

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON...

WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A" AS A CONDITION OF DEDICATION OF LOT "A"...

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 "H" INCLUSIVE.

WE HEREBY DEDICATE TO PUBLIC USE, THE LANDSCAPE AND TRAIL EASEMENTS (LOTS 138, 141 AND 143) AS SHOWN HEREON.

WE HEREBY RESERVE LOT 137, INDICATED AS OPEN SPACE, FOR PUBLIC UTILITY, LANDSPACE AND PRIVATE ROAD PURPOSES.

WE HEREBY RETAIN LOTS "B" THROUGH "H", 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 RETAIN LOTS INDICATED AS OPEN SPACE AND PRIVATE LANDSCAPE EASEMENTS, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

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

WE HEREBY GRANT, IN FEE TITLE TO WESTERN MUNICIPAL WATER DISTRICT LOT 142 FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES RESERVING TO OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT AN EASEMENT FOR LANDSCAPE AND LANDSCAPE PURPOSES.

BY: SHEA HOMES LIMITED PARTNERSHIP A CALIFORNIA LIMITED PARTNERSHIP

BY: J.F. SHEA CO., Inc a Nevada corporation, its general partner

Signature of John C. Danvers, Vice President / Assistant Secretary

Signature of Robert J. Yoder, Vice President / Assistant Secretary

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } s.s. COUNTY OF ORANGE

ON FEBRUARY 29, 2000, BEFORE ME, SUSAN D. ROUNDS, NOTARY PUBLIC PERSONALLY APPEARED JOHN C. DANVERS AND ROBERT J. YODER...

WITNESS MY HAND

Signature of Susan D. Rounds, Notary Public

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

SUSAN D. ROUNDS (PRINTED NAME)

MY COMMISSION EXPIRES 5-10-2003

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } s.s. COUNTY OF ORANGE

ON \_\_\_\_\_, 2000, BEFORE ME, \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_ 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

NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.

(PRINTED NAME)

MY COMMISSION EXPIRES \_\_\_\_\_

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

TRACT NO. 28872

BEING A SUBDIVISION OF A PORTION OF THE SOUTH 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, 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

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 \$ 57,100.

DATED: 4-6, 2000.

PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: Paul Ashenbust, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 57,100 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: 4-6, 2000

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

BY: \_\_\_\_\_ DEPUTY

CASH TAX BOND PAUL McDONNELL COUNTY TAX COLLECTOR,

BY: Paul Ashenbust 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:

RIGHTS OF WAY RESERVED TO HERBERT BULKELY PRAED AND CHARLES GRANVILLE KEKEWICH, AND THEIR ASSIGNS, AS RESERVED IN THE DEED TO GEORGE I. LAMY, DATED JANUARY 21, 1911 ON FILE IN BOOK 324 PAGE 389 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO RIGHTS OF WAY AS RESERVED IN SUBSEQUENT DEED FROM GEORGE I. LAMY, ET UX., THE EL SOBRANTE LAND COMPANY, A CORPORATION, AND PHIL A. KILFOIL. THE EXACT LOCATION CANNOT BE LOCATED FROM THE RECORDS.

RIGHTS OF WAY RESERVED TO CALIFORNIA ELECTRIC POWER COMPANY, IN INSTRUMENT RECORDED APRIL 22, 1960 AS INSTRUMENT NO. 36186 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

RIGHTS OF WAY RESERVED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, IN INSTRUMENT RECORDED JANUARY 25, 1983 AS INSTRUMENT NO. 15043 OF OFFICIAL RECORD OF RIVERSIDE COUNTY, CALIFORNIA.

RIGHTS OF WAY RESERVED TO CALIFORNIA ELECTRIC POWER COMPANY, IN INSTRUMENT RECORDED APRIL 29, 1960 AS INSTRUMENT NO. 38360 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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.

RECORDER'S STATEMENT

FILED THIS 20th DAY OF April, 2000, AT 8 A M IN BOOK 290 OF MAPS, AT PAGES 73-82, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 2000-146849

FEE \$24.00

GARY L. ORSO COUNTY ASSESSOR - CLERK - RECORDER

BY: [Signature] 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 TEN (10) 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: 1-13, 2000

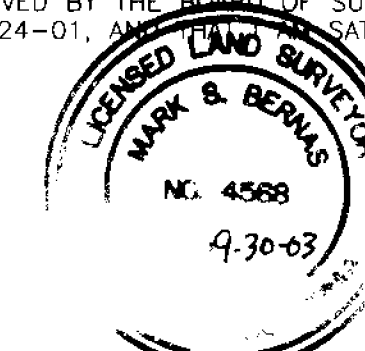
Signature of Lawrence L. Truman, L.S. 5346

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. 28872 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON 11-24-1998, THE EXPIRATION DATE BEING 11-24-01, AND I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.



DATED: April 17, 2000

Signature of 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. THE EASEMENTS DESIGNATED AS LANDSCAPE AND TRAIL EASEMENTS (LOTS 138, 141 AND 142) ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF LANDSCAPE AND TRAIL.

DATED: April 18, 2000

Signature of Chairman of the Board of Supervisors

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

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 2-29-00, FROM SHEA HOMES LIMITED PARTNERSHIP TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, A POLITICAL CORPORATION AND/OR GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED AND CONSENTS TO ITS RECORDATION.

DATED: March 7, 2000

Signature of Jeffery D. Sims, P.E., Civil Engineer, Western Municipal Water District of Riverside County

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 28872**

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SEPTEMBER, 1999

THE KEITH COMPANIES

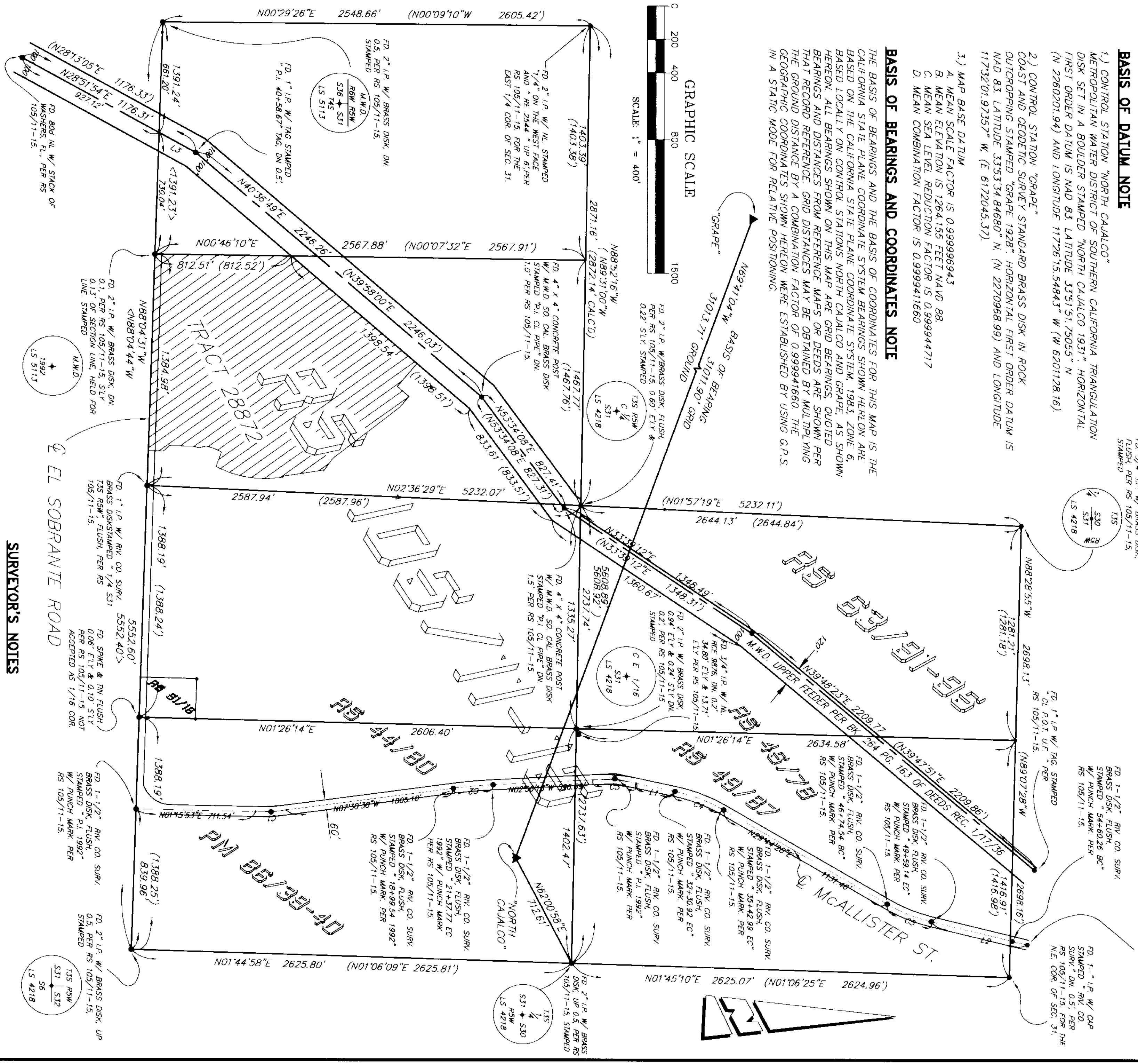
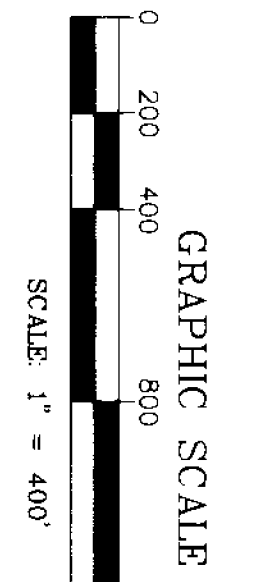
FD. 3/4" I.P. W/ BRASS DISK  
FLUSH, PER RS 105/11-15.  
STAMPED

FD. 1-1/2" RIV. CO. SURV.  
BRASS DISK, FLUSH, STAMPED  
P.L. 23" W/ PUNCH  
MARK PER RS 105/11-15

- BASIS OF DATUM NOTE**
- CONTROL STATION "NORTH CAJALCO"  
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA TRIANGULATION DISK SET IN A BOULDER STAMPED "NORTH CAJALCO 1931" HORIZONTAL FIRST ORDER DATUM IS NAD 83. LATITUDE 33°51'51.75055" N (N 2260201.94) 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°32'01.93357" W (W 6172045.37).
  - MAP BASE DATUM
    - MEAN SCALE FACTOR IS 0.999996943
    - MEAN ELEVATION IS 1264.155 FEET NAVD 88
    - MEAN SEA LEVEL REDUCTION FACTOR IS 0.999944717
    - MEAN COMBINATION FACTOR IS 0.9999441660

**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 CAJALCO 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 0.9999441660. 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 29, PAGE 94 THIS AFFECTS ALL LOTS.

**CURVE DATA**

NO.	RADIUS	DELTA	ARC	TAN
C1	1200.00'	08°45'15"	183.34'	91.85'
C2	3000.00'	04°33'03"	238.28'	119.20'
C3	1000.00'	14°47'46"	258.24'	129.84'
C4	1000.00'	17°53'00"	312.12'	157.34'
C5	1000.00'	16°18'35"	284.66'	143.30'

**LINE DATA**

NO.	BEARING	DISTANCE
L1	N17°31'28"E	238.78'
L2	N13°25'53"E	593.90'
L3	N28°51'54"E	249.19'

CCFRs PER INSTR. # 2000-146852  
REC. APRIL 20, 2000

**SURVEYOR'S NOTES**

- TRACT NO. 28872 CONTAINS 36.85 ACRES, GROSS.
- TRACT NO. 28872 CONTAINS 143 LOTS AND LETTERED LOTS "A" THROUGH "G".
- ( ) INDICATES RECORD DATA PER RS 105/11-15 UNLESS OTHERWISE NOTED
- < > INDICATES RECORD DATA PER RS 63/91-95 UNLESS OTHERWISE NOTED.
- ////// INDICATES RESTRICTED ACCESS RIGHTS
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- INDICATES SET 1" I.P. AND TAG, "S 5346", FLUSH
- INDICATES FOUND MONUMENTS AS NOTED AND REFERENCED HEREON.
- SET 1" I.P. AND TAG, "S 5346", OR LEAD AND TAG, "S 5346", 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, "S 5346", 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 ALL MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.

# IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT NO. 28872

BEING A SUBDIVISION OF A PORTION OF THE SOUTH 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, 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

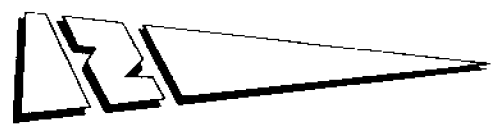
THE KEITH COMPANIES

SEE SHEET 2 FOR BOUNDARY & SURVEYOR'S NOTES

## INDEX SHEET

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

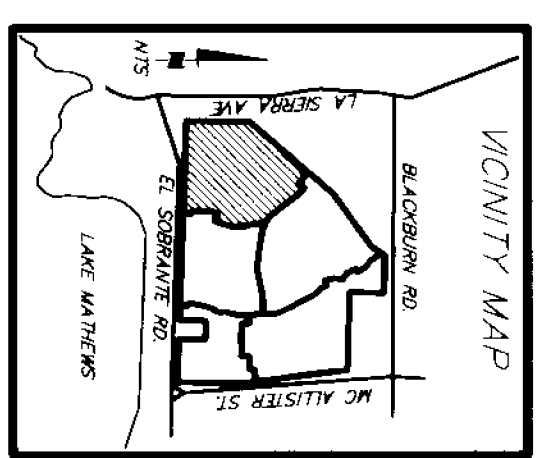
M.W.D. UPPER FEEDER PER  
BOOK 264 PAGE 163 OF  
DEEDS RECORDED 1/17/1936



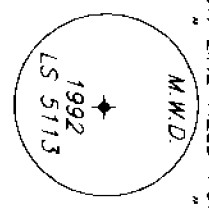
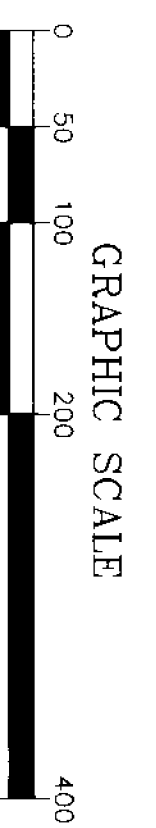
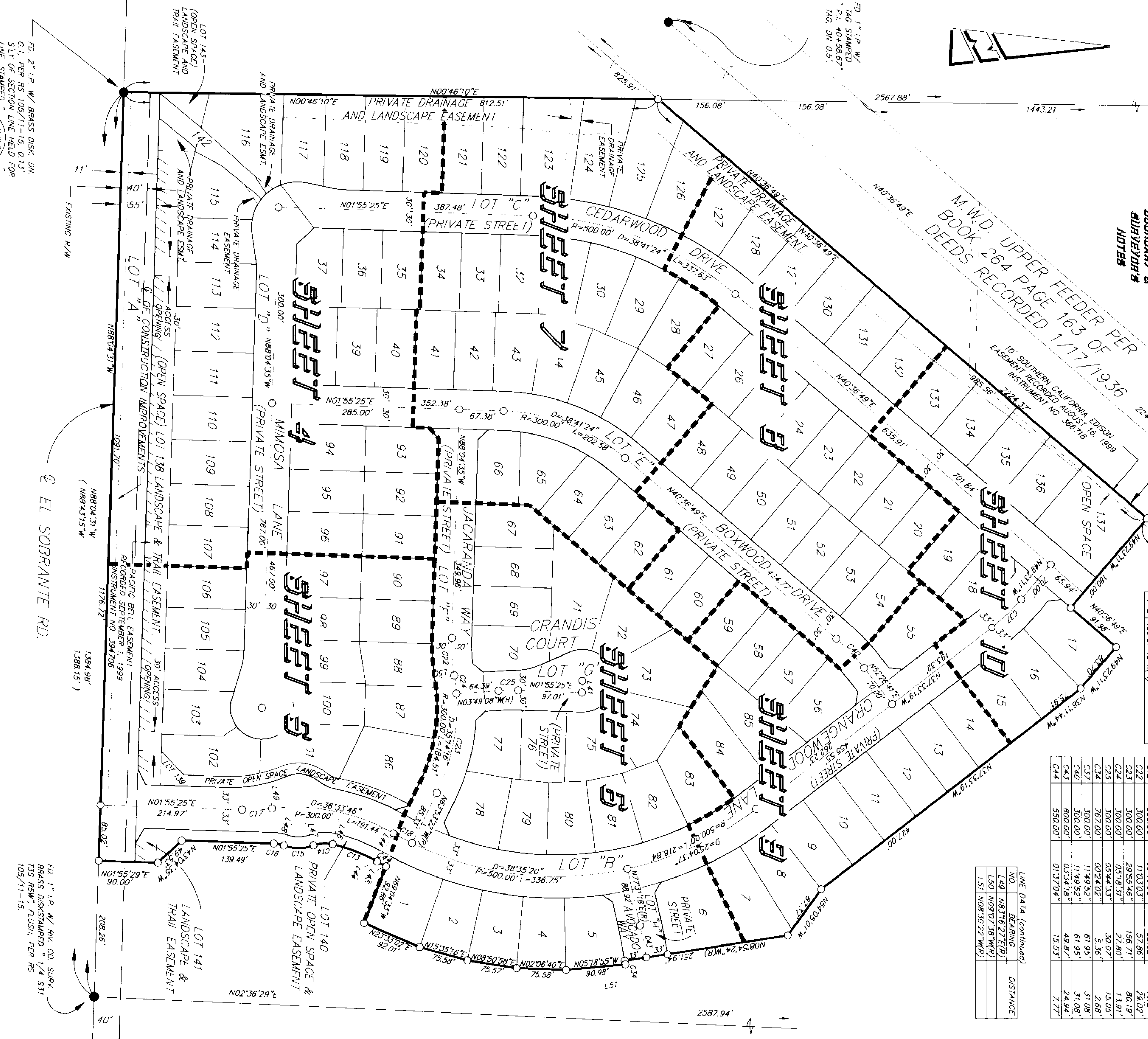
LINE NO.	BEARING	DISTANCE
L41	N88°04'35"W	18.00'
L44	N60°09'42"W(R)	
L45	N61°46'51"W(R)	
L46	N76°31'02"W(R)	
L47	N69°29'57"E(R)	
L48	N69°37'49"W(R)	

CURVE NO.	RADIUS	DELTA	ARC	TAN
C13	250.00'	18°41'15"	72.81'	36.67'
C14	50.00'	33°39'01"	29.37'	15.12'
C15	65.00'	40°32'14"	45.99'	24.00'
C16	50.00'	18°08'46"	15.81'	7.97'
C17	300.00'	08°38'58"	45.29'	22.69'
C18	500.00'	03°43'35"	32.52'	16.27'
C22	300.00'	11°03'03"	57.86'	29.02'
C23	300.00'	29°55'46"	156.71'	80.19'
C24	300.00'	05°18'31"	27.80'	13.91'
C25	300.00'	03°44'33"	30.07'	15.05'
C34	267.00'	00°24'02"	5.16'	2.68'
C37	300.00'	11°49'52"	61.95'	31.08'
C43	800.00'	03°34'18"	49.87'	24.94'
C44	550.00'	01°37'04"	15.53'	7.77'

LINE NO.	BEARING	DISTANCE
L49	N83°16'27"E(R)	
L50	N09°07'38"W(R)	
L51	N08°30'22"W(R)	



VICINITY MAP



FD. 2" I.P. W/ BRASS DISK, DN.  
0.1' PER RS 105/11-15, 0.13'  
5/16" OF SECTION LINE HEID FOR  
LINE, STAMPED

FD. 1" I.P. W/ RIV. CO. SURV.  
BRASS DISK STAMPED "1/4 S31  
T35 R5W", FLUSH, PER RS  
105/11-15.



# TRACT NO. 28872

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

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SEPTEMBER, 1999

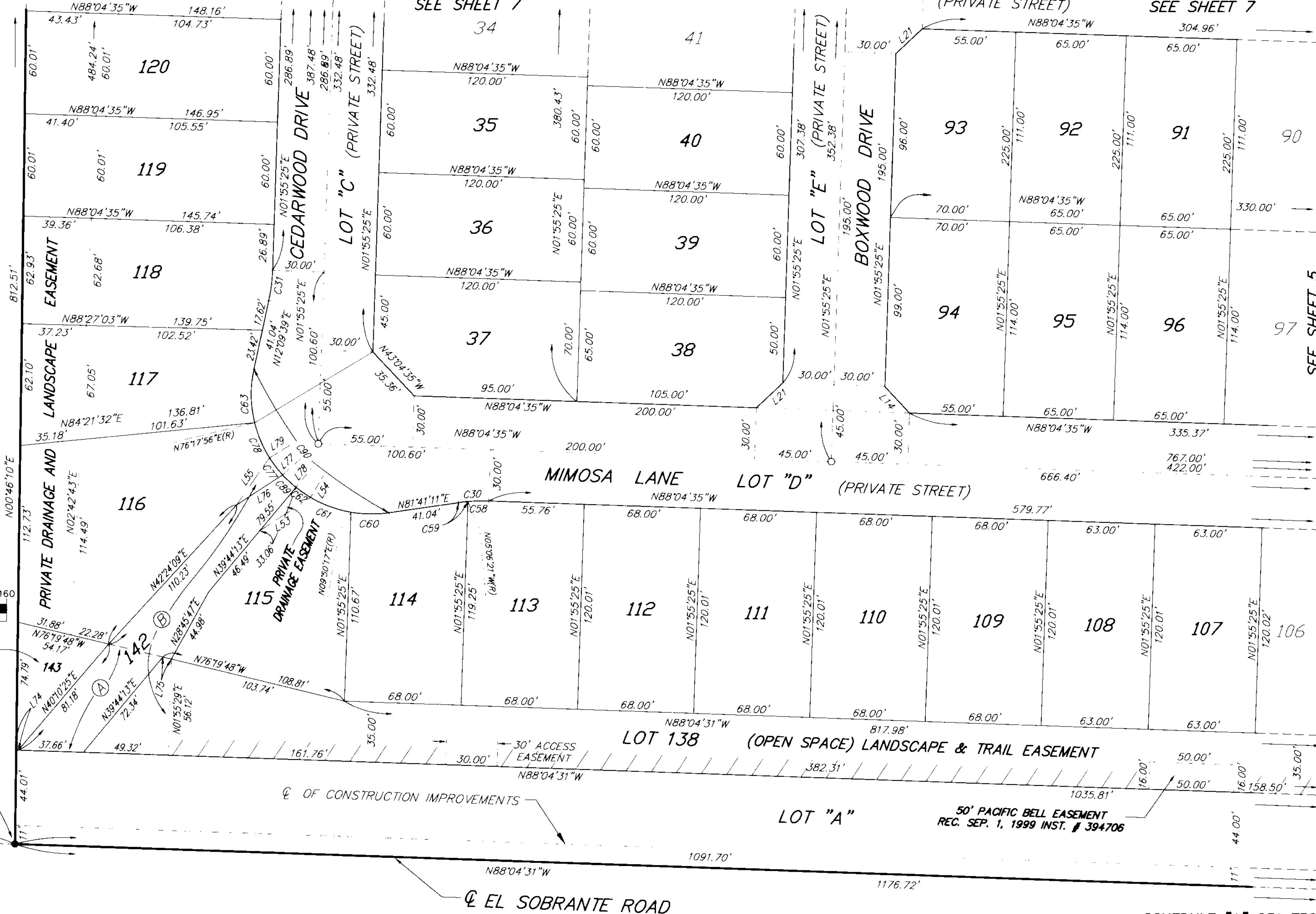
THE KEITH COMPANIES

SEE SHEET  
2 FOR  
BOUNDARY &  
SURVEYOR'S  
NOTES

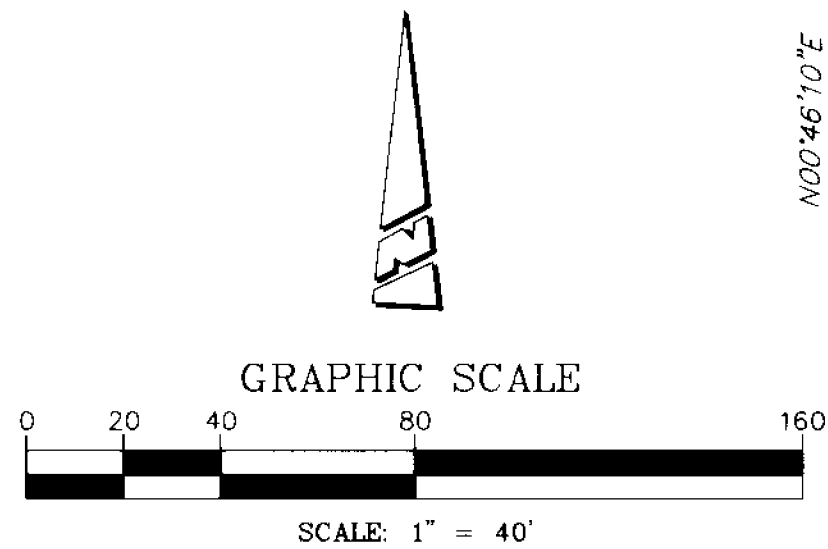
LOT "F" JACARANDA WAY  
(PRIVATE STREET) SEE SHEET 7

NO.	RADIUS	DELTA	ARC	TAN
C30	100.00'	10°14'14"	17.87'	8.96'
C31	100.00'	10°14'14"	17.87'	8.96'
C58	100.00'	07°01'46"	12.27'	6.14'
C59	100.00'	03°12'27"	5.60'	2.80'
C60	70.00'	18°09'06"	22.18'	11.18'
C61	70.00'	20°34'07"	25.13'	12.70'
C62	70.00'	08°30'54"	10.40'	5.21'
C63	70.00'	25°51'42"	31.60'	16.07'
C77	70.00'	10°17'49"	12.58'	6.31'
C78	70.00'	18°21'03"	22.42'	11.31'
C89	70.00'	08°43'46"	10.67'	5.34'
C90	70.00'	110°28'27"	134.97'	100.86'
C91	70.00'	08°30'54"	10.40'	5.21'

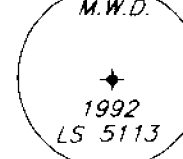
NO.	BEARING	DISTANCE
L13	N03°49'08"W	22.34'
L14	N43°04'35"W	21.21'
L21	N46°55'25"E	21.21'
L53	N56°41'02"E	35.52'
L54	N30°24'24"E(R)	0.00'
L55	N34°50'51"E	33.70'
L74	N88°04'31"W	1.27'
L75	N76°19'48"W	5.08'
L76	N56°41'02"E	32.13'
L77	N47°39'04"E(R)	0.00'
L78	N38°55'18"E(R)	0.00'
L79	N57°56'53"E(R)	0.00'



- (A) LANDSCAPE AND TRAIL EASEMENT
- (B) PRIVATE DRAINAGE AND LANDSCAPE EASEMENT



FD. 2" I.P. W/  
BRASS DISK, DN.  
0.1, S'LY 0.13"  
OF SECTION LINE  
PER RS 105/11-15,  
STAMPED



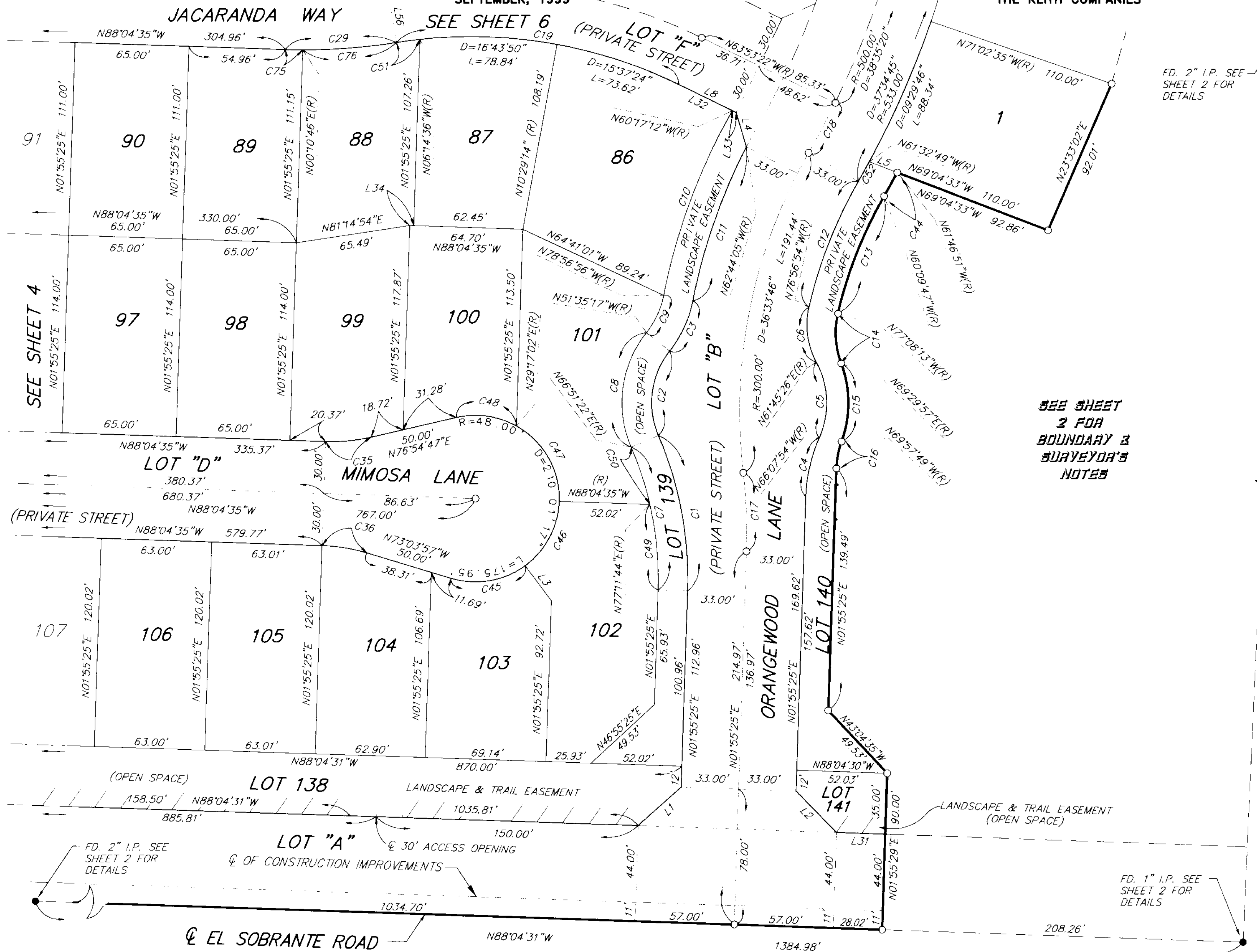
50' PACIFIC BELL EASEMENT  
REC. SEP. 1, 1999 INST. # 394706

# TRACT NO. 28872

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THE KEITH COMPANIES

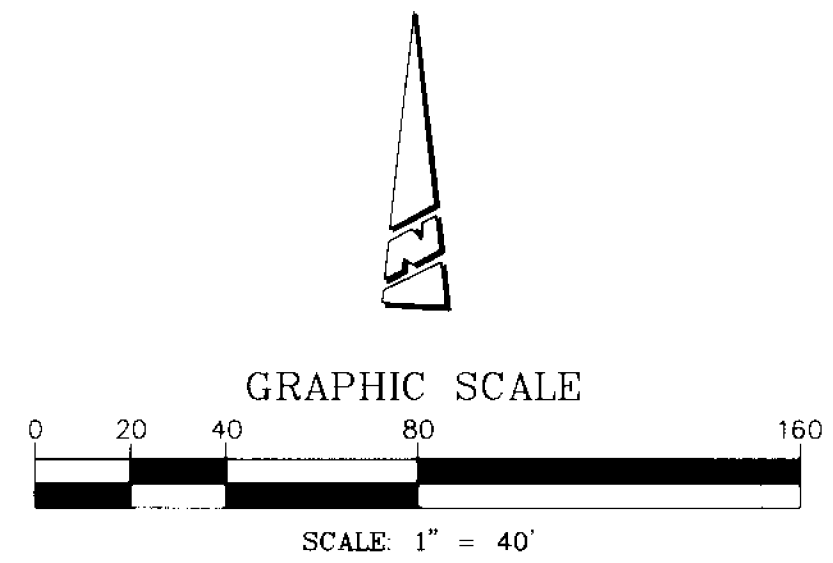


CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	210.00'	25°04'03"	91.88'	46.69'
C2	48.00'	61°33'21"	51.57'	28.59'
C3	67.00'	27°21'39"	31.99'	16.31'
C4	91.00'	21°56'41"	34.85'	17.64'
C5	50.00'	52°06'40"	45.48'	24.45'
C6	45.00'	41°17'40"	32.43'	16.96'
C7	193.00'	25°04'03"	84.44'	42.91'
C8	65.00'	61°33'21"	69.83'	38.71'
C9	50.00'	27°21'39"	23.88'	12.17'
C10	350.00'	18°39'44"	114.00'	57.51'
C11	333.00'	16°12'51"	94.24'	47.44'
C12	267.00'	16°47'07"	78.22'	39.39'
C13	250.00'	16°41'15"	72.81'	36.67'
C14	50.00'	33°39'01"	29.37'	15.12'
C15	65.00'	40°32'14"	45.99'	24.00'
C16	50.00'	18°06'46"	15.81'	7.97'
C17	300.00'	08°38'58"	45.29'	22.69'
C18	500.00'	03°43'35"	32.52'	16.27'
C19	270.00'	35°14'16"	166.05'	85.75'
C27	330.00'	02°34'24"	14.82'	7.41'
C29	330.00'	11°03'03"	63.65'	31.92'
C35	100.00'	15°00'38"	26.20'	13.17'
C36	100.00'	15°00'38"	26.20'	13.17'
C43	800.00'	03°34'18"	49.87'	24.94'
C44	550.00'	01°37'04"	15.53'	7.77'
C45	48.00'	53°24'24"	44.74'	24.15'
C46	48.00'	51°36'14"	43.23'	23.21'
C47	48.00'	62°38'23"	52.48'	29.21'
C48	48.00'	42°22'15"	35.50'	18.60'
C49	193.00'	14°43'41"	49.61'	24.94'
C50	193.00'	10°20'23"	34.83'	17.46'
C51	270.00'	02°53'03"	13.59'	6.80'
C52	533.00'	01°23'02"	12.87'	6.44'
C75	330.00'	01°44'39"	10.05'	5.02'
C76	330.00'	09°18'25"	53.60'	26.86'

LINE DATA

NO.	BEARING	DISTANCE
L1	N48°08'35"E	33.24'
L2	N44°17'41"W	33.24'
L3	N36°28'21"W(R)	25.12'
L4	N16°22'35"W	20.72'
L5	N69°04'33"W	17.14'
L8	N63°53'22"W	36.71'
L9	N66°28'20"E	21.51'
L31	N88°04'31"W	28.02'
L32	N63°53'22"W	34.33'
L33	N63°53'22"W	2.38'
L34	N88°04'35"W	2.25'
L56	N09°07'38"W(R)	0.00'



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

# TRACT NO. 28872

BEING A SUBDIVISION OF A PORTION OF THE SOUTH 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, 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

SHEET 6 OF 10 SHEETS

### CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C18	500.00'	03°43'35"	32.52'	16.27'
C19	270.00'	35°14'16"	166.05'	85.75'
C20	330.00'	22°26'05"	129.21'	65.45'
C21	270.00'	08°06'17"	38.19'	19.13'
C22	300.00'	11°03'03"	57.86'	29.02'
C23	300.00'	22°26'05"	117.47'	59.50'
C24	300.00'	05°18'31"	27.80'	13.91'
C25	300.00'	05°44'33"	30.07'	15.05'
C26	270.00'	05°44'33"	27.06'	13.54'
C27	330.00'	02°34'24"	14.82'	7.41'
C28	100.00'	22°21'39"	39.03'	19.77'
C29	330.00'	11°03'03"	63.65'	31.92'
C32	833.00'	03°34'18"	51.93'	25.97'
C33	767.00'	03°34'18"	47.81'	23.91'
C34	767.00'	00°24'02"	5.36'	2.68'
C43	800.00'	03°34'18"	49.87'	24.94'
C53	48.00'	33°49'45"	28.34'	14.60'
C54	48.00'	44°12'55"	37.04'	19.50'
C55	48.00'	43°51'07"	36.74'	19.32'
C56	48.00'	43°12'51"	36.20'	19.01'
C57	48.00'	40°25'10"	33.86'	17.67'
C58	100.00'	07°01'46"	12.27'	6.14'
C82	500.00'	05°42'04"	49.75'	24.90'
C83	500.00'	04°44'10"	41.33'	20.68'
C84	500.00'	04°44'10"	41.33'	20.68'
C85	767.00'	03°58'20"	53.17'	26.60'
C86	300.00'	07°29'41"	39.24'	19.65'
C87	300.00'	02°56'46"	15.43'	7.71'
C88	300.00'	08°06'17"	42.44'	21.25'

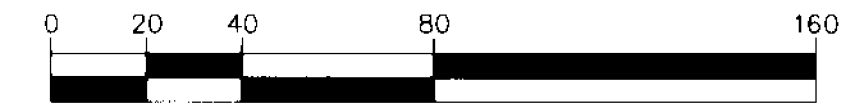
### LINE DATA

NO.	BEARING	DISTANCE
L4	N16°22'35"W	20.72'
L6	N45°04'17"W	19.78'
L7	N63°53'22"W	36.09'
L8	N63°53'22"W	36.71'
L9	N66°28'20"E	21.51'
L10	N40°00'00"E	20.77'
L11	N01°14'44"W	11.90'
L12	N03°49'08"W	21.75'
L13	N03°49'08"W	22.34'
L17	N59°50'47"W	16.25'
L18	N34°53'23"E	16.25'
L19	N77°31'18"E	45.78'
L20	N77°31'18"E	45.78'
L35	N01°55'25"E	7.01'
L41	N88°04'35"W	18.00'

SEE SHEET 2 FOR BOUNDARY & SURVEYOR'S NOTES

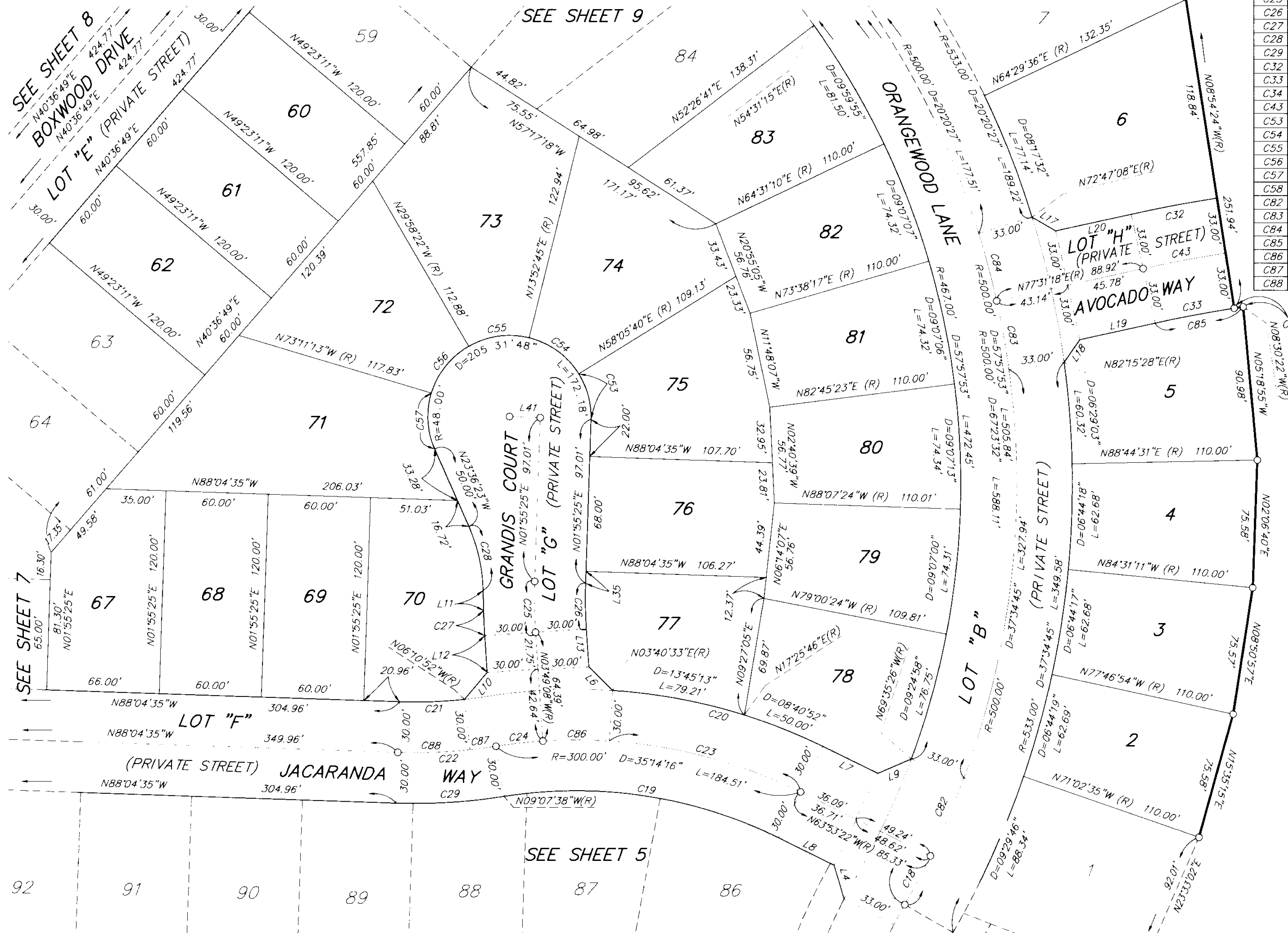


GRAPHIC SCALE



SCALE: 1" = 40'

SCHEDULE "A" S31 T3S R5W



# TRACT NO. 28872

BEING A SUBDIVISION OF A PORTION OF THE SOUTH 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, 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

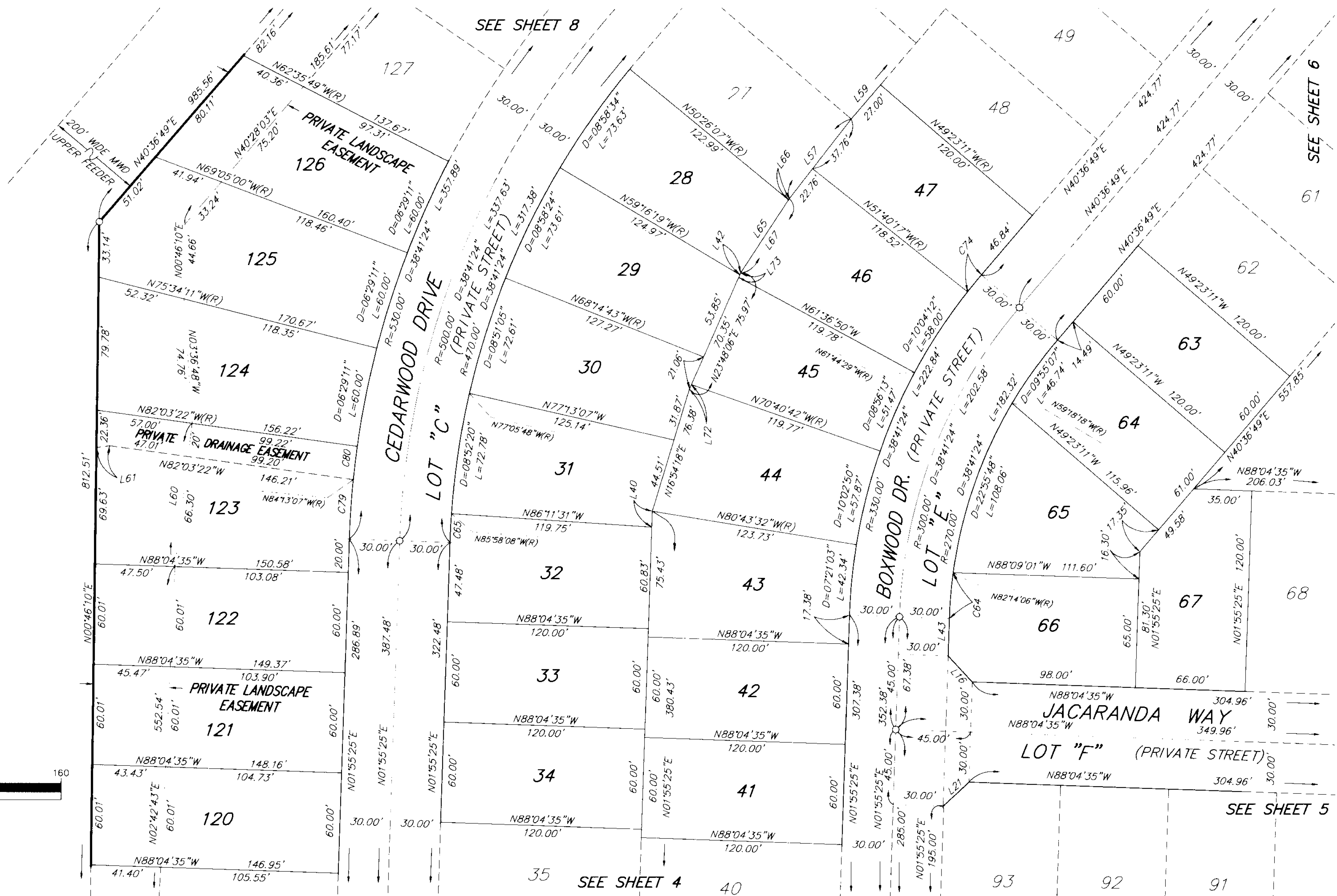
THE KEITH COMPANIES

**CURVE DATA**

NO.	RADIUS	DELTA	ARC	TAN
C64	270.00'	05°50'29"	27.53'	13.78'
C65	470.00'	02°06'27"	17.29'	8.65'
C74	330.00'	02°17'06"	13.16'	6.58'
C79	530.00'	03°51'28"	35.68'	17.85'
C80	530.00'	02°09'45"	20.00'	10.00'

**LINE DATA**

NO.	BEARING	DISTANCE
L16	N43°04'35"W	21.21'
L21	N46°55'25"E	21.21'
L40	N01°55'25"E	9.60'
L42	N23°48'06"E	1.06'
L43	N01°55'25"E	22.38'
L57	N37°49'40"E	60.52'
L59	N40°36'49"E	537.00'
L60	N06°47'36"E	86.30'
L61	N81°54'12"E	7.90'
L62	N49°23'11"W	19.23'
L63	N49°23'11"W	16.36'
L64	N49°23'11"W	13.51'
L65	N33°13'02"E	52.30'
L66	N33°13'02"E	0.85'
L67	N33°13'02"E	53.15'
L72	N23°48'06"E	2.86'
L73	N23°48'06"E	2.77'



SEE SHEET 2 FOR BOUNDARY & SURVEYOR'S NOTES



GRAPHIC SCALE



SCALE: 1" = 40'



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

# TRACT NO. 28872

BEING A SUBDIVISION OF A PORTION OF THE SOUTH 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, 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

KEITH INTERNATIONAL, INC.

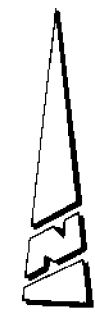
CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C42	330.00'	11°49'52"	68.14'	34.19'
C66	470.00'	01°02'56"	8.60'	4.30'
C70	330.00'	07°19'27"	42.18'	21.12'
C74	330.00'	02°17'06"	13.16'	6.58'

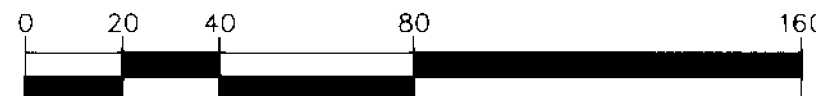
LINE DATA

NO.	BEARING	DISTANCE
L36	N40°36'49"E	8.84'
L42	N23°48'06"E	1.06'
L57	N37°49'40"E	60.52'
L65	N33°13'02"E	52.30'
L66	N33°13'02"E	0.85'
L67	N33°13'02"E	53.15'

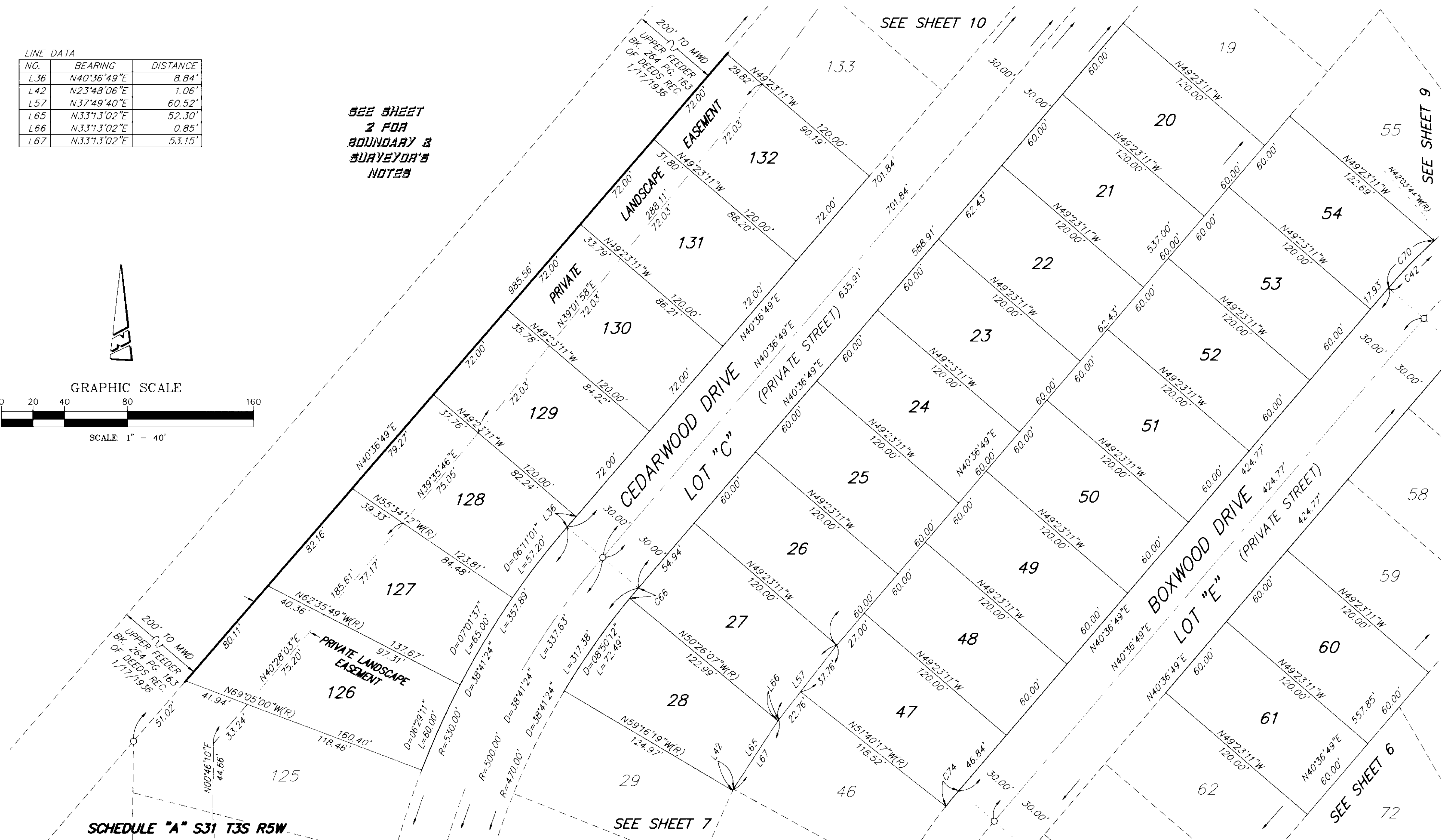
SEE SHEET 2 FOR BOUNDARY & SURVEYOR'S NOTES



GRAPHIC SCALE



SCALE: 1" = 40'



SCHEDULE "A" S31 T3S R5W



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

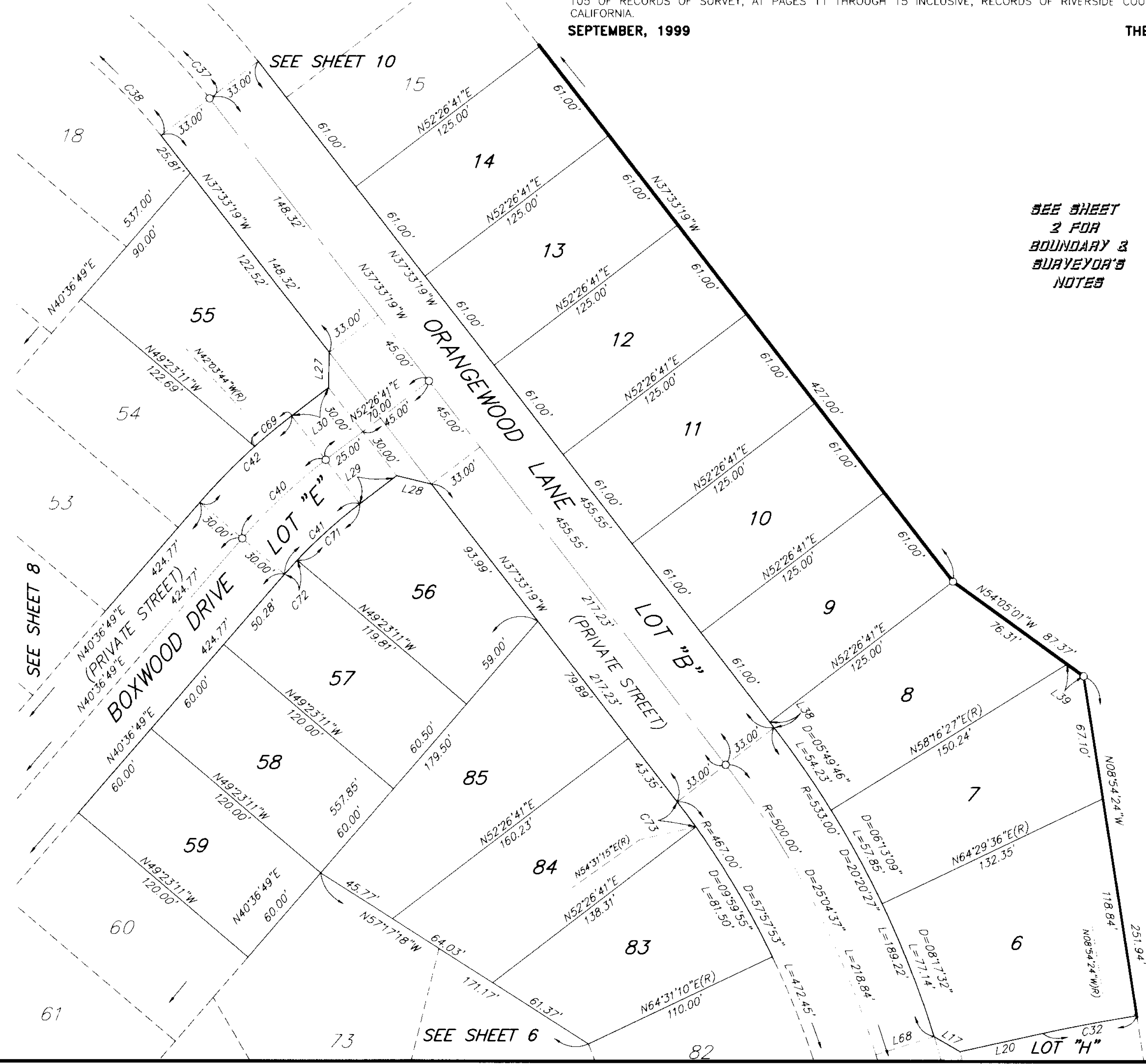
SHEET 9 OF 10 SHEETS

# TRACT NO. 28872

BEING A SUBDIVISION OF A PORTION OF THE SOUTH 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, 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  
2 FOR  
BOUNDARY &  
SURVEYOR'S  
NOTES

CURVE DATA

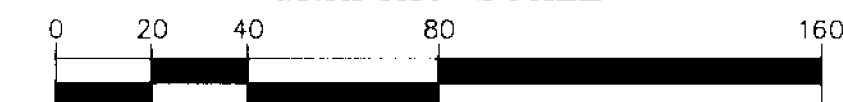
NO.	RADIUS	DELTA	ARC	TAN
C32	833.00'	03°34'18"	51.93'	25.97'
C37	300.00'	11°49'52"	61.95'	31.08'
C38	267.00'	11°49'52"	55.13'	27.67'
C40	300.00'	11°49'52"	61.95'	31.08'
C41	270.00'	11°49'52"	55.75'	27.98'
C42	330.00'	11°49'52"	68.14'	34.19'
C69	330.00'	04°30'25"	25.96'	12.99'
C71	270.00'	09°39'39"	45.53'	22.82'
C72	270.00'	02°10'13"	10.23'	5.11'
C73	467.00'	02°04'34"	16.92'	8.46'

LINE DATA

NO.	BEARING	DISTANCE
L17	N59°50'47"W	16.25'
L20	N77°31'18"E	45.78'
L27	N01°06'16"E	19.21'
L28	N76°12'54"W	19.21'
L29	N52°26'41"E	25.00'
L30	N52°26'41"E	25.00'
L38	N37°33'19"W	3.76'
L39	N54°05'01"W	11.07'
L68	N72°47'08"E(R)	33.00'



GRAPHIC SCALE



SCALE: 1" = 40'

SCHEDULE "A" S31 T3S R5W

