

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

TRACT NO. 28899

BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF MAPS AT PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, ALSO AS SHOWN BY MAP ON FILE IN BOOK 105 OF RECORDS OF SURVEY, AT PAGES 11 THROUGH 15 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

SEPTEMBER, 1999

THE KEITH COMPANIES

RECORDER'S STATEMENT

FILED THIS 7th DAY OF SEPT. 2000 AT 8:00A.M. IN BOOK 296 OF MAPS, AT PAGES 30-32 AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 2000-352284

FEE \$22.00

GARY L. ORSO
COUNTY ASSESSOR - CLERK - RECORDER

BY: J. Logan, DEPUTY

SUBDIVISION GUARANTEE: ORANGE COAST 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.

WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A"

AS A CONDITION OF DEDICATION OF LOT "A", BLACKBURN ROAD, THE OWNERS OF LOTS 50 THROUGH 52 INCLUSIVE, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, EXCEPTING ONE THIRTY FOOT OPENING FOR LOT 52 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 RETAIN LOTS "B" THROUGH "F", INCLUSIVE, INDICATED AS PRIVATE STREETS, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "B" THROUGH "F" INCLUSIVE.

WE HEREBY RETAIN LOT 52 INDICATED AS OPEN SPACE, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS 50, 51, AND 53 INDICATED AS "LANDSCAPE LOT" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN THE EASEMENT SHOWN HEREON AS "PRIVATE STORM DRAIN" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY DEDICATE THE EASEMENTS SHOWN AS "SEWER EASEMENT" TO WESTERN MUNICIPAL WATER DISTRICT FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES, AND WATER PIPELINE FACILITIES.

VICTORIA PARTNERS L.L.C.
A CALIFORNIA LIMITED LIABILITY COMPANY

[Signature]
BY: TIMOTHY N. ROBERTS, MANAGER

TRUSTEE'S STATEMENT

U.S. BANK NATIONAL ASSOCIATION, TRUSTEE UNDER DEEDS OF TRUST RECORDED February 3 2000 AS INSTRUMENT NO.S 42308, 42312 AND 42316 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[Signature]
CHERIE S. GEORGE
VICE PRESIDENT

[Signature]
SHEILA L. HANSEN
VICE PRESIDENT

OPTIONEE'S STATEMENT

VICTORIA GROVE LLC. OPTIONEE PER INSTRUMENT NO. 42305 RECORDED FEBRUARY 3, 2000, 2000 OFFICIAL RECORDS OF RIVERSIDE COUNTY, RIVERSIDE COUNTY, CALIFORNIA.

VICTORIA GROVE L.L.C.
A CALIFORNIA LIMITED LIABILITY COMPANY

[Signature]
BY: BERNARD MANISCALCO, PRESIDENT

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 \$6300

DATED: 1-5, 2000

PAUL McDONNELL, COUNTY TAX COLLECTOR
BY: [Signature], DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$6300.00 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 THE 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: Aug 29, 2000

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: [Signature], DEPUTY

CASH TAX BOND
PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: _____, DEPUTY

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:

AN EASEMENT FOR ROADS, LINES, PIPES, POLES AND INCIDENTAL PURPOSES, IN FAVOR OF HERBERT BULKLEY PARED AND CHARLES GRANDVILLE KEKEWICH, IN INSTRUMENT RECORDED FEBRUARY 7, 1911 IN BOOK 324 PAGE 389 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR ROADS, LINES, PIPES, POLES AND INCIDENTAL PURPOSES, IN FAVOR OF EL SOBRANTE LAND CO., IN INSTRUMENT RECORDED MAY 10, 1911 IN BOOK 315 PAGE 53 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR ROADS, LINES, PIPES, POLES AND INCIDENTAL PURPOSES, IN FAVOR OF PHIL A. KILFOIL, IN INSTRUMENT RECORDED SEPTEMBER 14, 1911 IN BOOK 331 PAGE 374 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR WATER PIPELINES IN FAVOR OF EL SOBRANTE MUTUAL WATER COMPANY PER INSTRUMENT NO. 61570 RECORDED MAY 27, 1965

AN EASEMENT FOR ROAD, PIPELINE AND PUBLIC UTILITY PURPOSES IN FAVOR OF RALPH L. VAUGHN AND ELEANOR F. VAUGHN PER INSTRUMENT NO. 69094 RECORDED JULY 6, 1966

AN EASEMENT FOR WATER PIPELINES IN FAVOR OF SANTA ANA WATER SHED PROJECT PER INSTRUMENT NO. 320769 RECORDED 11-6-87

AN EASEMENT FOR ROAD AND UTILITY PURPOSES IN FAVOR OF JUDITH A. MARSHALL, TRUSTER UNDER DEED OF TRUST DATED JUNE 6, 1988, PER INSTRUMENT NO. 36128., RECORDED DECEMBER 9, 1988

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 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 AREA DRAINAGE PLAN.

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.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF NINE (9) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING NOVEMBER, 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: 4-10, 2000

[Signature]
LAWRENCE L. TRUMAN, L.S. 5346
EXPIRES 12-31-03



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 MAP No. 28899 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON 1-5-1999, THE EXPIRATION DATE BEING 1-5-02, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: Aug 22, 2000

[Signature]
MARK S. BERNAS, COUNTY SURVEYOR
L.S. 4568, EXPIRES 9-30-03



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 OF LOT "A", FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

DATED: 8/29, 2000

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST:
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: [Signature], DEPUTY

CHAIRMAN OF THE BOARD OF SUPERVISORS

WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY ACCEPTANCE STATEMENT

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED WITHIN THE OWNER'S STATEMENT HEREON DATED 4-12-00, FROM VICTORIA PARTNERS L.L.C. TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, A POLITICAL CORPORATION AND/OR GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED AND CONSENTS TO ITS RECORDATION.

DATED: 4/6/00

[Signature]
JEFFREY A. SIMS, P.E.
CIVIL ENGINEER
WESTERN MUNICIPAL WATER DISTRICT
OF RIVERSIDE COUNTY
SEC 31 355W

TRACT NO. 28899

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SEPTEMBER, 1999

THE KEITH COMPANIES

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Orange) S.S.

ON 4/12 2000, BEFORE ME, Jessica S. Carlton
PERSONALLY APPEARED Timothy D. Roberts
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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
Jessica S. Carlton
NOTARY PUBLIC IN AND FOR SAID STATE
Jessica S. Carlton
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS
IS IN Orange COUNTY.
MY COMMISSION EXPIRES 8/5/03

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Orange) S.S.

ON 4/20/2000 2000, BEFORE ME, Naomi Altman
PERSONALLY APPEARED Cheri S. George, Sheila L. Hansen
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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
Naomi Altman
NOTARY PUBLIC IN AND FOR SAID STATE
Naomi Altman
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES 5/15/2000

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Orange) S.S.

ON 4/12 2000, BEFORE ME, Jessica S. Carlton
PERSONALLY APPEARED Bernard Maniscalco
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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
Jessica S. Carlton
NOTARY PUBLIC IN AND FOR SAID STATE
Jessica S. Carlton
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS
IS IN Orange COUNTY.
MY COMMISSION EXPIRES 8/5/03

TRACT NO. 28899

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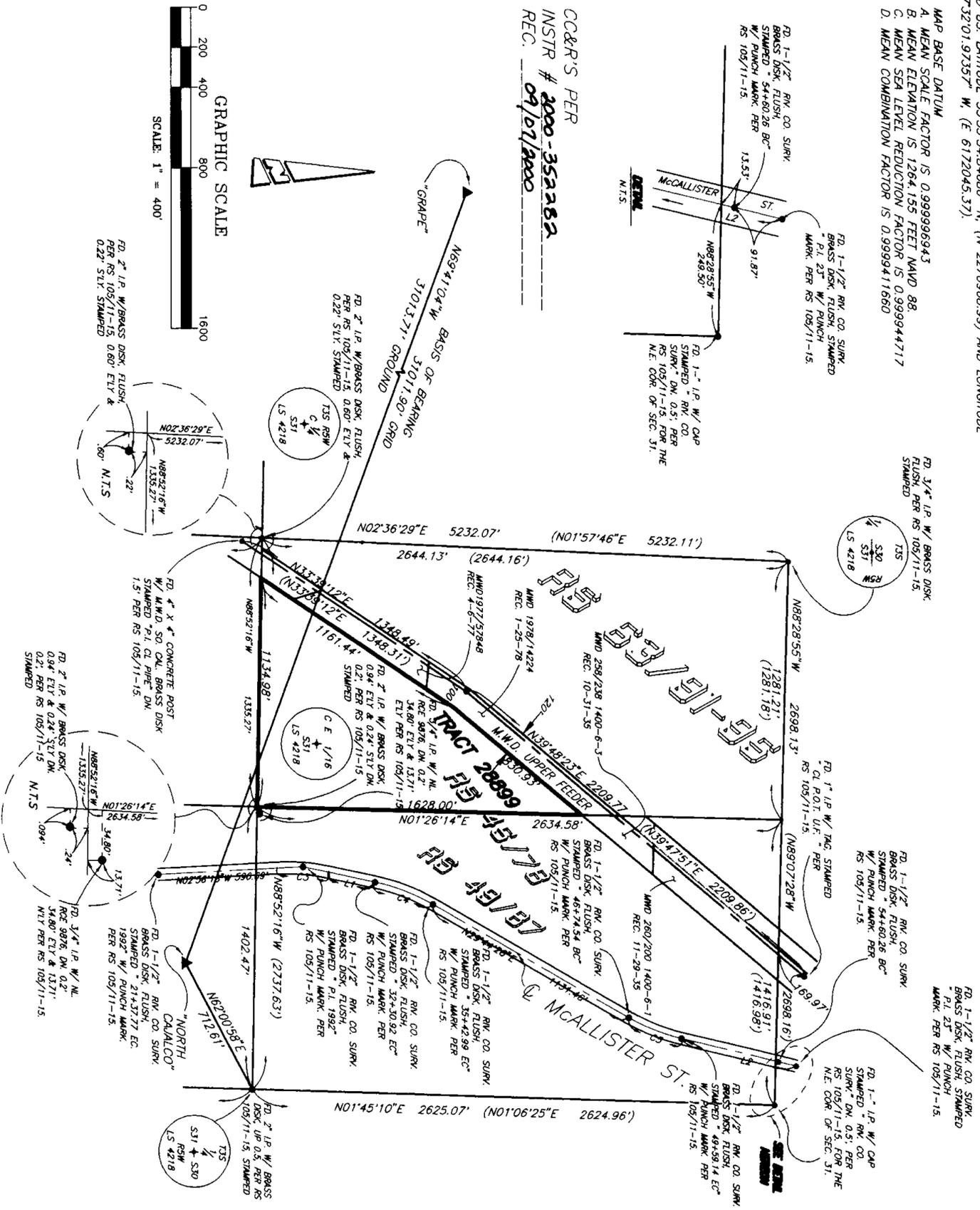
SEPTEMBER, 1999

BASIS OF DATUM NOTE

- CONTROL STATION "NORTH CALICO" METROPOLITAN WATER DISTRICT OF "SOUTHERN CALIFORNIA TRIANGULATION DISK SET IN A BOULDER STAMPED "NORTH CALICO 1931". HORIZONTAL FIRST ORDER DATUM IS NAD 83. LATITUDE 33°51'51.75055" N (N 2280201.94) AND LONGITUDE 117°28'15.54843" W (W 6201128.16).
- CONTROL STATION "GRAPE" COAST AND GEODETIC SURVEY STANDARD BRASS DISK IN ROCK OUTCROPPING STAMPED "GRAPE 1928". HORIZONTAL FIRST ORDER DATUM IS NAD 83. LATITUDE 33°53'34.84680" N (N 2270968.99) AND LONGITUDE 117°32'01.97337" W (W 6172045.37).
- MAP BASE DATUM
 - MEAN SCALE FACTOR IS 0.999996943
 - MEAN ELEVATION IS 1284.155 FEET MVD 88
 - MEAN SEA LEVEL REDUCTION FACTOR IS 0.999944717
 - MEAN COMBINATION FACTOR IS 0.9999411660

BASIS OF BEARINGS AND COORDINATES NOTE

THE BASIS OF BEARINGS AND THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS NORTH CALICO AND GRAPE, AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID BEARINGS. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE SHOWN PER THAT RECORD REFERENCE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.9999411660. THE GEOGRAPHIC COORDINATES SHOWN HEREON WERE ESTABLISHED BY USING G.P.S. IN A STATIC MODE FOR RELATIVE POSITIONING.



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 30 PAGE 56

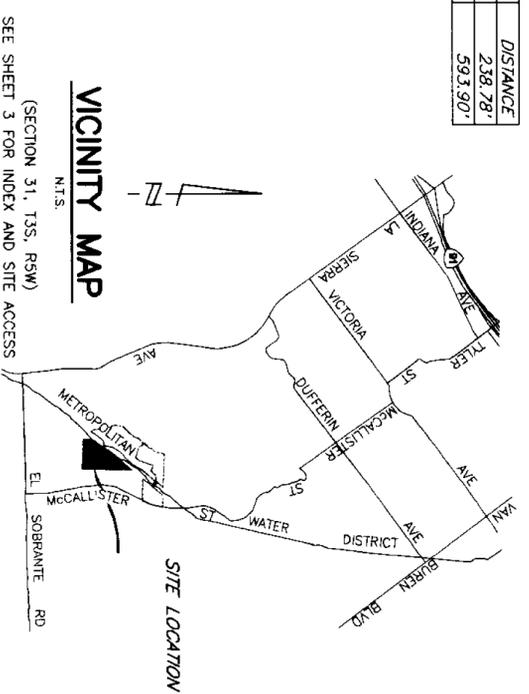
SURVEYOR'S NOTES

- TRACT NO. 28899 CONTAINS 22.40 ACRES, GROSS.
 - TRACT NO. 28899 CONTAINS 53 LOTS AND LETTERED LOTS "A" THROUGH "F".
 - () INDICATES RECORD DATA PER RS 105/11-15 UNLESS OTHERWISE NOTED.
 - ////// INDICATES RESTRICTED ACCESS RIGHTS
- INDICATES SET 1" I.P. AND TAG, "LS 53+6", FLUSH
 - INDICATES FOUND MONUMENTS AS NOTED AND REFERENCED HEREON.
SET 1" I.P. AND TAG, "LS 53+6" OR LEAD AND TAG, "LS 53+6", IN CONCRETE, OR ON TOP OR FACE OF WALL ON THE LOT LINE OR PROD THEREOF AT ALL REAR LOT CORNERS, FLUSH, UNLESS OTHERWISE NOTED.
- SET LEAD AND TAG, "LS 53+6", IN TOP OF CURB IN LIEU OF FRONT LOT CORNERS ON SIDE LOT LINES PROJECTED AND FOR E.C.'S AND B.C.'S PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE, UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
- DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS AND OBSTRUCTIONS.

CURVE DATA				
NO.	RADIUS	DELTA	ARC	TAN
C3	1000.00'	144.746°	258.24'	129.84'
C4	1000.00'	175.5300°	312.12'	157.34'
C5	1000.00'	161.835°	284.66'	143.30'

LINE DATA		
NO.	BEARING	DISTANCE
L1	N11°51'28"E	238.78'
L2	N13°25'53"E	593.90'

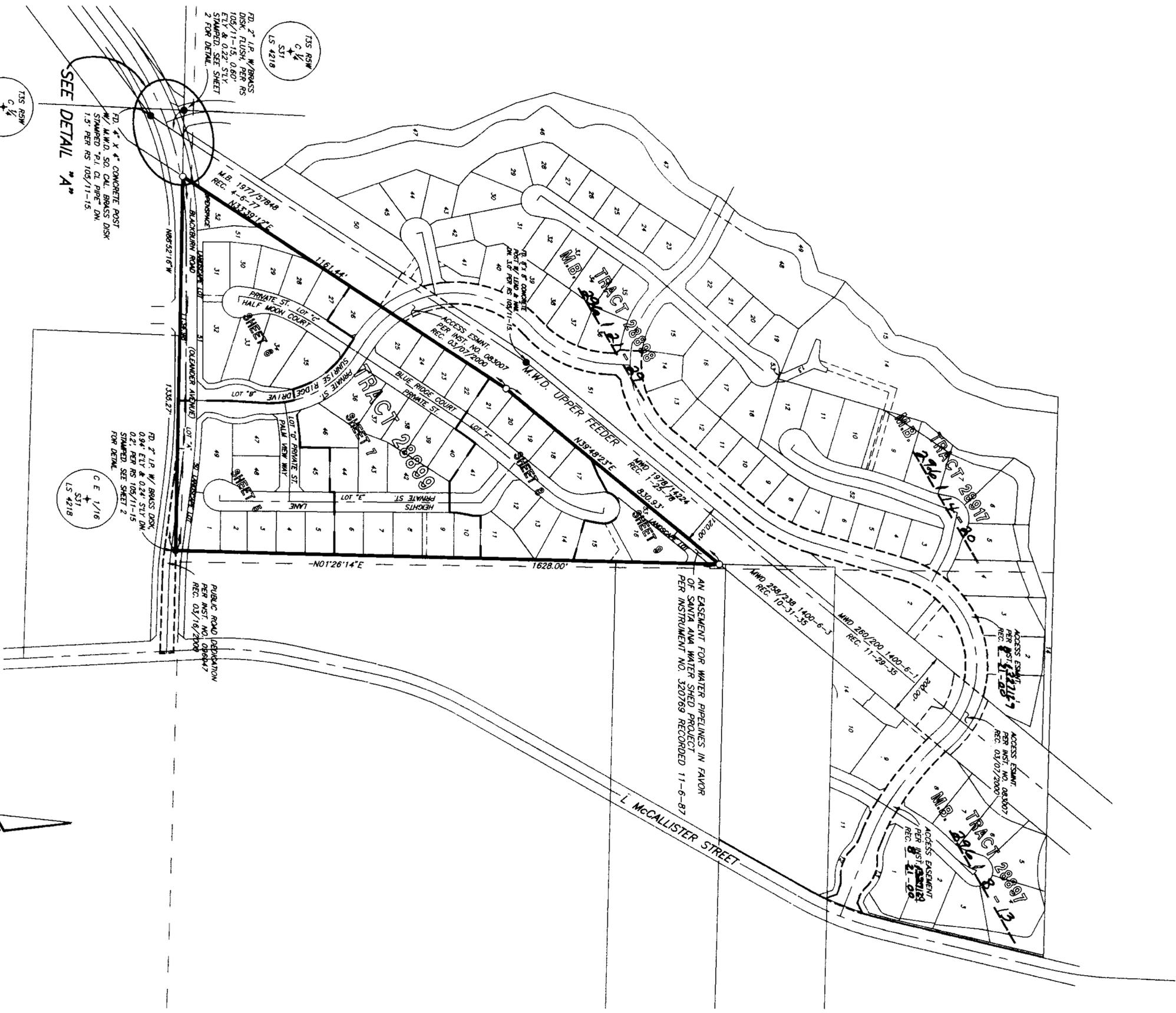
VICINITY MAP



TRACT NO. 28899

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THE KEITH COMPANIES



SEE DETAIL "A"

DETAIL "A"



FD. 2" I.P. W/ BRASS DISK, FLUSH PER RS 105/11-15, 0.60". ELY & 0.22" STY. STAMPED. SEE SHEET 2 FOR DETAIL.

FD. 2" I.P. W/ BRASS DISK, FLUSH PER RS 105/11-15, 0.60". ELY & 0.22" STY. STAMPED. SEE SHEET 2 FOR DETAIL.

FD. 4" X 4" CONCRETE POST W/ M.W.D. SO. CAL. BRASS DISK STAMPED "P.I. CL PIPE" DN. 1.5" PER RS 105/11-15.

CE 1/16
C 1/4
S 1/8
LS 4218

PUBLIC ROAD LATERATION PER INST. NO. 080447 REC. 03/16/2008

AN EASEMENT FOR WATER PIPELINES IN FAVOR OF SANTA ANA WATER SHED PROJECT PER INSTRUMENT NO. 320769 RECORDED 11-6-87

ACCESS EASEMENT PER INST. NO. 083007 REC. 03/07/2000

ACCESS EASEMENT PER INST. NO. 083007 REC. 03/07/2000

FD. 2" I.P. W/ BRASS DISK, FLUSH PER RS 105/11-15, 0.60". ELY & 0.22" STY. STAMPED. SEE SHEET 2 FOR DETAIL.

T35 R3W
C 1/4
S 1/8
LS 4218

FD. 4" X 4" CONCRETE POST W/ M.W.D. SO. CAL. BRASS DISK STAMPED "P.I. CL PIPE" DN. 1.5" PER RS 105/11-15.

T35 R3W
C 1/4
S 1/8
LS 4218

200.29'
118.60'
117.83'

SEE SHEET
2 FOR
BOUNDARY &
SURVEYOR'S
NOTES

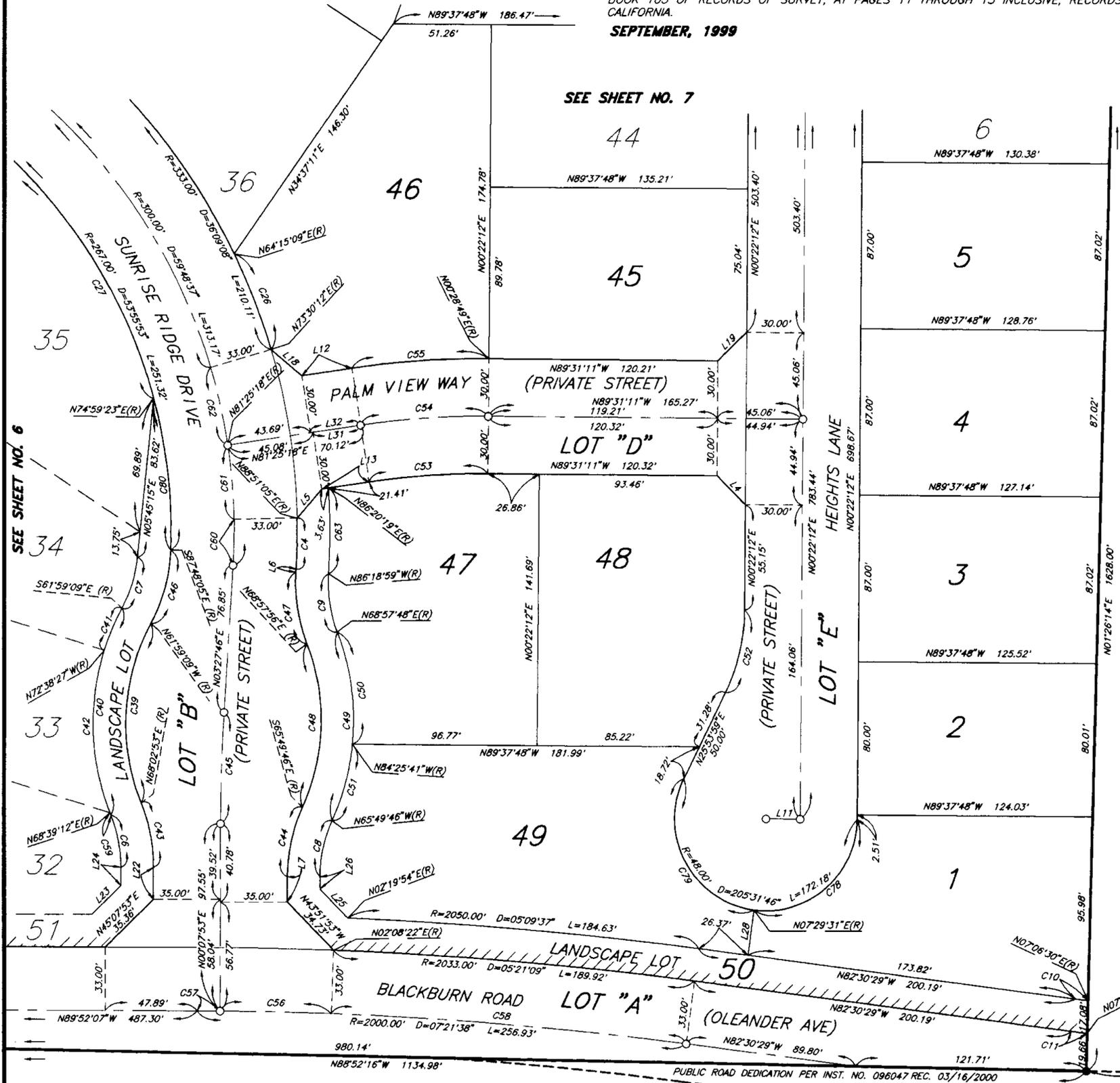
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SEPTEMBER, 1999

THE KEITH COMPANIES

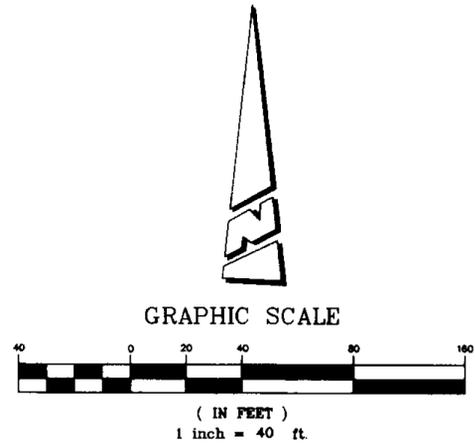


LINE DATA

NO.	BEARING	DISTANCE
L4	N44°34'30"W	21.23'
L5	N40°08'11"E	19.79'
L6	N03°27'46"E	1.63'
L7	N00°07'53"E	13.20'
L11	N89°37'48"W	18.00'
L12	N81°25'18"E	26.42'
L13	N81°25'18"E	25.04'
L18	N49°43'18"W	21.08'
L19	N45°25'30"E	21.19'
L22	N00°07'53"E	16.63'
L23	N45°07'53"E	21.27'
L24	N00°07'53"E	9.59'
L25	N43°51'53"W	21.01'
L26	N00°07'53"E	6.33'
L28	N07°29'31"E	23.65'
L31	N81°25'18"E	25.04'
L32	N81°25'18"E	26.42'

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C4	333.00'	04°36'41"	26.80'	13.41'
C6	72.00'	22°5'00"	27.75'	14.05'
C7	72.00'	22°15'36"	27.97'	14.16'
C8	72.00'	24°02'21"	30.21'	15.33'
C9	72.00'	24°43'13"	31.06'	15.78'
C10	1000.00'	00°23'01"	6.70'	3.35'
C11	1017.00'	00°28'43"	8.50'	4.25'
C26	333.00'	09°15'03"	53.77'	26.94'
C27	267.00'	36°43'21"	171.13'	88.62'
C39	111.00'	49°57'58"	96.80'	51.72'
C40	128.00'	49°57'58"	111.63'	59.64'
C41	128.00'	10°39'18"	23.80'	11.94'
C42	128.00'	38°42'21"	86.47'	44.96'
C43	89.00'	22°05'00"	34.30'	17.37'
C44	89.00'	24°02'21"	37.34'	18.95'
C46	89.00'	25°48'56"	40.10'	20.40'
C47	89.00'	24°29'50"	38.05'	19.32'
C48	111.00'	45°12'18"	87.58'	46.21'
C49	128.00'	45°12'26"	100.99'	53.29'
C50	128.00'	26°36'31"	59.44'	30.27'
C51	128.00'	18°35'55"	41.55'	20.96'
C52	100.00'	25°31'47"	44.56'	22.65'
C53	395.00'	09°03'31"	62.45'	31.29'
C54	425.00'	09°03'31"	67.19'	33.67'
C55	455.00'	09°03'31"	71.94'	36.04'
C56	2000.00'	01°39'40"	57.98'	28.99'
C57	2000.00'	00°20'49"	12.11'	6.06'
C58	2000.00'	05°21'09"	186.84'	93.49'
C59	128.00'	00°36'18"	1.35'	0.68'
C60	300.00'	04°36'41"	24.15'	12.08'
C61	300.00'	07°25'47"	38.90'	19.48'
C62	300.00'	07°55'05"	41.46'	20.76'
C63	350.00'	07°20'42"	44.87'	22.47'
C78	48.00'	97°07'18"	81.36'	54.37'
C79	48.00'	108°24'28"	90.82'	66.56'
C80	267.00'	17°09'26"	79.95'	40.28'



FD. 2" I.P. W/ BRASS DISK, UP 0.5 PER RS 105/11-15, STAMPED

C E 1/16
S 31
LS 4218

SEE DETAIL SHEET 3

PUBLIC ROAD DEDICATION PER INST. NO. 096047 REC. 03/16/2000

SEE SHEET 2 FOR BOUNDARY & SURVEYOR'S NOTES

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

TRACT NO. 28899

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF FRACTIONAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF MAPS AT PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, ALSO AS SHOWN BY MAP ON FILE IN BOOK 105 OF RECORDS OF SURVEY, AT PAGES 11 THROUGH 15 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

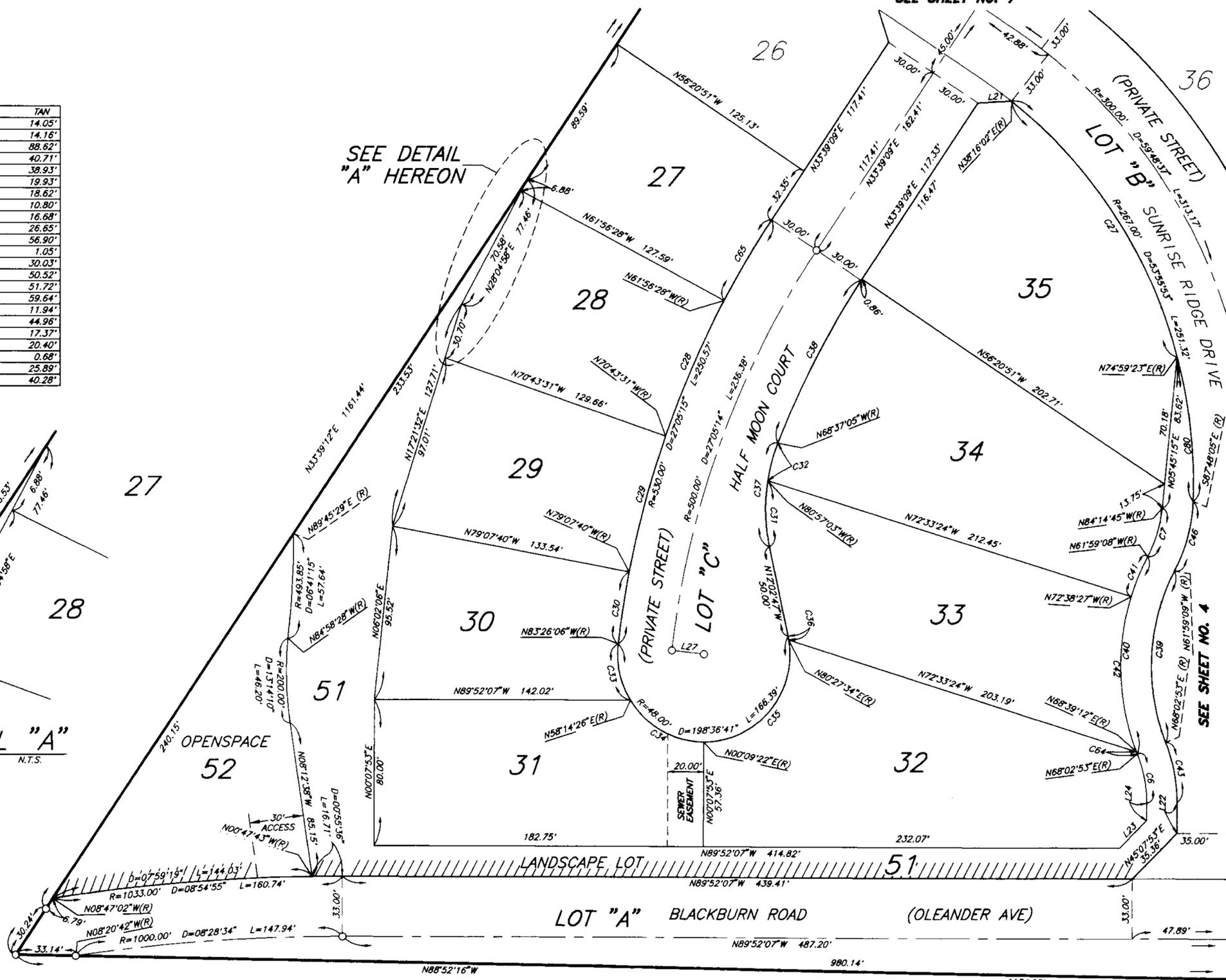
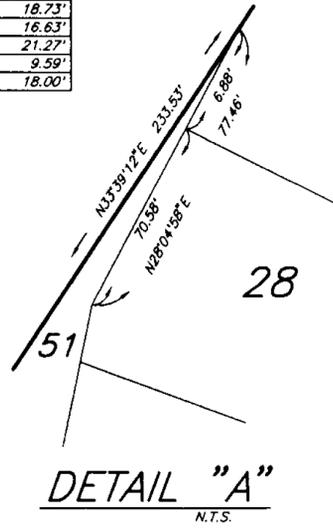
SEPTEMBER, 1999

THE KEITH COMPANIES

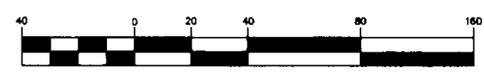
SEE SHEET NO. 7

CURVE DATA				
NO.	RADIUS	DELTA	ARC	TAN
C6	72.00'	22°05'00"	27.75'	14.05'
C7	72.00'	22°15'36"	27.97'	14.16'
C27	267.00'	36°43'21"	171.13'	88.62'
C28	530.00'	08°47'03"	81.26'	40.71'
C29	530.00'	08°24'09"	77.73'	38.93'
C30	530.00'	04°18'26"	39.84'	19.93'
C31	100.00'	21°05'44"	36.82'	18.62'
C32	100.00'	12°19'58"	21.52'	10.80'
C33	48.00'	38°19'29"	32.11'	16.68'
C34	48.00'	58°05'04"	48.66'	26.65'
C35	48.00'	99°41'48"	83.52'	56.90'
C36	48.00'	02°30'21"	2.10'	1.05'
C37	100.00'	33°25'41"	58.34'	30.03'
C38	470.00'	12°16'14"	100.66'	50.52'
C39	111.00'	49°57'58"	96.80'	51.72'
C40	128.00'	49°57'58"	111.63'	59.64'
C41	128.00'	10°39'18"	23.80'	11.94'
C42	128.00'	38°42'21"	86.47'	44.96'
C43	89.00'	22°05'00"	34.30'	17.37'
C46	89.00'	25°48'56"	40.10'	20.40'
C64	128.00'	00°36'19"	1.35'	0.68'
C65	530.00'	05°35'37"	51.74'	25.89'
C80	267.00'	17°09'26"	80.19'	40.28'

LINE DATA		
NO.	BEARING	DISTANCE
L21	N86°51'49"E	18.73'
L22	N00°07'53"E	16.63'
L23	N45°07'53"E	21.27'
L24	N00°07'53"E	9.59'
L27	N83°26'06"W	18.00'



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

SEE SHEET
2 FOR
BOUNDARY &
SURVEYOR'S
NOTES

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

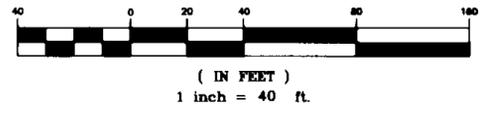
TRACT NO. 28899

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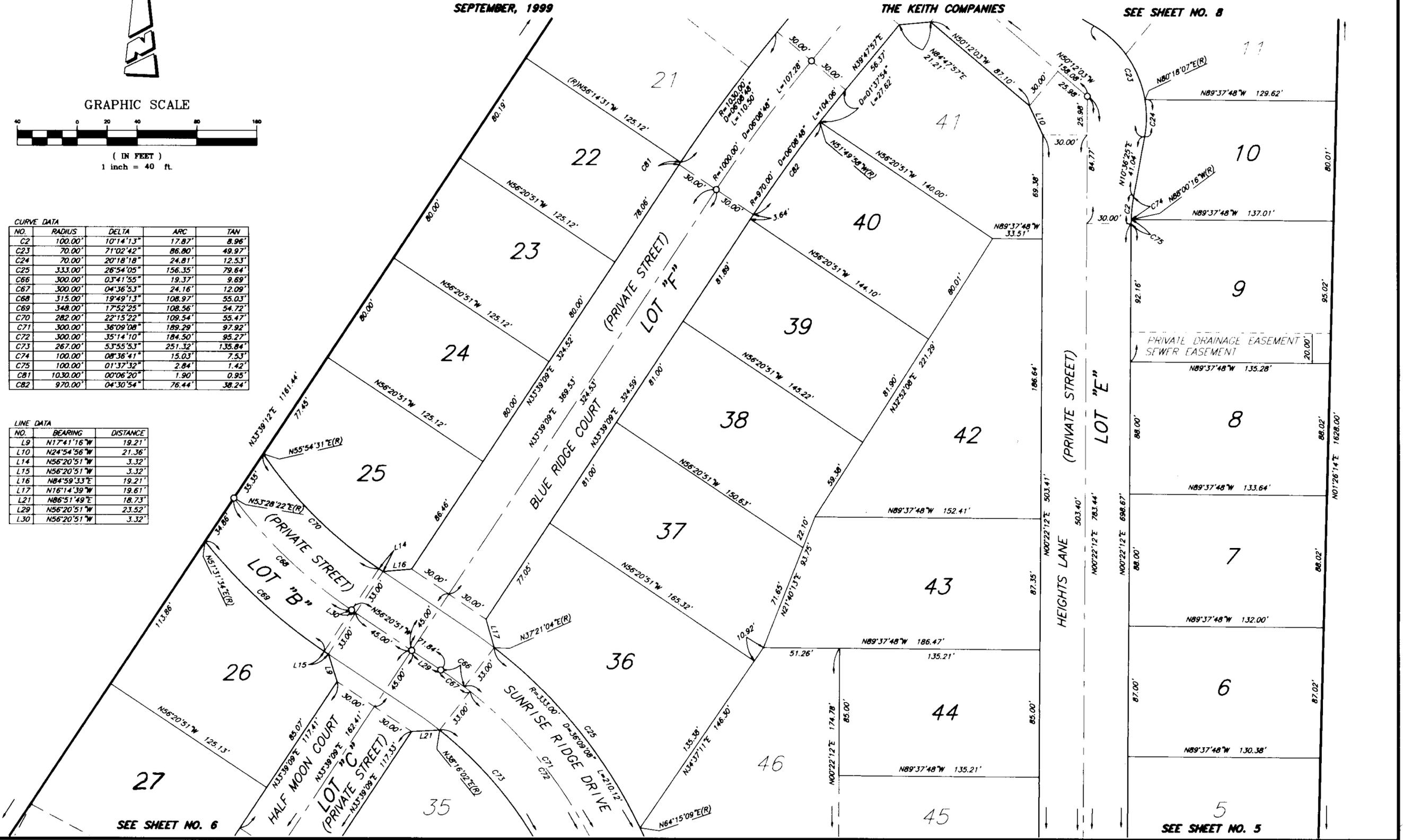


GRAPHIC SCALE



NO.	RADIUS	DELTA	ARC	TAN
C2	100.00'	10°14'13"	17.87'	8.96'
C23	70.00'	71°02'42"	86.80'	49.97'
C24	70.00'	20°18'18"	24.81'	12.53'
C25	333.00'	26°54'05"	156.35'	79.64'
C66	300.00'	03°41'55"	19.37'	9.69'
C67	300.00'	04°36'53"	24.16'	12.09'
C68	315.00'	19°49'13"	108.97'	55.03'
C69	348.00'	17°52'25"	108.56'	54.72'
C70	282.00'	22°15'22"	109.54'	55.47'
C71	300.00'	36°09'08"	189.29'	97.92'
C72	300.00'	35°14'10"	184.50'	95.27'
C73	267.00'	53°55'53"	251.32'	135.84'
C74	100.00'	08°36'41"	15.03'	7.53'
C75	100.00'	01°37'32"	2.84'	1.42'
C81	1030.00'	00°06'20"	1.90'	0.95'
C82	970.00'	04°30'54"	76.44'	38.24'

NO.	BEARING	DISTANCE
L9	N17°41'16"W	19.21'
L10	N24°54'56"W	21.36'
L14	N56°20'51"W	3.32'
L15	N56°20'51"W	3.32'
L16	N84°59'33"E	19.21'
L17	N16°14'39"W	19.61'
L21	N86°51'49"E	18.73'
L29	N56°20'51"W	23.52'
L30	N56°20'51"W	3.32'



SEE SHEET NO. 6

SEE SHEET NO. 5

SEE SHEET
2 FOR
BOUNDARY &
SURVEYOR'S
NOTES

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

TRACT NO. 28899

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SEPTEMBER, 1999

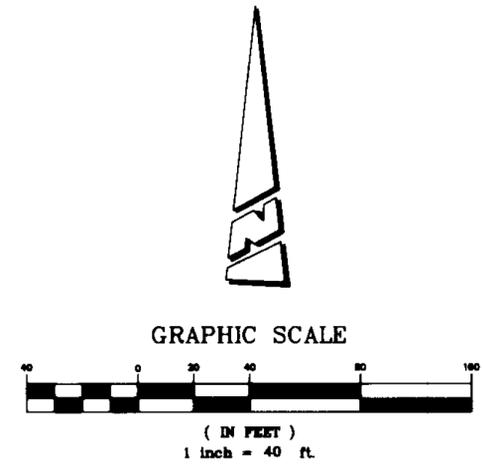
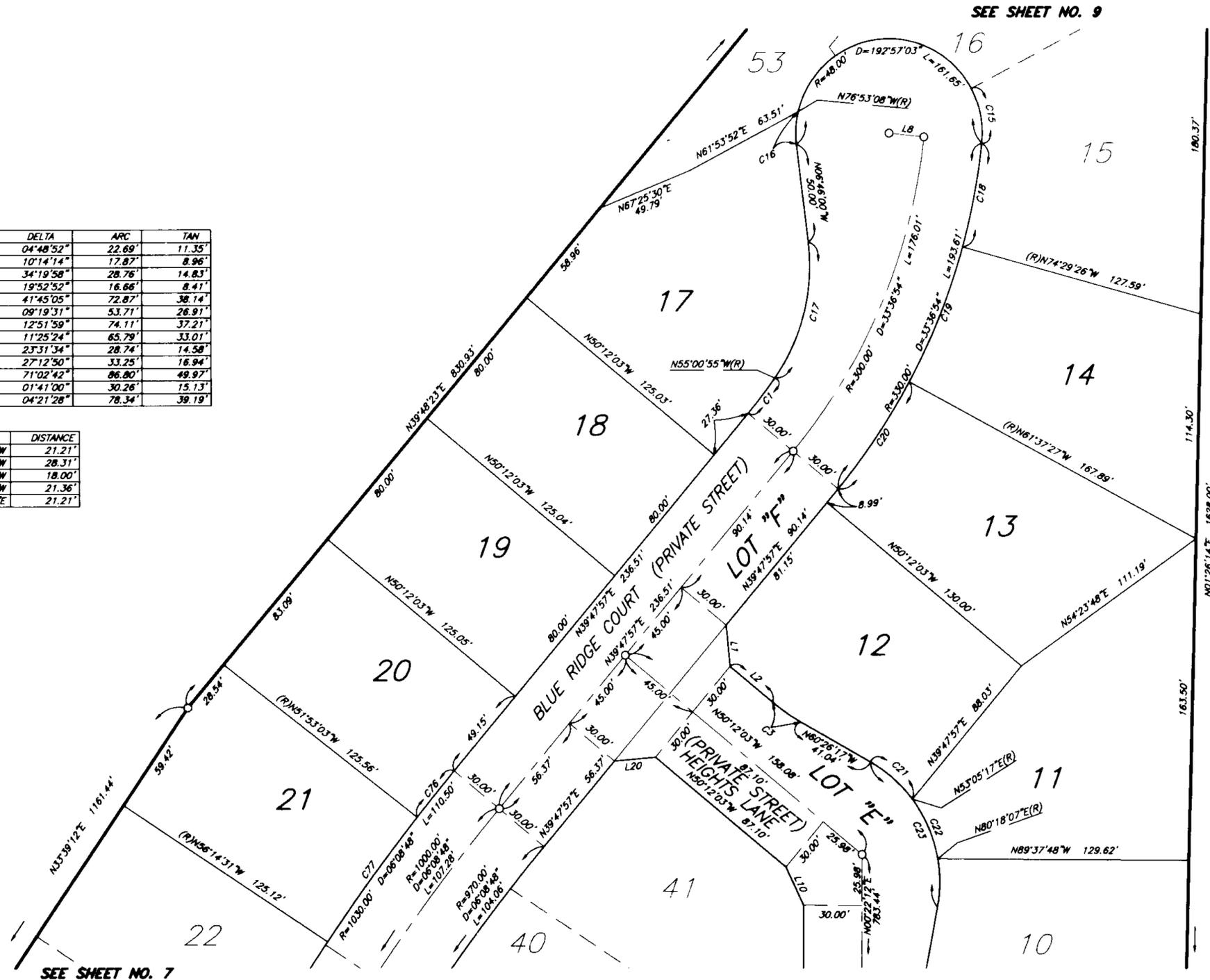
THE KEITH COMPANIES

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	270.00'	04°48'52"	22.69'	11.35'
C3	100.00'	10°14'14"	17.87'	8.96'
C15	48.00'	34°19'58"	28.76'	14.83'
C16	48.00'	19°52'52"	16.66'	8.41'
C17	100.00'	41°45'05"	72.87'	38.14'
C18	330.00'	09°19'31"	53.71'	26.91'
C19	330.00'	12°51'59"	74.11'	37.21'
C20	330.00'	11°25'24"	65.79'	33.01'
C21	70.00'	23°31'34"	28.74'	14.58'
C22	70.00'	27°12'50"	33.25'	16.94'
C23	70.00'	71°02'42"	86.80'	49.97'
C76	1030.00'	01°41'00"	30.26'	15.13'
C77	1030.00'	04°21'28"	78.34'	39.19'

LINE DATA

NO.	BEARING	DISTANCE
L1	N05°12'03"W	21.21'
L2	N50°12'03"W	28.31'
L8	N83°48'57"W	18.00'
L10	N24°54'56"W	21.36'
L20	N84°47'57"E	21.21'



SEE SHEET
2 FOR
BOUNDARY &
SURVEYOR'S
NOTES

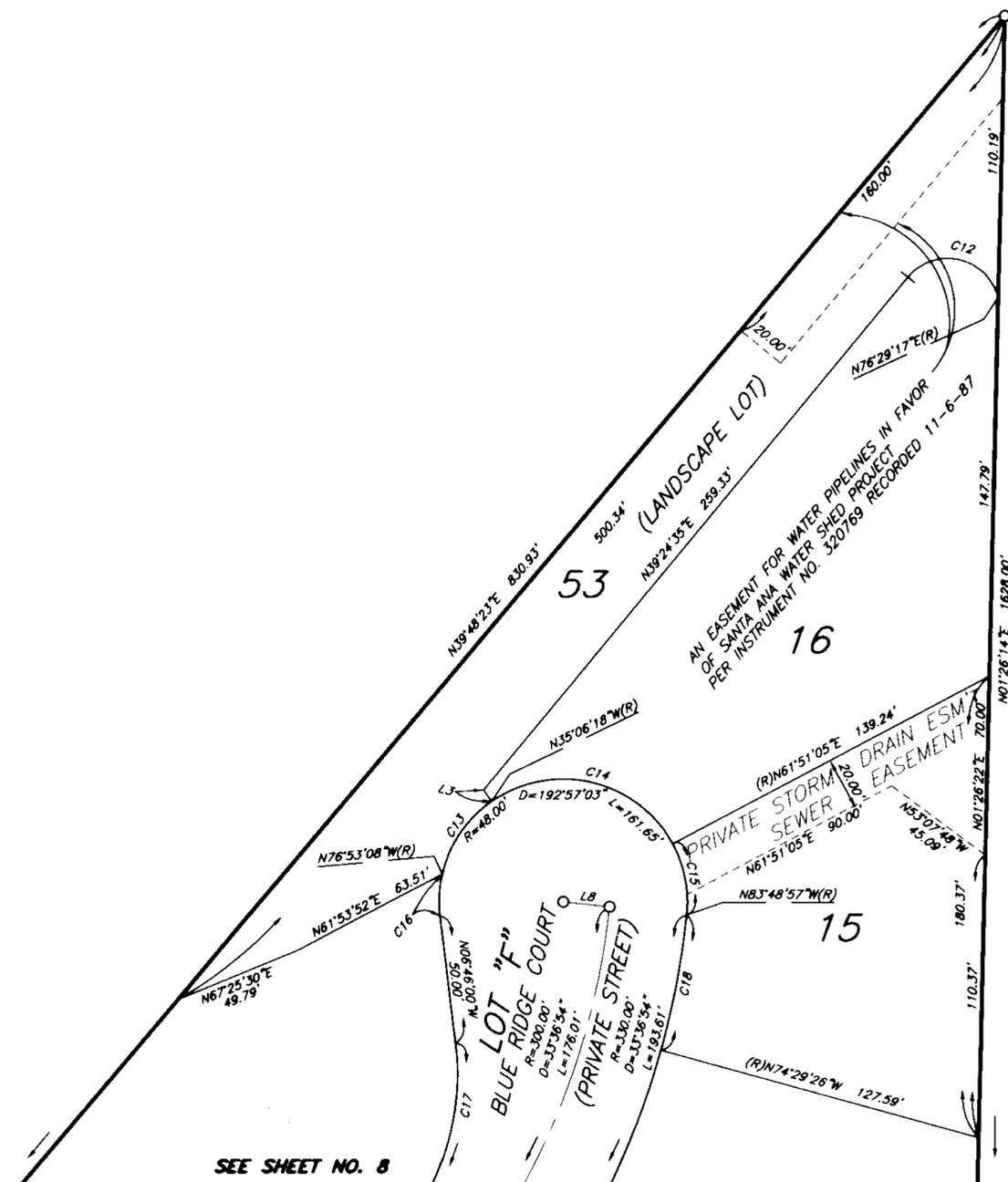
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TRACT NO. 28899

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SEPTEMBER, 1999

THE KEITH COMPANIES

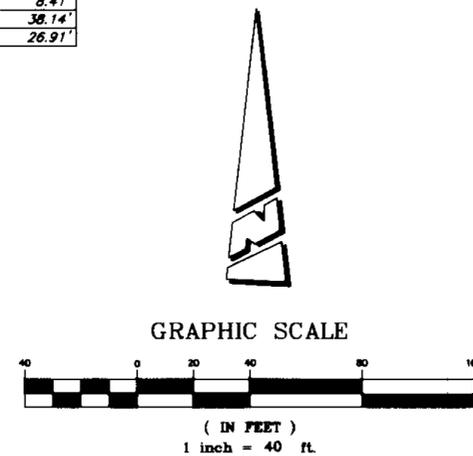


LINE DATA

NO.	BEARING	DISTANCE
L3	N35°06'12"W	5.45'

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C12	20.00'	127°04'42"	44.36'	40.18'
C13	48.00'	41°46'50"	35.00'	18.32'
C14	48.00'	96°57'23"	81.23'	54.21'
C15	48.00'	34°19'58"	28.76'	14.83'
C16	48.00'	19°52'52"	16.66'	8.41'
C17	100.00'	41°45'06"	72.87'	38.14'
C18	330.00'	09°19'31"	53.71'	26.91'



SEE SHEET NO. 8