

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

TRACT NO. 22673-1

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, AND LOT 1 OF TRACT NO.
17215-4 AS FILED IN M.B. 193/1 - 4, RECORDS OF RIVERSIDE COUNTY.
ALSO BEING LOCATED IN THE RANCHO EL SOBRANTE DE SAN JANCINTO.

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

RECORDER'S STATEMENT

FILED THIS 23rd DAY OF APRIL
AT 4:00 P.M. IN BOOK 216 OF MAPS, AT PAGES 72-76,
AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 147324
FEE: \$14.00

WILLIAM E. CONERLY, COUNTY RECORDER
BY: Santa Ragan DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE CO.

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" AND "D". AS A CONDITION OF
DEDICATION OF LOT "A" (LAKEPOINTE DRIVE), THE OWNERS OF LOTS 1, 27, 34
AND 35 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS
OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL; ALSO EXCEPTING ONE TWENTY
FOOT ACCESS OPENING FOR LOT 34 AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT
OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS
CONDITION 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 34 AND 35 AS SHOWN HEREON AND LOT "E". (1) ONE FOOT
BARRIER STRIP, FOR ROAD AND ACCESS CONTROL. WE ALSO HEREBY DEDICATE TO
PUBLIC USE THE DRAINAGE EASEMENT, AS SHOWN HEREON, FOR CONSTRUCTION AND MAINTENANCE
OF DRAINAGE FACILITIES.

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, Secretary & Chief Financial Officer
BY: Joseph L. Perring, 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

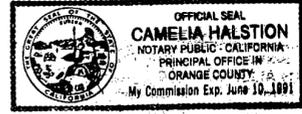
BY: Daniel S. House, Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Orange) SS

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 [Signature] 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 [Signature] 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 SUPER-
VISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDIN-
ANCE 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 Hoyle DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 93,400.00 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 Rozumo DEPUTY

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

BY: DEPUTY



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 EX-
AMINED 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
Ivan F. Tennant
IVAN F. TENNANT
ACTING COUNTY SURVEYOR
No. CE 12103
Exp. 3-31-93
REGISTERED PROFESSIONAL ENGINEER
THOMAS F. TARRANT
CIVIL
STATE 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 BLANKET EASEMENT AND DRAINAGE EASEMENT, SHOWN HEREON, ARE HEREBY
NOT ACCEPTED.

DATED: April 17, 1990
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: Margaret Rozumo
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

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

NOTE:
SEE SHEET 2 FOR ADDITIONAL BENEFICIARY SIGNATURES.

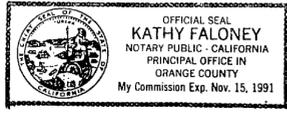
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF) SS

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 INSTRU-
MENT 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:
WITNESS MY HAND AND OFFICIAL SEAL:

Kathy Faloney
NOTARY PUBLIC IN AND FOR SAID STATE



NOTE:
SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS OF TRUSTEE AND BENEFICIARY
AND SIGNATURE OMISSIONS.

MB 216/72

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

TRACT NO. 22673-1

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, AND LOT 1 OF TRACT NO.
17215-4 AS FILED IN M.B. 193/1-4, RECORDS OF RIVERSIDE COUNTY.
ALSO BEING LOCATED IN THE RANCHO EL SOBRANTE DE SAN JANCINTO.

HUNSAKER & ASSOCIATES, 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: [Signature] BY: [Signature] A.O.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

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:

[Signature]
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

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON THIS 13th DAY OF OCTOBER, 1989, BEFORE ME, KATHY PALONEY, 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:

MY COMMISSION EXPIRES: NOV. 15, 1991

[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY



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)

MB 216/73

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

TRACT NO. 22673-1

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, AND LOT 1 OF TRACT NO. 17215-4 AS FILED IN M.B. 193/1-4, RECORDS OF RIVERSIDE COUNTY, ALSO BEING LOCATED IN THE RANCHO EL SOBRANTE DE SAN JANCINTO.

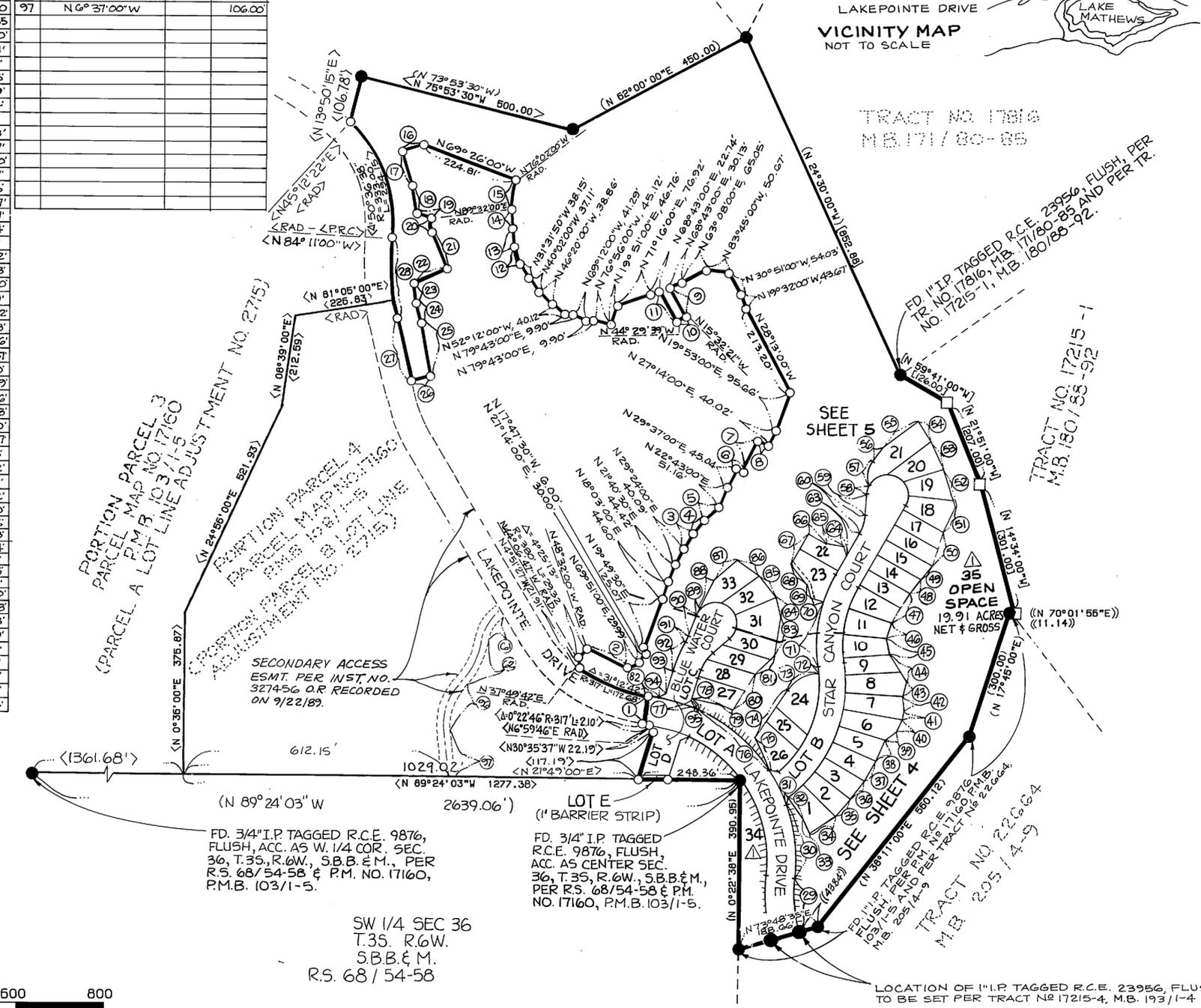
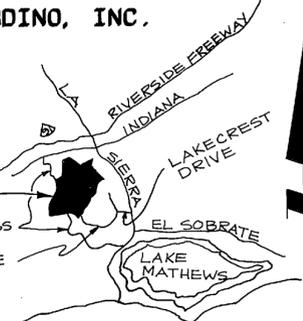
HUNSAKER & ASSOCIATES RIVERSIDE/SAN BERNARDINO, INC.
NOVEMBER, 1987

NO.	DELTA/BEARING	RAD. PRC.	LENGTH	NO.	DELTA/BEARING	RADIUS	LENGTH
1	N6°37'00"E		66.00'	75	6°21'13"	750'	83.17'
2	N63°56'00"W		100.00'	76	33°47'47"	383'	225.92'
3	N31°36'00"E		40.18'	77	N27°08'31"W		19.32'
4	N39°26'40"E		42.16'	78	N77°46'00"W		67.00'
5	N48°49'30"E		41.94'	79	N68°00'48"W		30.71'
6	N62°46'00"W		9.00'	80	N31°32'20"E		96.34'
7	N27°14'00"E		80.00'	81	N46°51'13"E		60.78'
8	N62°46'00"W		27.44'	82	3°41'30"	383'	24.68'
9	N30°01'00"W		78.01'	83	N9°04'00"E		92.50'
10	28°57'18"	48'	24.26'	84	N13°22'52"W		46.19'
11	N30°01'00"W		81.69'	85	N38°15'00"W		62.95'
12	N19°29'18"W		40.09'	86	N54°18'00"W		62.99'
13	N0°36'34"W		46.27'	87	N48°40'00"E		70.00'
14	N10°54'40"W		42.30'	88	N26°23'10"E		81.88'
15	14°2'6"0"	300'	75.57'	89	11°42'34"	48'	9.81'
16	N75°00'00"E		53.50'	90	N20°47'26"E		50.00'
17	N17°51'00"W		81.58'	91	8°42'24"	100'	15.20'
18	N8°41'00"W		67.83'	92	12°40'50"	330'	73.03'
19	N73°03'00"W	RAD.	34.66'	93	N16°49'00"E		54.06'
20	40°19'00"	48'	33.78'	94	N60°46'31"E		19.32'
21	N23°22'00"W		91.41'	95	N16°49'00"E		5.06'
22	N66°38'00"E		85.54'	96	49°22'34"	150'	129.27'
23	N8°11'00"W		51.80'	97	N6°37'00"W		106.00'
24	N15°52'00"W		40.35'				
25	N10°23'00"W		127.00'				
26	N76°44'00"E		46.21'				
27	N13°16'00"W		147.10'				
28	19°05'00"	567'	188.85'				
29	22°35'25"	317'	124.99'				
30	25°55'54"	383'	173.34'				
31	N13°58'27"E		17.15'				
32	N35°34'30"W		62.73'				
33	N24°31'26"W		33.87'				
34	N56°59'14"E		65.00'				
35	N42°40'27"E		56.67'				
36	N36°22'25"E		52.85'				
37	N29°33'00"E		53.07'				
38	N23°23'00"E		53.37'				
39	N53°29'00"E		32.04'				
40	N25°44'00"E		31.17'				
41	N10°11'00"E		22.32'				
42	N5°57'00"W		34.93'				
43	N13°00'43"E		35.70'				
44	N33°36'00"W		71.19'				
45	N10°55'13"W		38.82'				
46	N18°17'00"E		38.98'				
47	N31°28'18"E		75.96'				
48	N39°00'13"E		43.51'				
49	N40°22'04"E		40.70'				
50	N17°34'30"E		83.89'				
51	N26°20'00"E		63.26'				
52	N17°40'31"W		92.18'				
53	N24°30'00"W		69.50'				
54	N31°55'00"W		55.27'				
55	N53°00'00"E		100.75'				
56	N36°27'00"E		39.72'				
57	56°27'00"	60'	59.11'				
58	23°46'48"	48'	19.92'				
59	N4°13'12"E		50.00'				
60	25°31'48"	100'	44.56'				
61	49°50'04"	90'	78.28'				
62	33°05'38"	190'	109.74'				
63	N29°45'00"E		58.51'				
64	N21°18'00"W		24.35'				
65	N78°30'00"W		48.67'				
66	N60°15'00"W		35.00'				
67	N29°45'00"E		82.68'				
68	N39°44'49"W		57.13'				
69	N17°47'55"W		32.89'				
70	N72°09'00"W	RAD.	30.31'				
71	26°22'00"	330'	151.86'				
72	2°58'33"	270'	14.02'				
73	53°23'32"	90'	83.87'				
74	N34°20'00"E		133.96'				

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, 1988 AND RECORDED JULY 21, 1988 AS INSTRUMENT NO.'S 203456 & 203457, O.R.

PROJECT
SECONDARY ACCESS ROAD
LAKEPOINTE DRIVE



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 R.C.E. 23956, FLUSH, TO BE SET PER TRACT NO. 17215-4, M.B. 193/1-4.
- △ 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 OUTBACKS PER STANDARD "E".

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

() INDICATES MEASURED AND RECORD PER P.M. 17160, P.M.B. 103/1-5.

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

(()) INDICATES MEASURED AND RECORD PER TRACT NO. 17215-4, M.B. 193/1-4 & TRACT NO. 22664 M.B. 205/4-9

< > INDICATES ESTABLISHED AT RECORD ANGLES AND DISTANCES PER LOT LINE ADJUSTMENT NO. 2715, RECORDED JULY 21, 1988 AS INSTRUMENT NO.'S 203456 & 203457, O.R.

////// INDICATES RESTRICTED ACCESS DEDICATED HEREON.

TOTAL ACREAGE WITHIN THE DISTINCTIVE BORDER IS 27.54 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.

ALL MONUMENTS SHOWN AS SET, SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS TRACT MAP, UNLESS OTHERWISE NOTED.

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 40

THIS AFFECTS LOTS 1 THROUGH 35, INCLUSIVE.

EASEMENT NOTES:

△ INDICATES A BLANKET EASEMENT FOR FIRE MITIGATION PURPOSES OVER LOTS 34 AND 35 DEDICATED HEREON.

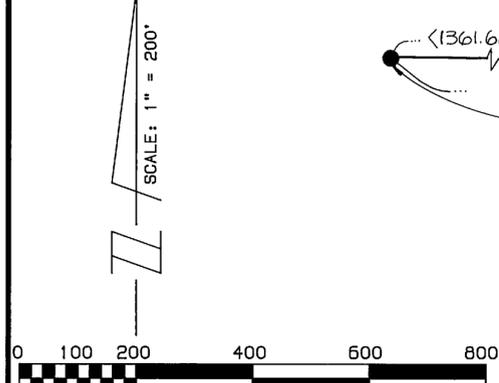
HERBERT BULKLEY PRAED, ET. AL., OWNER OF AN EASEMENT FOR POLE LINES, ROADS, AND PIPELINES PER INSTRUMENT RECORDED 2/7/1911 IN BOOK 324, PAGE 389 OF DEEDS, RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT CANNOT BE LOCATED OF RECORD.

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 GENERAL PARTNERSHIP OWNER 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)

BASIS OF BEARING:

THE BEARING OF N89°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 FOR THE BASIS OF BEARING FOR THIS MAP.



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

LOCATION OF 1" I.P. TAGGED R.C.E. 23956, FLUSH, TO BE SET PER TRACT NO. 17215-4, M.B. 193/1-4

Sec 36 T.35 R.6 W

MB 216/74

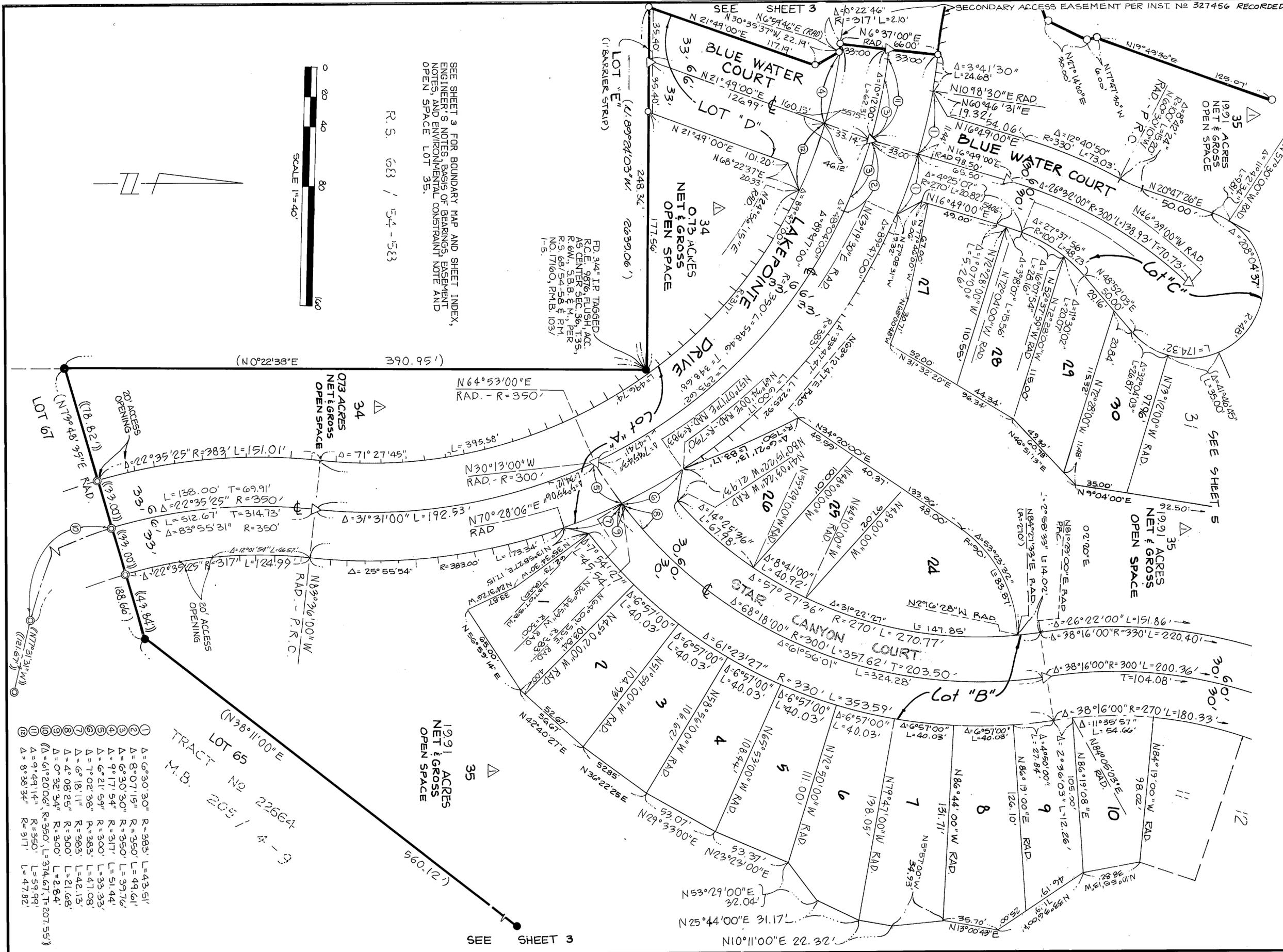
TRACT NO. 22673-1

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

SHEET 4 OF 5 SHEETS

SEE SHEET 5

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 AND A PORTION OF PARCEL 4 OF PARCEL MAP 17460 AS FILED IN P.M. 103/1-5 AND LOT 1 OF TRACT NO. 17215-4 AS FILED IN M.B. 1937/1-4 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 AND OPEN SPACE LOT 35.

R.S. 633 / 54-533



- ① $\Delta = 6^{\circ}30'30''$ R = 383' L = 43.51'
- ② $\Delta = 8^{\circ}07'15''$ R = 350' L = 49.61'
- ③ $\Delta = 6^{\circ}30'30''$ R = 350' L = 39.76'
- ④ $\Delta = 9^{\circ}17'54''$ R = 317' L = 51.44'
- ⑤ $\Delta = 6^{\circ}21'59''$ R = 300' L = 33.33'
- ⑥ $\Delta = 7^{\circ}02'38''$ R = 383' L = 47.08'
- ⑦ $\Delta = 6^{\circ}18'11''$ R = 383' L = 42.13'
- ⑧ $\Delta = 4^{\circ}08'25''$ R = 300' L = 21.68'
- ⑨ $\Delta = 0^{\circ}32'34''$ R = 300' L = 2.84'
- ⑩ $\Delta = 61^{\circ}20'06''$ R = 350' L = 374.67' T = 207.55'
- ⑪ $\Delta = 9^{\circ}49'14''$ R = 350' L = 59.99'
- ⑫ $\Delta = 8^{\circ}38'34''$ R = 317' L = 47.82'

TRACT M.B. 2205 / 4-3

SEE SHEET 3

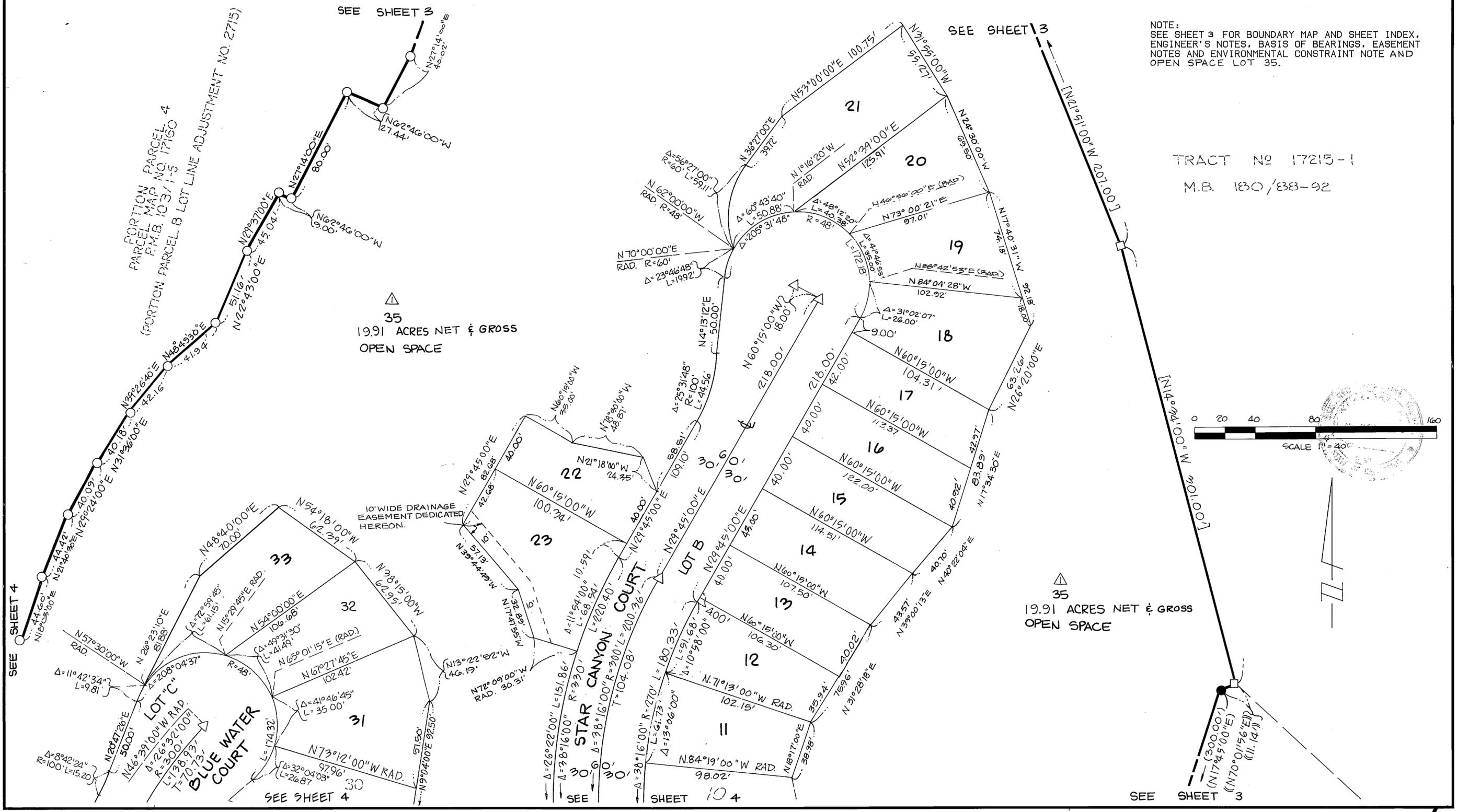
MB 216/75

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

TRACT NO. 22673-1

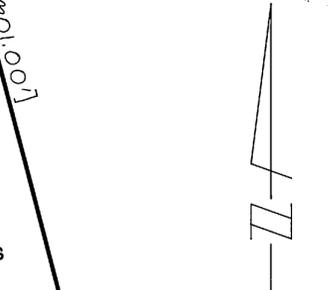
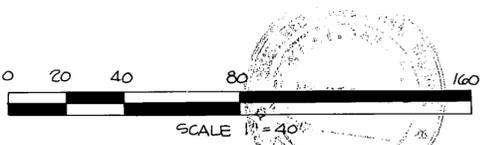
SHEET 5 OF 5 SHEETS

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, AND LOT 1 OF TRACT NO. 17215-4 AS FILED IN M.B. 193/1 - 4, RECORDS OF RIVERSIDE COUNTY. ALSO BEING LOCATED IN THE RANCHO EL SOBRANTE DE SAN JANCINTO. HUNSAKER & ASSOCIATES RIVERSIDE/SAN BERNARDINO, INC. NOVEMBER, 1987



NOTE: SEE SHEET 3 FOR BOUNDARY MAP AND SHEET INDEX, ENGINEER'S NOTES, BASIS OF BEARINGS, EASEMENT NOTES AND ENVIRONMENTAL CONSTRAINT NOTE AND OPEN SPACE LOT 35.

TRACT NO 17215-1
M.B. 180/38-92



MB 216/76