

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, B, C, D, E, F, G AND H, AS A CONDITION OF DEDICATION OF LOTS A (LAKEPOINTE DRIVE), C (ROSY SKY CIRCLE) AND F (SPARROWHILL COURT). THE OWNERS OF LOTS 24, 25, 49, 67, 102, 103, 104, 111, 114, 115, 116, 117 AND 118 ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL; EXCEPTING THE 30.00 FOOT EMERGENCY ACCESS EASEMENT OVER LOT 114 AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THESE CONDITIONS OF ACCESS RIGHTS AS TO THE PART VACATED. WE ALSO DEDICATE TO THE COUNTY OF RIVERSIDE AN EASEMENT FOR FIRE MITIGATION PURPOSES OVER OPEN SPACE LOTS 114, 115, 116, 117 AND 118 ALL AS SHOWN HEREON. WE ALSO DEDICATE TO THE COUNTY OF RIVERSIDE A 30.00 FOOT EASEMENT FOR EMERGENCY ACCESS PURPOSES OVER LOT 114 AS SHOWN HEREON. WE HEREBY RESERVE A 30.00' WIDE EASEMENT FOR WATER PURPOSES AS SHOWN HEREON OVER LOTS 49 AND 115.

CAL 4189 JOINT VENTURE, A CALIFORNIA GENERAL PARTNERSHIP
BY: RIELLY HOMES, A CALIFORNIA LIMITED PARTNERSHIP, A GENERAL PARTNER
BY: BRHC CO., INC., A CALIFORNIA CORPORATION, A GENERAL PARTNER

BY: William L. Serr BY: Joseph L. Perring
WILLIAM L. SERR JOSEPH L. PERRING
SECRETARY & CHIEF FINANCIAL OFFICER VICE-PRESIDENT

BY: K/W REALTY GROUP LIMITED, A DELAWARE LIMITED PARTNERSHIP, A GENERAL PARTNER
BY: KLINGBEIL DEVELOPMENT COMPANY, A DELAWARE GENERAL PARTNERSHIP A GENERAL PARTNER
BY: KLINGBEIL DEVELOPMENT CORPORATION, A DELAWARE CORPORATION

BY: Daniel S. House BY: _____
DANIEL S. HOUSE Vice President

BENEFICIARY:

A.W. ASSOCIATES, NO. 2, A CALIFORNIA GENERAL PARTNERSHIP AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED MAY 26, 1989 AS INSTRUMENT NO. 173621 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

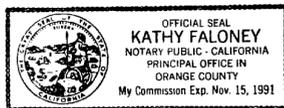
BY: THE PACIFIC COMPANY, A CALIFORNIA CORPORATION, MANAGING PARTNER
Amador Gonzalez Jr.
AMADOR GONZALEZ JR.
VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF _____

ON THIS 3RD DAY OF OCTOBER, 1989 BEFORE ME, KATHY FALONEY A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WILLIAM L. SERR AND JOSEPH L. PERRING, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS SECRETARY & CHIEF FINANCIAL OFFICER AND VICE-PRESIDENT, RESPECTIVELY OF BRHC CO., INC., 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 RIELLY HOMES, A CALIFORNIA LIMITED PARTNERSHIP, SAID LIMITED PARTNERSHIP BEING A GENERAL PARTNER OF CAL 4189 JOINT VENTURE, A CALIFORNIA GENERAL PARTNERSHIP, THE GENERAL 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: _____
WITNESS MY HAND AND OFFICIAL SEAL:



Kathy Faloney
NOTARY PUBLIC IN AND FOR SAID STATE

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

TRACT NO. 22673

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 AND A PORTION OF PARCEL 4 OF PARCEL MAP 17160 AS FILED IN P.M. 103/1 - 5, RECORDS OF RIVERSIDE COUNTY. ALSO BEING LOCATED IN THE RANCHO EL SOBRANTE DE SAN JANCINTO.

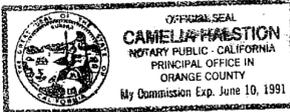
HUNSAKER & ASSOCIATES RIVERSIDE/SAN BERNARDINO, INC. NOVEMBER, 1987

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF Orange

ON THIS 10th DAY OF October, 1989, BEFORE ME, Camelia Halstion A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED Daniel S. House AND _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS Vice President AND _____ OF KLINGBEIL DEVELOPMENT A DELAWARE 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 KLINGBEIL DEVELOPMENT COMPANY, A DELAWARE GENERAL PARTNERSHIP, SAID GENERAL PARTNERSHIP BEING A GENERAL PARTNER OF K/W REALTY GROUP, A DELAWARE LIMITED PARTNERSHIP, SAID LIMITED PARTNERSHIP BEING A GENERAL PARTNER OF CAL 4189 JOINT VENTURE, A CALIFORNIA GENERAL PARTNERSHIP, THE GENERAL 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 AS SAID GENERAL PARTNER AND THAT SAID GENERAL PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES: June 10, 1991
WITNESS MY HAND AND OFFICIAL SEAL:



Camelia Halstion
NOTARY PUBLIC IN AND FOR SAID STATE

NOTICE OF ELECTION BY LAND DIVIDER TO DEFER PAYMENT OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SOUTHWEST RIVERSIDE AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET. SEQ. OF THE GOVERNMENT CODE AND SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, THE LAND DIVIDER HAS ELECTED TO DEFER PAYMENT OF THE DRAINAGE FEE TO THE TIME OF ISSUANCE OF A GRADING OR BUILDING PERMIT FOR SAID PARCELS AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER A GRADING OR BUILDING PERMIT, SHALL BE REQUIRED TO PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

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 COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 110,900.00. This certification excludes any supplemental tax assessment not yet extended.
DATED: April 3 1990

R. WAYNE WATTS, COUNTY TAX COLLECTOR

BY: Marilyn Shupe DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 99,300.00 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: April 17 1990 GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: Margaret Regano DEPUTY

DATED: _____ 1990 CASH TAX BOND
R. WAYNE WATTS, COUNTY TAX COLLECTOR

BY: _____ DEPUTY

RECORDER'S STATEMENT

FILED THIS 23rd DAY OF APRIL, 1990
AT 4:00 P.M. IN BOOK 216 OF MAPS, AT PAGES 77-85,
AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 147328
FEE: \$22.00

WILLIAM E. CONERLY, COUNTY RECORDER

BY: Darita Ragon DEPUTY

SUBDIVISION GUARANTEED. FIRST AMERICAN TITLE INSURANCE CO.

SURVEYOR'S STATEMENT

I, BRUCE F. HUNSAKER, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 2 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 ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.



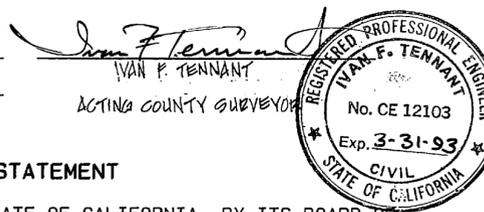
DATED: August 31, 1989

Bruce F. Hunsaker
BRUCE F. HUNSAKER, L.S. 5921
MY LICENSE EXPIRES: 12/31/1992

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 SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 22673 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: April 9, 1990
LICENSE EXPIRES: _____



ACTING 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. THE BLANKET EASEMENT AND THE EMERGENCY ACCESS EASEMENT, BOTH SHOWN HEREON, ARE HEREBY NOT ACCEPTED.

DATED: April 12 1990
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BY: John Shupe
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: Margaret Regano
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

MB216/77

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

TRACT NO. 22673

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 AND A PORTION OF PARCEL 4 OF
PARCEL MAP 17160 AS FILED IN P.M. 103/1 - 5, RECORDS OF RIVERSIDE COUNTY.
ALSO BEING LOCATED IN THE RANCHO EL SOBRANTE DE SAN JANCINTO.

HUNSAKER & ASSOCIATES RIVERSIDE/SAN BERNARDINO, INC.
NOVEMBER, 1987

BENEFICIARY:

CITICORP REAL ESTATE, INC., A DELAWARE SUBSIDIARY OF A NATIONAL
BANKING ASSOCIATION, BENEFICIARY UNDER THAT CERTAIN DEED OF
TRUST RECORDED JULY 14, 1989 AS INSTRUMENT NO. 234952 OF OFFICIAL
RECORDS OF RIVERSIDE COUNTY.

BY: M.S.D. J., V.P. BY: John G. Bullock - A.O.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

ON THIS 11th DAY OF OCTOBER, 1989, BEFORE ME, GIA M. GELFAND,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED,
MICHAEL E. BOLAND AND STEVEN S. BECKETT
PERSONALLY KNOWN TO ME (~~OR PROVED TO ME ON THE BASIS OF SATISFACTORY~~
~~EVIDENCE~~) TO BE THE VICE PRESIDENT AND ACCOUNT OFFICER
RESPECTIVELY, OF CITICORP REAL ESTATE, INC., THE NATIONAL
BANKING ASSOCIATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME
(~~OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE~~) TO BE THE PERSONS
WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID NATIONAL BANKING
ASSOCIATION AND ACKNOWLEDGED TO ME THAT SUCH NATIONAL BANKING ASSOCIATION
EXECUTED THE SAME AS BENEFICIARY.

WITNESS MY HAND:

Gia M. Gelfand
NOTARY PUBLIC IN AND FOR SAID STATE
GIA M. GELFAND
(PRINT NAME HERE)
MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES: July 23, 1993

SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT. THE SIGNATURES
OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTEREST HAVE BEEN
OMITTED:

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 389 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

SAN JACINTO LAND CO. LTD., OWNER OF AN EASEMENT FOR ROADS, PIPELINES
AND POLE LINES PER INSTRUMENT RECORDED 4/1/1929 IN BOOK 803, PAGE 542
OF DEED, RECORDS OF RIVERSIDE COUNTY.

A.W. ASSOCIATES, NO. 2, A CALIFORNIA GENERAL PARTNERSHIP HOLDER OF AN
EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS PURPOSES PER
INSTRUMENT RECORDED MARCH 31, 1989 AS INSTRUMENT NO. 101048 AND
RECORDED MAY 26, 1989 AS INSTRUMENT NO. 173620 BOTH OF OFFICIAL
RECORDS OF RIVERSIDE COUNTY. (LAKEPOINTE DRIVE)

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)
RIVERSIDE)

ON THIS 13th DAY OF OCTOBER, 1989, BEFORE ME, KATHY FALONEY,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AMADOR GONZALEZ, JR.,
PERSONALLY KNOWN TO ME (~~OR PROVED TO ME ON THE BASIS OF SATISFACTORY~~
~~EVIDENCE~~) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE
PRESIDENT OF THE PACIFIC COMPANY, A CALIFORNIA CORPORATION, THE
CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE
THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID
CORPORATION, SAID CORPORATION BEING A MANAGING GENERAL PARTNER OF A.W.
ASSOCIATES, NO. 2, THE CALIFORNIA GENERAL PARTNERSHIP THAT EXECUTED THE
WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID GENERAL PARTNERSHIP
EXECUTED THE SAME AS BENEFICIARY.

WITNESS MY HAND:

Kathy Faloney
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES: Nov. 15, 1991
MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY

MB 216/78

TRACT NO. 22673

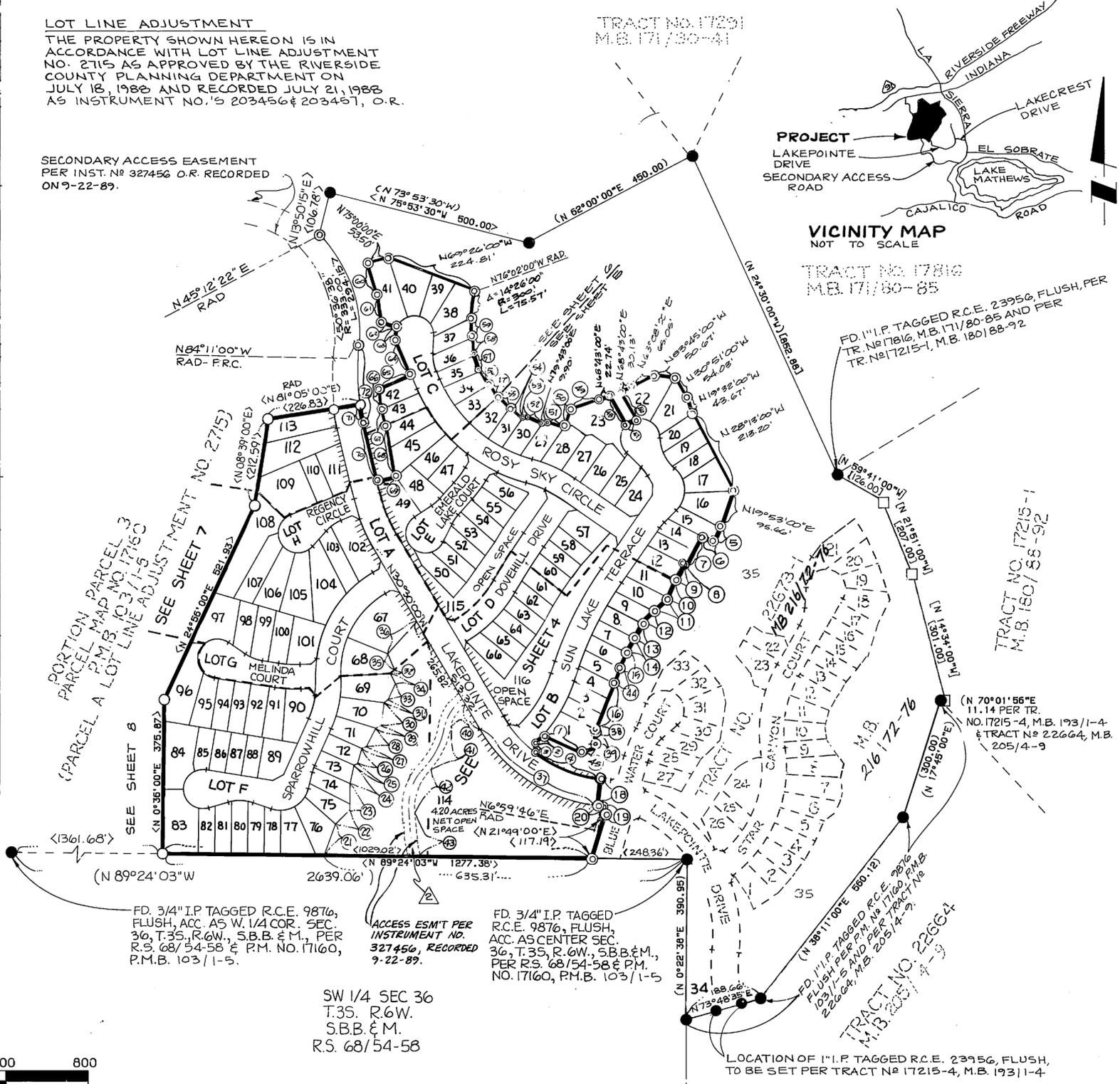
BEING A SUBDIVISION OF A PORTION OF PARCEL 3 AND A PORTION OF PARCEL 4 OF PARCEL MAP 17160 AS FILED IN P.M. 103/1-5, RECORDS OF RIVERSIDE COUNTY, ALSO BEING LOCATED IN THE RANCHO EL SOBRANTE DE SAN JANCINTO.
HUNSAKER & ASSOCIATES RIVERSIDE/SAN BERNARDINO, INC.
NOVEMBER, 1987

NO	Δ / BEARING	RAD	LENGTH
1	N63°56'20"W		100.00'
2	4°25'13"	380'	29.32'
3	N4°51'27"W		21.91'
4	31°12'42"	317'	172.68'
5	N27°14'00"E		40.02'
6	N62°46'00"W		27.44'
7	N27°14'00"E		20.00'
8	N62°46'00"W		9.00'
9	N29°37'00"E		45.04'
10	N22°43'00"E		51.16'
11	N48°49'30"E		41.94'
12	N39°26'40"E		42.16'
13	N31°36'00"E		40.18'
14	N29°24'00"E		40.09'
15	N21°40'30"E		44.42'
16	N19°49'30"E		125.07'
17	N40°02'00"W		37.11'
18	N06°37'00"E	RAD PRC.	60.00'
19	N30°35'37"W		22.19'
20	0°22'46"	317'	2.10'
21	N19°56'00"E		30.02'
22	N45°22'00"E		48.75'
23	N18°53'00"E		13.66'
24	N04°43'00"E		49.18'
25	N11°18'00"E		46.13'
26	N22°43'30"E		45.01'
27	N66°00'00"W		6.00'
28	N29°33'00"E		59.80'
29	N72°47'00"W		6.50'
30	N49°53'00"E		67.46'
31	N82°32'00"W		7.00'
32	N42°02'00"E		5.00'
33	N22°57'00"E		50.00'
34	N22°45'30"W		29.99'
35	N44°54'00"W		41.82'
36	N59°30'00"E		94.77'
37	52°53'00"	383'	353.50'
38	N17°47'30"W		6.00'
39	N27°14'00"E		30.00'
40	4°50'04"	90'	78.28'
41	33°05'38"	190'	109.74'
42	4°22'34"	150'	129.27'
43	N06°37'00"W		100.00'
44	N18°03'00"E		44.60'
45	N69°51'00"E		29.99'
46	N30°01'00"W		78.01'
47	28°57'18"	48.00'	24.26'
48	N20°01'00"W		81.69'
49	N71°16'00"E		76.92'
50	N19°51'00"E		46.76'
51	N76°56'00"W		45.12'
52	N69°12'00"W		41.29'
53	N79°43'00"E		9.90'
54	N52°12'00"W		40.12'
55	N46°20'00"W		38.86'
56	N31°31'50"W		58.15'
57	N19°29'18"W		40.09'
58	N0°36'34"W		46.27'
59	N10°54'40"W		42.30'
60	N17°51'00"W		31.58'
61	N08°41'00"W		67.83'
62	N73°03'00"W	RAD	34.66'
63	40°19'00"	48.00'	33.78'
64	N23°22'00"W		31.41'
65	N66°38'00"E		25.54'
66	N08°11'00"W		51.80'
67	N15°52'00"W		40.35'
68	N10°23'00"W		127.00'
69	N76°44'00"E		46.21'
70	N13°16'00"W		147.10'
71	Δ 4°21'00"	567'	43.05'
72	19°05'00"	567'	188.85'

LOT LINE ADJUSTMENT

THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH LOT LINE ADJUSTMENT NO. 2715 AS APPROVED BY THE RIVERSIDE COUNTY PLANNING DEPARTMENT ON JULY 18, 1986 AND RECORDED JULY 21, 1988 AS INSTRUMENT NO.'S 203456 & 203457, O.R.

SECONDARY ACCESS EASEMENT PER INST. NO. 327456 O.R. RECORDED ON 9-22-89.



SURVEYOR'S NOTES:

- INDICATES FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH, PER P.M. NO. 17160, P.M.B. 103/1-5, 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 L.S. 5921, FLUSH, TO BE SET PER TRACT NO. 22673-1, M.B. 216/72-76.
- △ INDICATES LOCATION OF COPPER-COATED STEEL PIN WITH 1-1/2" BRASS CAP STAMPED L.S. 5921 TO BE SET FLUSH PER TRACT NO. 22673-1, M.B. 216/72-76.
- △ INDICATES SET 5/8" X 18" COPPER-COATED STEEL PIN WITH 1-1/2" BRASS CAP STAMPED L.S. 5921, FLUSH, PER STANDARD "B".
- INDICATES SET 1" I.P. TAGGED L.S. 5921, FLUSH, PER STD. "A"

SET 1" I.P. TAGGED L.S. 5921, FLUSH, AT ALL REAR LOT CORNERS. PER STANDARD "A"

SET LEAD AND TAG L.S. 5921 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, EXCEPT AT STREET INTERSECTION CORNER CUTBACKS PER STANDARD "E".

ALL MONUMENTS TO BE SET ARE PLACED IN ACCORDANCE WITH ORDINANCE NO. 461.6 OF RIVERSIDE COUNTY.

ALL MONUMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS TRACT MAP, UNLESS OTHERWISE NOTED.

() INDICATES MEASURED AND RECORD PER P.M. 17160, P.M.B. 103/1-5, AND TRACT NO. 22664, M.B. 205/4-9, UNLESS OTHERWISE NOTED.

[] INDICATES MEASURED AND RECORD PER TRACT NO. 17215-1, M.B. 180/88-92.

< > INDICATES MEASURED AND RECORD PER TRACT NO. 22673-1, M.B. 216/72-76.

|||| INDICATES RESTRICTED ACCESS DEDICATED HEREON.

△ INDICATES Δ 30.00 FOOT EASEMENT FOR EMERGENCY ACCESS PURPOSES DEDICATED HEREON.

TOTAL ACREAGE WITHIN THE DISTINCTIVE BORDER IS 28.69 ACRES GROSS

BUILDING SETBACK LINES SHALL CONFORM TO EXISTING ZONING

ALL PUBLIC SERVICES AND PUBLIC UTILITIES INSTALLED WITHIN THIS TRACT SHALL BE PLACED UNDERGROUND.

DRAINAGE EASEMENTS SHALL BE KEPT FREE OF ALL BUILDINGS, OBSTRUCTIONS AND ENCROACHMENTS BY LANDFILLS.

BASIS OF BEARINGS:

THE BEARING OF N 89°24'03" W ALONG THE SOUTHERLY BOUNDARY OF PARCEL MAP NO. 17160 AS PER MAP FILED IN BOOK 108, PAGES 1 THROUGH 5, INCLUSIVE, OF PARCEL MAPS, 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 17 PAGE 41

THIS AFFECTS LOTS 1 THROUGH 116, INCLUSIVE.

EASEMENT NOTES:

△ INDICATES A BLANKET EASEMENT FOR FIRE MITIGATION PURPOSES OVER LOTS 114, 115 AND 116, DEDICATED HEREON.

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 389 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.

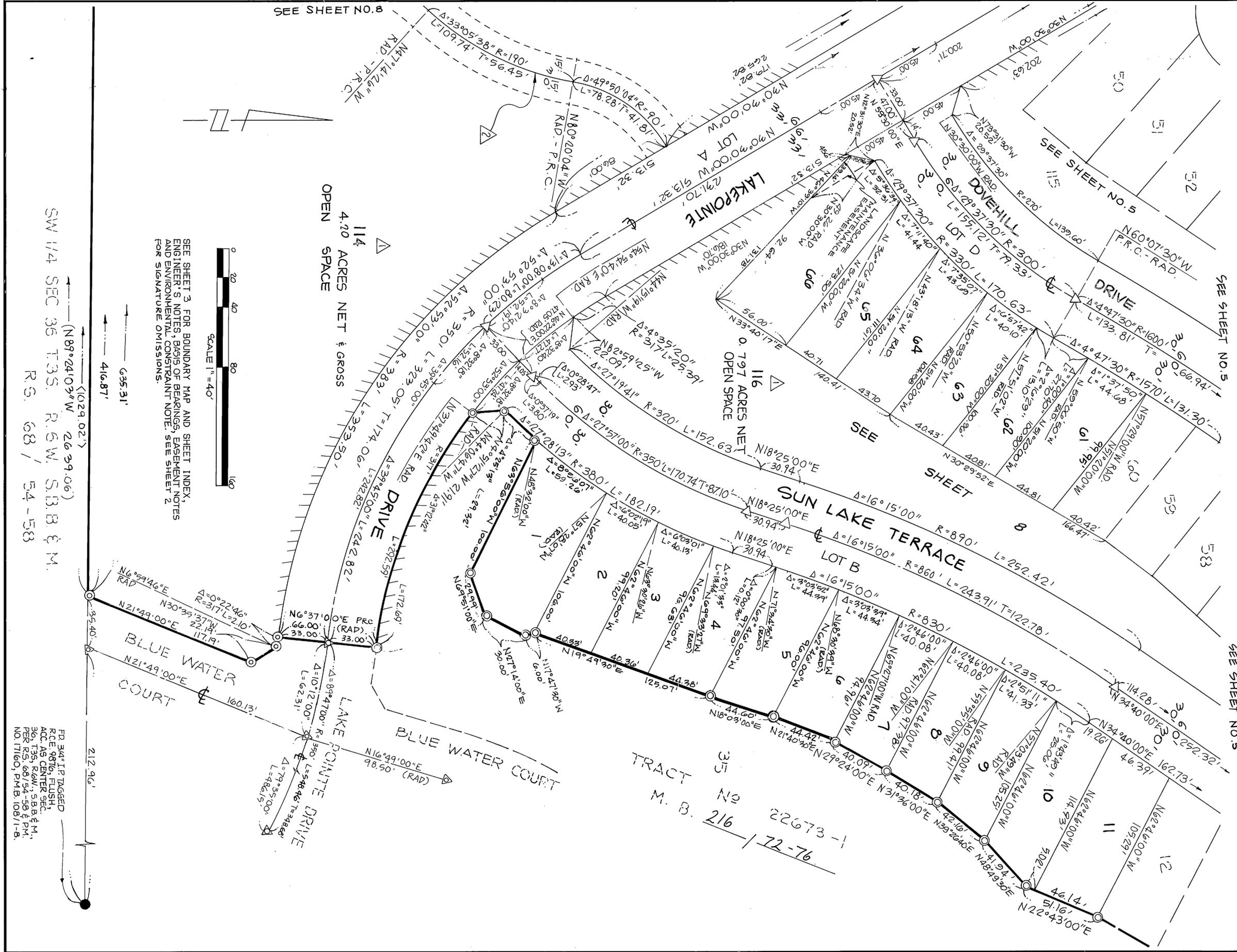
AW ASSOCIATES, NO. 2, A CALIFORNIA PARTNERSHIP OWNER OF AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS PURPOSES PER INSTRUMENT RECORDED MAY 26, 1989 AS INSTRUMENT NO. 173620 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. (LAKEPOINTE DRIVE)



MB 216/79

TRACT NO. 22673

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 AND A PORTION OF PARCEL 4 OF PARCEL MAP 17160 AS FILED IN P.M. 103/1-5, RECORDS OF RIVERSIDE COUNTY, ALSO BEING LOCATED IN THE RANCHO EL SOBRANTE DE SAN JANCINTO.
HUNSAKER & ASSOCIATES RIVERSIDE/SAN BERNARDINO, INC.
NOVEMBER, 1987



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



SEE SHEET NO. 8

SW 1/4 SEC 36 T35. R.6W. S.13.B. & M.
R.S. 68 / 54-58

635.31'
416.87'

1029.02'
(N89°24'03"W 26.39.06)

FD 314" I.P. TAGGED
R.C.E. 9070, FLUSH,
ACC. AS CENTER SEC.
30, T35, R6W, S13B & M.
PER R.S. 68/54-58 & P.M.
NO. 17160, P.M.B. 108/11-8.

MB216/80

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

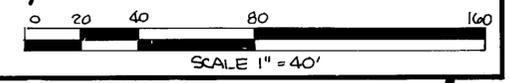
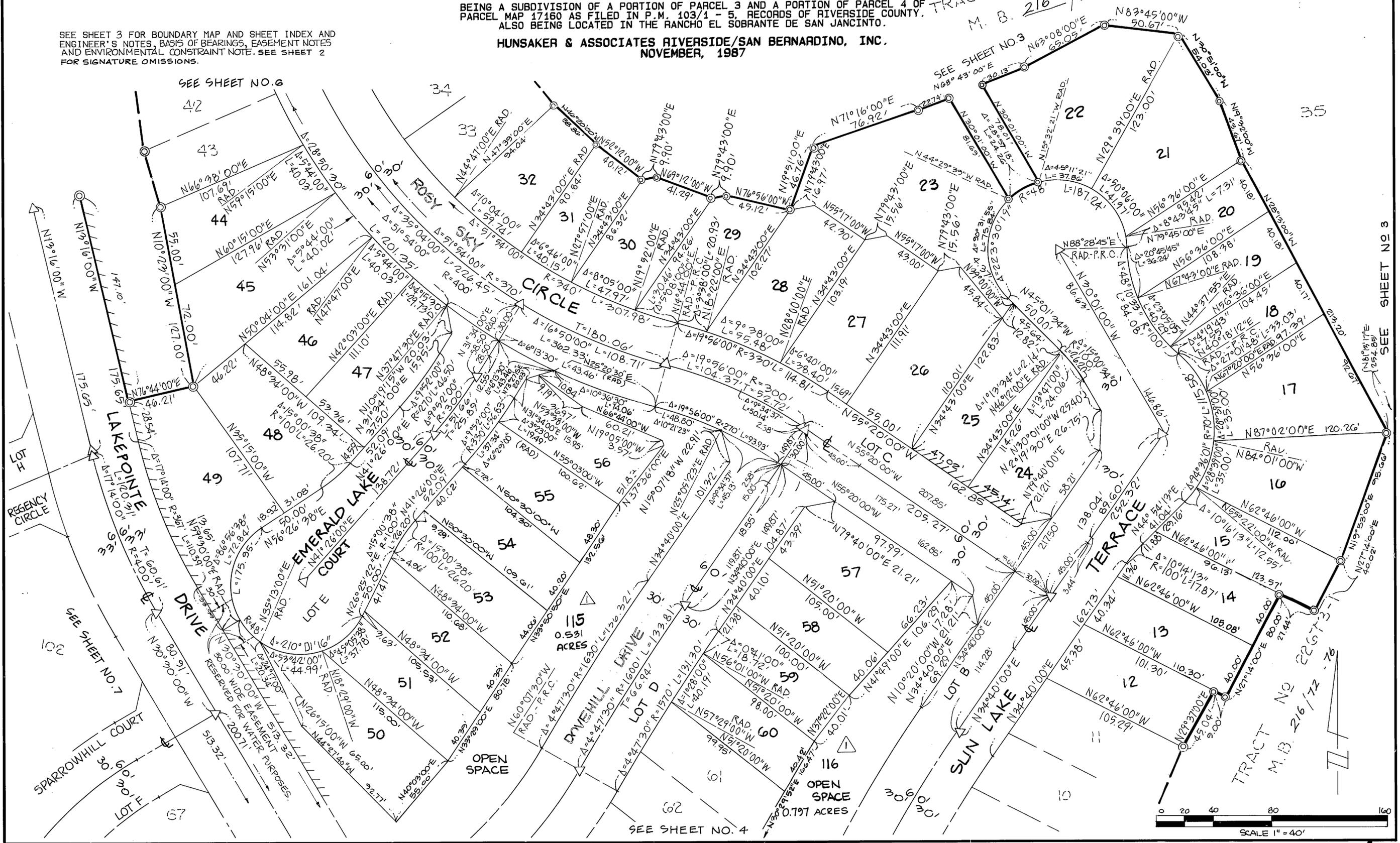
SHEET 5 OF 9 SHEETS

TRACT NO. 22673

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 AND A PORTION OF PARCEL 4 OF PARCEL MAP 17160 AS FILED IN P.M. 103/1 - 5, RECORDS OF RIVERSIDE COUNTY, ALSO BEING LOCATED IN THE RANCHO EL SOBRANTE DE SAN JANCINTO.

HUNSAKER & ASSOCIATES RIVERSIDE/SAN BERNARDINO, INC.
NOVEMBER, 1987

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

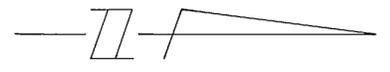


MB 216/81

TRACT NO. 22673

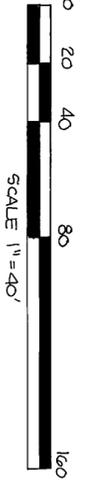
SHEET 6 OF 9 SHEETS

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 AND A PORTION OF PARCEL 4 OF PARCEL MAP 17160 AS FILED IN P.M. 103/1-5, RECORDS OF RIVERSIDE COUNTY, ALSO BEING LOCATED IN THE RANCHO EL SOBRANTE DE SAN JANCINTO, HUNSAKER & ASSOCIATES RIVERSIDE/SAN BERNARDINO, INC. NOVEMBER, 1987

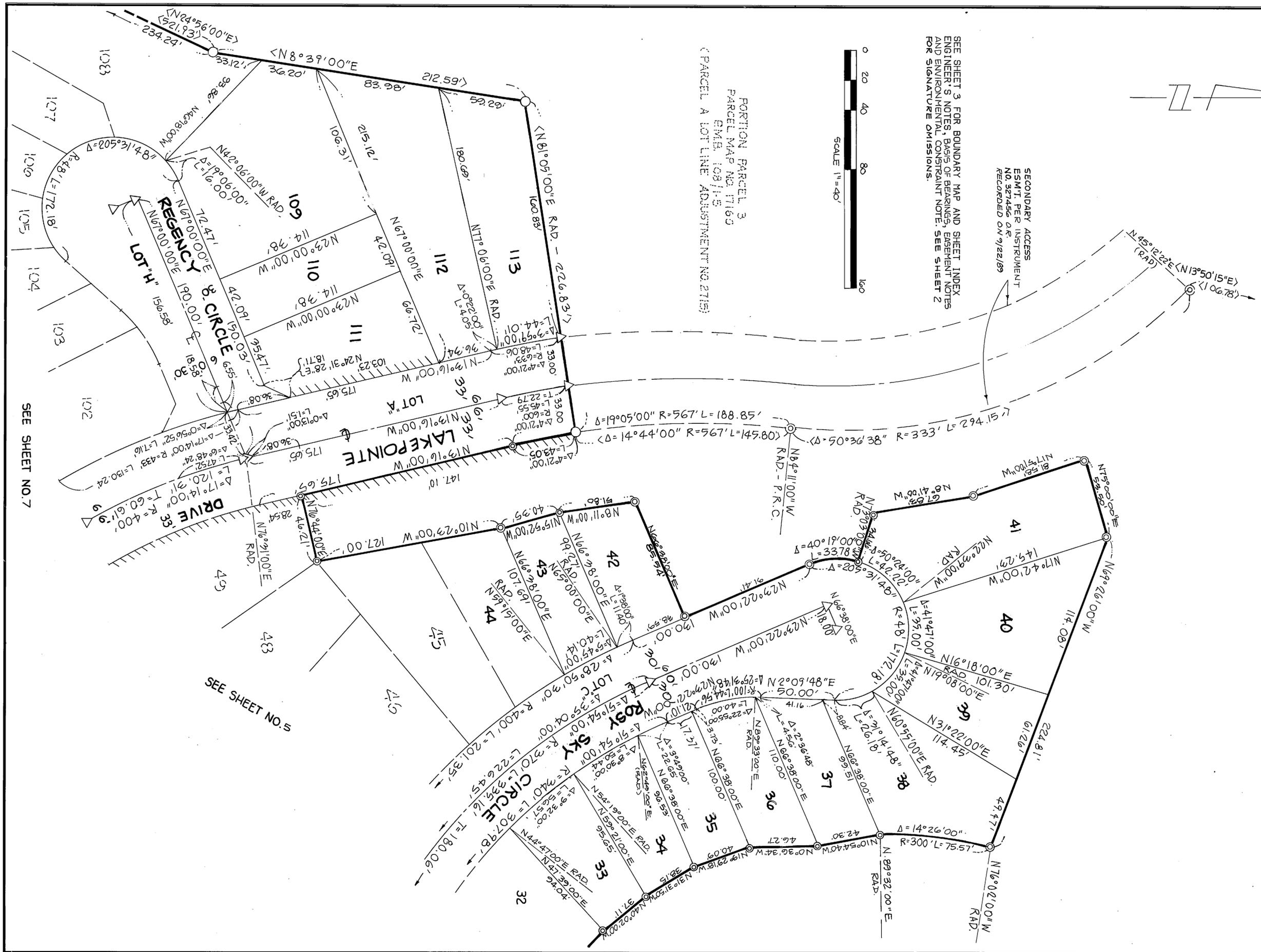


SEE SHEET 3 FOR BOUNDARY MAP AND SHEET INDEX ENGINEER'S NOTES, BASIS OF BEARINGS, EASEMENT NOTES AND ENVIRONMENTAL CONSTRAINT NOTE; SEE SHEET 2 FOR SIGNATURE OMISSIONS.

SECONDARY ACCESS ESM'T. PER INSTRUMENT NO. 327456 OR RECORDED ON 9/22/89



PORTION PARCEL 3
PARCEL MAP NO. 17160
S.M.B. 103/1-5
(PARCEL A LOT LINE ADJUSTMENT NO. 2715)



SEE SHEET NO. 7

SEE SHEET NO. 5

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

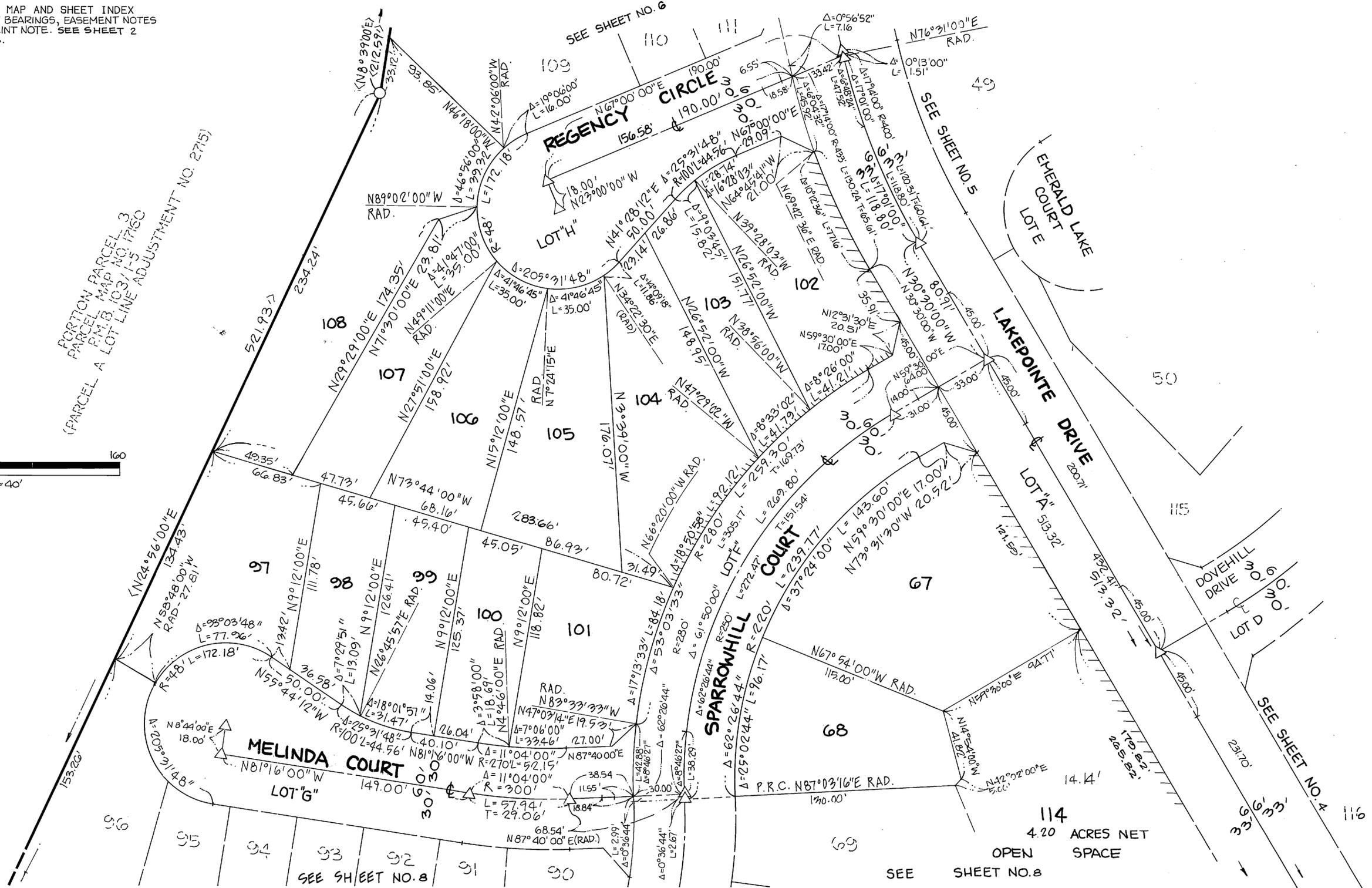
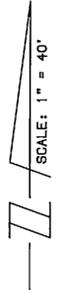
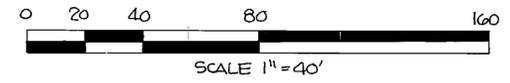
SHEET 7 OF 9 SHEETS

TRACT NO. 22673

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 AND A PORTION OF PARCEL 4 OF PARCEL MAP 17160 AS FILED IN P.M. 103/1 - 5, RECORDS OF RIVERSIDE COUNTY, ALSO BEING LOCATED IN THE RANCHO EL SOBRANTE DE SAN JANCINTO.

HUNSAKER & ASSOCIATES RIVERSIDE/SAN BERNARDINO, INC. NOVEMBER, 1987

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



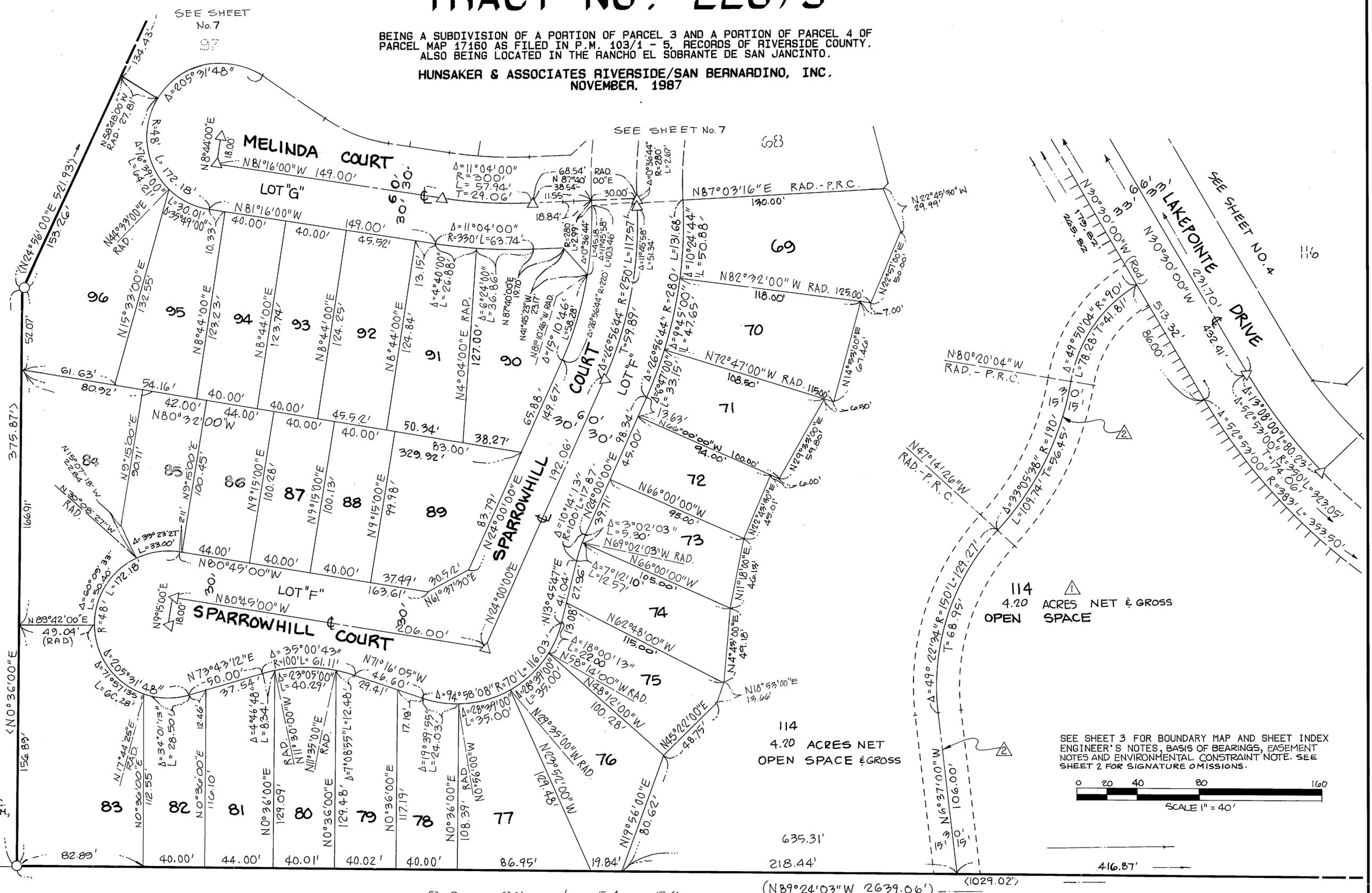
MB 216/83

TRACT NO. 22673

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF PARCEL 3 AND A PORTION OF PARCEL 4 OF PARCEL MAP 17160 AS FILED IN P.M. 103/1 - 5, RECORDS OF RIVERSIDE COUNTY, ALSO BEING LOCATED IN THE RANCHO EL SOBRANTE DE SAN JANCINTO.
HUNSAKER & ASSOCIATES RIVERSIDE/SAN BERNARDINO, INC.
NOVEMBER, 1987

PORTION PARCEL 3
PARCEL MAP NO. 17160
P.M.B. 103/1-5
(PARCEL A LOT LINE ADJUSTMENT NO. 2715)

FD. 3/4" I.P. TAGGED
R.C.E. 9876, FLUSH,
ACC. AS W. 1/4 COR. SEC.
36, T.35, R.6W, S.B.B. & M.,
PER R.S. 68/54-58 &
P.M. NO. 17160, P.M.B.
108/11-8.)



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

0 20 40 80 160
SCALE 1" = 40'

R.S. 68 / 54 - 58
SW 1/4 SEC 36 T.35. R.6.W. S.B.B. & M.

MB 216/84

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 22673

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 AND A PORTION OF PARCEL 4 OF
PARCEL MAP 17180 AS FILED IN P.M. 103/1-5, RECORDS OF RIVERSIDE COUNTY,
ALSO BEING LOCATED IN THE RANCHO EL SOBRANTE DE SAN JANCINTO,
HUNSAKER & ASSOCIATES RIVERSIDE/SAN BERNARDINO, INC.,
NOVEMBER, 1987

DATA TABLE

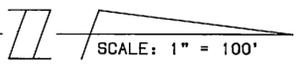
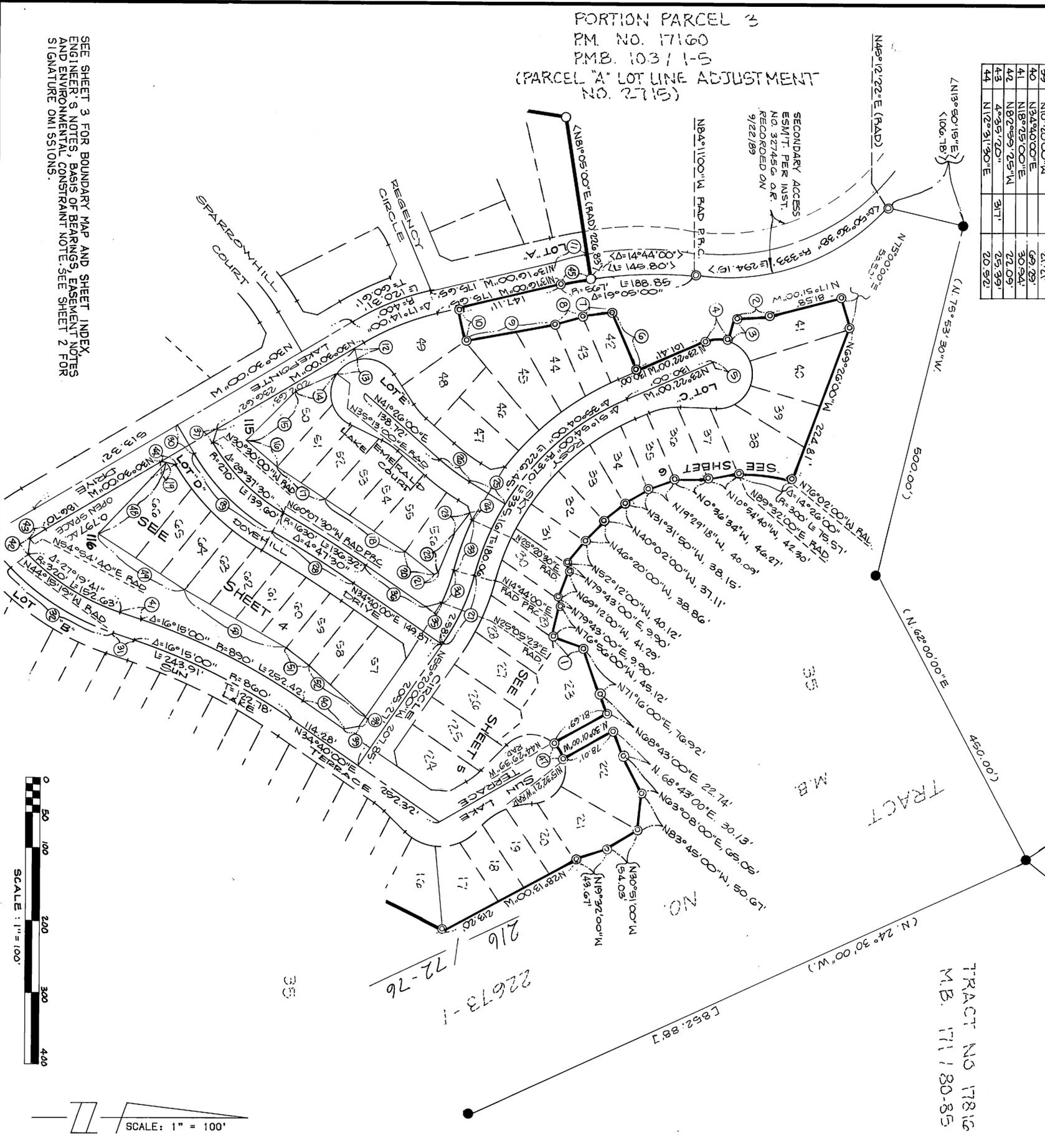
NO.	Δ/BEARING	RAD	LENGTH
1	N19°51'00"E		46.16'
2	N8°41'00"W	RAD	67.83'
3	N13°03'00"W		34.66'
4	S0°19'00"E		18.00'
5	N66°38'00"E		88.25'
6	N66°38'00"E		88.25'
7	N8°11'00"W		41.44'
8	N15°22'00"W		40.35'
9	N10°23'00"W		121.00'
10	N16°44'00"E		46.21'
11	S4°21'00"E	RAD	45.54'
12	N59°30'00"E	RAD	13.65'
13	S4°11'00"E		20.34'
14	N26°15'00"W		67.00'
15	N44°21'40"W		92.71'
16	N40°03'00"E		55.00'
17	N33°29'00"E		80.18'
18	N33°29'00"E		132.56'
19	N12°31'30"E		45.6'
20	N57°36'00"E		51.83'
21	N19°05'00"W		3.97'
22	N66°44'00"W		66.21'
23	N53°38'00"W		36.97'
24	N19°21'15"E		10.84'
25	N31°34'00"E	RAD	38.50'
26	S°52'00"		51.66'
27	S°52'00"		104.37'
28	S4°41'30"		1600'
29	S9°31'30"		159.12'
30	N15°24'00"E		47.00'
31	N18°25'00"E		30.94'
32	S1°51'00"E		110.14'
33	S°21'23"		48.80'
34	S°21'23"		48.80'
35	N15°01'18"W		22.91'
36	N34°40'00"E		101.32'
37	N19°31'30"W		70.52'
38	N55°20'00"W		21.28'
39	N10°20'00"W		11.28'
40	N34°40'00"E		69.79'
41	N18°25'00"E		30.94'
42	N18°25'25"W		72.09'
43	S2°51'20"E		75.39'
44	N12°31'30"E		20.92'

DATA TABLE

NO.	Δ/BEARING	RAD	LENGTH
45	S4°21'00"E		56.7'
46	S4°21'00"E		56.7'
47	S4°21'00"E		56.7'
48	S4°21'00"E		56.7'
49	S4°21'00"E		56.7'
50	S4°21'00"E		56.7'
51	S4°21'00"E		56.7'
52	S4°21'00"E		56.7'

PORTION PARCEL 3
PARCEL MAP NO. 17160
P.M.B. 103/1-5
(PARCEL A LOT LINE ADJUSTMENT NO. 2715)

PORTION PARCEL 3
P.M. NO. 17160
P.M.B. 103/1-5
(PARCEL A LOT LINE ADJUSTMENT
NO. 2715)



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