

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT NO. 28863

BEING A SUBDIVISION OF A PORTION OF LOTS 1, 2, 3 AND 4 IN BLOCK 25 TOGETHER WITH A PORTION OF LOTS 1, 2, 3, AND 4 OF BLOCK 35 OF THE ALESSANDRO TRACT PER MAP FILED IN BOOK 6, PAGE 13 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

OCTOBER, 1998 KEITH INTERNATIONAL, INC.
MORENO VALLEY, CALIFORNIA

RECORDER'S STATEMENT
FILED THIS 16th DAY OF DEC., 1998,
AT 8:00 A.M. IN BOOK 276 OF MAPS, AT
PAGES 6-10, AT THE REQUEST OF THE
CITY CLERK.
NO. 546441
FEE *14.00
GARY L. ORSO,
COUNTY ASSESSOR - CLERK - RECORDER
BY: J. Orso, DEPUTY
SUBDIVISION GUARANTEE: 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.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASMENTS DESIGNATED AS "BLANKET P.U.E."

WE ALSO HEREBY DEDICATE PUBLIC UTILITY EASEMENTS OVER LOTS 1 THROUGH 9, INCLUSIVE.

WE ALSO HEREBY DEDICATE TO THE PUBLIC AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 9, INCLUSIVE.

WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "E", INCLUSIVE.

WE HEREBY REQUEST THAT THE FOLLOWING STREET, WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 64499.20 1/2 OF THE SUBDIVISION MAP ACT: THAT CERTAIN UNNAMED STREET KNOWN AS GENTIAN AVENUE LOCATED BETWEEN BLOCKS 25 AND 35 OF ALESSANDRO TRACT PER M.B. 6/13 S.B.CO. RECORDS.

ORANGECREST HILLS, L.P., A WASHINGTON LIMITED PARTNERSHIP

BY: **COMMUNITIES SOUTHWEST DEVELOPMENT AND CONSTRUCTION COMPANY
A WASHINGTON CORPORATION
ITS GENERAL PARTNER**

BY: Thomas D. Pomeroy
THOMAS D. POMEROY, PRESIDENT
CALIFORNIA DIVISION

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 \$_____.

DATED: 12-3, 1998. PAUL MCDONNELL, COUNTY TAX COLLECTOR
BY: Maureen Shangel, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$_____ 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: _____, 1998
GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS
BY: _____, DEPUTY
CASH TAX BOND
PAUL MCDONNELL, COUNTY TAX COLLECTOR
BY: _____, DEPUTY

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FIVE (5) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING OCTOBER OF 1998; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN WITHIN ONE (1) YEAR OF THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 12-2, 1998

Lawrence L. Truman
LAWRENCE L. TRUMAN, L.S. 5346
EXPIRES 12-31-99



CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 28863 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON SEPTEMBER 3, 1998, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; AND THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED.

DATED: 12-8, 1998

RICHARD D. McGRATH, R.C.E. 31952
CITY ENGINEER, EXPIRES 12-31-00
BY: Richard D. McGrath

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } s.s.
ON DECEMBER 1, 1998, BEFORE ME, ETHEL G. GEORGE
PERSONALLY APPEARED THOMAS D. POMEROY
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
Ethel G. George
NOTARY PUBLIC IN AND FOR SAID STATE
ETHEL G. GEORGE
(PRINTED NAME)
MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES FEB. 9, 2000

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL, EXCEPT THE BONDS OF COMMUNITY FACILITIES DISTRICTS NO. 86-1 AND RIVERSIDE UNIFIED SCHOOL DISTRICT NO. 2. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 12/3, 1998
JERRY ROGERS, CITY TREASURER
BY: JR Hansen

WATER FACILITIES STATEMENT

I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE WITH WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT), ADEQUATE TO FUND CONSTRUCTION OF REQUIRED WATER FACILITIES. ONCE FIRE HYDRANTS, WATER PIPELINES AND APPURTENANCES, ANY REQUIRED OFF-SITE FACILITIES, AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY WATER TO EACH LOT CREATED BY THIS SUBDIVISION. THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION.

DATED: _____, 1998
BY: Jeffery D. Simms, RCE 46212

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY GEOSOILS, INC. ON DECEMBER 23, 1996 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF FIVE (5) SHEETS, BE, AND THE SAME IS HEREBY ACCEPTED AS, THE FINAL MAP OF TRACT NO. 28863.
LOTS "A" THROUGH "E", INCLUSIVE, ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.
THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES.
AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 9, INCLUSIVE, IS HEREBY ACCEPTED.
THE FOLLOWING STREET IS HEREBY ABANDONED IN CONFORMANCE WITH SECTION 64499.20 1/2 OF THE SUBDIVISION MAP ACT; THAT CERTAIN UNNAMED STREET KNOWN AS GENTIAN AVENUE LOCATED BETWEEN BLOCKS 25 AND 35 OF ALESSANDRO TRACT PER M.B. 6/13, S.B. CO. RECORDS

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 15th DAY OF December, 1998.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA.
BY: Colleen J. Nicol



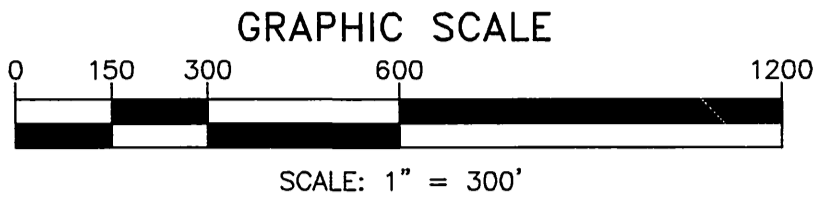
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OCTOBER, 1998

KEITH INTERNATIONAL, INC.
MORENO VALLEY, CALIFORNIA

CITY



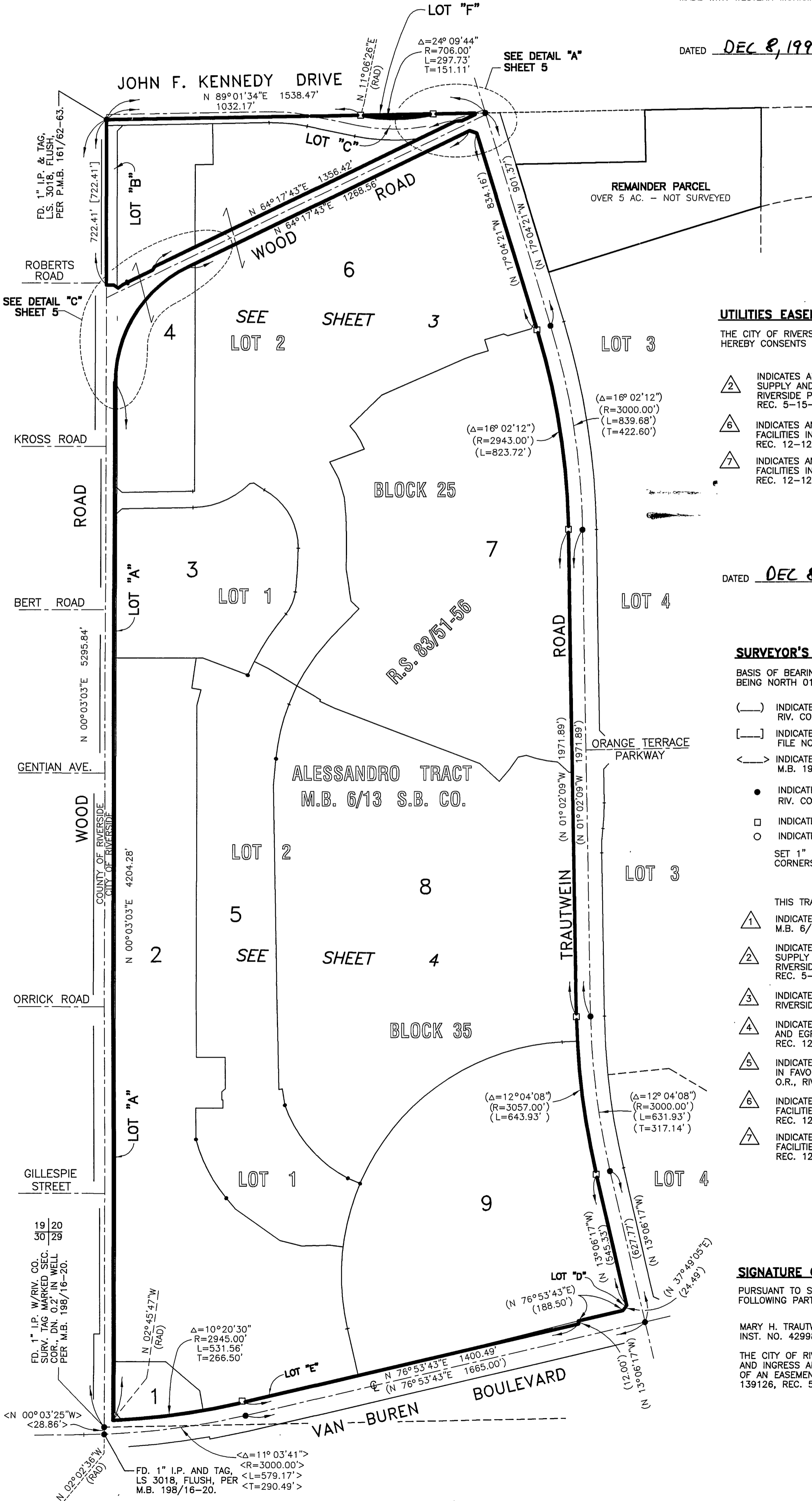
PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER FACILITIES MUST BE MADE WITH WESTERN MUNICIPAL WATER DISTRICT.

BILL D. CARNAHAN
PUBLIC UTILITIES DIRECTOR

DATED DEC 8, 1998

BY: Dieter P. Witzfeld



UTILITIES EASEMENTS CERTIFICATE

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

- ② INDICATES AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 106205, REC. 8-13-73, AND INST. NO. 154780, REC. 5-15-89, BOTH O.R., RIV. CO.
- ⑥ INDICATES AN EASEMENT FOR ELECTRIC DISTRIBUTION AND TRANSMISSION FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 434113, REC. 12-12-89, O.R., RIV. CO.
- ④ INDICATES AN EASEMENT FOR ELECTRIC DISTRIBUTION AND TRANSMISSION FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 434114, REC. 12-12-89, O.R., RIV. CO.

BILL D. CARNAHAN
PUBLIC UTILITIES DIRECTOR

DATED DEC 8, 1998

BY: Dieter P. Witzfeld

SURVEYOR'S NOTES:

- BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF TRAUTWEIN ROAD BEING NORTH 01°02'09" WEST PER R.S. 83/51-56, RIV. CO. RECORDS.
- (—) INDICATES MEASURED AND RECORD DATA PER R.S. 83/51-56, RIV. CO. RECORDS, UNLESS OTHERWISE NOTED.
 - [] INDICATES RECORD DATA PER RIGHT OF WAY MAP, RIV. CO. SURV. FILE NO. 824-Z.
 - <—> INDICATES MEASURED AND RECORD DATA/PER TRACT NO. 19958-4, M.B. 198/16-20, RIV. CO. RECORDS.
 - INDICATES FOUND 1" I.P. AND TAG, LS 3018, FLUSH, PER R.S. 83/51-56, RIV. CO. RECORDS, UNLESS OTHERWISE NOTED.
 - INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH.
 - INDICATES SET SPIKE AND WASHER STAMPED "LS 5346", FLUSH.
 - SET 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, AT ALL LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- THIS TRACT CONTAINS 212.39 ACRES.
- ① INDICATES AN EASEMENT IN FAVOR OF THE PUBLIC FOR PUBLIC ROADS PER M.B. 6/13, SAN BERNARDINO COUNTY RECORDS.
 - ② INDICATES AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 106205, REC. 8-13-73, AND INST. NO. 154780, REC. 5-15-89, BOTH O.R., RIV. CO.
 - ③ INDICATES AN EASEMENT FOR SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 130358, REC. 5-8-87, O.R., RIV. CO.
 - ④ INDICATES AN EASEMENT FOR SLOPE SUPPORT PURPOSES AND INGRESS AND EGRESS IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 369584, REC. 12-16-88, O.R., RIV. CO.
 - ⑤ INDICATES AN EASEMENT FOR DRAINAGE FACILITIES AND INGRESS AND EGRESS IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 139126, REC. 5-1-89, O.R., RIV. CO.
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SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

MARY H. TRAUTWEIN, OWNER OF OIL, GAS, HYDROCARBON AND MINERAL RIGHTS PER INST. NO. 42998, REC. 4-29-63, O.R., RIV. CO.

THE CITY OF RIVERSIDE, OWNER OF AN EASEMENT FOR SLOPE SUPPORT PURPOSES AND INGRESS AND EGRESS PER INST. NO. 369584, REC. 12-16-88, O.R., AND OWNER OF AN EASEMENT FOR DRAINAGE FACILITIES AND INGRESS AND EGRESS PER INST. NO. 139126, REC. 5-1-89, BOTH O.R., RIV. CO.

TRACT NO. 28863

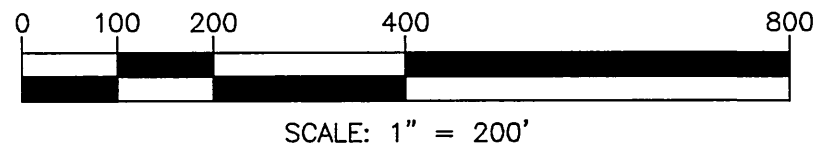
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OCTOBER, 1998

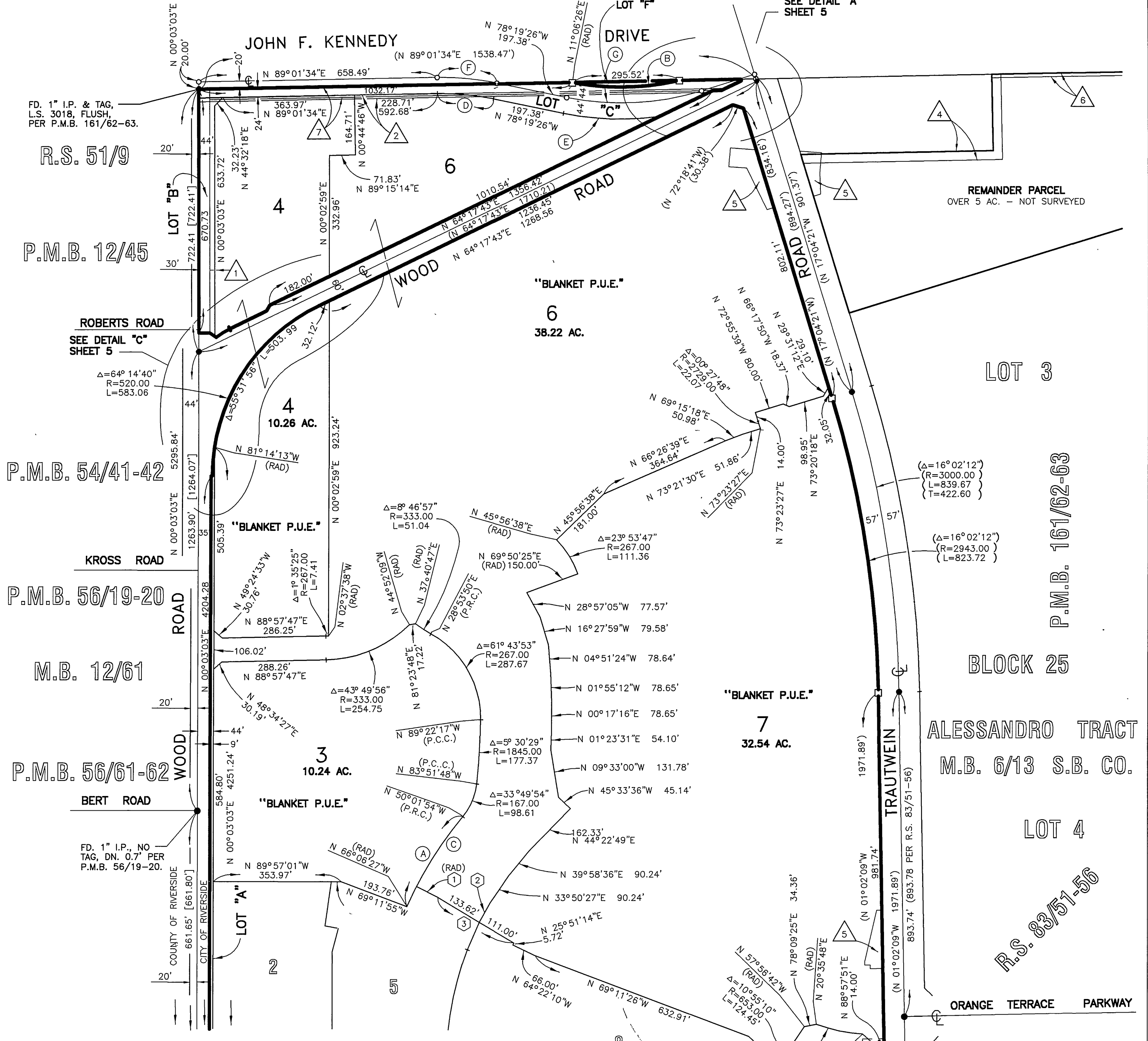
KEITH INTERNATIONAL, INC.
MORENO VALLEY, CALIFORNIA

R.S. 83/59-60

GRAPHIC SCALE



CITY



SURVEYOR'S NOTES:

BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF TRAUTWEIN ROAD BEING NORTH 01°02'09" WEST PER R.S. 83/51-56, RIV. CO. RECORDS.

- () INDICATES MEASURED AND RECORD DATA PER R.S. 83/51-56, RIV. CO. RECORDS, UNLESS OTHERWISE NOTED.
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- INDICATES FOUND 1" I.P. AND TAG, LS 3018, FLUSH, PER R.S. 83/51-56, RIV. CO. RECORDS, UNLESS OTHERWISE NOTED.
 - INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH,
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- SET NAIL AND TAG MARKED "LS 5346" IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES.
- THIS TRACT CONTAINS 212.39 ACRES.

- ① INDICATES AN EASEMENT IN FAVOR OF THE PUBLIC FOR PUBLIC ROADS PER M.B. 6/13, SAN BERNARDINO COUNTY RECORDS.
- ② INDICATES AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 106205, REC. 8-13-73, AND INST. NO. 154780, REC. 5-15-89, BOTH O.R., RIV. CO.
- ③ INDICATES AN EASEMENT FOR SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 130358, REC. 5-8-87, O.R., RIV. CO.
- ④ INDICATES AN EASEMENT FOR SLOPE SUPPORT PURPOSES AND INGRESS AND EGRESS IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 369584, REC. 12-16-88, O.R., RIV. CO.

SEE SHEET 4

- ⑤ INDICATES AN EASEMENT FOR DRAINAGE FACILITIES AND INGRESS AND EGRESS IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 139126, REC. 5-1-89, O.R., RIV. CO.
- ⑥ INDICATES AN EASEMENT FOR ELECTRIC DISTRIBUTION AND TRANSMISSION FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 434113, REC. 12-12-89, O.R., RIV. CO.
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LINE DATA

○	BEARING	DISTANCE
1	N 62°44'54"W	66.00
2	N 29°22'44"E	60.02
3	N 59°13'39"W	244.62

CURVE DATA

○	DELTA	RADIUS	LENGTH	TANGENT
A	16°04'33"	1043.00	292.64	147.29
B	24°09'44"	706.00	297.73	151.11
C	12°43'00"	1043.00	231.49	116.22
D	12°39'00"	706.00	155.87	78.25
E	19°07'52"	794.00	265.12	133.80
F	12°39'00"	750.00	165.59	83.13
G	28°44'59"	750.00	376.33	192.22

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT NO. 28863

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OCTOBER, 1998

KEITH INTERNATIONAL, INC.
MORENO VALLEY, CALIFORNIA

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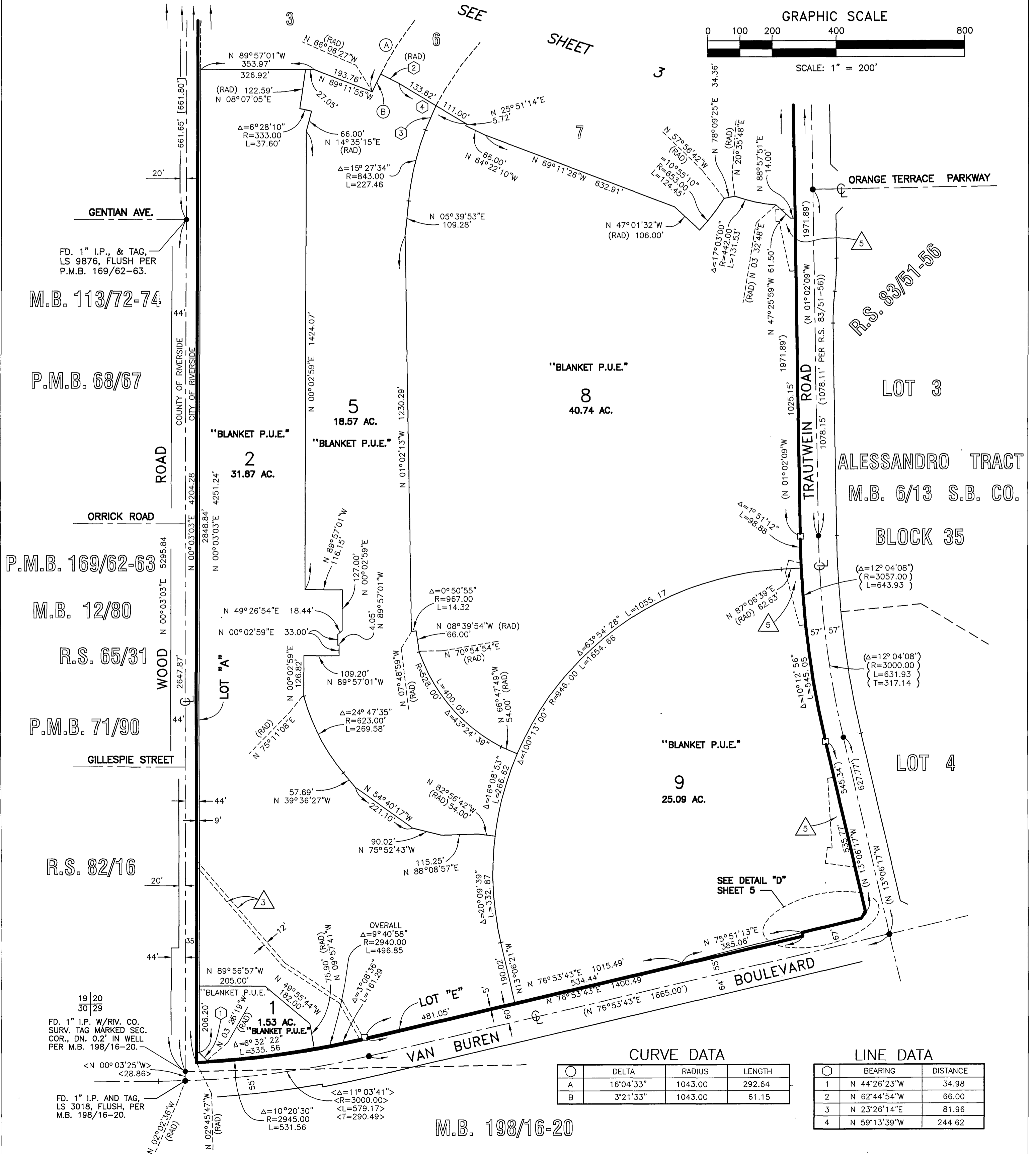
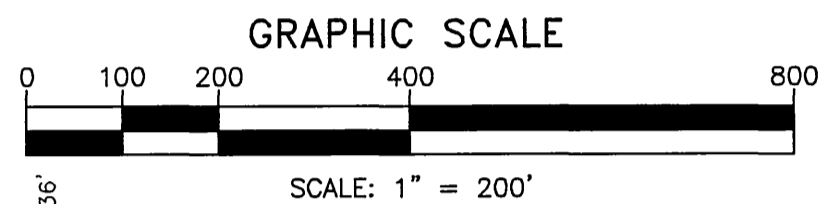
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CITY



CURVE DATA			
DELTA	RADIUS	LENGTH	
A	16°04'33"	1043.00	292.64
B	3°21'33"	1043.00	61.15

LINE DATA	
BEARING	DISTANCE
1	N 44°26'23"W 34.98
2	N 62°44'54"W 66.00
3	N 23°26'14"E 81.96
4	N 59°13'39"W 244.62

M.B. 198/16-20

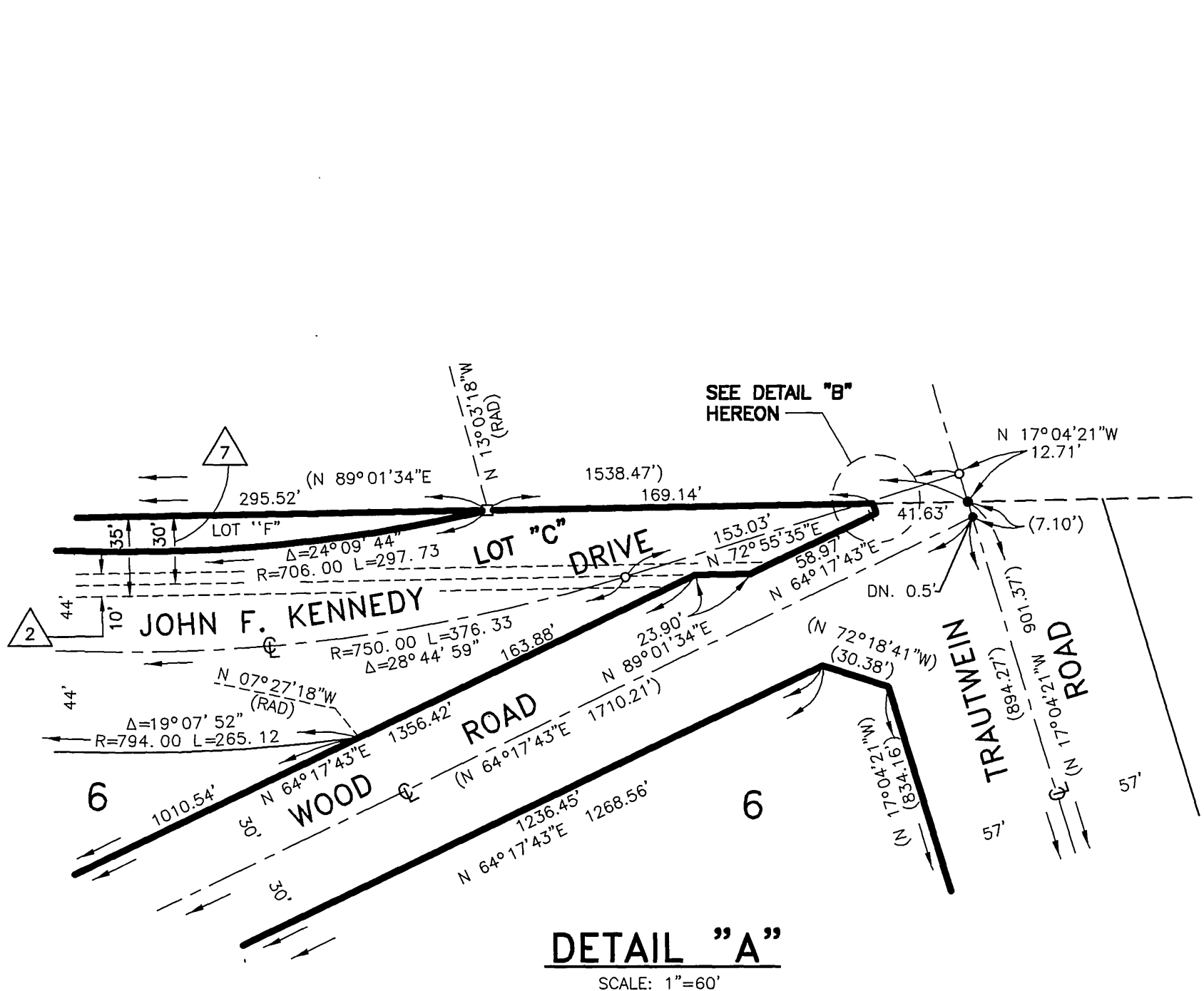
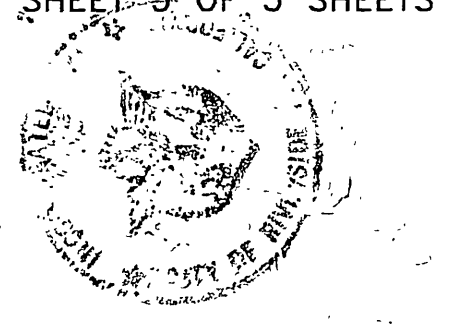
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TRACT NO. 28863

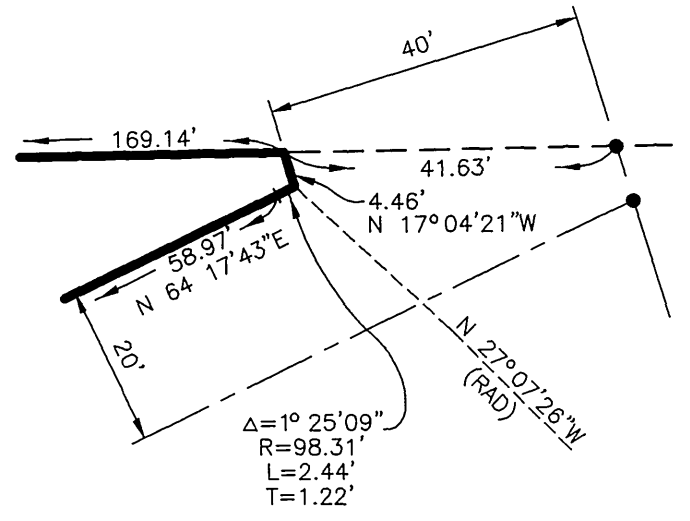
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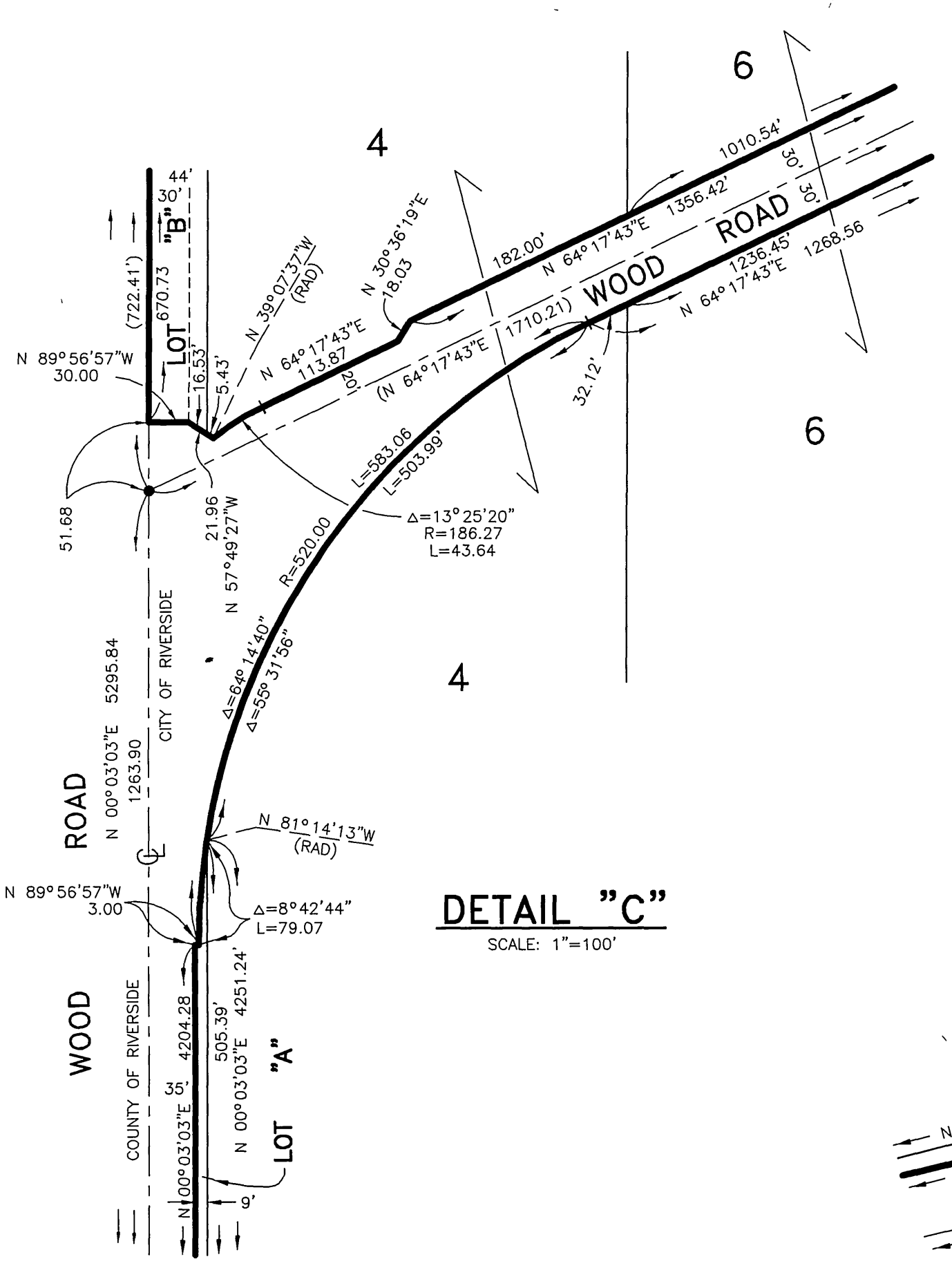
KEITH INTERNATIONAL, INC.
MORENO VALLEY, CALIFORNIA



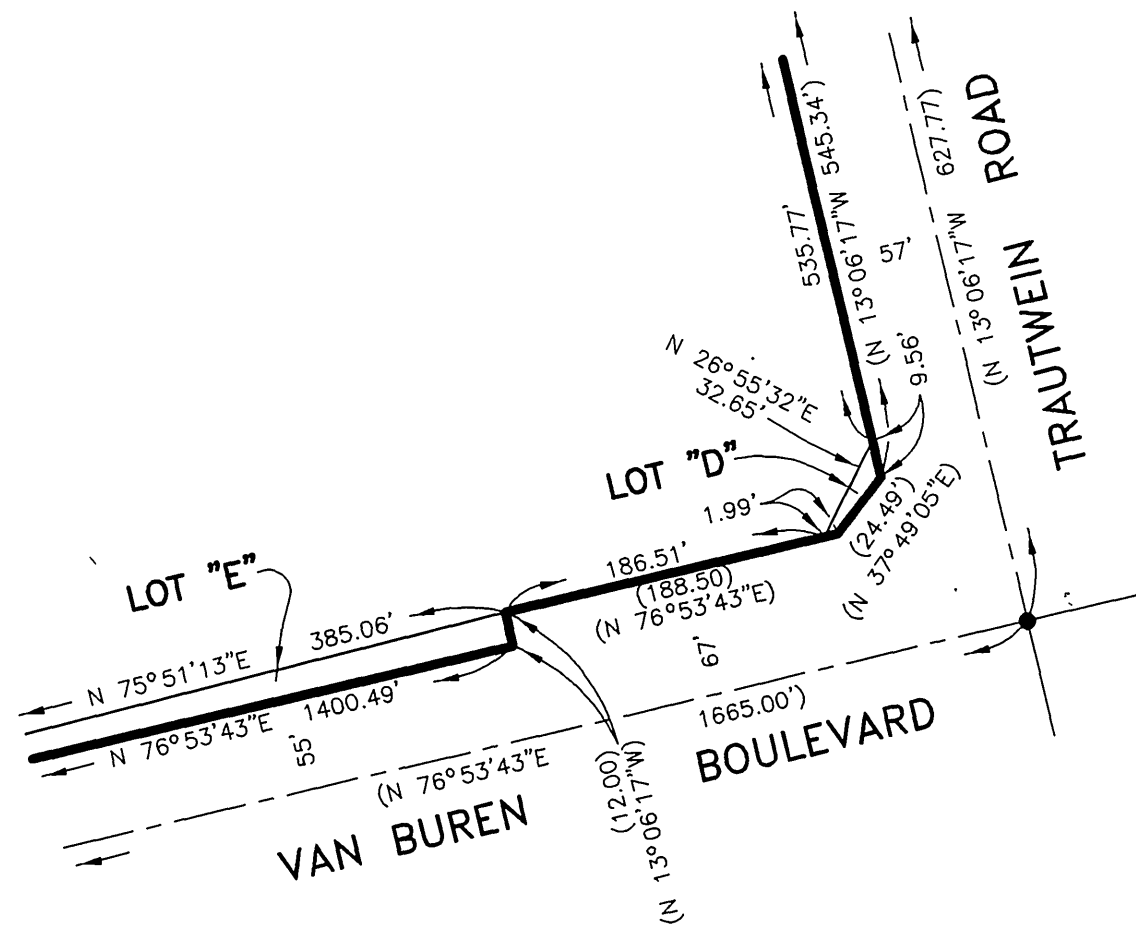
DETAIL "A"
SCALE: 1"=60'



DETAIL "B"
NO SCALE



DETAIL "C"
SCALE: 1"=100'



DETAIL "D"
NO SCALE

