

TRACT No. 21151

BEING A SUBDIVISION OF A PORTION OF LOTS 14,15,38 AND 39 IN BLOCK 'B' AND A PORTION OF HANCOCK AVENUE, IVY STREET AND FRANKLIN AVENUE OF THE MURRIETA EUCALYPTUS COMPANY TRACT. ON FILE IN MAP BOOK 6, AT PAGE 73, RIVERSIDE COUNTY RECORDS, AND A PORTION OF PARCEL 4 OF PARCEL MAP 6244, ON FILE IN PARCEL MAP BOOK 17 AT PAGE 60, RIVERSIDE COUNTY RECORDS, CALIFORNIA.
ALSO BEING IN THE TEMECULA RANCHO

COMMUNITY ENGINEERING SERVICES, INC.

JANUARY, 1989

RECORDERS STATEMENT

Filed this 1st day of FEBRUARY, 1989 at 2:00 P.M. in Book 213 of Maps, at Pages 9-12 at the request of the Clerk of the Board
No. 49168
Fee \$ 12.00
William E. Conerly, County Recorder
By: Dante Lagan, 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" through "E" inclusive.

As a condition of dedication of Lot "A" (Hancock Avenue), the owners of Lots 1 through 6, inclusive, and Lot 32 abutting this highway 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 condition of access rights as to the part vacated.

We also hereby dedicate abutters rights of access along (Los Alamos Road) the owners of Lots 8 through 20 inclusive, and Lots 31 and 32, abutting this highway 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 condition of access rights as to the part vacated.

We hereby dedicate to the county of Riverside Lots "F" through "H", inclusive, (1) one foot barrier strips for road and access control.

We also hereby dedicate to the public the slope easements, as shown hereon, with the privilege and right to extend and maintain excavation and embankment slopes at a ratio no flatter than two feet horizontal to one foot vertical in the land beyond the limits of the road right-of-way lines where required for maintenance of road improvements.

We also hereby dedicate to public use the drainage easement, as shown hereon, for construction and maintenance of drainage facilities.

STERLING HOMES CORP., a California Corporation

Robert K. Parker, President
Maxine L. Bridges, Secretary

BENEFICIARY

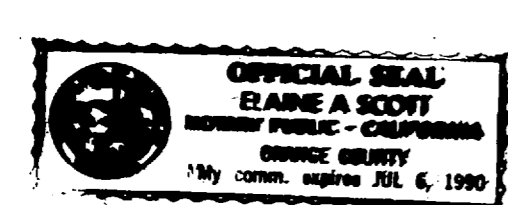
THE BENEFICIAL INTEREST OF TRUST RECORDED SEPTEMBER 8, 1989 AS INSTRUMENT NO. 304705 HAS BEEN ASSIGNED TO PACIFIC FIRST FEDERAL SAVINGS BANK, BY ASSIGNMENT RECORDED DECEMBER 22, 1989 AS INSTRUMENT NO. 449163 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Richard J. Cole, VICE PRESIDENT
Linda G.H. Prosi, Assistant Secretary

NOTARY ACKNOWLEDGEMENT

State of California)
County of Orange) ss.

On 26 this Sept, 1989, before me, ELAINE A. SCOTT, a Notary public in and for said State, personally appeared Robert K. Parker and Maxine L. Bridges, 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 STERLING HOMES CORP., a California corporation, the corporation that executed the within instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

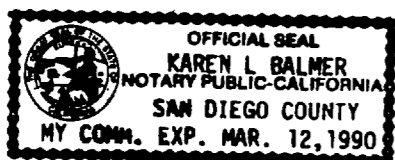


My commission expires: 6/6/90
Witness my hand and official seal.
Elaine A. Scott
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

State of California)
County of SAN DIEGO) ss.

On 2nd this October, 1989, before me, KAREN L. BALMER, a Notary public in and for said State, personally appeared RICHARD J. COLE and Linda G.H. Prosi, personally known to me/proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as the (VICE) President and (Assistant) Secretary of PACIFIC FIRST FEDERAL SAVINGS BANK, A FEDERAL SAVING BANK, THE BANK THAT EXECUTED THE WITHIN INSTRUMENT AS BENEFICIARY, ON BEHALF OF SAID BANK, AND ACKNOWLEDGE TO ME THAT SUCH BANK EXECUTED THE SAME.



My commission expires: 3-12-90
Witness my hand and official seal.
Karen L. Balmer
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 Murrieta 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.

Date: November 20, 1989. R. Wayne Watts
County Tax Collector

By: Ruben L. Ammerman
Deputy

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 January, 1989; that all the 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: Sept 26, 1989

Patrick M. Wallace
Patrick M. Wallace R.C.E. 27366
(Registration Expires 3-31-93)



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 21151 as filed, amended, and approved by the Board of Supervisors on April 8, 1986, the expiration date being April 8, 1990, and that I am satisfied this map is technically correct.

Dated: January 26, 1990.

County of Riverside,
State of California.

Ivan F. Tennant
IVAN F. TENNANT, ACTING
County Surveyor



BOARD OF SUPERVISORS 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 utility purposes, and as part of the County maintained road system. DRAINAGE EASEMENT SHOWN HEREON ARE NOT ACCEPTED.
Dated: Feb 6, 1989. County of Riverside, State of California

By: John Young
Chairman of the Board of Supervisors

ATTEST: Gerald A. Maloney
Clerk of the Board of Supervisors

By: Gloria Schaffer
Deputy

SOIL'S REPORT

A preliminary soil report was prepared by HIGHLAND GEOTECHNICAL CONSULTANTS, INC. signed by William T. Altmeyer, R.C.E. 9291, on the 5th day of April, 1985, as required by the Health and Safety code.

213/9
COPY

MB 213/9

212/10

COPY

ENGINEER'S NOTES

- O — INDICATES SET 1" I.P. W/PLASTIC PLUG STAMPED R.C.E. 27366, UNLESS OTHERWISE NOTED.
- ● — INDICATES FOUND MONUMENTS AS NOTED.
- ▲ — INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED L.S. 3018, PER TRACT 21153, M.B. 181/73-77, UNLESS OTHERWISE NOTED.
- ○ — INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED L.S. 3018, PER TRACT 21289, M.B. 170/60-62, UNLESS OTHERWISE NOTED.

SET 1" I.P. W/PLASTIC PLUG STAMPED R.C.E. 27366 AT ALL REAR LOT CORNERS, ANGLE POINTS IN SIDE LOT LINES AND CORNER CUTBACKS, FLUSH, UNLESS OTHERWISE NOTED.

SET NAIL AND R.C.E. 27366 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES, UNLESS OTHERWISE NOTED.

- [] INDICATES RECORD DATA PER CALTRANS MONUMENTATION MAP 423545, RIV. CO. SURV. 204-924.
- () INDICATES MEASURED DISTANCES AND RECORD DATA PER TRACT 21289, M.B. 170/60-62, & TRACT 21153, M.B. 181/73-77.
- < > INDICATES RECORD DATA PER TRACT 20908-2, M.B. 175/9-13.
- (()) INDICATES RECORD DATA PER P.M. 17/60
- [[]] INDICATES RECORD DATA PER P.M. 57/43-44
- //// INDICATES RESTRICTED ACCESS.

THIS TRACT CONTAINS 11.42 ACRES.

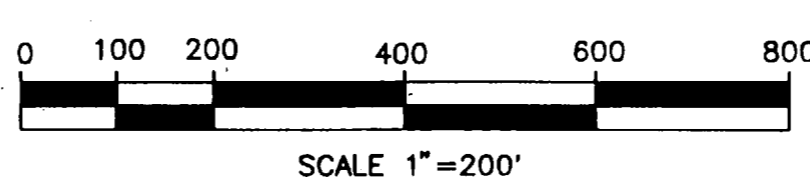
FLOOD PLAINS MUST BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS.

TRACT No. 21151

BEING A SUBDIVISION OF A PORTION OF LOTS 14,15,38 AND 39 IN BLOCK 'B' AND A PORTION OF HANCOCK AVENUE, IVY STREET AND FRANKLIN AVENUE OF THE MURRIETA EUCALYPTUS COMPANY TRACT. ON FILE IN MAP BOOK 6, AT PAGE 73, RIVERSIDE COUNTY RECORDS, AND A PORTION OF PARCEL 4 OF PARCEL MAP 6244, ON FILE IN PARCEL MAP BOOK 17 AT PAGE 60, RIVERSIDE COUNTY RECORDS, CALIFORNIA.

ALSO BEING IN THE TEMECULA RANCHO

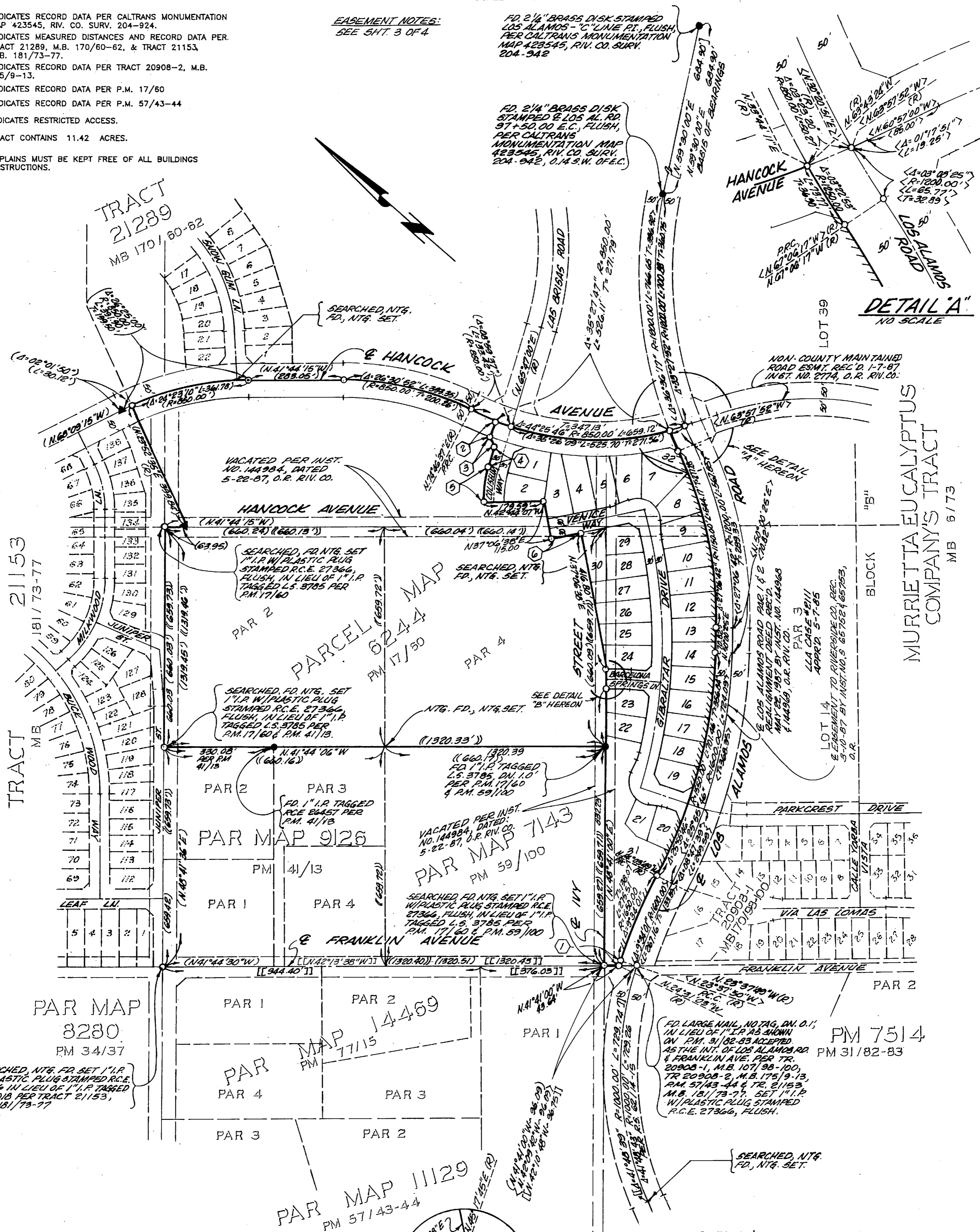
COMMUNITY ENGINEERING SERVICES, INC.
JANUARY, 1989



EASEMENT NOTES:
SEE SHEET 3 OF 4

FD 2 1/4" BRASS DISK STAMPED LOS ALAMOS - "C" LINE PT. FLUSH, PER CALTRANS MONUMENTATION MAP 423545, RIV. CO. SURV. 204-942

FD 2 1/4" BRASS DISK STAMPED LOS ALAMOS - "C" LINE PT. FLUSH, PER CALTRANS MONUMENTATION MAP 423545, RIV. CO. SURV. 204-942, 0.143 W. OF E.C.

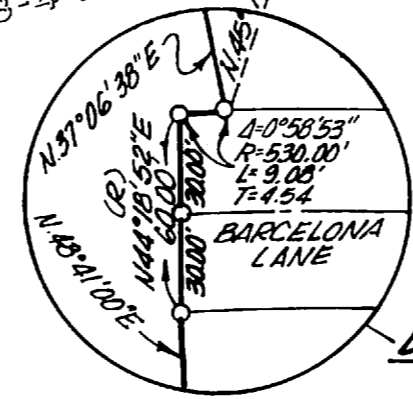


DETAIL 'A'
NO SCALE

MURRIETA EUCALYPTUS COMPANY'S TRACT
MB 6173

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, IN E.C.S. BOOK 18, PAGE 94 & THIS AFFECTS LOT 31 ONLY.



CURVE & TANGENT DATA

CRS.	DIST.	Δ	R	L	T
1		00°53'14"	1050.00'	16.26'	8.15'
2	N 63°11'58"E	50.00'			
3	N 19°57'32"E	32.95'			
4	N 65°47'00"E	65.00'			
5		18°31'07"	330.00'	106.66'	53.90'
6	N 52°59'22"W	99.94'			

SEC. 10 - 75 - 3 W.

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

TRACT No. 21151

BEING A SUBDIVISION OF A PORTION OF LOTS 14,15,38 AND 39 IN BLOCK 'B' AND A PORTION OF HANCOCK AVENUE, IVY STREET AND FRANKLIN AVENUE OF THE MURRIETA EUCALYPTUS COMPANY TRACT. ON FILE IN MAP BOOK 6, AT PAGE 73, RIVERSIDE COUNTY RECORDS, AND A PORTION OF PARCEL 4 OF PARCEL MAP 6244, ON FILE IN PARCEL MAP BOOK 17 AT PAGE 60, RIVERSIDE COUNTY RECORDS, CALIFORNIA.
ALSO BEING IN THE TEMECULA RANCHO

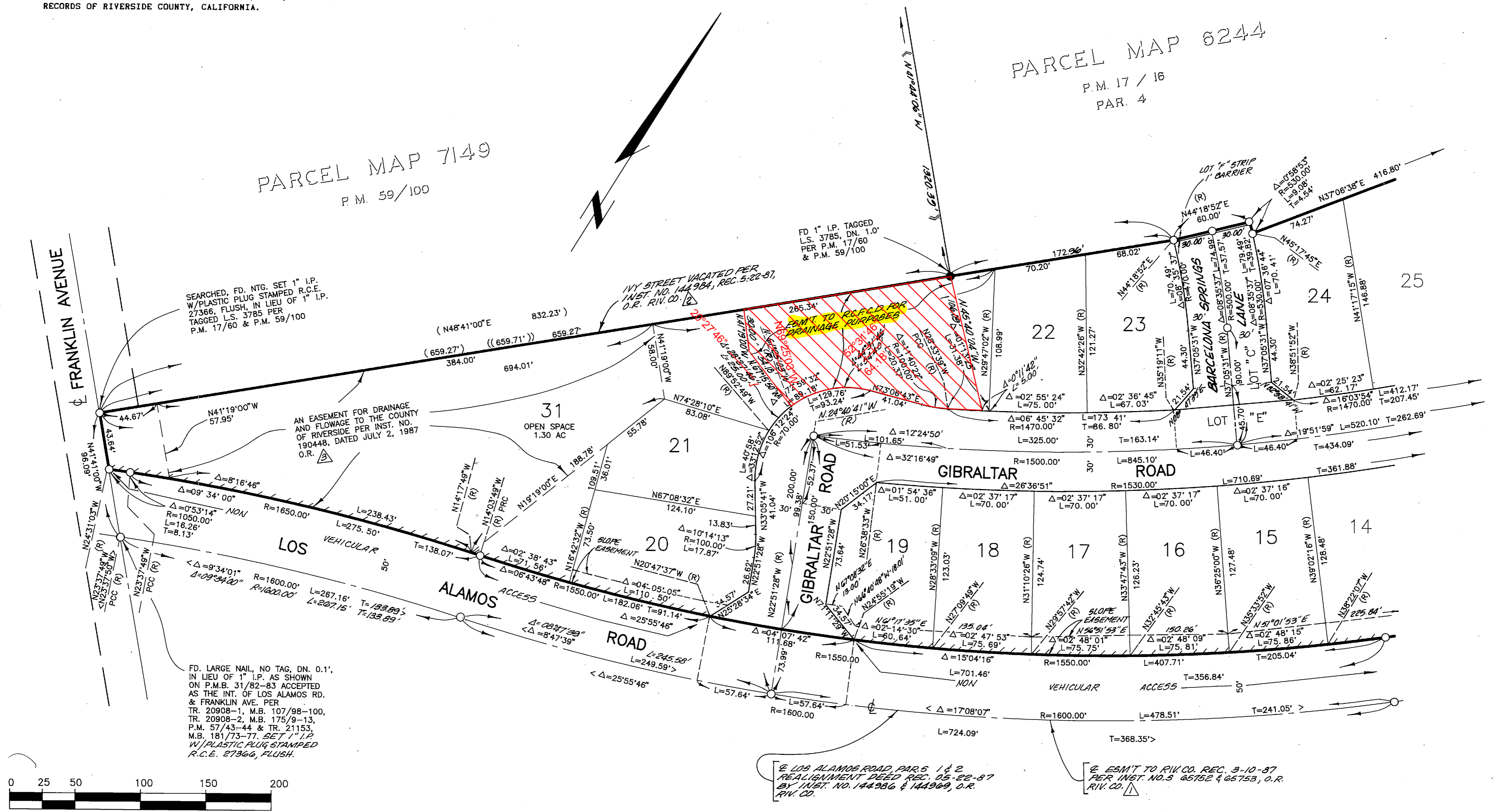
COMMUNITY ENGINEERING SERVICES, INC.
JANUARY, 1989

EASEMENT NOTES:

- △ AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE PER INSTRUMENT NO. 65752 AND 65753, RECORDED MARCH 10, 1987, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- △ ANY PRIVATE EASEMENTS OR LESSER RIGHTS IN, TO, OR OVER IVY STREET AND HANCOCK AVENUE THAT WERE NOT AFFECTED BY THE PROCEEDINGS VACATING SAID STREET AS THE SAME WAS VACATED BY INSTRUMENT NO. 144984, RECORDED MAY 22, 1987, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- △ AN EASEMENT FOR DRAINAGE AND FLOWAGE TO RIVERSIDE COUNTY PER INSTRUMENT NO. 190448, RECORDED JULY 2, 1987, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL MAP 7149
P.M. 59/100

PARCEL MAP 6244
P.M. 17/16
PAR. 4



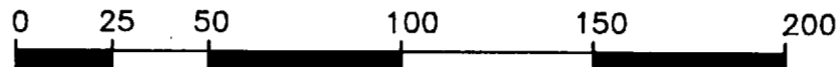
SEE SHEET 4 OF 4 SHEETS

TRACT No. 21151

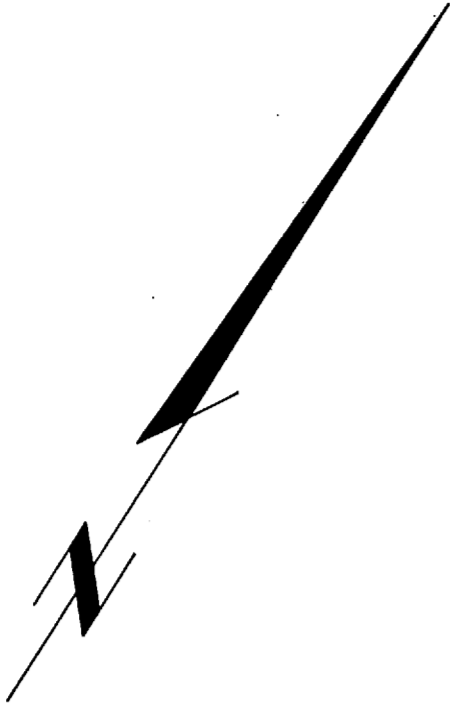
BEING A SUBDIVISION OF A PORTION OF LOTS 14, 15, 38 AND 39 IN BLOCK 'B' AND A PORTION OF HANCOCK AVENUE, IVY STREET AND FRANKLIN AVENUE OF THE MURRIETA EUCALYPTUS COMPANY TRACT, ON FILE IN MAP BOOK 6, AT PAGE 73, RIVERSIDE COUNTY RECORDS, AND A PORTION OF PARCEL 4 OF PARCEL MAP 6244, ON FILE IN PARCEL MAP BOOK 17 AT PAGE 60, RIVERSIDE COUNTY RECORDS, CALIFORNIA.
ALSO BEING IN THE TEMECULA RANCHO

COMMUNITY ENGINEERING SERVICES, INC.

JANUARY, 1989

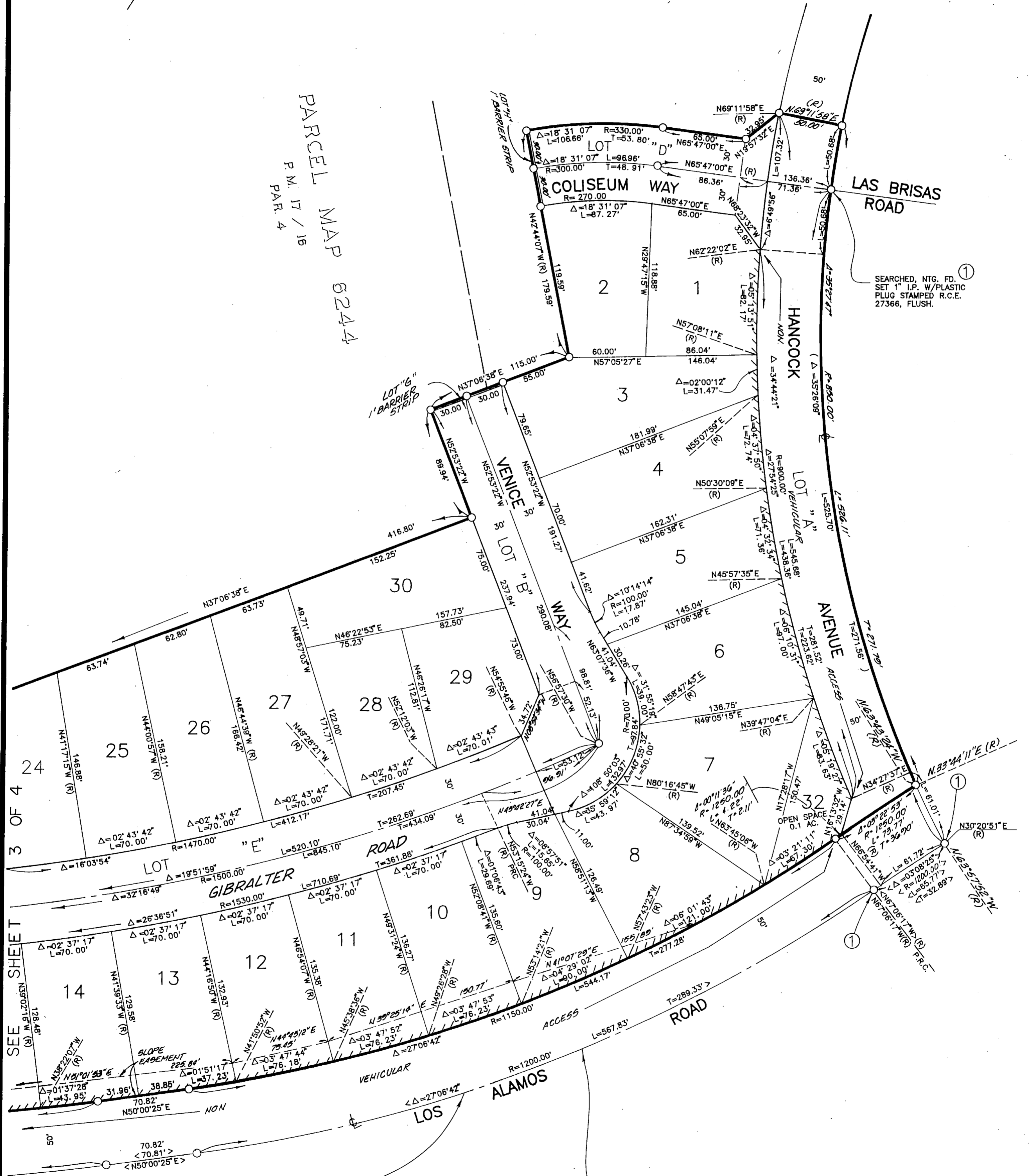


SCALE 1"=50'



copy
213
18

PARCEL MAP 6244
P.M. 17/18
PAR. 4



SEARCHED, NTG. FD. SET 1" I.P. W/PLASTIC PLUG STAMPED R.C.E. 27366, FLUSH.

LOS ALAMOS ROAD, PARS 1 & 2 REALIGNMENT DEED REC. 05-22-87 BY M.B.T. NO. 14496 & 14499, D.R. RIV. CO.

ESMT TO RIV. CO. REC. 3-10-87 PER INST. NO. 5 65752 & 65753, D.R. RIV. CO.

NOTE: SEE SHEET 3 OF 4 FOR EASEMENT NOTES

MB 213/12