

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

TRACT NO. 20782

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO, FILED IN BOOK 7, PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND A PORTION OF EL SOBRANTE LEMON TRACT NO. 1 AS SHOWN ON A MAP FILED IN BOOK 9, PAGE 13 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

FEBRUARY, 1987 PSOMAS AND ASSOCIATES

SHEET 1 OF 8 SHEETS

RECORDER'S STATEMENT

FILED THIS 15th DAY OF FEBRUARY, 1990, AT 2:00 P M IN BOOK 213 OF MAPS, AT PAGES 49-56 AT THE REQUEST OF THE CLERK OF THE BOARD

FEE \$20.00

NO 58847

WILLIAM E CONERLY COUNTY RECORDER

BY Santa Logan DEPUTY

SUBDIVISION GUARANTEE STEWART 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 LOTS "A" THROUGH "K", INCLUSIVE. WE HEREBY DEDICATE TO THE COUNTY OF RIVERSIDE LOT "L", A (1) ONE FOOT BARRIER STRIP, FOR ROAD AND ACCESS CONTROL. WE HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG THE WESTERLY SIDE OF MC ALLISTER ROAD TO THE PUBLIC. THE OWNERS OF LOTS 5, 7, 73, 74 AND 93 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 RETAIN THE PRIVATE EASEMENTS RESERVED FOR DRAINAGE PURPOSES AS SHOWN ON SAID MAP FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP. WE HEREBY DEDICATE TO THE COUNTY OF RIVERSIDE FOR PUBLIC USE THE STORM DRAIN EASEMENTS AS SHOWN ON SAID MAP. WE ALSO HEREBY DEDICATE TO THE COUNTY OF RIVERSIDE FOR PUBLIC USE THE DRAINAGE EASEMENTS AS SHOWN ON SAID MAP.

WE HEREBY RETAIN THE EASEMENTS INDICATED AS "RECIPROCAL EASEMENT RESERVED FOR INGRESS AND EGRESS PURPOSES" FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

RADNOR/PENNHILL/THE ORCHARDS-91 PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP.

BY Robert E. Rippe ROBERT E. RIPPE, GENERAL PARTNER

TAG MANAGEMENT, INC, A CALIFORNIA CORPORATION, GENERAL PARTNER

BY Robert E. Rippe ROBERT E. RIPPE, PRESIDENT

TRUSTEE COUNTY STEWART TITLE CO OF RIVERSIDE, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED DECEMBER 29, 1987 AS INSTRUMENT NO. 364960 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

Myself Elizabeth Schaffer

NOTARY ACKNOWLEDGEMENT

STATE OF HAWAII ) COUNTY OF HONOLULU )

ON THIS 4th DAY OF January, 1990 BEFORE ME LINDA LYONS A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT E RIPPE PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS PRESIDENT OF TAG MANAGEMENT, INC, 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 ONE OF THE PARTNERS OF RADNOR/PENNHILL/THE ORCHARDS-91 PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SAID PARTNER AND THAT SAID PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES 12-5-90

MY PRINCIPAL PLACE OF BUSINESS IS IN HONOLULU COUNTY.

WITNESS MY HAND. Linda Lyons NOTARY PUBLIC IN AND FOR SAID STATE LINDA LYONS (NAME - PRINTED)

NOTARY ACKNOWLEDGEMENT

STATE OF HAWAII ) COUNTY OF HONOLULU )

ON January 4, 1990 BEFORE ME LINDA LYONS, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Robert E. Rippe AND TAG MANAGEMENT, INC, (PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME

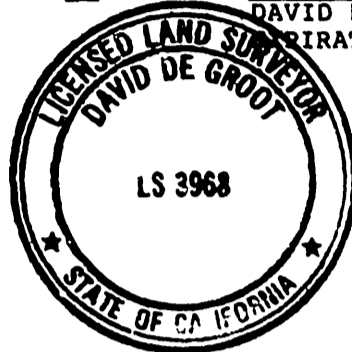
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 12-5-90 Linda Lyons

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 8 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING DECEMBER, 1986, 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 4/9 1990 David DeGroot DAVID DEGROOT, L S 3968 EXPIRATION DATE 6-30-92



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 DIRECTION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 20782 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 10, 1985 THE EXPIRATION DATE BEING DECEMBER 10, 1990, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT

DATE February 7, 1990

Ivan F Tennant ACTING COUNTY SURVEYOR



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 DRAINAGE AND STORM DRAIN EASEMENTS SHOWN HEREON ARE NOT ACCEPTED

DATED Feb 13, 1990

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY Chairman of the Board of Supervisors

ATTEST

CLERK OF THE BOARD OF SUPERVISORS

BY: Elvira Schaffer DEPUTY

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

DATED January 11, 1990

R. WAYNE WATTS COUNTY TAX COLLECTOR

By: Eugene Hallgren DEPUTY

FIRST AMERICAN TITLE COMPANY OF LOS ANGELES

A CALIFORNIA CORPORATION, AS TRUSTEE UNDER A DEED OF TRUST RECORDED OCTOBER 31, 1989 AS INSTRUMENT NO 378981 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

Carol Miyamoto A-D Zakoo CAROL MIYAMOTO, SR VICE PRESIDENT A D ZAKOO ASST SEC

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) COUNTY OF Los Angeles )

ON THIS 17th DAY OF January, 1990, BEFORE ME DONNA R. ROWBOTHAM A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Carol Miyamoto, known to me to be the Sr. Vice President, and A D Zakoo, known to me to be the Asst. Secretary of FIRST AMERICAN TITLE COMPANY OF LOS ANGELES, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS

MY COMMISSION EXPIRES 3-20-1992

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

WITNESS MY HAND Donna R Rowbotham NOTARY PUBLIC IN AND FOR SAID STATE

Donna R Rowbotham (NAME - PRINTED)

2/13/89  
ORIGINAL

M.B. 213/50

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

TRACT NO. 20782

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 30,  
TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE  
RANCHO EL SOBRANTE DE SAN JACINTO, FILED IN BOOK 7, PAGE 10 OF MAPS,  
RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND A PORTION OF EL  
SOBRANTE LEMON TRACT NO. 1 AS SHOWN ON A MAP FILED IN BOOK 9, PAGE 13  
OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FEBRUARY, 1987  
PSOMAS AND ASSOCIATES

CORPORATE NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )ss

ON THIS 12TH DAY OF January, 1987, BEFORE ME KATHY STRAWN,  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED  
GREGG UNRAITH, KNOWN TO ME TO BE THE VICE PRESIDENT, AND  
CHRISTOPHER C. SMITH, KNOWN TO ME TO BE THE SECRETARY OF STEWART  
TITLE CO. OF RIVERSIDE, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND  
KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF  
THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION  
EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS  
BOARD OF DIRECTORS

MY COMMISSION EXPIRES 8-5-90

WITNESS MY HAND

MY PRINCIPAL PLACE OF BUSINESS IS IN  
Riverside COUNTY

Kathy Strawn  
NOTARY PUBLIC IN AND FOR SAID  
STATE

KATHY STRAWN  
(NAME - PRINTED)

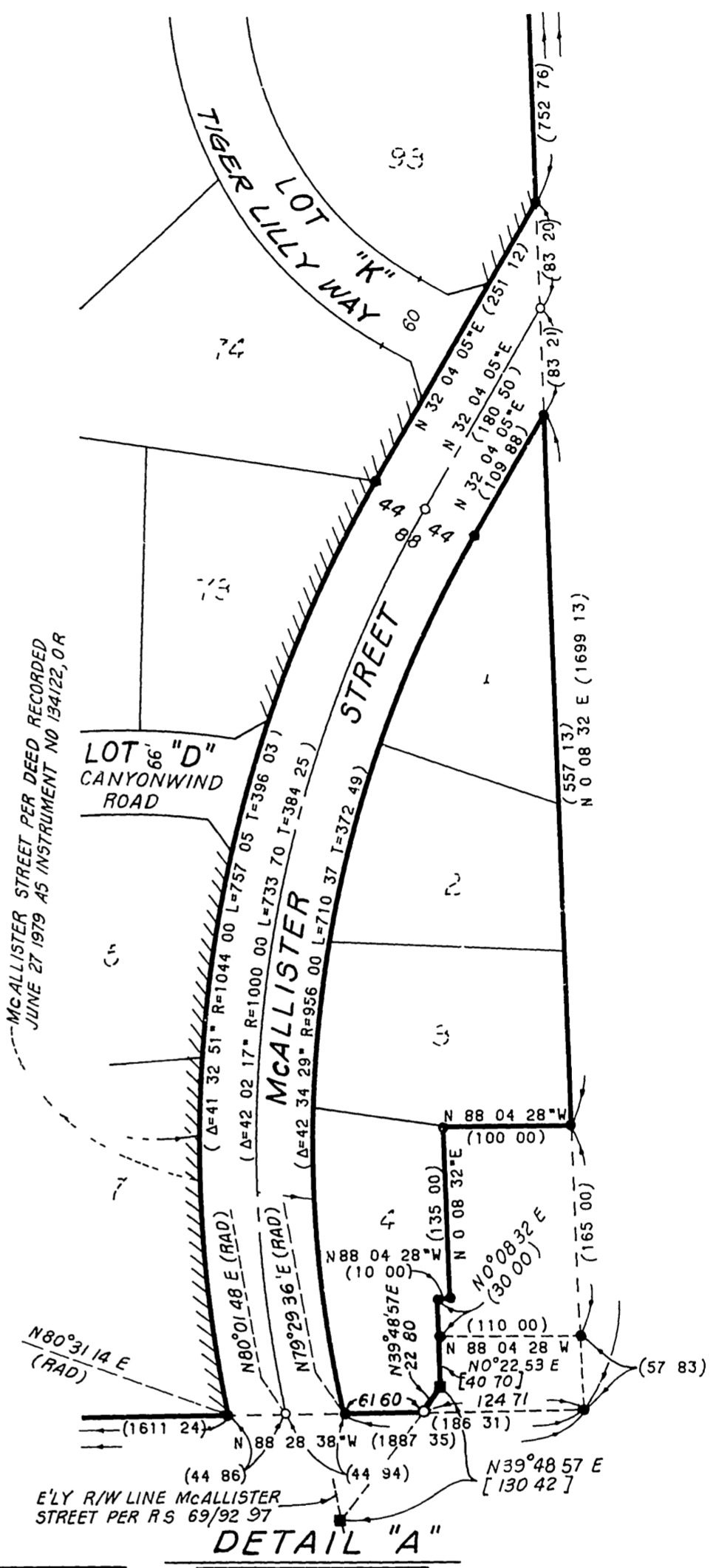
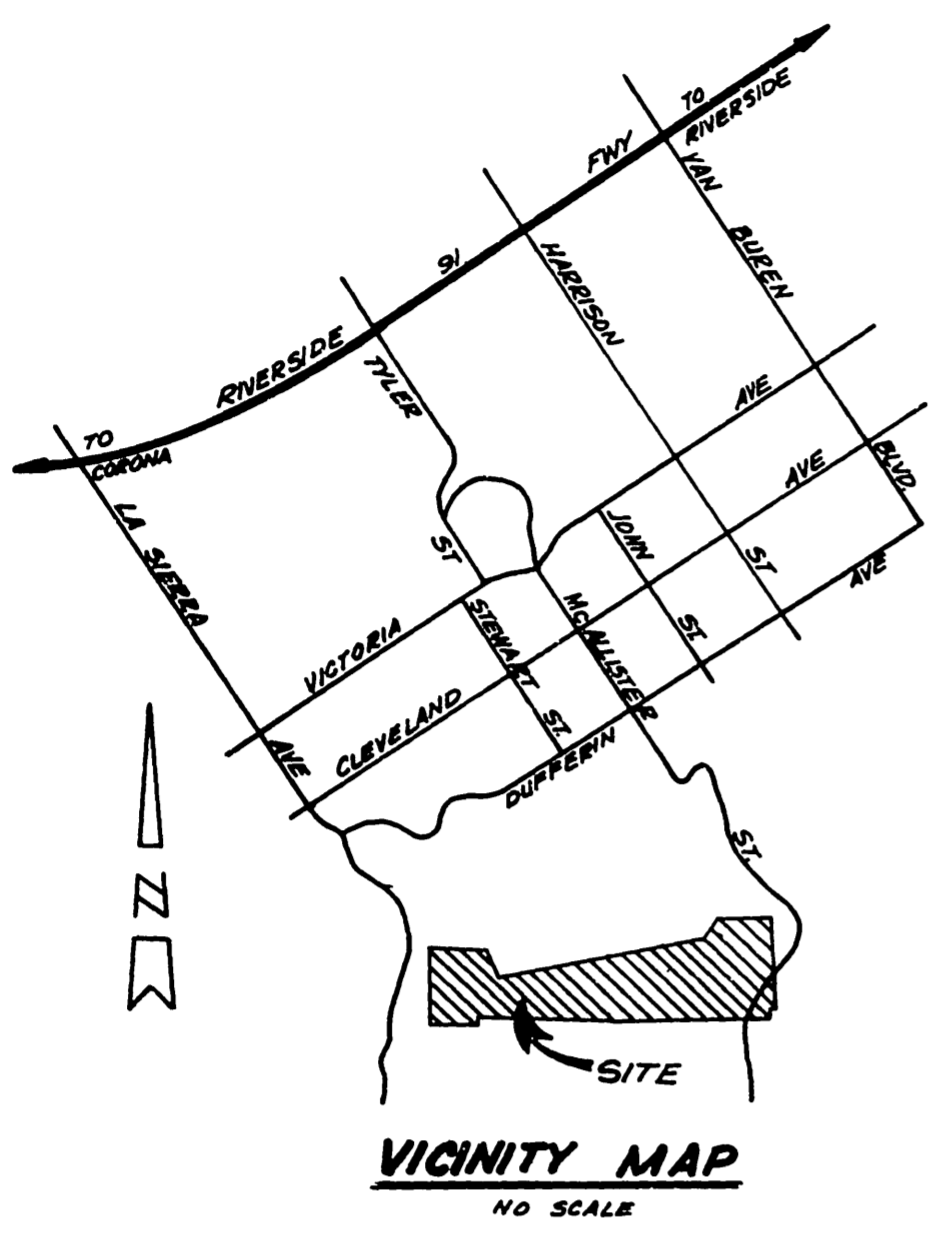
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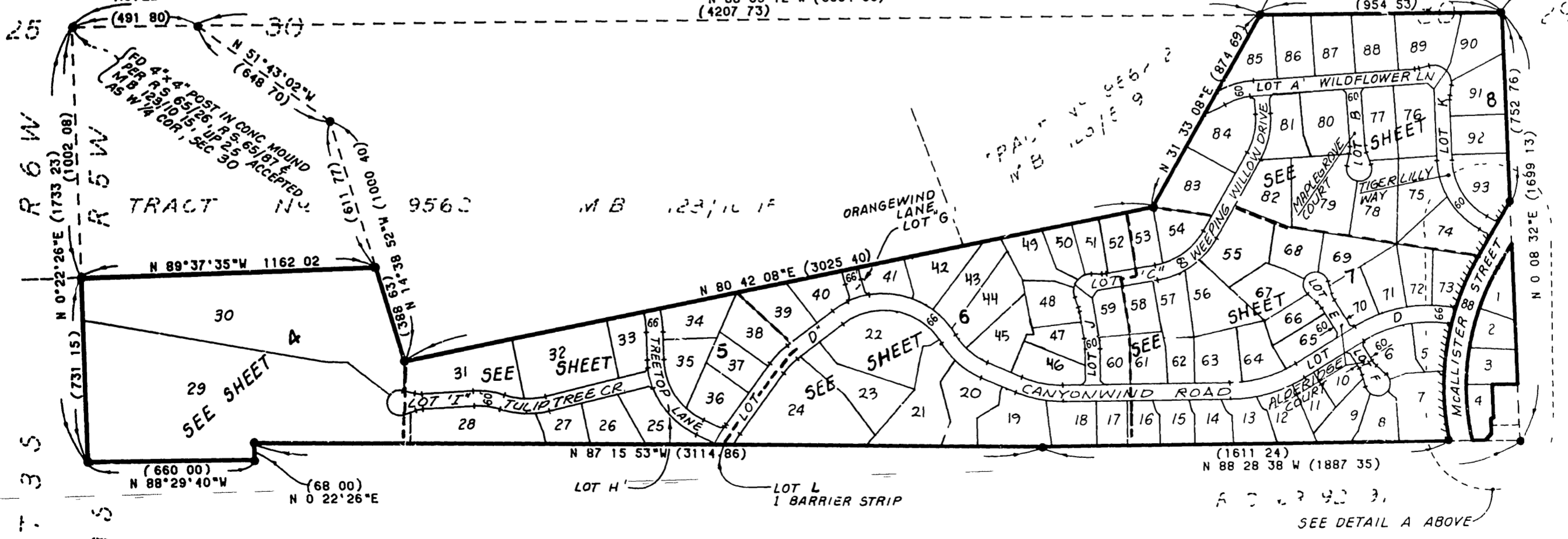
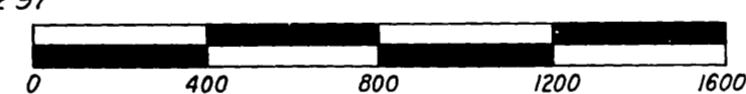
FEBRUARY, 1987  
PSOMAS AND ASSOCIATES

ORIGINAL



SURVEYOR'S NOTES

- 1. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 30, T. 3 S., R. 5 W., BEING NORTH 88° 09' 12" WEST AS SHOWN ON A MAP FILED IN BOOK 65, PAGE 87 OF RECORD OF SURVEYS OF RIVERSIDE COUNTY.
2. INDICATES FOUND 1" I.P. AND TAG, L S 3258, FLUSH, PER R S 65/87, UNLESS OTHERWISE NOTED
3. INDICATES SET 1" I.P. AND TAG, L S 3968, FLUSH (RIV CO STD "A")
4. SET 1" I.P. AND TAG, L S 3968, FLUSH (RIV CO STD "D") AT REAR LOT CORNERS, ANGLE POINTS AND LEAD AND TAG, L S 3968 (RIV CO STD "E") IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES FOR FRONT LOT CORNERS, UNLESS OTHERWISE NOTED
5. ALL MONUMENTS SET PER ORDINANCE NO 461 6
6. (---) INDICATES MEASURED AND RECORD PER R S 65/87, UNLESS OTHERWISE NOTED
7. INDICATES DEDICATION OF ABUTTER'S RIGHTS OF ACCESS
8. TOTAL GROSS = 112 94 ACRES
9. INDICATES FOUND 2" I.P. TAGGED MWD RCE 21759, DN 6" PER RS 69/92 97
10. INDICATES MEASURED AND RECORD PER RS 69/92-97
11. NO BUILDINGS, OBSTRUCTIONS OR ENCROACHMENTS BY LAND FILLS ARE ALLOWED WITHIN DRAINAGE EASEMENTS
12. ALL MONUMENTS SHOWN "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 15, PAGE 73. THIS AFFECTS LOTS 5, 6, 7, 19, 25, 34, 35, 43, 47, 75 & 89.

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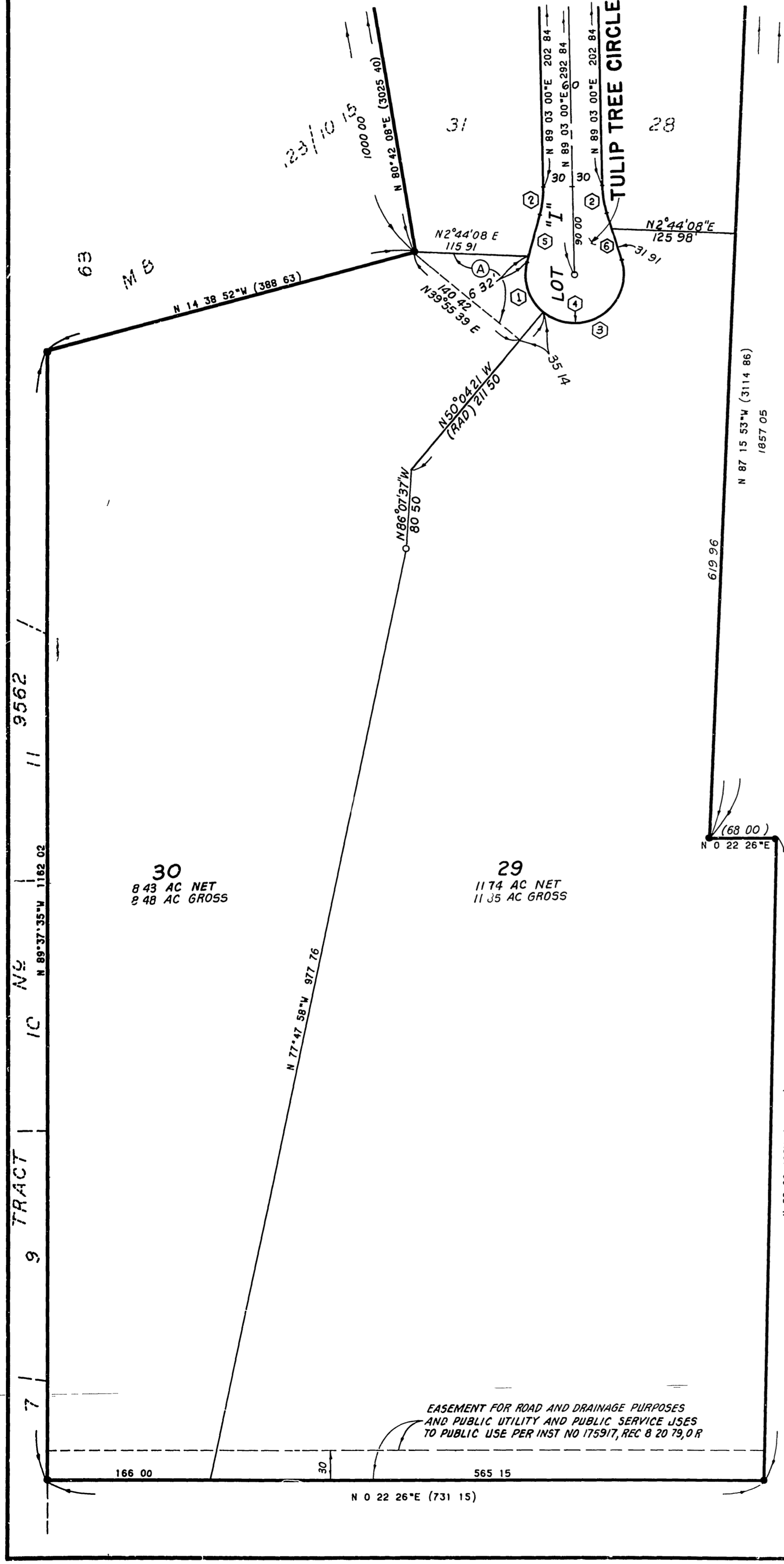
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FEBRUARY, 1987

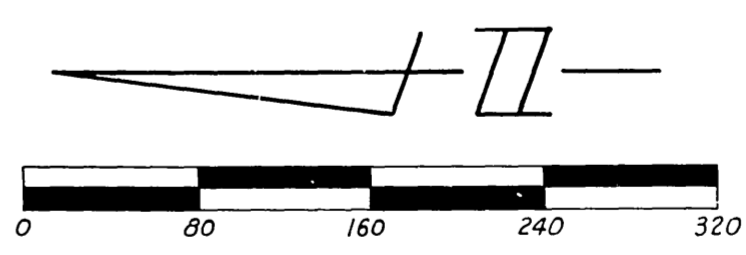
PSOMAS AND ASSOCIATES

ORIGINAL

SEE SHEET 5



(A) INDICATES PRIVATE EASEMENT RESERVED FOR DRAINAGE PURPOSES



NOTE SEE SHEET 3 FOR SURVEYOR'S NOTES

DATA

Δ	DELTA/BEARING	RADIUS	LEN /DIST	TANGENT
1	65°22'58"	50.00	57.06	32.09
2	16°15'37"	100.00	28.38	14.29
3	147°08'16"	50.00	128.40	169.55
4	212°31'14"	50.00	185.46	171.43
5	N 74°41'23"W		50.00	
6	N 72°47'23"E		50.00	

SCALE 1"=80'

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

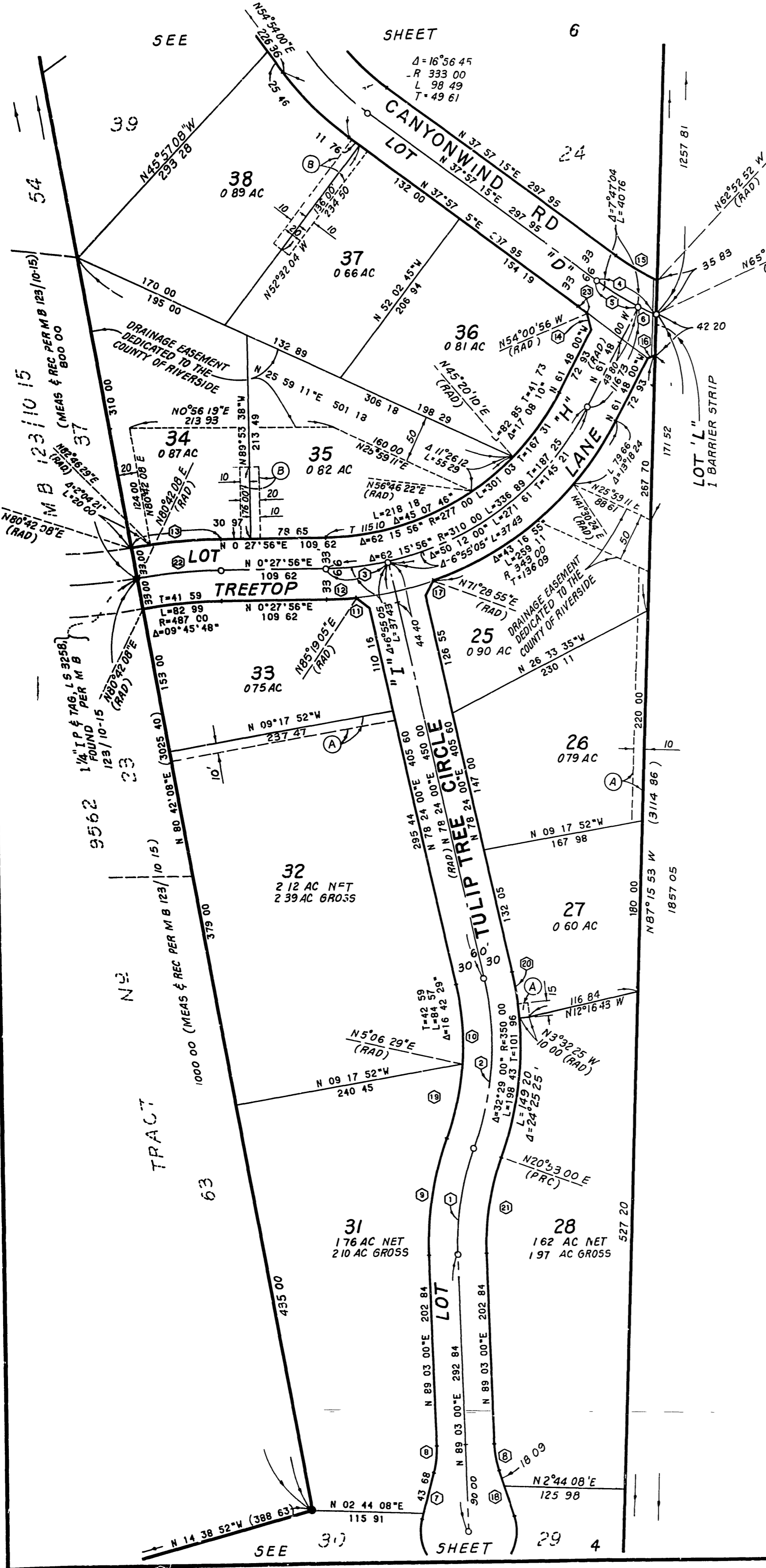
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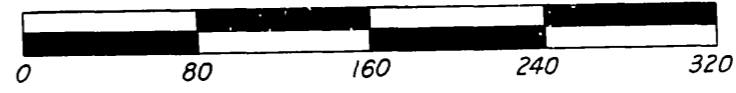
FEBRUARY, 1987

PSOMAS AND ASSOCIATES

ORIGINAL



- (A) INDICATES PRIVATE EASEMENT RESERVED FOR DRAINAGE PURPOSES
- (B) INDICATES RECIPROCAL EASEMENT RESERVED FOR INGRESS AND EGRESS PURPOSES



NOTE SEE SHEET 3 FOR SURVEYOR'S NOTES

DATA

Δ	DELTA/BEARING	RADIUS	LEN /DIST	TANGENT
1	21 50 00"	300 00	114 32	57 86
2	32 29 00"	320 00	181 42	93 22
3	12 03 56"	310 00	65 28	32 76
4	13 39 42"	300 00	71 53	35 94
5	09 45 15"	300 00	51 07	25 60
6	03 54 27"	300 00	20 46	10 23
7	N 74 41 23"W		50 00	
8	16 15 37"	100 00	28 38	14 29
9	21 50 00"	330 00	125 75	63 65
10	32 29 00"	290 00	164 41	84 48
11	N 39 15 10"E		17 92	
12	05 08 51"	343 00	30 82	15 42
13	09 45 48"	553 00	94 23	47 23
14	N 77 05 32"E		18 41	
15	10 50 07"	267 00	50 49	25 32
16	N 20 41 32"W		8 50	
17	N 62 27 10"W		17 92	
18	N 72 47 23"E		50 00	
19	15 46 31"	290 00	79 85	40 18
20	8°03'35"	350 00	49 23	24 66
21	21 50 00"	270 00	102 89	52 08
22	09 45 48"	520 00	88 61	44 41
23	01 58 11"	333 00	11 45	5 72

Sch "B"

SCALE 1" = 80'

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

TRACT NO. 20782

- (A) INDICATES PRIVATE EASEMENT RESERVED FOR DRAINAGE PURPOSES
- (B) INDICATES RECIPROCAL EASEMENT RESERVED FOR INGRESS AND EGRESS PURPOSES

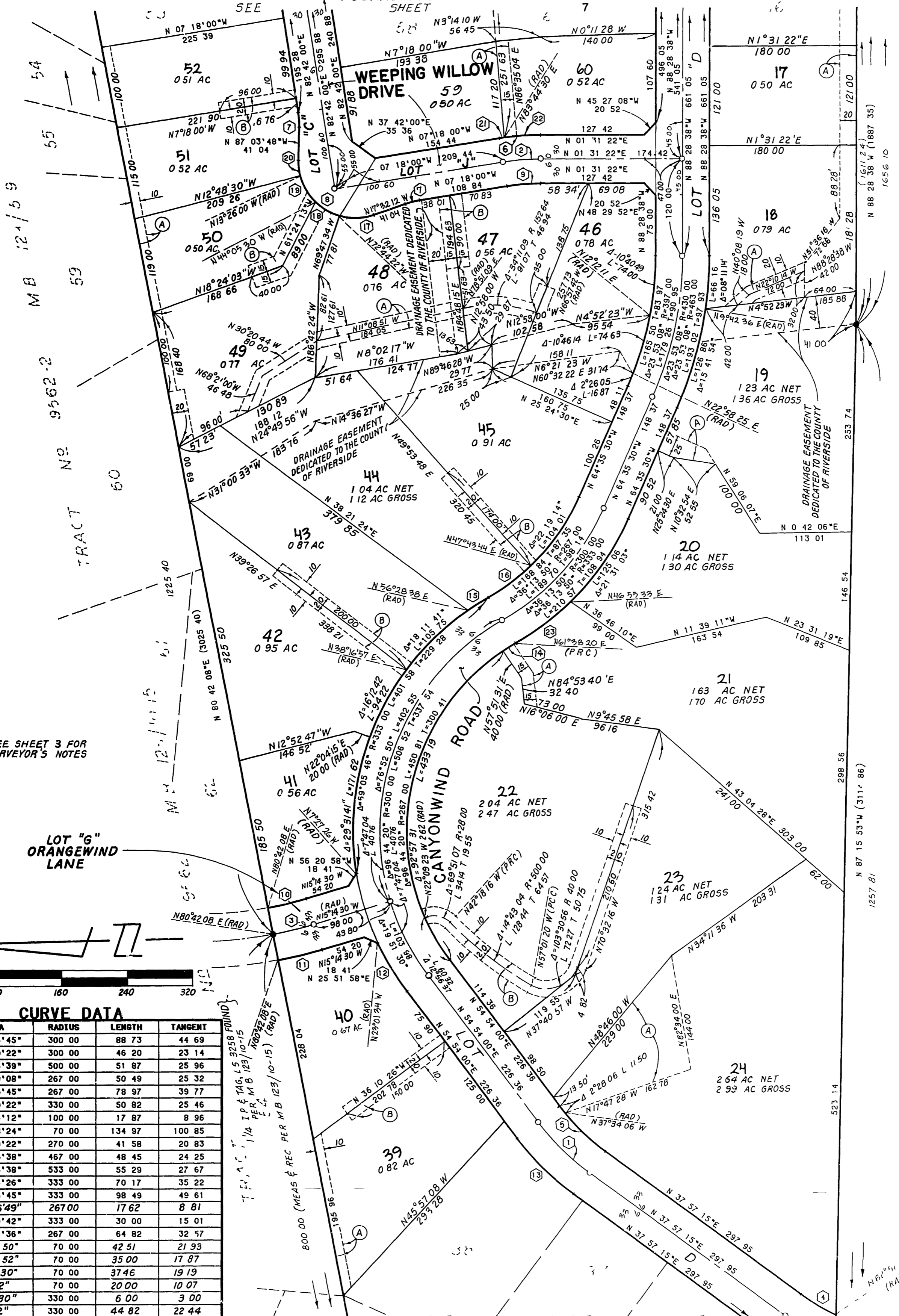
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FEBRUARY, 1987

PSOMAS AND ASSOCIATES

SHEET

7



NOTE SEE SHEET 3 FOR SURVEYOR'S NOTES

LOT "G" ORANGEWIND LANE

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
1	16°56'45"	300.00	88.73	44.69
2	08°49'22"	300.00	46.20	23.14
3	05°56'39"	500.00	51.87	25.96
4	10°50'08"	267.00	50.49	25.32
5	16°56'45"	267.00	78.97	39.77
6	08°49'22"	330.00	50.82	25.46
7	10°14'12"	100.00	17.87	8.96
8	110°28'24"	70.00	134.97	100.85
9	08°49'22"	270.00	41.58	20.83
10	05°56'38"	467.00	48.45	24.25
11	05°56'38"	533.00	55.29	27.67
12	12°04'26"	333.00	70.17	35.22
13	16°56'45"	333.00	98.49	49.61
14	3°46'49"	267.00	17.62	8.81
15	05°09'42"	333.00	30.00	15.01
16	13°54'36"	267.00	64.82	32.57
17	34°47'50"	70.00	42.51	21.93
18	28°38'52"	70.00	35.00	17.87
19	30°39'30"	70.00	37.46	19.19
20	16°22'12"	70.00	20.00	10.07
21	1°02'30"	330.00	6.00	3.00
22	7°46'52"	330.00	44.82	22.44
23	14°42'47"	333.00	85.51	42.99

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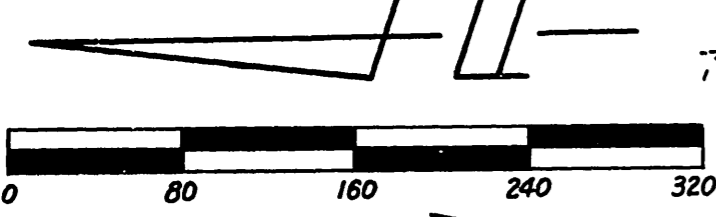
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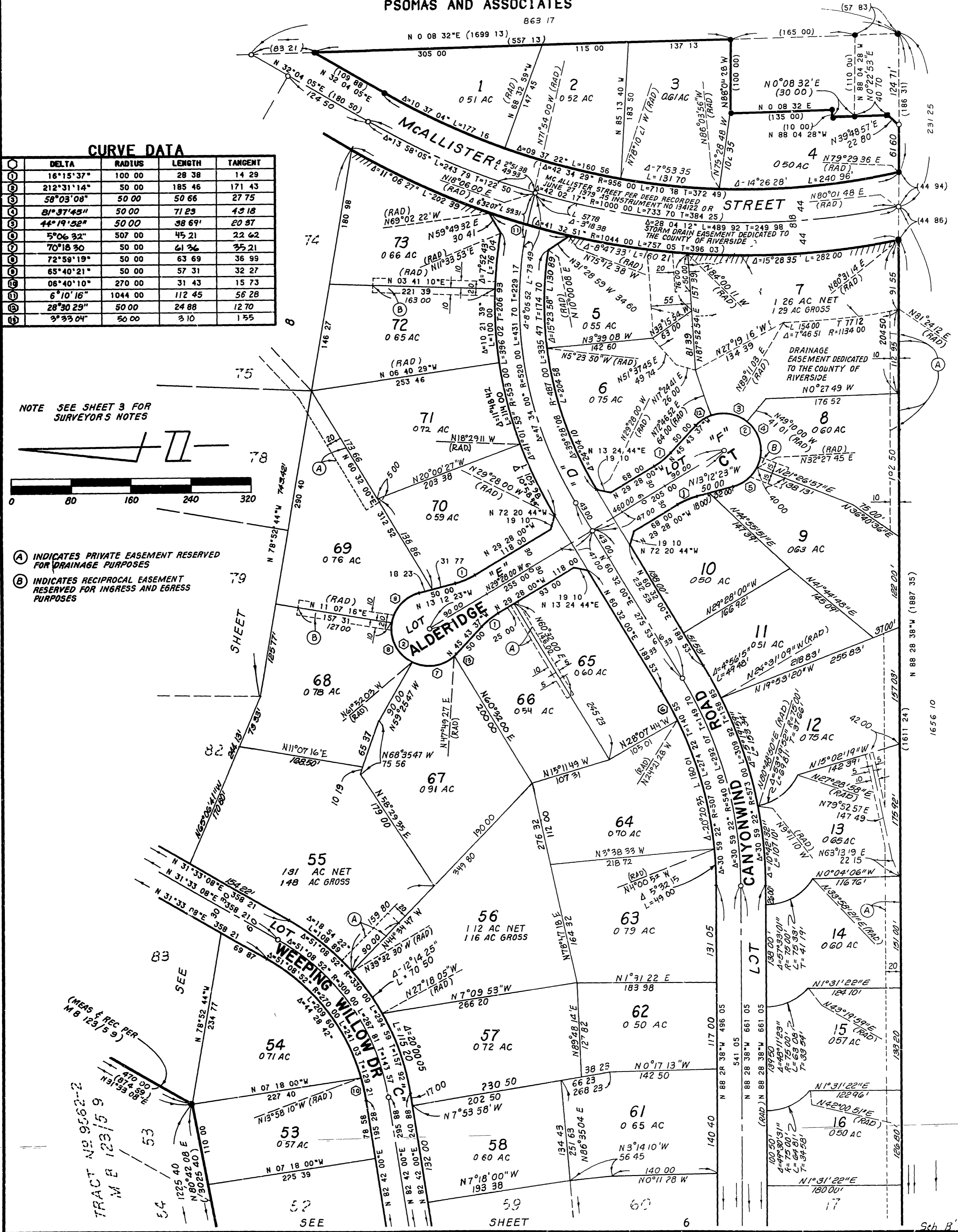
CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
16°15'37"	100.00	28.38	14.29
212°31'14"	50.00	185.46	171.43
58°03'08"	50.00	50.66	27.75
81°37'45"	50.00	71.23	43.18
44°19'52"	50.00	38.69	20.37
5°06'32"	507.00	45.21	22.62
70°18'30"	50.00	61.36	35.21
72°59'19"	50.00	63.69	36.99
65°40'21"	50.00	57.31	32.27
06°40'10"	270.00	31.43	15.73
6°10'16"	1044.00	112.45	56.28
28°30'29"	50.00	24.88	12.70
9°33'04"	50.00	3.10	1.55

NOTE SEE SHEET 3 FOR SURVEYOR'S NOTES



- (A) INDICATES PRIVATE EASEMENT RESERVED FOR DRAINAGE PURPOSES
- (B) INDICATES RECIPROCAL EASEMENT RESERVED FOR INGRESS AND EGRESS PURPOSES



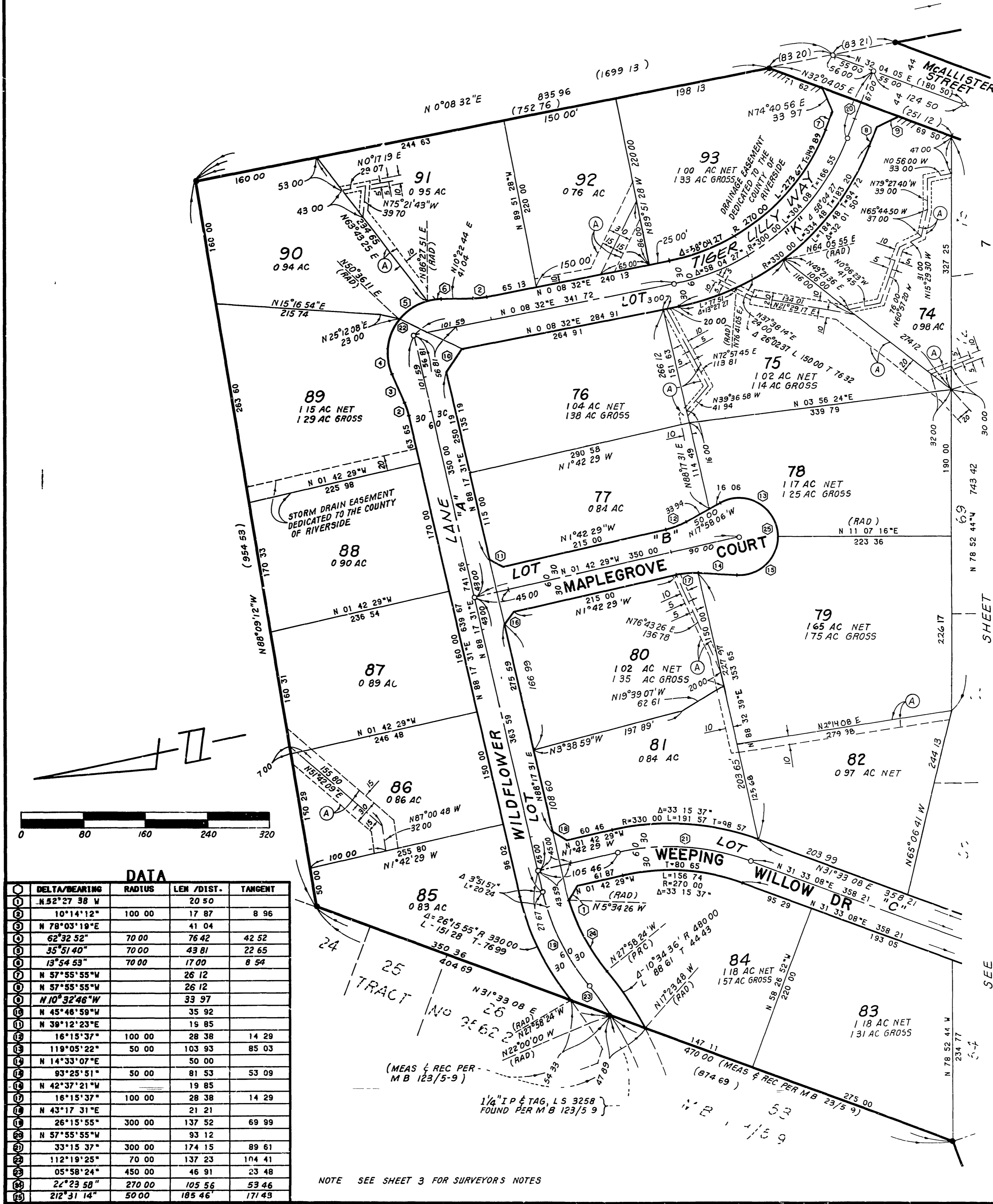
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FEBRUARY, 1987  
PSOMAS AND ASSOCIATES

(A) INDICATES PRIVATE EASEMENT RESERVED FOR DRAINAGE PURPOSES



DATA

POINT	DELTA/BEARING	RADIUS	LEN /DIST.	TANGENT
1	N 52° 27' 38" W		20 50	
2	10° 14' 12"	100 00	17 87	8 96
3	N 78° 03' 19" E		41 04	
4	62° 32' 52"	70 00	76 42	42 52
5	35° 51' 40"	70 00	43 81	22 65
6	13° 54' 53"	70 00	17 00	8 54
7	N 57° 55' 55" W		26 12	
8	N 57° 55' 55" W		26 12	
9	N 10° 32' 46" W		33 97	
10	N 45° 48' 59" W		35 92	
11	N 38° 12' 23" E		19 85	
12	16° 15' 37"	100 00	28 38	14 29
13	119° 05' 22"	50 00	103 93	85 03
14	N 14° 33' 07" E		50 00	
15	93° 25' 51"	50 00	81 53	53 09
16	N 42° 37' 21" W		19 85	
17	16° 15' 37"	100 00	28 38	14 29
18	N 43° 17' 31" E		21 21	
19	26° 15' 55"	300 00	137 52	69 99
20	N 57° 55' 55" W		93 12	
21	33° 15' 37"	300 00	174 15	89 61
22	112° 19' 25"	70 00	137 23	104 41
23	05° 58' 24"	450 00	46 91	23 48
24	22° 23' 58"	270 00	105 56	53 46
25	212° 31' 14"	50 00	185 46	171 43

NOTE SEE SHEET 3 FOR SURVEYORS NOTES