

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

TRACT NO. 25219

BEING A DIVISION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, T. 3 S., R. 4 W., S.B.M. AUGUST 1998

adkan
ENGINEERS

RECORDER'S STATEMENT

FILED THIS 10th DAY OF MARCH 2001
AT 8:00 A.M. IN BOOK 301
AT PAGE 63-66
OF THE CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, CALIFORNIA
FILE # 2001-083816
FEE \$12.00
RECORDED BY J. Ragan
FIRST AMERICAN TITLE 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, AND WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES: LOTS "A" THROUGH "C" INCLUSIVE

WE HEREBY DEDICATE TO PUBLIC USE THE PUBLIC DRAINAGE EASEMENTS AS SHOWN HEREON FOR CONSTRUCTION, RECONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

WE HEREBY RETAIN THE EASEMENTS INDICATED AS "PRIVATE DRAINAGE EASEMENT" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

ASHTON RANCH ESTATES, L.L.C.
A CALIFORNIA LIMITED LIABILITY COMPANY

Travis M. Ashton
Managing member

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY: ACADEMY SOILS ENGINEERING, INC. ON APRIL 16, 1990 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

SIGNATURE OMISSIONS

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

- 1 A RIGHT OF WAY FOR DITCHES OR CANALS TOGETHER WITH MINERAL RIGHTS AS RESERVED IN THE UNITED STATES PATENT RECORDED AUGUST 18, 1896 IN BOOK 1, PAGE 352, OF PATENTS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS.

ON 11-9-00 BEFORE ME, Heidi Knoffloch A NOTARY PUBLIC PERSONALLY APPEARED Andrew M. Bodewitz, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Heidi Knoffloch
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES: 12-24-03

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS.

ON _____ BEFORE ME, _____ A NOTARY PUBLIC PERSONALLY APPEARED _____, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR CAPACITIES AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES: _____

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, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT ~~TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 6,100~~

DATED 2-7, 2001

PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY: Paul Ashenb
DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 1,100 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: 2-7, 2001

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY: _____
DEPUTY

BY: Paul Ashenb
DEPUTY

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 DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY ACCEPTED

DATED: February 27, 2001

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Gerald A. Maloney
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS

BY: Tajuel W. Lopez DEPUTY

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. 25219 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON MARCH 5, 1991, THE EXPIRATION DATE BEING MARCH 5, 2001, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT

DATED: Feb 6, 2001

Mark S. Bernas
MARK S. BERNAS, COUNTY SURVEYOR
L.S. 4568, EXP. 9-30-03

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF **FOUR (4)** SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER 1999; 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: 11-6, 2000

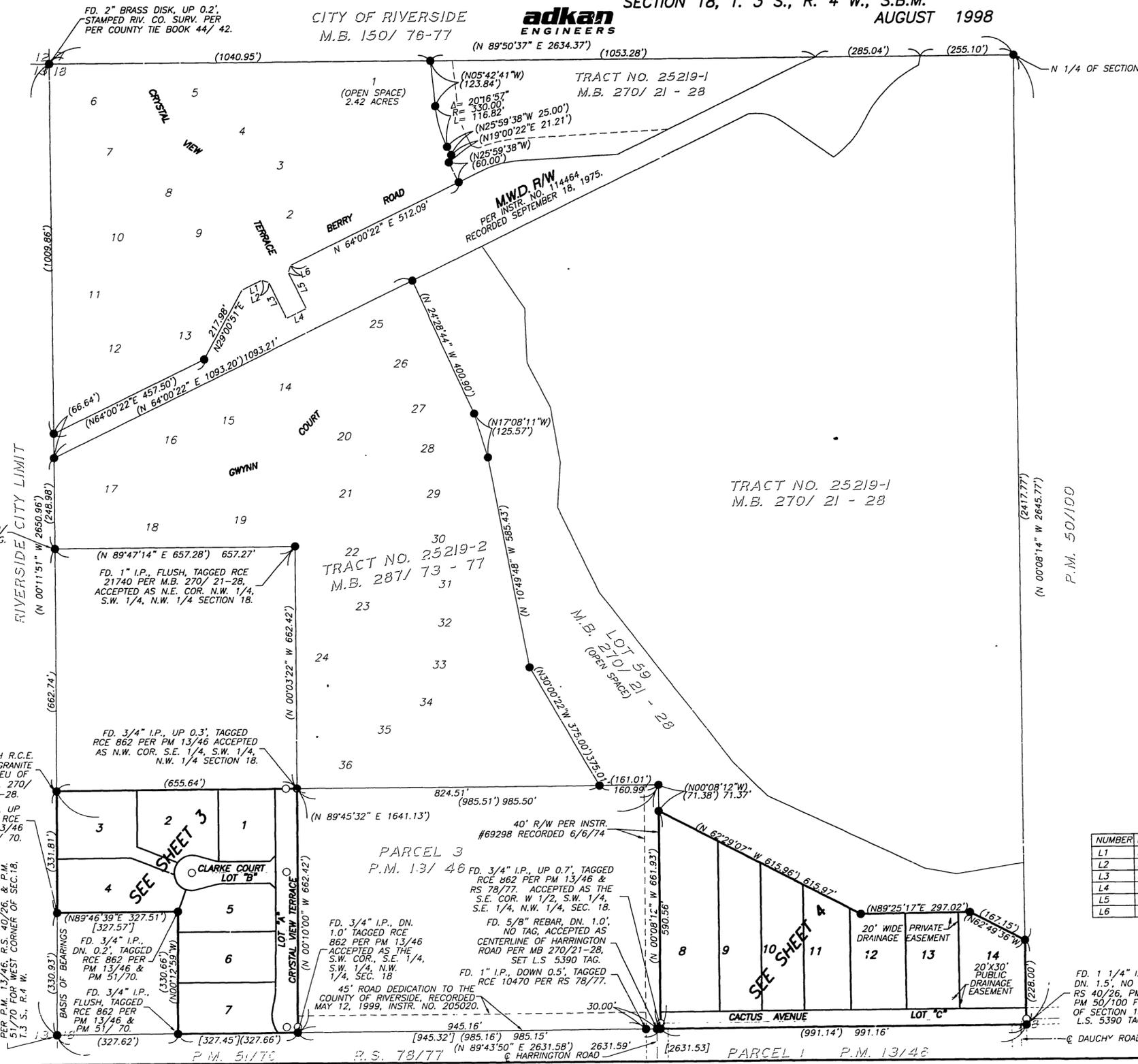
Edy P. Adkison
EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9/30/04



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 25219
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Scale 1" = 200'



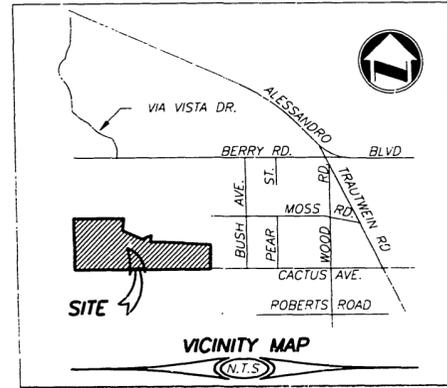
SURVEYOR'S NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE S/W 1/4 OF THE S/W 1/4 OF THE S/W 1/4 OF THE N/W 1/4 OF SECTION 18, T. 3 S., R. 4 W. AND BEING N 00°11'51" W PER P.M. 13/46.
2. THIS TRACT CONTAINS 16.06 ACRES.
3. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
4. ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG L.S. 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE (RIV. CO. STD. "E").
5. ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED L.S. 5390 SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED (RIV. CO. STD. "D").
6. ● INDICATES FOUND 1" IRON PIPE, FLUSH TAGGED 3547 PER M.B. 270/ 21-28, UNLESS OTHERWISE NOTED
7. ○ INDICATES SET 1" IRON PIPE, TAGGED LS 5390, FLUSH, UNLESS OTHERWISE NOTED.
8. () INDICATES RECORD AND MEASURED DATA PER M.B. 270/ 21-28 UNLESS OTHERWISE NOTED
9. [] INDICATES RECORD DATA PER P.M. 13/46.
10. ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS 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 3, C PAGE 90 LOTS 1 THROUGH 14, INCLUSIVE.

NUMBER	DIRECTION	DISTANCE
L1	N64°00'22"E	59.80'
L2	N70°59'38"W	21.21'
L3	N25°59'38"W	110.00'
L4	N64°00'22"E	60.00'
L5	N25°59'38"W	110.00'
L6	N19°00'22"E	21.21'



FD. 1" I.P., NO TAG FLUSH, PER M.B. 270/ 21-28, SET 5390 TAG.

RIVERSIDE/CITY LIMIT

FD. 2" BRASS DISK, UP 0.2', STAMPED RIV. CO. SURV. PER PER COUNTY TIE BOOK 44/ 42.

CITY OF RIVERSIDE M.B. 150/ 76-77

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TRACT NO. 25219-1 M.B. 270/ 21 - 28

MWD R/W PER INSTR. NO. 4464 RECORDED SEPTEMBER 18, 1975.

TRACT NO. 25219-1 M.B. 270/ 21 - 28

TRACT NO. 25219-2 M.B. 287/ 73 - 77

FD. 1" I.P., FLUSH, TAGGED RCE 21740 PER M.B. 270/ 21-28, ACCEPTED AS N.E. COR. N.W. 1/4, S.W. 1/4, N.W. 1/4 SECTION 18.

FD. 3/4" I.P., UP 0.3', TAGGED RCE 862 PER PM 13/46 ACCEPTED AS N.W. COR. S.E. 1/4, S.W. 1/4, N.W. 1/4 SECTION 18.

FD. C-NAIL WITH R.C.E. 21740 TAG IN GRANITE BOULDER IN LIEU OF 1" I.P. PER M.B. 270/ 21-28.

FD. 3/4" I.P., UP 0.3', TAGGED RCE 862 PER PM 13/46 & PM 51/ 70.

FD. 1" I.P., FLUSH, TAGGED R.C.E. 862 PER P.M. 13/46, R.S. 40/26, & P.M. 51/70 FOR WEST CORNER OF SEC. 18, T. 3 S., R. 4 W.

FD. 3/4" I.P., DN. 0.2', TAGGED RCE 862 PER PM 13/46 & PM 51/70.

FD. 3/4" I.P., FLUSH, TAGGED RCE 862 PER PM 13/46 & PM 51/ 70.

FD. 3/4" I.P., DN. 1.0' TAGGED RCE 862 PER PM 13/46 NO TAG, ACCEPTED AS CENTERLINE OF HARRINGTON ROAD PER MB 270/21-28, SET L.S. 5390 TAG.

FD. 5/8" REBAR, DN. 1.0', NO TAG, ACCEPTED AS CENTERLINE OF HARRINGTON ROAD PER MB 270/21-28, SET L.S. 5390 TAG.

FD. 1" I.P., DOWN 0.5', TAGGED RCE 10470 PER RS 78/77.

45' ROAD DEDICATION TO THE COUNTY OF RIVERSIDE, RECORDED MAY 12, 1999, INSTR. NO. 205020.

20' WIDE PRIVATE DRAINAGE EASEMENT

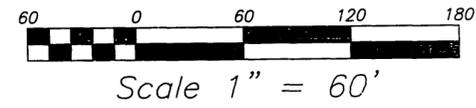
20'x30' PUBLIC DRAINAGE EASEMENT

FD. 1 1/4" I.P., DN. 1.5', NO TAG, PER RS 40/26, PM 13/46 & PM 50/100 FOR CENTER OF SECTION 18, SET L.S. 5390 TAG.

M.B. 301 / 64

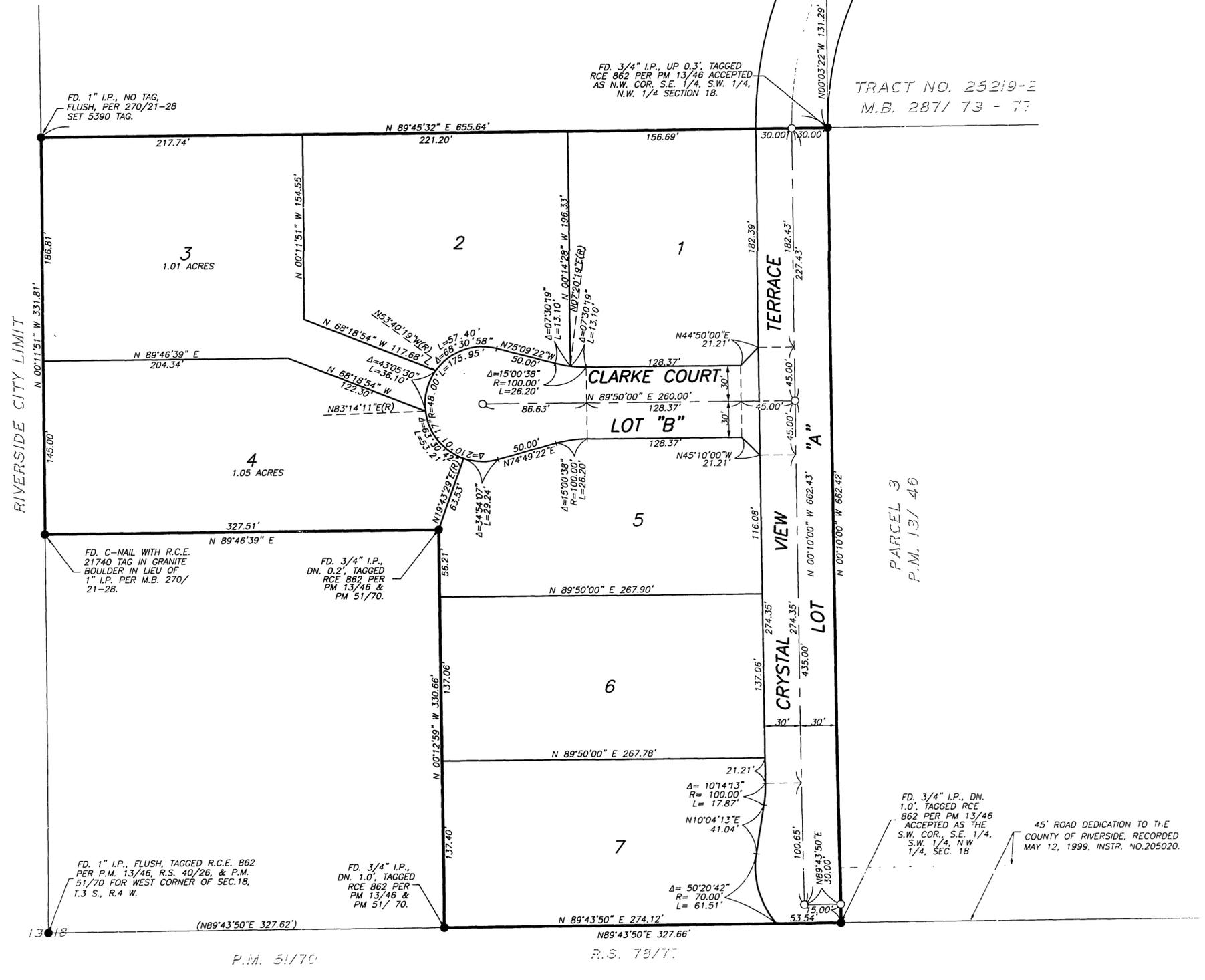
M.B. 301 / 64

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adkan ENGINEERS
 AUGUST 1998



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TRACT NO. 25219-2
M.B. 287/ 73 - 77

PARCEL 3
P.M. 13/ 46

45' ROAD DEDICATION TO THE
COUNTY OF RIVERSIDE, RECORDED
MAY 12, 1999, INSTR. NO.205020.

P.M. 51/70

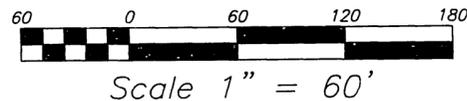
P.S. 78/77

M.B. 301 / 65

M.B. 301 / 65

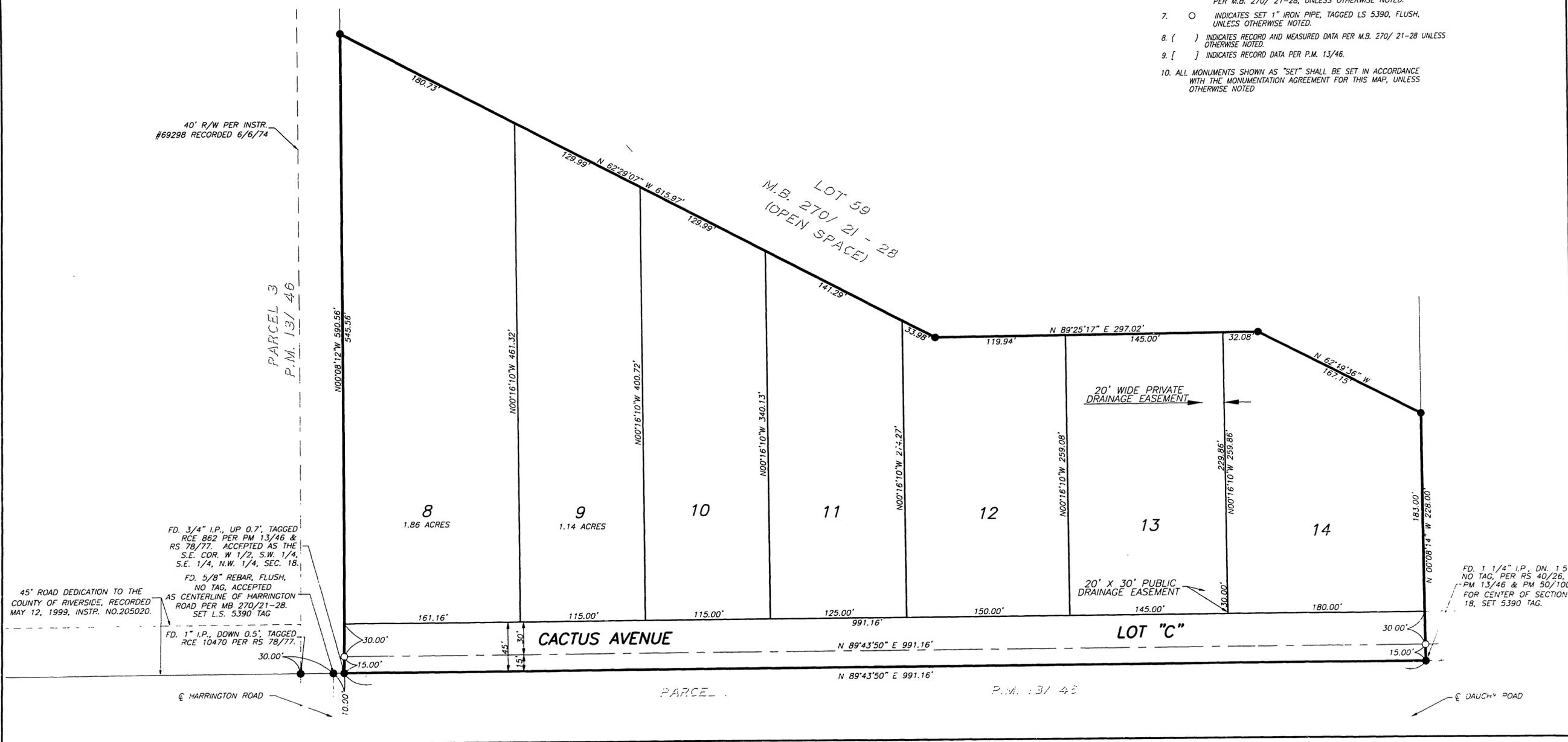
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M.B. 301/66

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