

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 28866-1

BEING A SUBDIVISION OF LOT 7 OF TRACT NO. 28863 AS SHOWN ON A MAP FILED IN BOOK 276, PAGES 6 THROUGH 10, INCLUSIVE, OF MAPS RECORDS OF RIVERSIDE COUNTY.

NOVEMBER, 1998 THE KEITH COMPANIES
MORENO VALLEY, CALIFORNIA

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 "I", INCLUSIVE, TOGETHER WITH LOTS "O", "P", "Q" AND "R".

WE ALSO HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENTS DESIGNATED AS "STORM DRAIN EASEMENT".

WE ALSO HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENT DESIGNATED AS "14' x 25' P.U.E."

WE ALSO HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "3' P.U.E." AFFECTS LOTS "J", "L", 1-25, 40-44, 52-59 AND LOT 96.

WE ALSO HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE EASEMENT DESIGNATED AS "SANITARY SEWER EASEMENT".

WE HEREBY REQUEST THAT THE FOLLOWING EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 664499.20 1/2 OF THE SUBDIVISION MAP ACT:

1. THAT PORTION WITHIN THE BOUNDARY OF THIS TRACT MAP OF THAT CERTAIN EASEMENT FOR DRAINAGE FACILITIES AND INGRESS AND EGRESS GRANTED TO THE CITY OF RIVERSIDE PER INST. NO. 139126, REC. 5-1-89, O.R., RIV. CO.
2. THAT PORTION WITHIN THE BOUNDARY OF THIS TRACT MAP OF THAT CERTAIN EASEMENT FOR BLANKET ELECTRIC FACILITIES DEDICATED AND ACCEPTED ON THE MAP OF TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

WE HEREBY RESERVE LOTS "J" THROUGH "N", INCLUSIVE, FOR THE USE AND BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNS.

STANDARD PACIFIC CORPORATION, A DELAWARE CORPORATION

Michael J. White
MICHAEL J. WHITE
AUTHORIZED REPRESENTATIVE
STANDARD PACIFIC OF THE INLAND EMPIRE

Scott D. Sowell
SCOTT D. SOWELL
AUTHORIZED REPRESENTATIVE
STANDARD PACIFIC OF THE INLAND EMPIRE

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION UNDER DEED OF TRUST RECORDED APRIL 29, 1999 AS INSTRUMENT NO. 182286, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Gary Francis
ASST. VICE-PRESIDENT

Randall K. Owens
ASST. SECRETARY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Orange } S.S.

ON 9/17/99, 1999, BEFORE ME, Mary Rajic
PERSONALLY APPEARED Michael J. White and Scott D. Sowell
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/HE/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
Mary Rajic
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.
MY COMMISSION EXPIRES May 25, 2003
Comm # 1221616

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Riverside } S.S.

ON November 9, 1999, BEFORE ME, Leslie G. Duckett
PERSONALLY APPEARED Gary Francis and Randall K. Owens
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/HE/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
Leslie G. Duckett
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.
MY COMMISSION EXPIRES 6-23-03

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY GEOSOILS, INC. ON SEPTEMBER 11, 1998 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

RECORDER'S STATEMENT

FILED THIS 22ND DAY OF DEC., 1999, AT 8:00 A.M. IN BOOK 286 OF MAPS, AT PAGES 76-81, AT THE REQUEST OF THE CITY CLERK.

NO. 1999-552744
FEE \$16.00

GARY L. ORSO,
COUNTY ASSESSOR - CLERK - RECORDER
BY: J. Ragan, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF SIX (6) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING NOVEMBER 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: 11/1, 1999

Lawrence L. Truman
LAWRENCE L. TRUMAN, L.S. 5346
EXPIRES 12-31-03



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. 28866 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; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING TIME FOR COMPLETING THE SAME.

RICHARD D. McGRATH R.C.E. 31952
CITY ENGINEER EXPIRES 12-31-00

DATED: 12-15, 1999

BY: Richard O. McHath

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF SIX (6) SHEETS, BE, AND THE SAME IS HEREBY ACCEPTED AS, THE FINAL MAP OF TRACT NO. 28866-1.

LOTS "A" THROUGH "I", INCLUSIVE, ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, AND LOTS "O", "P", "Q" AND "R" ARE HEREBY ACCEPTED AS A BARRIER STRIPS.

THE EASEMENTS DESIGNATED AS "STORM DRAIN EASEMENT" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THE EASEMENT DESIGNATED AS "SANITARY SEWER EASEMENT" IS HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

THE EASEMENT DESIGNATED AS "14'x25' P.U.E. EASEMENT" IS HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES.

THE EASEMENTS DESIGNATED AS "3' P.U.E. EASEMENT" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES.

THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT.

1. THAT PORTION WITHIN THE BOUNDARY OF THIS TRACT MAP OF THAT CERTAIN EASEMENT FOR DRAINAGE FACILITIES AND INGRESS AND EGRESS GRANTED TO THE CITY OF RIVERSIDE PER INST. NO. 139126, REC. 5-1-89, O.R., RIV. CO.
2. THAT PORTION WITHIN THE BOUNDARY OF THIS TRACT MAP OF THAT CERTAIN EASEMENT FOR BLANKET ELECTRIC FACILITIES DEDICATED AND ACCEPTED ON THE MAP OF TRACT NO. 28863, M.B. 276/6-10, RIV. 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 21st DAY OF December, 1999.



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

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: 11-9, 1999. PAUL MCDONNELL, COUNTY TAX COLLECTOR

This certification excludes any supplemental tax assessment not yet extended. BY: David Calhoun, 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: _____, 1999.

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: _____ DEPUTY

CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR
BY: _____ DEPUTY

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 DISTRICT NO. 86-1. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 11/9, 1999.

JERRY ROGERS
CITY TREASURER
BY: JR Rogers

OPTIONEE'S STATEMENT

ORANGECREST HILLS, L.P. A WASHINGTON LIMITED PARTNERSHIP (MASTER DEVELOPER) OPTIONEE UNDER OPTION AGREEMENT RECORDED ON APRIL 28, 1999 AS INSTRUMENT NO. 182286 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ORANGECREST HILLS, L.P. A WASHINGTON LIMITED PARTNERSHIP BY: COMMUNITIES SOUTHWEST DEVELOPMENT AND CONSTRUCTION COMPANY A WASHINGTON CORPORATION, ITS GENERAL PARTNER

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

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } S.S.

ON NOVEMBER 1, 1999, 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/HE/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

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES FEB. 9, 2000

ETHEL G. GEORGE
(PRINTED NAME)

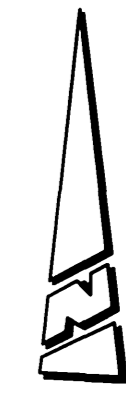
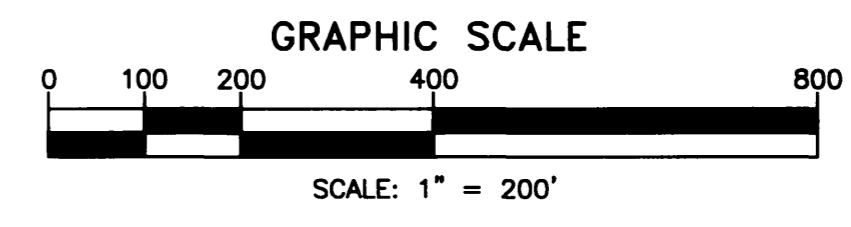
M.B. 286 / 76

M.B. 286 / 76

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT NO. 28866-1

BEING A SUBDIVISION OF LOT 7 OF TRACT NO. 28863 AS SHOWN ON A MAP FILED IN BOOK 276, PAGES 6 THROUGH 10 INCLUSIVE, OF MAPS RECORDS OF RIVERSIDE COUNTY.

NOVEMBER, 1998 THE KEITH COMPANIES
MORENO VALLEY, CALIFORNIA



SIGNATURE OMISSIONS

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

MARY H. TRAUTWEIN, ET AL, OWNER OF OIL, GAS, HYDROCARBON AND MINERAL SUBSTANCES PER INSTRUMENT NO. 42998, RECORDED APRIL 29, 1963 IN OFFICIAL RECORDS OF RIVERSIDE CO.

THE CITY OF RIVERSIDE, OWNER OF A BLANKET AVIGATION EASEMENT AS DEDICATED ON A MAP OF TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

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 ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

BILL D. CARNAHAN
PUBLIC UTILITIES DIRECTOR

DATED NOV 18, 1999

BY: Dieter P. Witzfeld

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 OFFSITE 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: November 16, 1999

BY: Jeffrey D. Sims
JEFFREY D. SIMS, RCE 46212

SURVEYOR'S NOTES:

BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF TRAUTWEIN ROAD BEING NORTH 01°02'09" WEST PER TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

- () INDICATES MEASURED AND RECORD DATA PER TRACT NO. 28863 M.B. 276/6-10, RIV. CO. RECORDS, UNLESS OTHERWISE NOTED.
- [] INDICATES MEASURED AND RECORD DATA PER TRACT NO. 28863 M.B. 276/6-10, RIV. CO. RECORDS, AND CERTIFICATE OF CORRECTION REC. SEPT. 10, 1999 AS INSTRUMENT NO. 407575, O.R., RIV. CO.
- INDICATES FOUND 1" I.P. AND TAG, "LS 3018", FLUSH, PER R.S. 83/51-56 AND M.B. 276/6-10, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, PER TRACT NO. 28863, M.B. 276/6-10.
- INDICATES SET SPIKE AND WASHER STAMPED "LS 5346", FLUSH,

SET 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.

SET NAIL AND TAG MARKED "LS 5346" IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED.

THIS TRACT CONTAINS 32.54 ACRES.

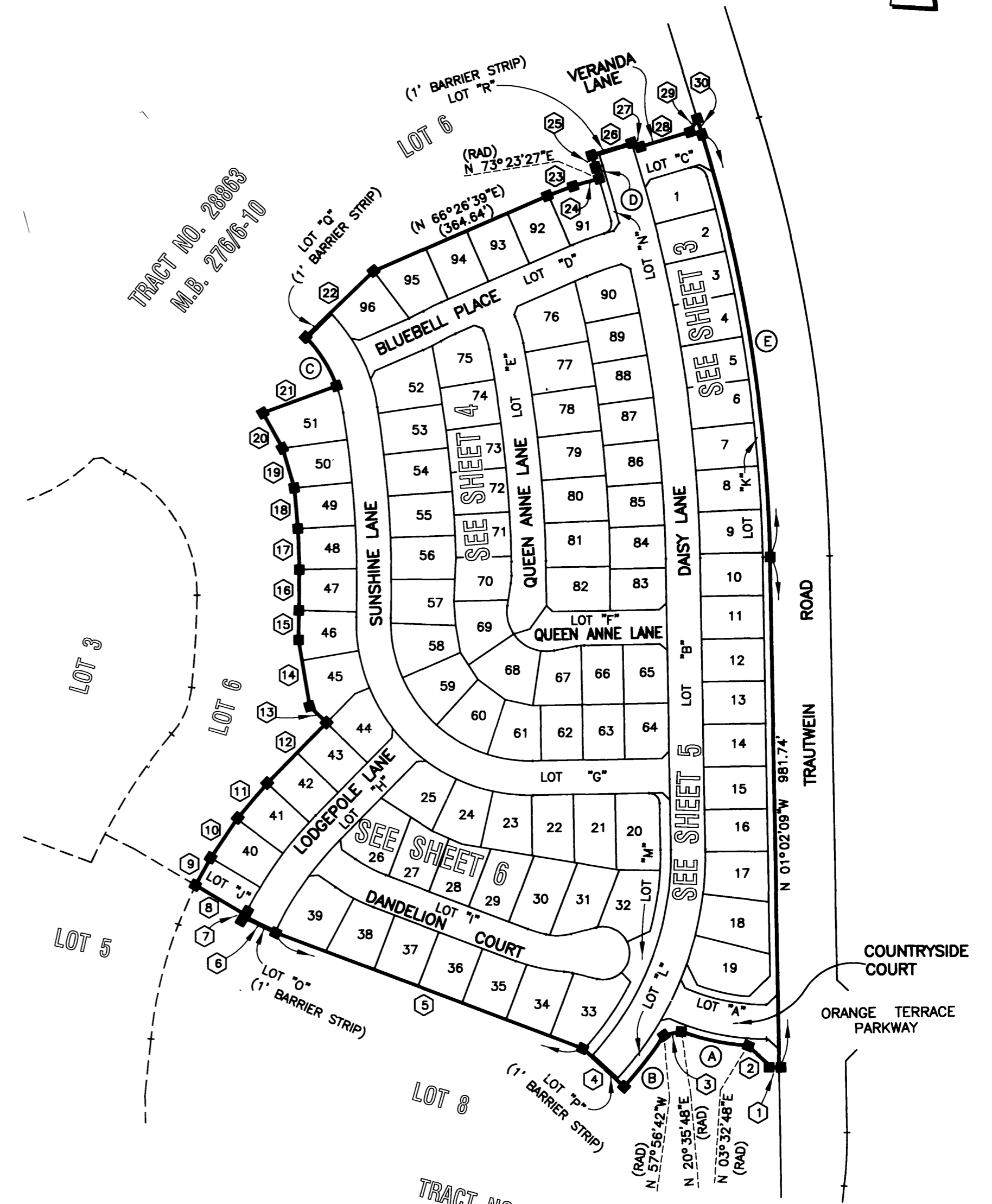
NOTE: BLANKET AVIGATION EASEMENT EXIST OVER ALL LOTS PER DEDICATION ON MAP OF TRACT NO. 28863. M.B. 276/6-10, RIV. CO. RECORDS.

LINE DATA

LINE NO.	BEARING	DISTANCE
1	(N 88°57'51"E	14.00)
2	(N 47°25'59"W	61.50)
3	(N 78°09'25"E	34.36)
4	(N 47°01'32"W (RAD)	106.00)
5	(N 69°11'26"W	632.91)
6	(N 64°22'10"W (RAD)	66.00)
7	(N 25°51'14"E	5.72)
8	(N 59°13'39"W	111.00)
9	(N 29°22'44"E	60.02)
10	(N 33°50'27"E	90.24)
11	(N 39°58'36"E	90.24)
12	(N 44°22'49"E	162.33)
13	(N 45°33'36"W	45.14)
14	(N 09°33'00"W	131.78)
15	(N 01°23'31"E	54.10)
16	(N 00°17'16"E	78.65)
17	(N 01°55'12"W	78.65)
18	(N 04°51'24"W	78.64)
19	(N 16°27'59"W	79.58)
20	(N 28°57'05"W	77.57)
21	(N 69°50'25"E (RAD)	150.00)
22	(N 45°56'38"E (RAD)	181.00)
23	(N 69°15'18"E	50.98)
24	(N 73°21'30"E	51.86)
25	(N 17°04'21"W	24.76)
26	(N 72°55'39"E	80.00)
27	(N 66°17'50"W	18.37)
28	(N 73°20'18"E	98.95)
29	(N 29°31'12"E	29.10)
30	(N 17°04'21"W	32.05)

CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
A	(17°03'00"	442.00	131.53	66.25)
B	(10°55'10"	653.00	124.45	62.41)
C	(23°53'47"	267.00	111.36	56.50)
D	(0°27'48"	2729.00	22.07	11.03)
E	(16°02'12"	2943.00	823.72	414.57)



M.B. 286/77

M.B. 286/77

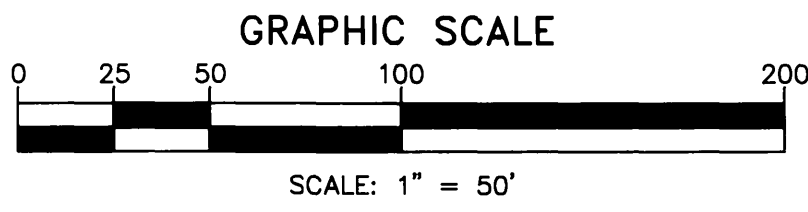
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BEING A SUBDIVISION OF LOT 7 OF TRACT NO. 28863 AS SHOWN ON A MAP FILED IN BOOK 276, PAGES 6 THROUGH 10 INCLUSIVE, OF MAPS RECORDS OF RIVERSIDE COUNTY.

NOVEMBER, 1998

THE KEITH COMPANIES
MORENO VALLEY, CALIFORNIA

CITY



SURVEYOR'S NOTES:

BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF TRAUTWEIN ROAD BEING NORTH 01°02'09" WEST PER TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

- (---) INDICATES MEASURED AND RECORD DATA PER TRACT NO. 28863 M.B. 276/6-10, RIV. CO. RECORDS, UNLESS OTHERWISE NOTED.
- [---] INDICATES MEASURED AND RECORD DATA PER TRACT NO. 28863 M.B. 276/6-10, RIV. CO. RECORDS, AND CERTIFICATE OF CORRECTION REC. SEPT. 10, 1999 AS INSTRUMENT NO. 407575, O.R., RIV. CO.
- INDICATES FOUND 1" I.P. AND TAG, "LS 3018", FLUSH, PER R.S. 83/51-56 AND M.B. 276/6-10, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, PER TRACT NO. 28863, M.B. 276/6-10.
- INDICATES SET SPIKE AND WASHER STAMPED "LS 5346", FLUSH,

SET 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.

SET NAIL AND TAG MARKED "LS 5346" IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED.

THIS TRACT CONTAINS 32.54 ACRES.

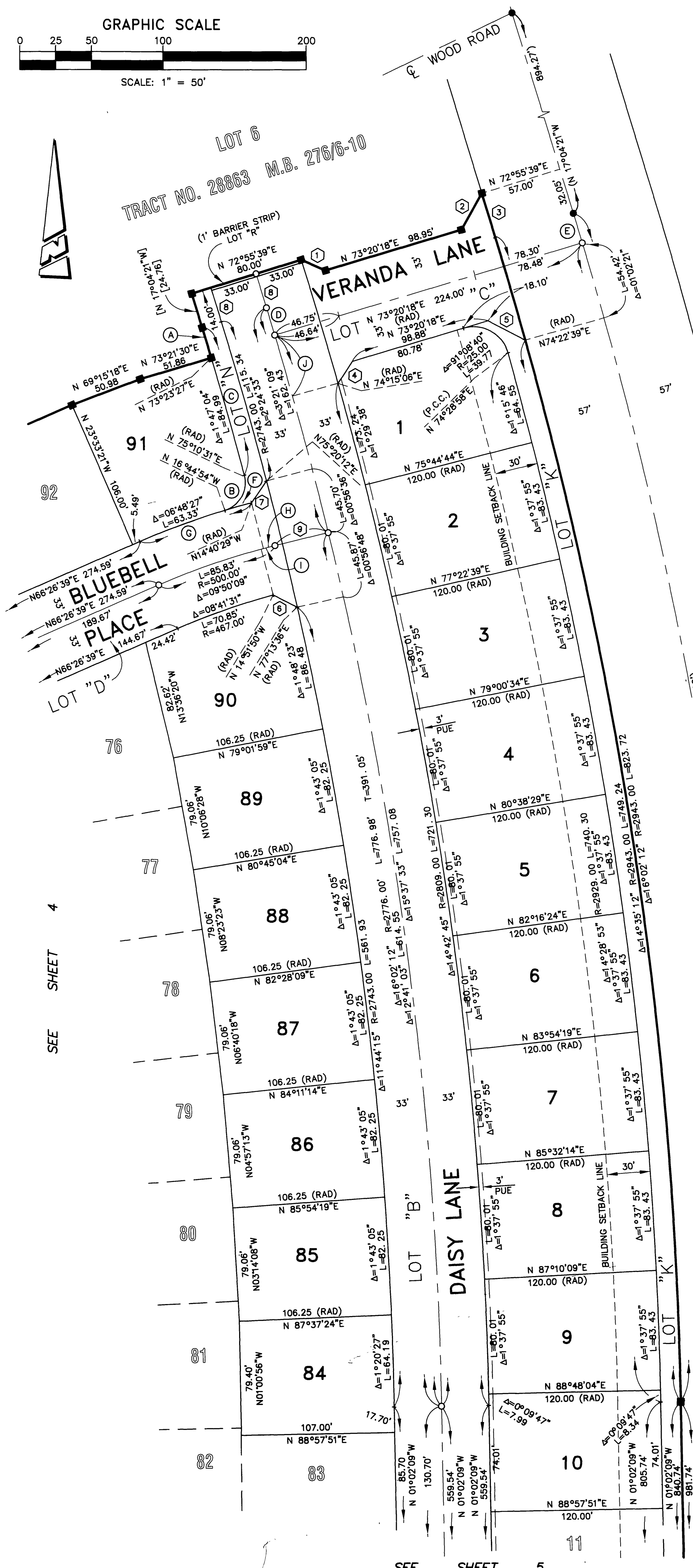
NOTE: BLANKET AVIGATION EASEMENT EXIST OVER ALL LOTS PER DEDICATION ON MAP OF TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

CURVE DATA

Δ	DELTA	RADIUS	LENGTH	TANGENT
A	0°27'48"	2729.00	22.07	11.03
B	88°04'35"	20.00	30.74	19.34
C	2°14'52"	2729.00	107.06	53.54
D	0°24'39"	2776.00	19.91	9.95
E	0°24'39"	3000.00	21.51	10.76
F	2°04'25"	533.00	19.29	9.65
G	8°52'52"	533.00	82.62	41.39
H	0°57'16"	500.00	8.33	4.16
I	1°08'37"	500.00	9.98	4.99
J	0°54'48"	2776.00	44.25	22.13

LINE DATA

Δ	BEARING	DISTANCE
1	N 66°17'50"W	18.37
2	N 29°31'12"E	29.10
3	N 17°04'21"W	32.05
4	N 33°15'51"E	18.29
5	N 62°30'51"W	29.26
6	N 63°03'37"W	18.77
7	N 34°43'50"E	18.44
8	N 17°04'21"W	24.76
9	N 76°16'48"E (RAD)	38.29



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 28866-1

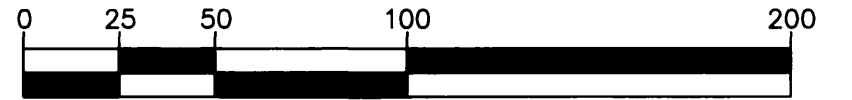
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SURVEYOR'S NOTES:

NOVEMBER, 1998

THE KEITH COMPANIES
MORENO VALLEY, CALIFORNIA

GRAPHIC SCALE



SCALE: 1" = 50'

BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF TRAUTWEIN ROAD BEING NORTH 01°02'09" WEST PER TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

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- INDICATES SET SPIKE AND WASHER STAMPED "LS 5346", FLUSH,

SET 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.

SET NAIL AND TAG MARKED "LS 5346" IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED.

THIS TRACT CONTAINS 32.54 ACRES.

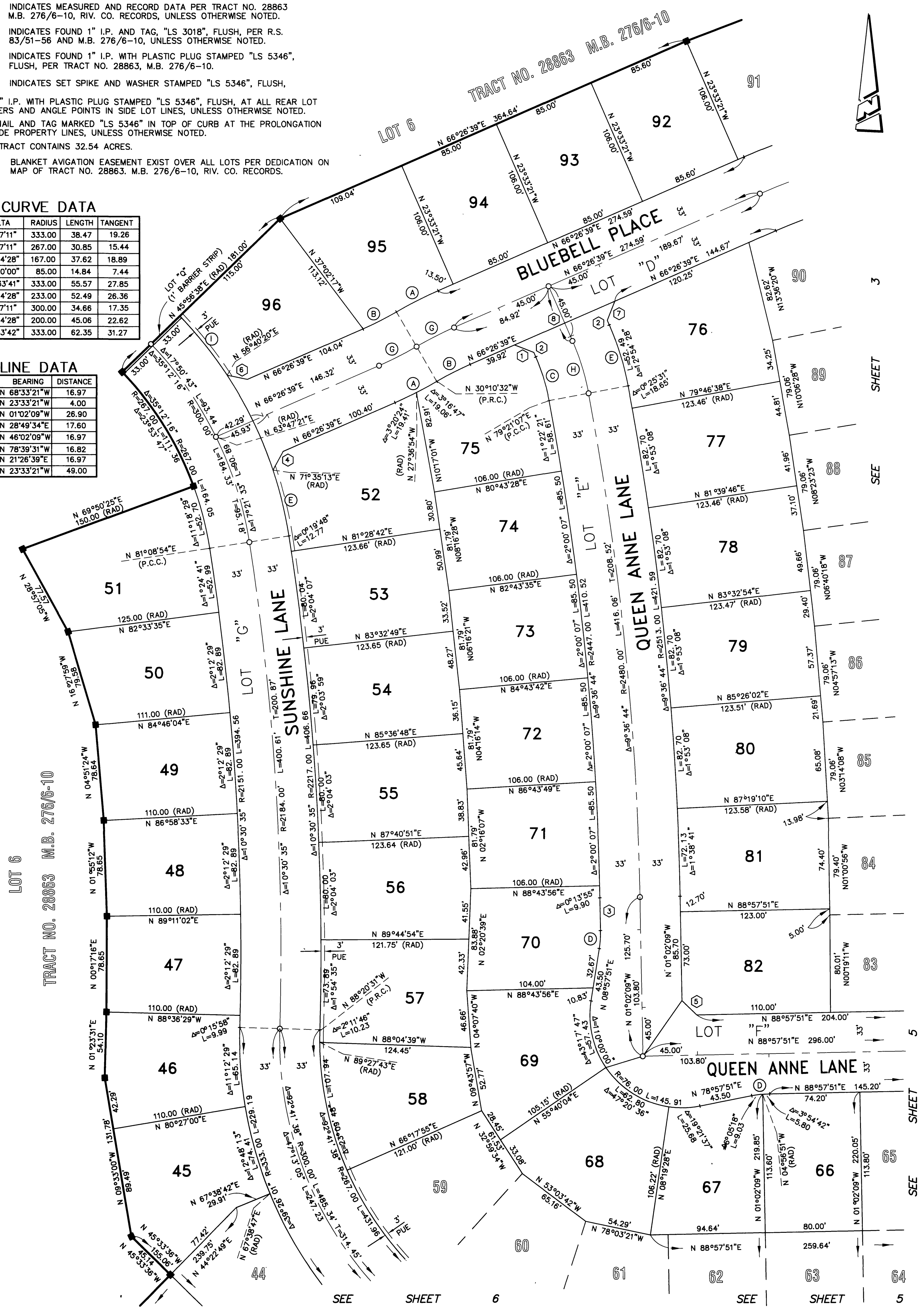
NOTE: BLANKET AVIGATION EASEMENT EXIST OVER ALL LOTS PER DEDICATION ON MAP OF TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

CURVE DATA

Δ	DELTA	RADIUS	LENGTH	TANGENT
A	6°37'11"	333.00	38.47	19.26
B	6°37'11"	267.00	30.85	15.44
C	12°54'28"	167.00	37.62	18.89
D	10°00'00"	85.00	14.84	7.44
E	9°33'41"	333.00	55.57	27.85
F	12°54'28"	233.00	52.49	26.36
G	6°37'11"	300.00	34.66	17.35
H	12°54'28"	200.00	45.06	22.62
I	10°43'42"	333.00	62.35	31.27

LINE DATA

Δ	BEARING	DISTANCE
1	N 68°33'21"W	16.97
2	N 23°33'21"W	4.00
3	N 01°02'09"W	26.90
4	N 28°49'34"E	17.60
5	N 46°02'09"W	16.97
6	N 78°39'31"W	16.82
7	N 21°26'39"E	16.97
8	N 23°33'21"W	49.00



SEE SHEET 3

SEE SHEET 3

SEE SHEET 5

SEE SHEET 5

SEE SHEET 5

SEE SHEET 5

TRACT NO. 28866-1

BEING A SUBDIVISION OF LOT 7 OF TRACT NO. 28863 AS SHOWN ON A MAP FILED IN BOOK 276, PAGES 6 THROUGH 10, INCLUSIVE, OF MAPS RECORDS OF RIVERSIDE COUNTY.

NOVEMBER, 1998

THE KEITH COMPANIES
MORENO VALLEY, CALIFORNIA

SURVEYOR'S NOTES:

BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF TRAUTWEIN ROAD BEING NORTH 01°02'09" WEST PER TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

(---) INDICATES MEASURED AND RECORD DATA PER TRACT NO. 28863 M.B. 276/6-10, RIV. CO. RECORDS, UNLESS OTHERWISE NOTED.

● INDICATES FOUND 1" I.P. AND TAG, "LS 3018", FLUSH, PER R.S. 83/51-56 AND M.B. 276/6-10, UNLESS OTHERWISE NOTED.

■ INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, PER TRACT NO. 28863, M.B. 276/6-10.

○ INDICATES SET SPIKE AND WASHER STAMPED "LS 5346", FLUSH,

SET 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.

SET NAIL AND TAG MARKED "LS 5346" IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED.

THIS TRACT CONTAINS 32.54 ACRES.

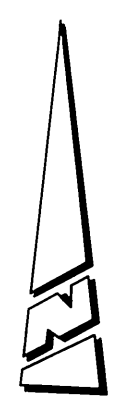
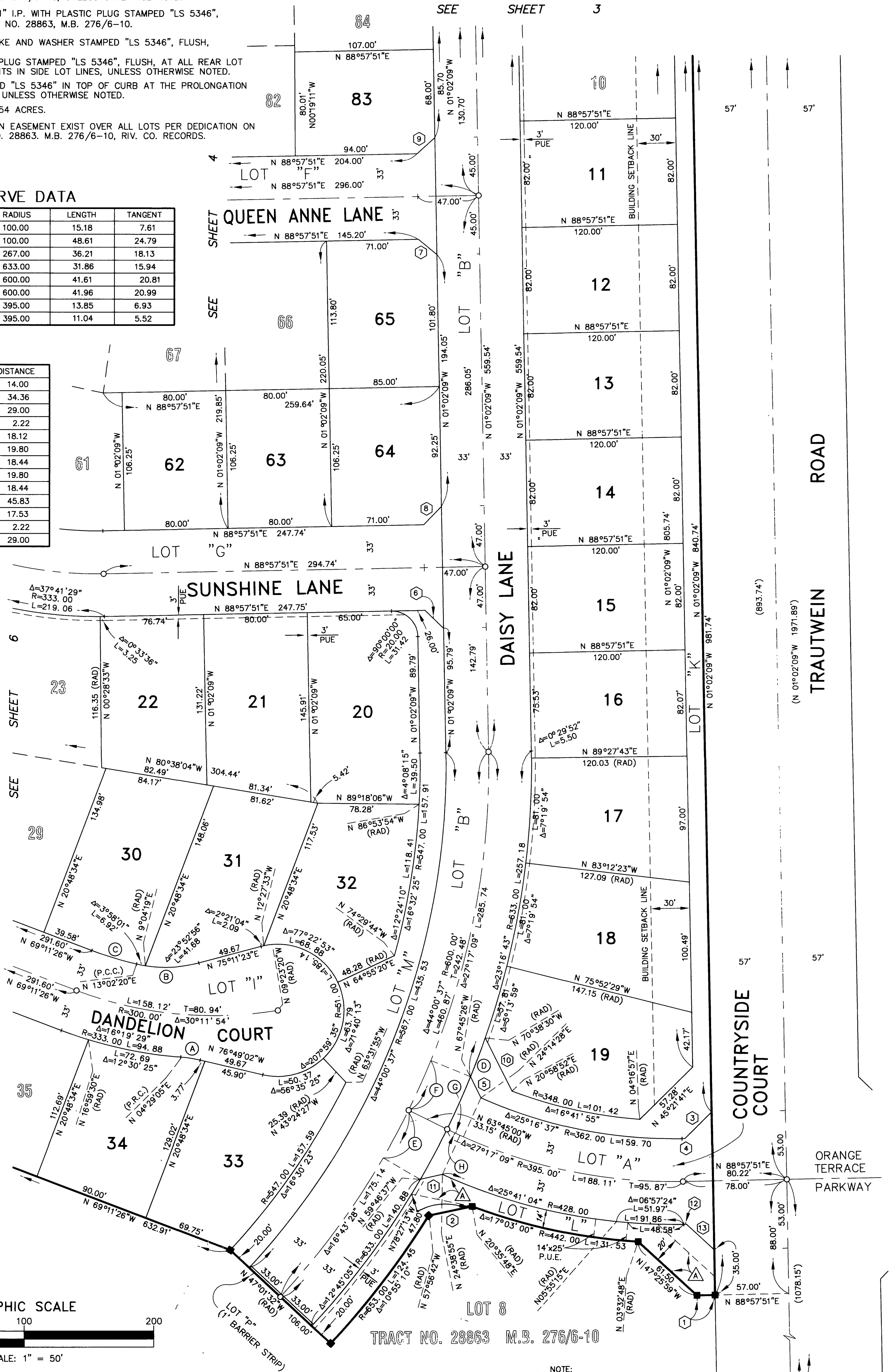
NOTE: BLANKET AVIGATION EASEMENT EXIST OVER ALL LOTS PER DEDICATION ON MAP OF TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

CURVE DATA

Δ	DELTA	RADIUS	LENGTH	TANGENT
A	8°41'53"	100.00	15.18	7.61
B	27°50'57"	100.00	48.61	24.79
C	7°46'14"	267.00	36.21	18.13
D	2°53'03"	633.00	31.86	15.94
E	3°58'23"	600.00	41.61	20.81
F	4°00'26"	600.00	41.96	20.99
G	2°00'32"	395.00	13.85	6.93
H	1°36'05"	395.00	11.04	5.52

LINE DATA

Δ	BEARING	DISTANCE
1	N 88°57'51"E	14.00
2	N 78°09'25"E	34.36
3	N 45°21'41"E	29.00
4	N 88°57'51"E	2.22
5	N 26°18'44"W	18.12
6	N 46°02'09"W	19.80
7	N 50°26'04"W	18.44
8	N 43°57'51"E	19.80
9	N 48°21'46"E	18.44
10	N 26°54'23"W	45.83
11	N 77°16'58"E	17.53
12	N 88°57'51"E	2.22
13	N 47°25'59"W	29.00



GRAPHIC SCALE



SCALE: 1" = 50'

NOTE:
▲ INDICATES STORM DRAIN EASEMENT DEDICATED HEREON.

TRACT NO. 28866-1

BEING A SUBDIVISION OF LOT 7 OF TRACT NO. 28863 AS SHOWN ON A MAP FILED IN BOOK 276, PAGES 6 THROUGH 10 INCLUSIVE, OF MAPS RECORDS OF RIVERSIDE COUNTY.

NOVEMBER, 1998

THE KEITH COMPANIES
MORENO VALLEY, CALIFORNIA

SURVEYOR'S NOTES:

BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF TRAUTWEIN ROAD BEING NORTH 01°02'09" WEST PER TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

(---) INDICATES MEASURED AND RECORD DATA PER TRACT NO. 28863 M.B. 276/6-10, RIV. CO. RECORDS, UNLESS OTHERWISE NOTED.

- INDICATES FOUND 1" I.P. AND TAG, "LS 3018", FLUSH, PER R.S. 83/51-56 AND M.B. 276/6-10, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, PER TRACT NO. 28863, M.B. 276/6-10.
- INDICATES SET SPIKE AND WASHER STAMPED "LS 5346", FLUSH,

SET 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.

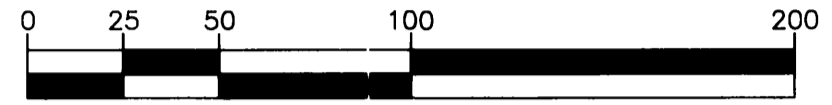
SET NAIL AND TAG MARKED "LS 5346" IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED.

THIS TRACT CONTAINS 32.54 ACRES.

NOTE: BLANKET AVIGATION EASEMENT EXIST OVER ALL LOTS PER DEDICATION ON MAP OF TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.



GRAPHIC SCALE



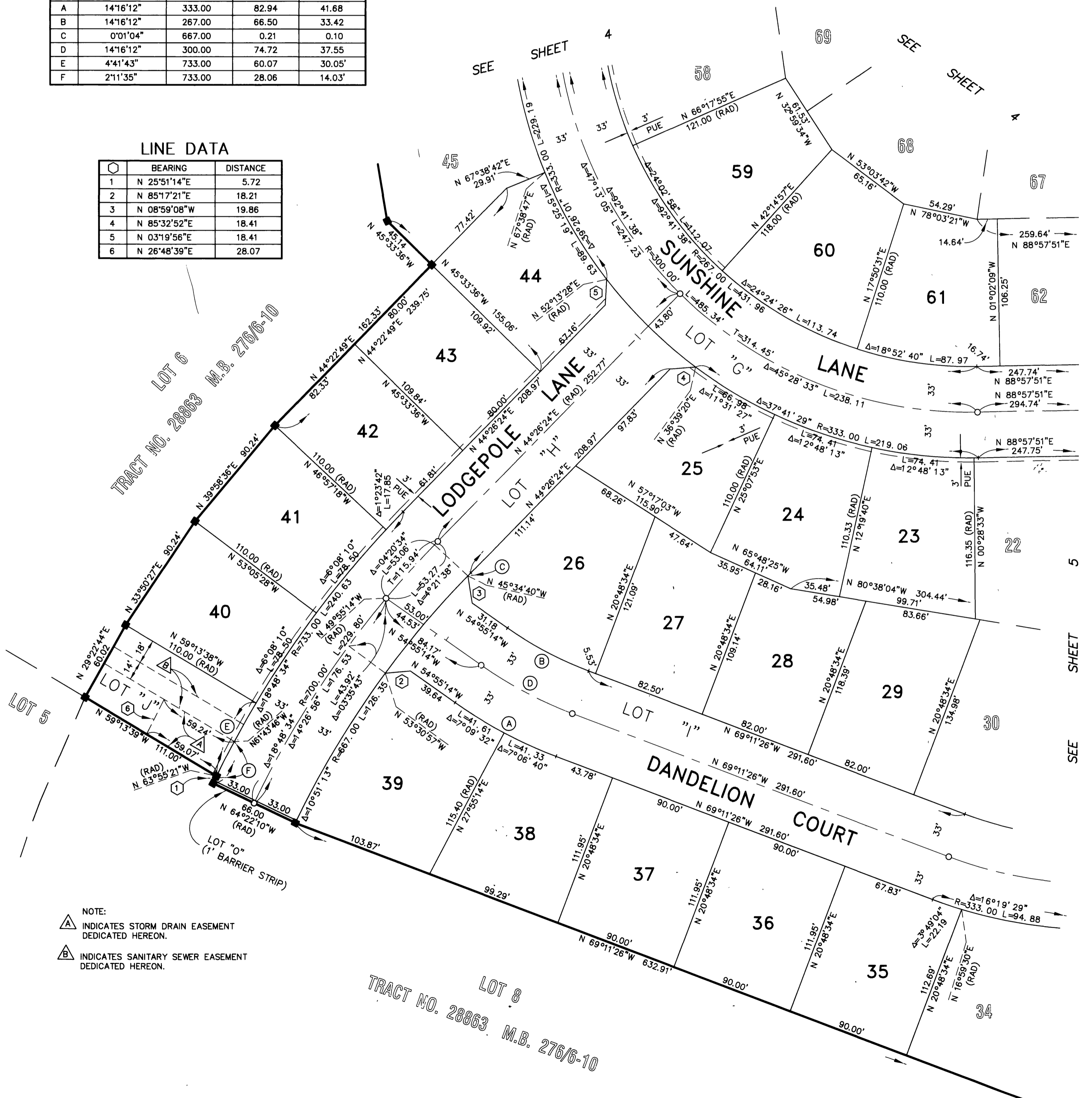
SCALE: 1" = 50'

CURVE DATA

Δ	DELTA	RADIUS	LENGTH	TANGENT
A	14°16'12"	333.00	82.94	41.68
B	14°16'12"	267.00	66.50	33.42
C	0°01'04"	667.00	0.21	0.10
D	14°16'12"	300.00	74.72	37.55
E	4°41'43"	733.00	60.07	30.05
F	2°11'35"	733.00	28.06	14.03

LINE DATA

LINE	BEARING	DISTANCE
1	N 25°51'14"E	5.72
2	N 85°17'21"E	18.21
3	N 08°59'08"W	19.86
4	N 85°32'52"E	18.41
5	N 03°19'56"E	18.41
6	N 26°48'39"E	28.07



- NOTE:
- ▲ INDICATES STORM DRAIN EASEMENT DEDICATED HEREON.
 - ▢ INDICATES SANITARY SEWER EASEMENT DEDICATED HEREON.

TRACT NO. 28863 M.B. 276/6-10