

OWNER'S CERTIFICATE

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 1 OF 2 SHEETS

PARCEL MAP 19677

BEING A DIVISION OF PORTIONS OF LOTS 110, 111, 114, 118, 119, 120 AND 137 AS SHOWN ON THE MAP OF THE TEMECULA LAND AND WATER COMPANY RECORDED IN BOOK 8, PAGE 359 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

RANCHO CALIFORNIA ENGINEERS, INC. FEBRUARY, 1985

WE HEREBY CERTIFY 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" AND "B" AS A CONDITION OF DEDICATION OF LOT "B" (WINCHESTER ROAD / STATE HIGHWAY 79), THE OWNERS OF PARCEL 1, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING ONE FORTY FOOT ACCESS OPENING IN PARCEL NUMBER 1 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 HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG INTERSTATE 15 TO THE PUBLIC. THE OWNERS OF PARCELS 1 THROUGH 4, INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS. WE HEREBY DEDICATE TO THE COUNTY OF RIVERSIDE (1) ONE FOOT BARRIER STRIP, LOT "C", FOR ROAD AND ACCESS CONTROL. WE ALSO HEREBY DEDICATE TO THE PUBLIC, SLOPE EASEMENTS, 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 LOT "D" AND THE DRAINAGE EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

KAISER DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION, WHICH ACQUIRED TITLE AS KACOR REALTY, INC., A CALIFORNIA CORPORATION.

BY: Jeffrey L. Minkler AUTHORIZED AGENT

RECORDERS CERTIFICATE

FILED THIS 9TH DAY OF MAY 1986, AT 3:00 P.M. IN BOOK 135 OF PARCEL MAPS, AT PAGES 85+86, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 101843
FEE \$ 8.00

WILLIAM E. CONERLY, COUNTY RECORDER
BY: Doris S. Jones DEPUTY

SUBDIVISION GUARANTEE: TICOR/TITLE INSURANCE CO. OF CALIFORNIA

ENGINEERS CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF CSABA F KO ON JANUARY 15, 1985. I HEREBY CERTIFY THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE SEP 25, 1986. AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Anthony J. Terich
ANTHONY J. TERICH RCE 21914

COUNTY SURVEYORS CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND FOUND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP 19677 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON SEP 25, 1984, THE EXPIRATION DATE BEING SEP 25, 1986, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: May 2 1986
LeRoy Q. Gmoot COUNTY SURVEYOR

BOARD OF SUPERVISORS CERTIFICATE

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON PURSUANT TO THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE OF LOT "A" (VNEZ ROAD) FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, AND ACCEPTS THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG INTERSTATE 15 AND THE OFFER OF DEDICATION FOR RIGHT OF WAY (LOT "B") AND ABUTTERS RIGHTS OF ACCESS ALONG WINCHESTER ROAD / STATE HIGHWAY 79 FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE STATE HIGHWAY MAINTAINED ROAD SYSTEM. THE SLOPE AND DRAINAGE EASEMENTS ARE HEREBY NOT ACCEPTED. LOT "C" IS HEREBY ACCEPTED.

DATED: 5-6 1986
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BY: Michael Dunlap CHAIRMAN OF THE BOARD OF SUPERVISORS

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

BY: Nancy Romano DEPUTY

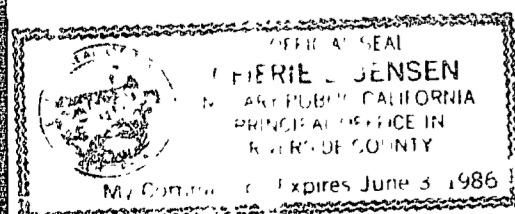
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } 59

ON July 18, 1985, BEFORE ME, Cherie L. Jensen, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Jeffrey L. Minkler PERSONALLY KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS AGENT FOR THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES

6-3-86



Cherie L. Jensen

TAX COLLECTORS 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 \$14,000.

DATED April 28, 1986 R. WAYNE WATTS, COUNTY TAX COLLECTOR

BY: Andrea Brunko DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$14,000.00 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: 5-6, 1986

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: Nancy Romano DEPUTY

135
185

CYC 8-18-86# 191827

SCALE - 1" = 200'

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 2 OF 2 SHEETS

PARCEL MAP 19677

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RANCHO CALIFORNIA ENGINEERS, INC. FEBRUARY, 1985

ENVIRONMENTAL CONSTRAINT NOTE:

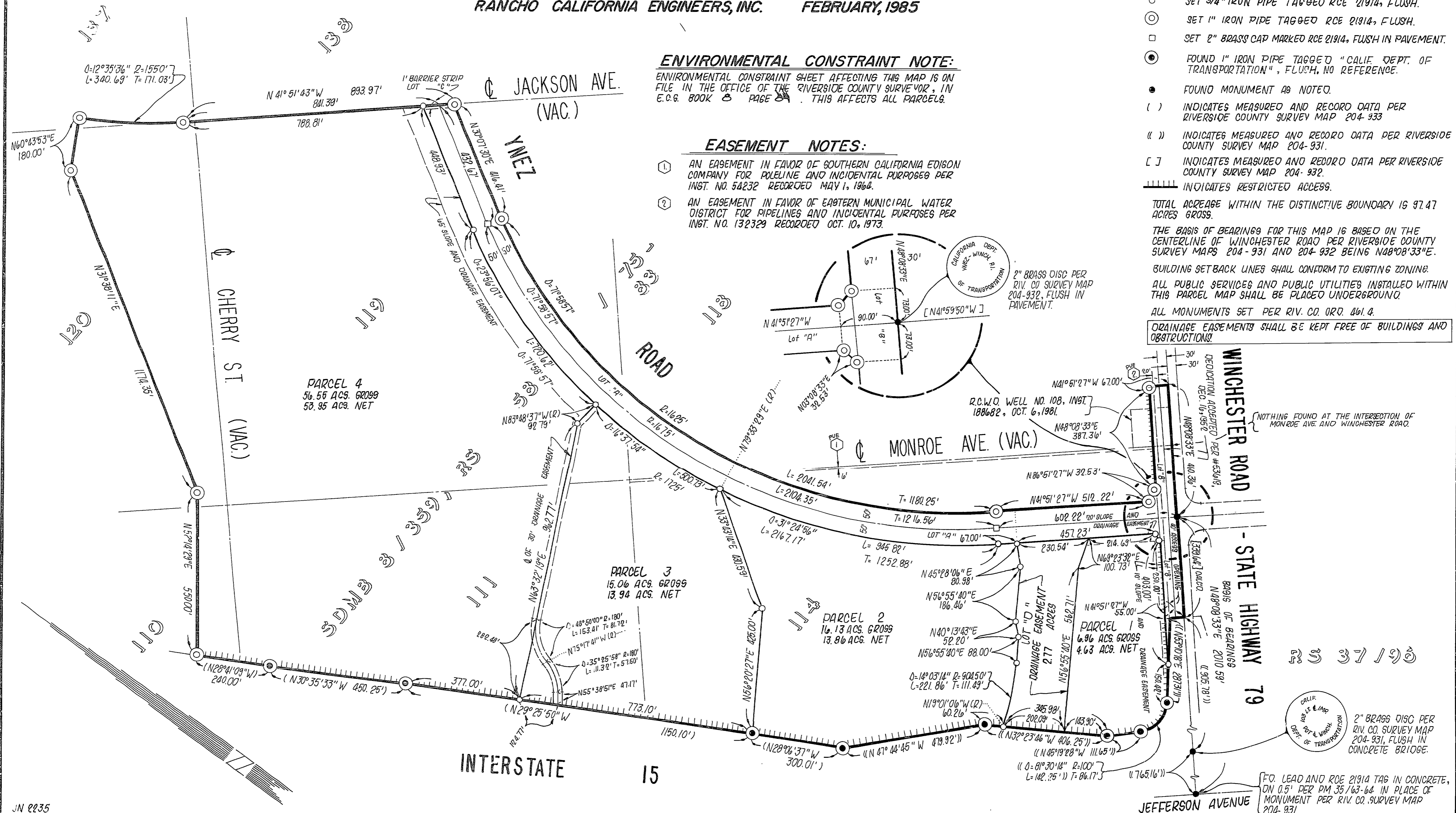
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 8 PAGE 28. THIS AFFECTS ALL PARCELS.

EASEMENT NOTES:

- ① AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLELINE AND INCIDENTAL PURPOSES PER INST. NO. 54232 RECORDED MAY 1, 1968.
- ② AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR PIPELINES AND INCIDENTAL PURPOSES PER INST. NO. 132329 RECORDED OCT. 10, 1973.

ENGINEER'S NOTES:

- ALL PIPES MEASURED INSIDE DIAMETER
 - SET 3/4" IRON PIPE TAGGED RCE 21914, FLUSH.
 - ⊙ SET 1" IRON PIPE TAGGED RCE 21914, FLUSH.
 - SET 2" BRASS CAP MARKED RCE 21914, FLUSH IN PAVEMENT.
 - FOUND 1" IRON PIPE TAGGED "CALIF. DEPT. OF TRANSPORTATION", FLUSH, NO REFERENCE.
 - FOUND MONUMENT AS NOTED.
 - () INDICATES MEASURED AND RECORD DATA PER RIVERSIDE COUNTY SURVEY MAP 204-933
 - [[]] INDICATES MEASURED AND RECORD DATA PER RIVERSIDE COUNTY SURVEY MAP 204-931.
 - [] INDICATES MEASURED AND RECORD DATA PER RIVERSIDE COUNTY SURVEY MAP 204-932.
 - ||||| INDICATES RESTRICTED ACCESS.
- TOTAL ACREAGE WITHIN THE DISTINCTIVE BOUNDARY IS 97.47 ACRES GROSS.
- THE BASIS OF BEARINGS FOR THIS MAP IS BASED ON THE CENTERLINE OF WINCHESTER ROAD PER RIVERSIDE COUNTY SURVEY MAPS 204-931 AND 204-932 BEING N48°08'33"E.
- BUILDING SETBACK LINES SHALL CONFORM TO EXISTING ZONING.
- ALL PUBLIC SERVICES AND PUBLIC UTILITIES INSTALLED WITHIN THIS PARCEL MAP SHALL BE PLACED UNDERGROUND.
- ALL MONUMENTS SET PER RIV. CO. ORD. 461.4.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.



JN 2235

ORIGINAL 135 20