

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

# TRACT NO. 28669

BEING ALL OF LOTS 4 AND 5 OF TRACT NO. 17215-1 AS PER MAP FILED IN BOOK 180, PAGES 88 THROUGH 92, 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.

MAY, 1998

### 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" THROUGH "E", INCLUSIVE.

WE HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG LAKEPOINTE DR AND LAKE CREST DR TO THE PUBLIC. THE OWNERS OF LOTS 30, 31, 37 AND 38, ABUTTING LAKEPOINTE DR AND LAKE CREST DR AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

WE ALSO HEREBY DEDICATE TO PUBLIC USE THE SEWER AND DRAINAGE EASEMENTS AS SHOWN WITHIN LOT 38 HEREON, FOR CONSTRUCTION AND MAINTENANCE OF SEWER AND DRAINAGE FACILITIES AND INCIDENTAL PURPOSES.

WE HEREBY RESERVE PRIVATE DRAINAGE EASEMENTS ON LOT 38 FOR DRAINAGE AND INCIDENTAL PURPOSES TO OURSELVES AND OUR HEIRS AND ASSIGNS.

LAKE HILLS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Jennings D. Pierce Jr.  
JENNINGS D. PIERCE JR.  
PRESIDENT, MANAGER

### SURVEYOR'S CERTIFICATE

I HEREBY STATE 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 MAY, 1998; 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: 9/17/98  
Paul R. Huddleston Jr.  
PAUL R. HUDDLESTON JR. L.S. 7083  
LICENSE EXPIRES 12/31/98

### NOTICE 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 THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

### ABANDONMENT NOTE

1. PURSUANT TO SECTION 66499.20-1/2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP CONSTITUTES ABANDONMENT OF THAT PORTION WITHIN THE BOUNDARY OF THIS MAP OF THAT CERTAIN SEWER EASEMENT DEDICATED TO THE PUBLIC USE PER MAP OF TRACT NO. 17215, ON FILE IN BOOK 180, PAGES 88 THROUGH 92, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA. NOT SHOWN ON THIS MAP.

### SOILS REPORT

AN UPDATED SOILS REPORT WAS PREPARED ON THE 27th DAY OF JANUARY, 1998, BASED ON "FINAL SOILS ENGINEERING REPORT FOR TRACT 17215", AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA.

BY: GEOSOILS, INC. REPORT NO. 2378-A-SC

### RECORDER'S STATEMENT

FILED THIS 24th DAY OF Dec., 1998  
AT 8:00 A.M. IN BOOK 276 OF MAPS, AT PAGES 41-45  
AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 558987

FEE: \$14.00

GARY L. ORSO COUNTY ASSESSOR-CLERK-RECORDER

BY: J. Pagan, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE CO.

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$                      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:                     , 1998 CASH TAX BOND  
GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS PAUL McDONNELL, COUNTY TAX COLLECTOR  
BY:                      DEPUTY BY:                      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 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 \$                     .

DATED: 11-4, 1998 PAUL McDONNELL, COUNTY TAX COLLECTOR  
This certificate includes  
Any Supplemental Tax Assessment BY: Mark S. Bernas DEPUTY  
Not Yet Extended

### 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. 28669 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 24, 1998, THE EXPIRATION DATE BEING ON FEBRUARY 24, 2001, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: Dec 10, 1998 Mark S. Bernas  
MARK S. BERNAS, LS 4588  
COUNTY SURVEYOR  
LICENSE EXPIRES 9/30/99



### 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, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS. THE SEWER AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY NOT ACCEPTED.

DATED: 12-22-98, 1998  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BY: Gerald A. Maloney CHAIRMAN OF THE BOARD OF SUPERVISORS  
ATTEST: 12.22.98  
GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS  
BY: Sharon Teri Smith DEPUTY

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) SS

ON SEPTEMBER 16 1998 BEFORE ME, PAMELA A. QUENZLER  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JENNINGS D. PIERCE JR. PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE WITHIN INSTRUMENT.

WITNESS MY HAND :

SIGNATURE Pamela A. Quenzler  
NOTARY PUBLIC IN AND FOR SAID STATE  
NAME PAMELA A. QUENZLER  
(PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY

MY COMMISSION EXPIRES 4/8/02  
20041331011 # 1198273

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF                      ) SS

ON                      199                     BEFORE ME,                       
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED                      PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE WITHIN INSTRUMENT.

WITNESS MY HAND :

SIGNATURE                       
NOTARY PUBLIC IN AND FOR SAID STATE  
NAME                       
(PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN                      COUNTY

MY COMMISSION EXPIRES                     

MB 276/41

276/42

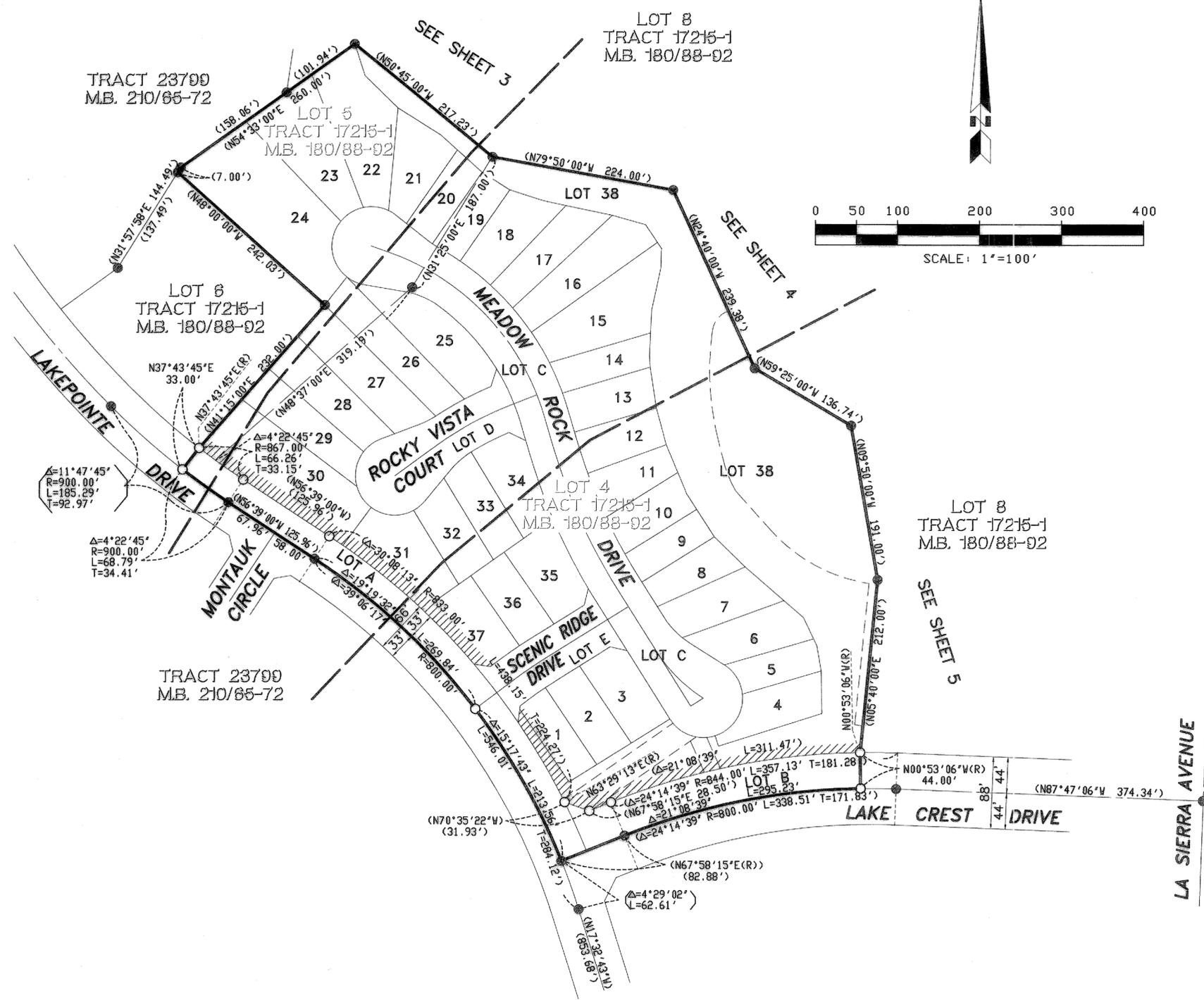
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HUNSAKER & ASSOCIATES, INC.

MAY, 1998



### ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF LAKE CREST DRIVE, TAKEN AS N17°32'43"W, AS SHOWN ON MAP OF TRACT NO. 17215-1, IN BOOK 180, PAGES 88 THROUGH 92, INCLUSIVE, OF MAPS, RIVERSIDE COUNTY RECORDS.
2. ● INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 23956 PLACED PER TRACT NO. 17215-1, M.B. 180/88-92 AND CERTIFICATE OF CORRECTION RECORDED APRIL 15, 1998 AS INSTRUMENT NO. 143976, RECORDS OF RIVERSIDE COUNTY
3. ○ INDICATES SET 1" IRON PIPE TAGGED L.S. 7083, FLUSH PER RIVERSIDE COUNTY STANDARD "A"
4. ALL MONUMENTS SET ARE PLACED ACCORDING TO ORDINANCE NO. 461
5. SET NAIL AND BRASS TAG STAMPED L.S. 7083 IN TOP OF CURB AT ALL SIDE LOT LINES
6. SET 1" IRON PIPE TAGGED L.S. 7083, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS, EXCEPT LOT LINES WITH BLOCK WALLS, SET NAIL AND TAG L.S. 7083 ON TOP OF PILASTER, WALL, OR FOOTING IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS, WHERE APPLICABLE, PER STANDARD "D"
7. THIS TRACT CONTAINS 10.46 GROSS ACRES
8. ( ) INDICATES MEASURED AND RECORD BEARINGS AND DISTANCES PER TRACT NO. 17215-1, M.B. 180/88-92.
9. // INDICATES RESTRICTED ACCESS
10. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

### EASEMENT NOTES:

1. △ SOUTHERN CALIFORNIA EDISON COMPANY, OWNER OF AN EASEMENT FOR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES PER INSTRUMENT RECORDED 2/29/1988 AS INSTRUMENT NO. 52762, RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT IS PLOTTED HEREON.

C.C.&R. INSTRUMENT # 558180 DATE 12-24-98

### ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT - SURVEY DIVISION, IN E.C.S. BOOK 28, PAGE 85. THIS AFFECTS ALL LOTS.

MB 276/42

276  
43

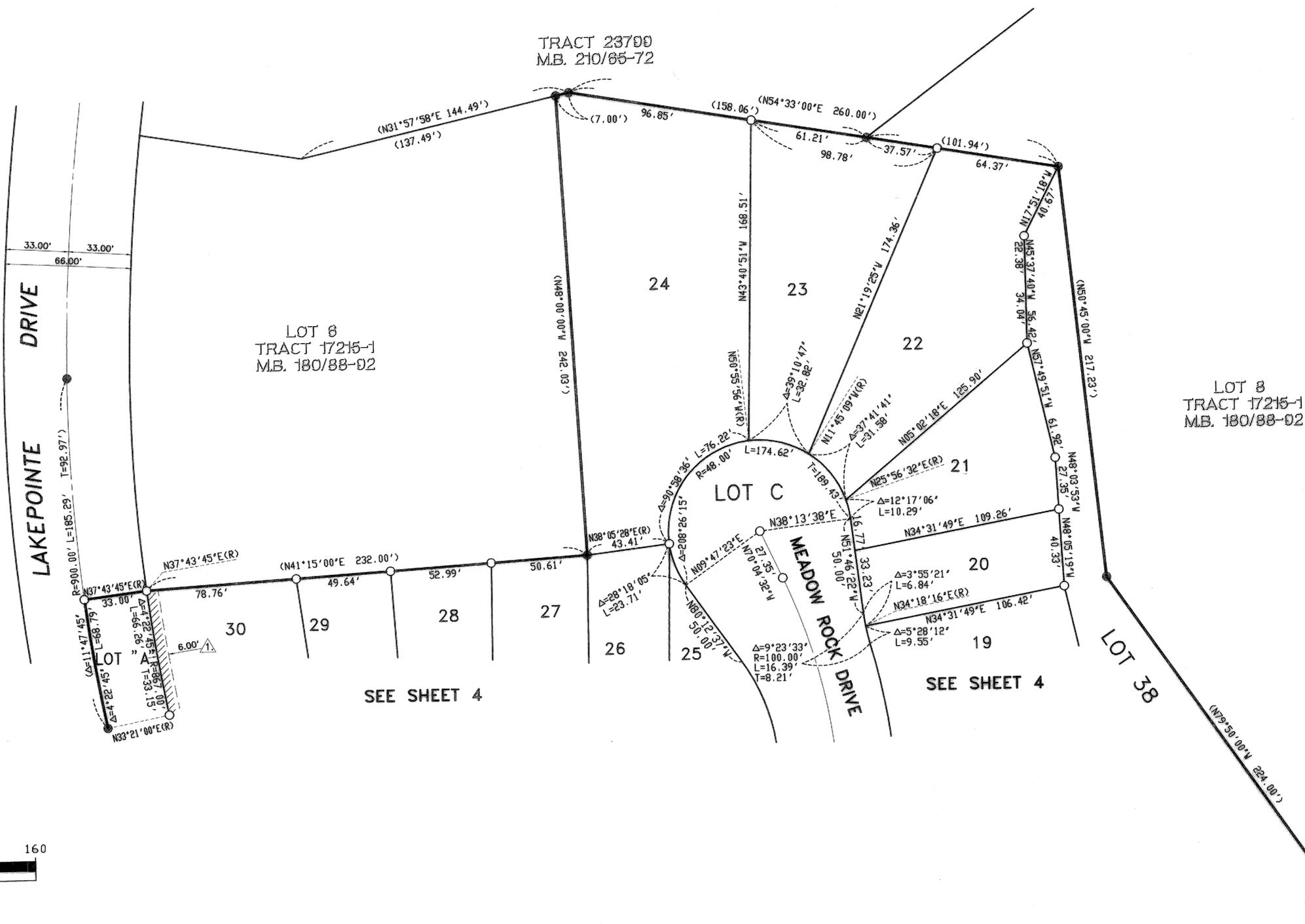
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MAY, 1998



MB 276/43

# TRACT NO. 28669

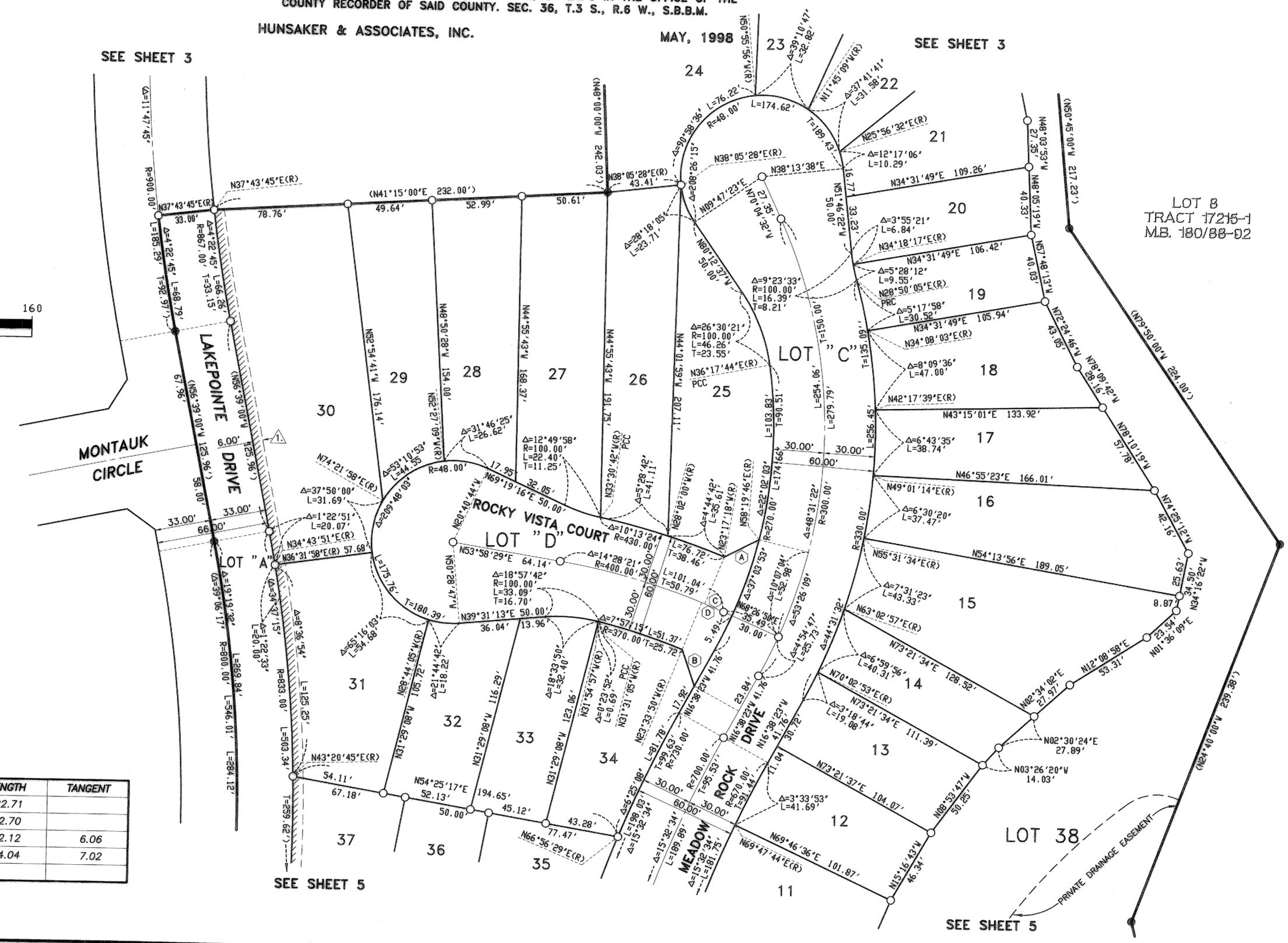
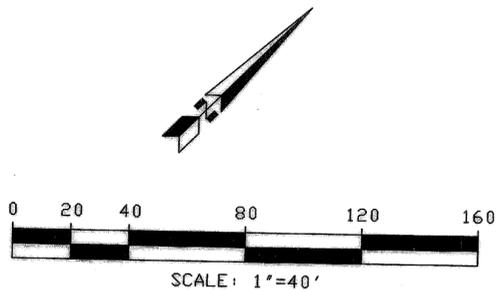
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HUNSAKER & ASSOCIATES, INC.

MAY, 1998

SEE SHEET 3

SEE SHEET 3



LOT 8  
TRACT 17215-1  
M.B. 180/88-92

DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
A N 17°31'14" E		22.71	
B N 64°24'22" W		22.70	
C 1°44'08"	400.00	12.12	6.06
D 2°00'40"	400.00	14.04	7.02

MB 276/44

276/45

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MAY, 1998

SEE SHEET 4

SEE SHEET 4

SEE SHEET 2

LAKEPOINTE DRIVE

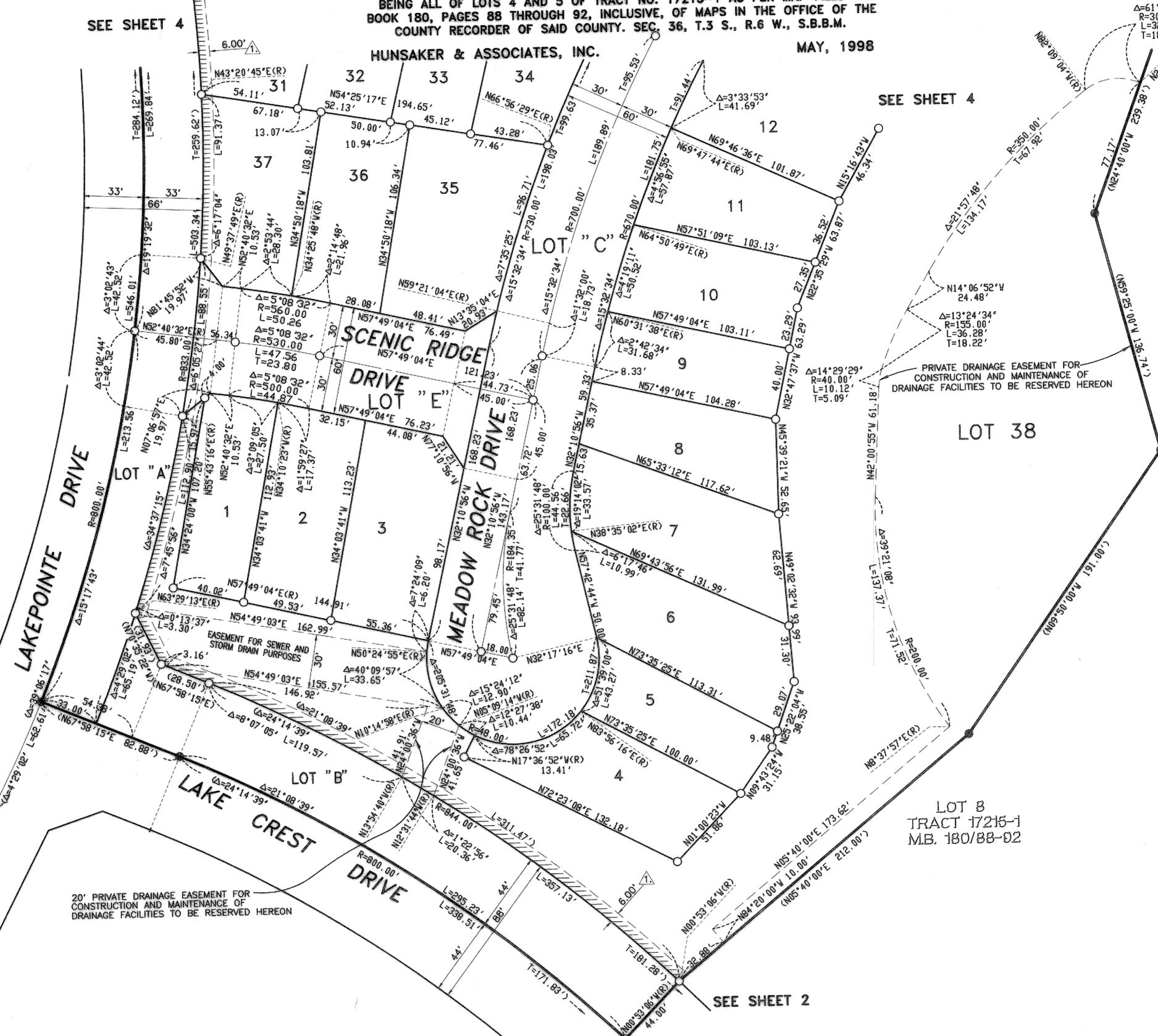
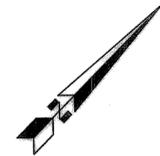
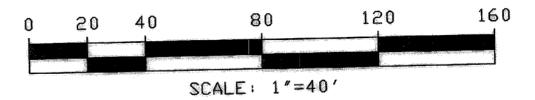
LAKE CREST DRIVE

MEADOW ROCK DRIVE

SCENIC RIDGE DRIVE

20' PRIVATE DRAINAGE EASEMENT FOR  
CONSTRUCTION AND MAINTENANCE OF  
DRAINAGE FACILITIES TO BE RESERVED HEREON

PRIVATE DRAINAGE EASEMENT FOR  
CONSTRUCTION AND MAINTENANCE OF  
DRAINAGE FACILITIES TO BE RESERVED HEREON



LOT 8  
TRACT 17215-1  
M.B. 180/88-02

LOT 38

LOT 8  
TRACT 17215-1  
M.B. 180/88-02

MB 276/45