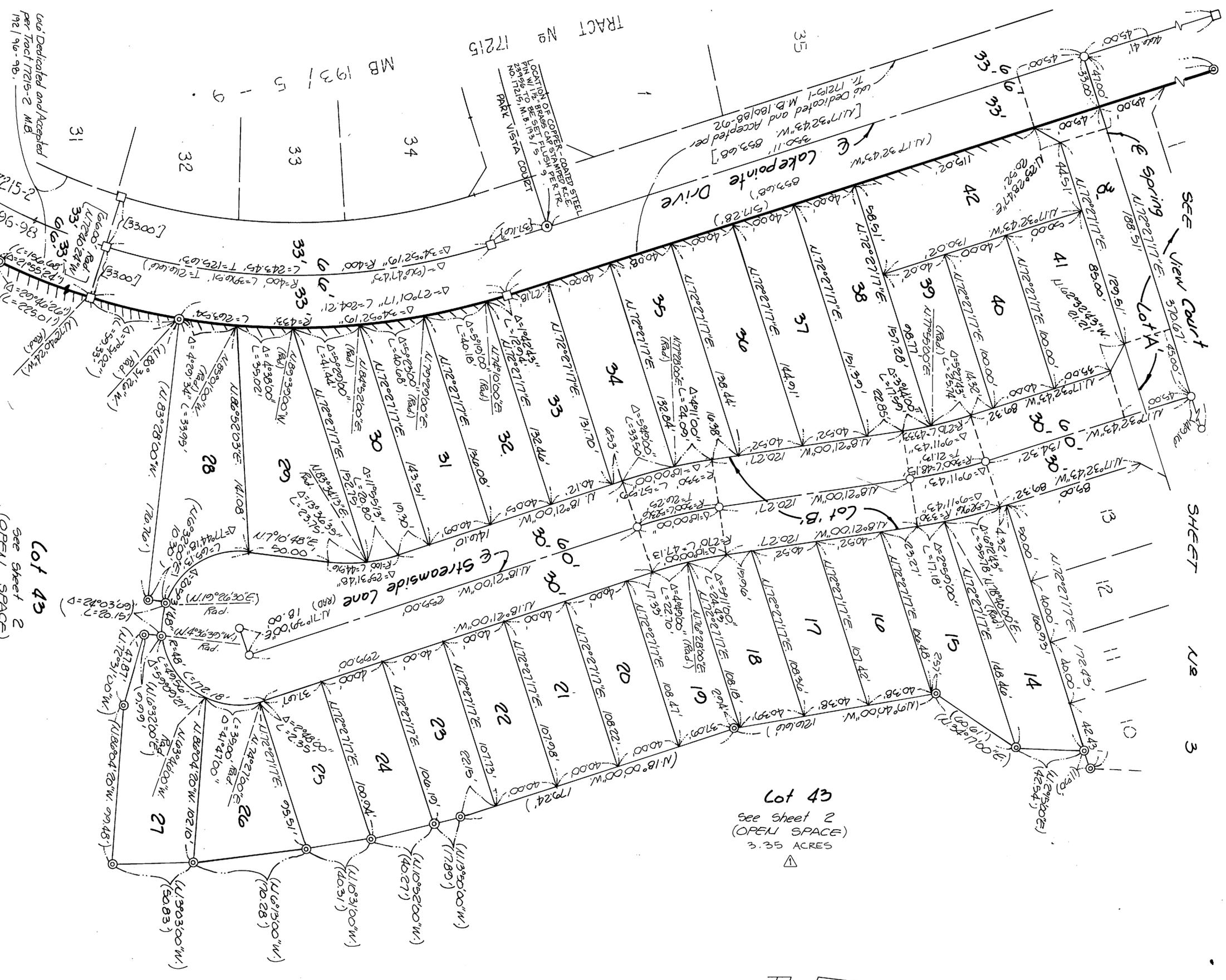
SHEET 4 OF 4 SHEETS

# TRACT NO. 23157

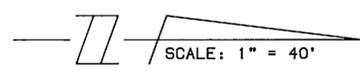
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HUNSAKER & ASSOCIATES, INC. NOVEMBER, 1967

SHEET 4 OF 4 SHEETS



**Lot 43**  
 See Sheet 2  
 (OPEN SPACE)  
 3.35 ACRES



NOTES:  
 SEE SHEET 3 FOR BASEMENT NOTES.  
 SEE SHEET 2 FOR ENGINEER'S NOTES, BASIS OF BEARINGS,  
 ENVIRONMENTAL CONSTRAINT NOTE, BOUNDARY MAP AND SHEET INDEX.

See Sheet 2  
 (OPEN SPACE)  
 3.35 ACRES