

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

TRACT NO. 28875

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.

RECORDER'S STATEMENT

FILED THIS 28TH DAY OF APRIL, 2000 AT 8:00 A.M. IN BOOK 290 OF MAPS, AT PAGES 92-100, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 2000-159687

FEE \$22.00

GARY L. ORSO
COUNTY ASSESSOR - CLERK - RECORDER

BY: [Signature], 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 RETAIN LOTS "A" THROUGH "E", 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 LOT 92, INDICATED AS OPEN SPACE AND PRIVATE DRAINAGE EASEMENT, 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 "A" THROUGH "E" INCLUSIVE.

BY: VICTORIA GROVE LLC,
A DELAWARE LIMITED LIABILITY COMPANY

[Signature]
PRESIDENT

[Signature]
(VICE) PRESIDENT

BY: SHEA HOMES LIMITED PARTNERSHIP
A CALIFORNIA LIMITED PARTNERSHIP

[Signature]
(VICE) PRESIDENT
JOHN C. DANVERS - ASSISTANT SECRETARY

BY: J.F. SHEA CO., INC., A NEVADA CORPORATION
ITS GENERAL PARTNER

[Signature]
(VICE) PRESIDENT
MICHAEL J. TRACY - ASSISTANT SECRETARY

SEPTEMBER, 1999

THE KEITH COMPANIES, INC.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF _____) S.S.

ON _____, BEFORE ME, _____
PERSONALLY APPEARED _____
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

NOTARY PUBLIC IN AND FOR SAID STATE

(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS
IS IN _____ COUNTY.

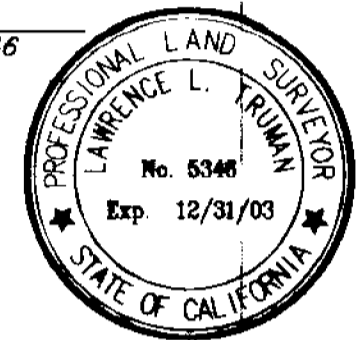
MY COMMISSION EXPIRES _____

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: 1-19-00

[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. 28875 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 11, 1998, THE EXPIRATION DATE BEING NOVEMBER 11, 2001, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: April 21, 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 SAID MAP.

DATED: April 25, 2000

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

[Signature]
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
GERALD A. MALONEY,
CLERK OF THE BOARD OF SUPERVISORS
BY: [Signature] 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, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 50,800.

DATED: 4-6-2000

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

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 50,800 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: [Signature] DEPUTY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) S.S.

ON March 6, 2000, BEFORE ME, Deborah L. Melvin, Notary Public
PERSONALLY APPEARED Bernard A. Maniscalco and Walter E. Neumann
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

[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS
IS IN Riverside COUNTY.

[Signature]
(PRINTED NAME)

MY COMMISSION EXPIRES 4-6-01.

NOTARY ACKNOWLEDGMENT

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

ON March 6, 2000, BEFORE ME, SUSAN D. ROUNDS, NOTARY PUBLIC
PERSONALLY APPEARED JOHN C. DANVERS AND MICHAEL J. TRACY
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

[Signature]
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS
IS IN Orange COUNTY.

[Signature]
(PRINTED NAME)

MY COMMISSION EXPIRES 5-10-2003

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 APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 480 AND SECTION 66483, ET. SEQ., OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID AREA DRAINAGE PLAN.

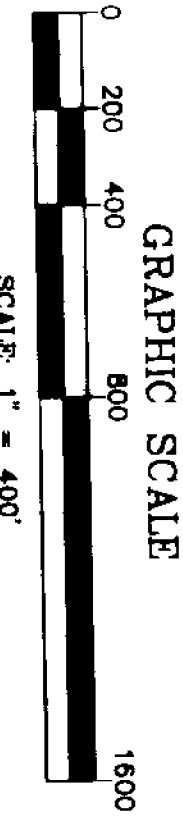
NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 480, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER 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.

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TRACT NO. 28875

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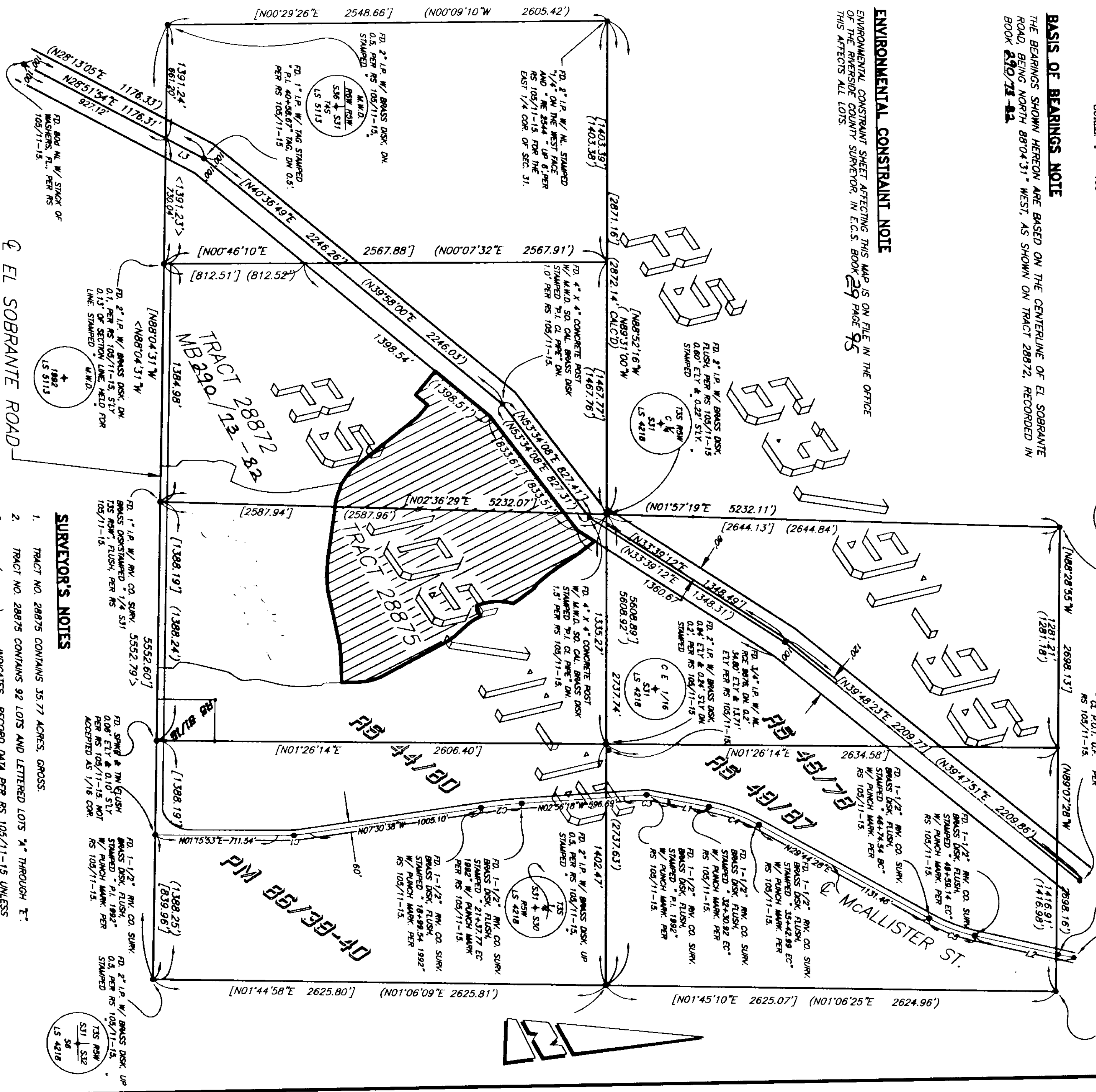
SEPTEMBER, 1999

THE KEITH COMPANIES



BASIS OF BEARINGS NOTE
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF EL SOBRANTE ROAD, BEING NORTH 88°04'31" WEST, AS SHOWN ON TRACT 28872, RECORDED IN BOOK 290-72-B2

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 95 THIS AFFECTS ALL LOTS.



EASEMENT NOTES
AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS FOR ENVIRONMENTAL PURPOSES, RECORDED RECORDS NO. 16, 1989 AS INSTRUMENT NO. 266718 OF GRANITE COUNTY, CALIFORNIA, OPERATED BY SOUTHERN CALIFORNIA EDISON AFFECTS A PORTION OF SAID LAND.

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	1200.00'	08°45'15"	183.34'	81.85'
C2	3000.00'	04°33'03"	238.28'	119.20'
C3	1000.00'	14°27'46"	258.24'	129.84'
C4	1000.00'	17°53'00"	312.12'	157.34'
C5	1000.00'	16°19'35"	204.66'	143.30'

LINE DATA

NO.	BEARING	DISTANCE
L1	N17°51'28"E	238.78'
L2	N13°25'53"E	593.80'
L3	N28°51'54"E	248.19'

- SURVEYOR'S NOTES**
- TRACT NO. 28875 CONTAINS 35.77 ACRES, GROSS.
 - TRACT NO. 28875 CONTAINS 92 LOTS AND LETTERED LOTS "A" THROUGH "E"; INDICATES RECORD DATA PER RS 105/11-15 UNLESS OTHERWISE NOTED.
 - () INDICATES RECORD DATA PER RS 63/91-95 UNLESS OTHERWISE NOTED.
 - < > INDICATES RECORD DATA PER TR. 28872, MB 820-72-B2 UNLESS OTHERWISE NOTED.
 - [] INDICATES RECORD DATA PER TR. 28872, MB 820-72-B2 UNLESS OTHERWISE NOTED.
 - DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS UNLESS OTHERWISE NOTED.
 - INDICATES SET 1" I.P. AND TAG, "S 5346", FLUSH.
 - INDICATES SET 1" I.P. W/LS 5346 TAG FL. PER TR. 28872, MB 820-72-B2 UNLESS OTHERWISE NOTED.
 - 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 DOCUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
 - CARR'S PER INSTR. # 15998 REC. 07/28/2000

SCHEDULE "A" S31 T35 R5W

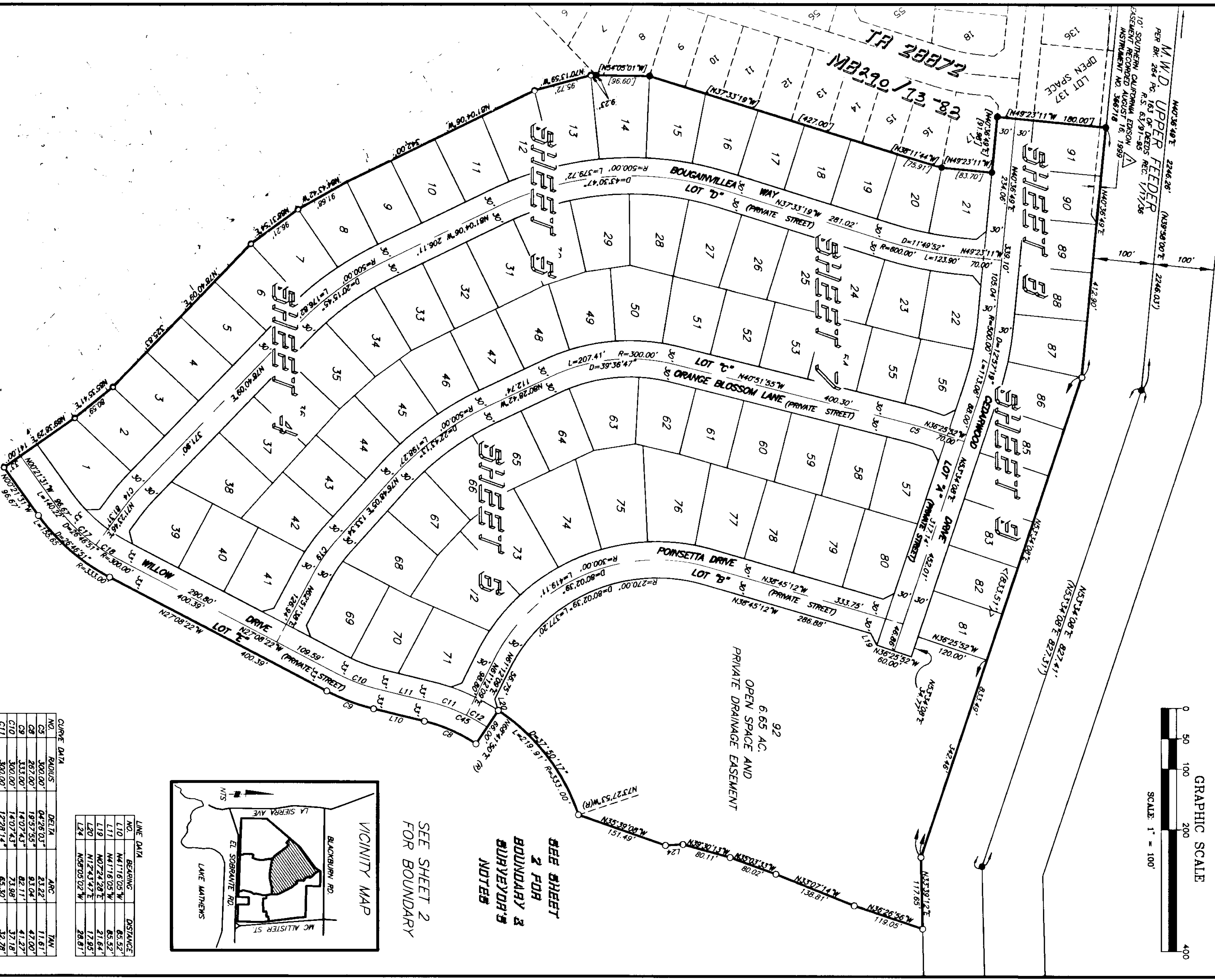
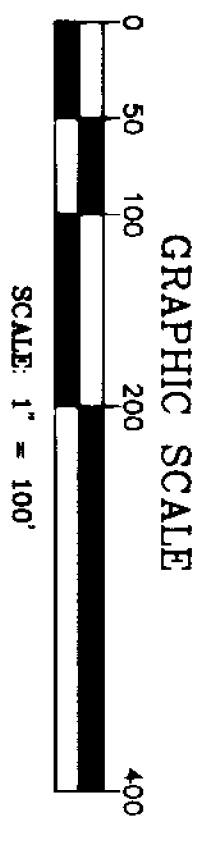
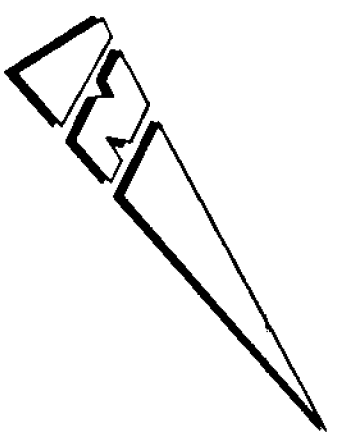
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 28875

SHEET 3 OF 9 SHEETS

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF FRACTIONAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTORIALIZED SURVEY OF THE RANCHO EL SOBRANITE 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.

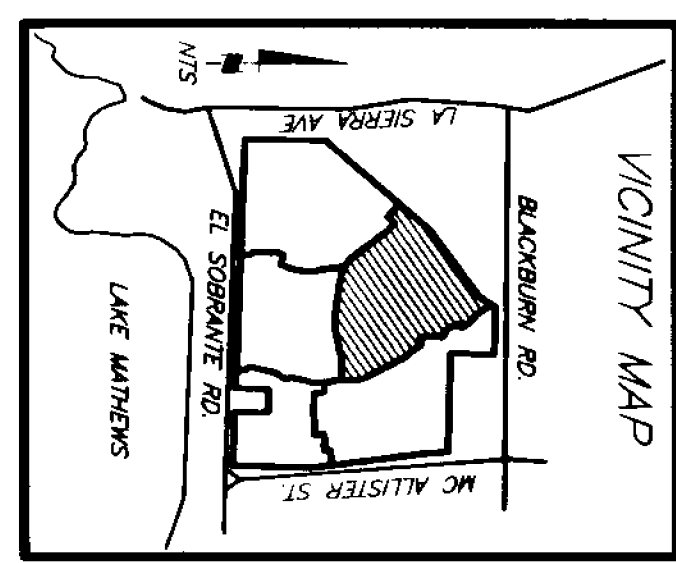
SEPTEMBER, 1999

THE KEITH COMPANIES



SEE SHEET 2 FOR BOUNDARY & SURVEYOR'S NOTES

SEE SHEET 2 FOR BOUNDARY



NO.	BEARING	DISTANCE
L10	N41°16'05" W	65.52'
L11	N41°16'05" W	65.52'
L19	N07°24'20" E	21.64'
L20	N12°43'47" E	17.65'
L24	N56°05'02" W	28.81'

NO.	RADIUS	DELTA	ARC	TAN
C5	300.00'	04°26'03"	23.22'	11.61'
C8	267.00'	19°57'55"	93.04'	47.00'
C9	333.00'	14°07'43"	82.11'	41.27'
C10	300.00'	14°07'43"	73.86'	37.18'
C11	300.00'	12°28'14"	65.30'	32.28'
C12	300.00'	07°29'41"	38.24'	18.65'
C14	300.00'	07°18'23"	38.08'	18.07'
C18	300.00'	08°32'08"	44.69'	22.39'
C19	300.00'	13°56'27"	72.99'	36.69'
C45	300.00'	19°57'55"	104.54'	52.80'

SCHEDULE 7 - S31 T35 R5W

290/95

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

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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

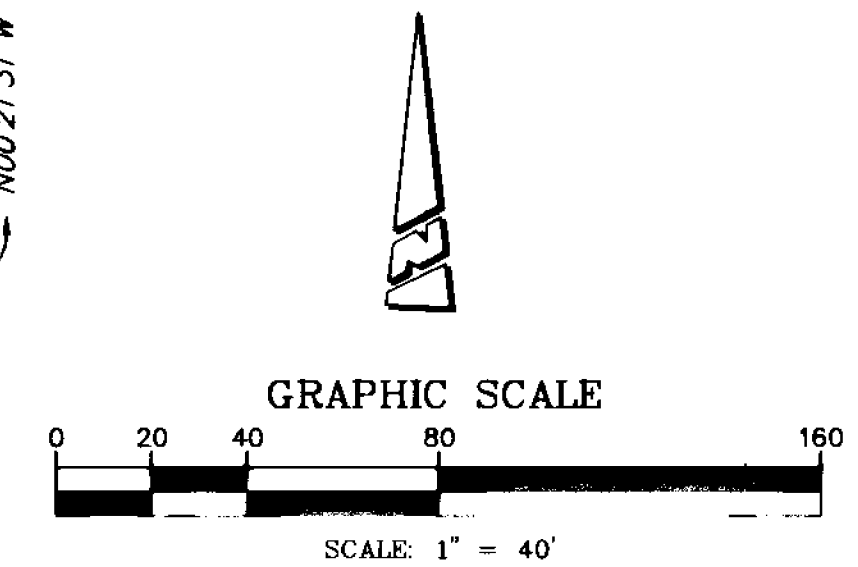
CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C14	300.00'	07°16'23"	38.08'	19.07'
C15	270.00'	07°16'23"	34.27'	17.16'
C16	330.00'	07°16'23"	41.89'	20.97'
C17	300.00'	08°04'52"	42.31'	21.19'
C18	300.00'	08°32'08"	44.69'	22.39'
C19	300.00'	13°56'27"	72.99'	36.68'
C20	330.00'	13°56'27"	80.29'	40.35'
C26	470.00'	04°10'07"	34.20'	17.11'
C27	470.00'	04°06'45"	33.74'	16.87'
C28	530.00'	03°47'01"	35.00'	17.51'
C29	267.00'	08°04'52"	37.66'	18.86'
C30	300.00'	10°09'51"	53.22'	26.68'

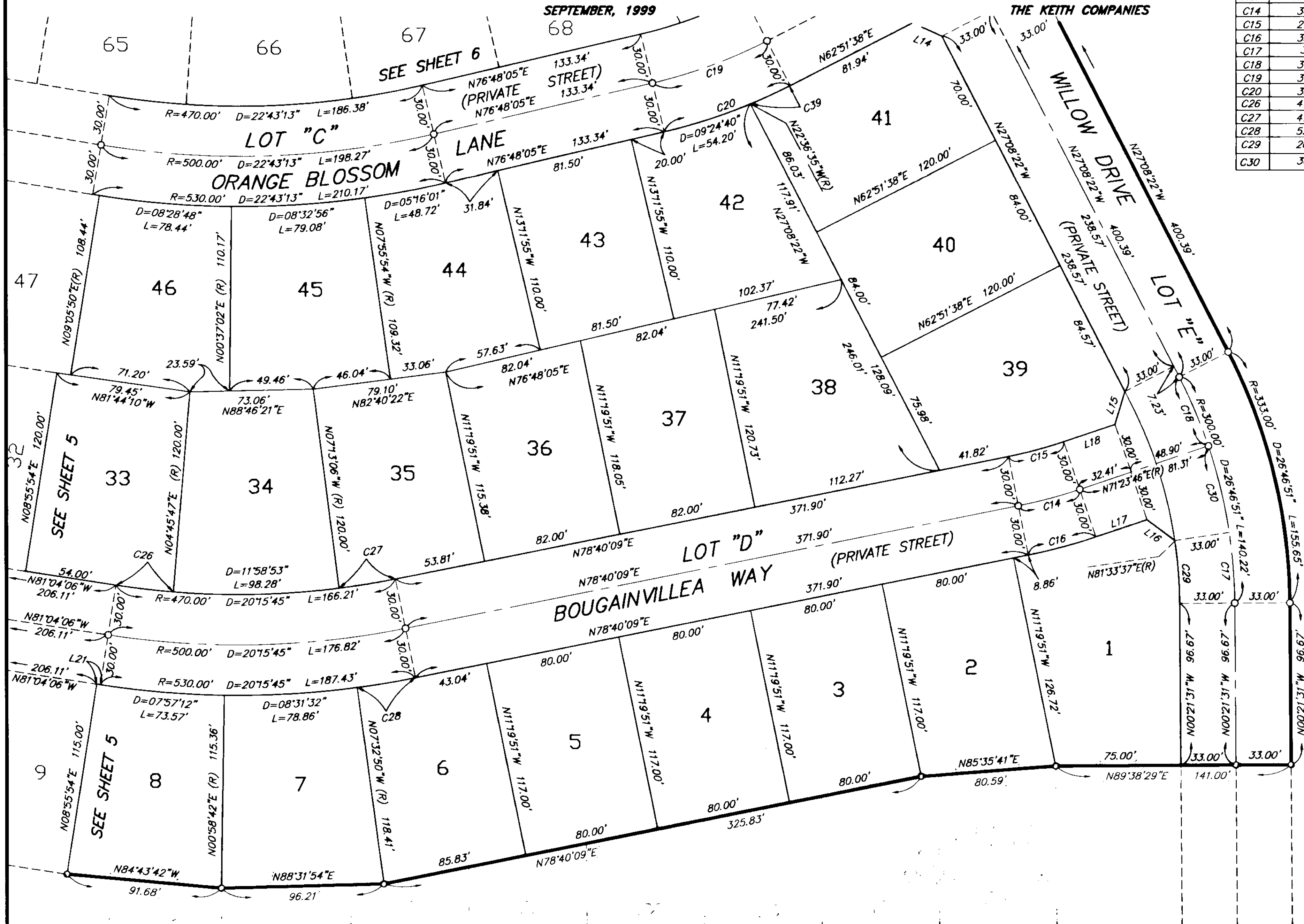
LINE DATA

NO.	BEARING	DISTANCE
L14	N65°47'57"W	19.21'
L15	N16°39'47"E	20.55'
L16	N53°12'38"W	20.80'
L17	N71°23'46"E	32.31'
L18	N71°23'46"E	32.41'
L21	N81°04'06"W	2.19'

SEE SHEET 3 FOR BOUNDARY & SURVEYOR'S NOTES



SCHEDULE "A" S31 T3S R5W



290/96

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

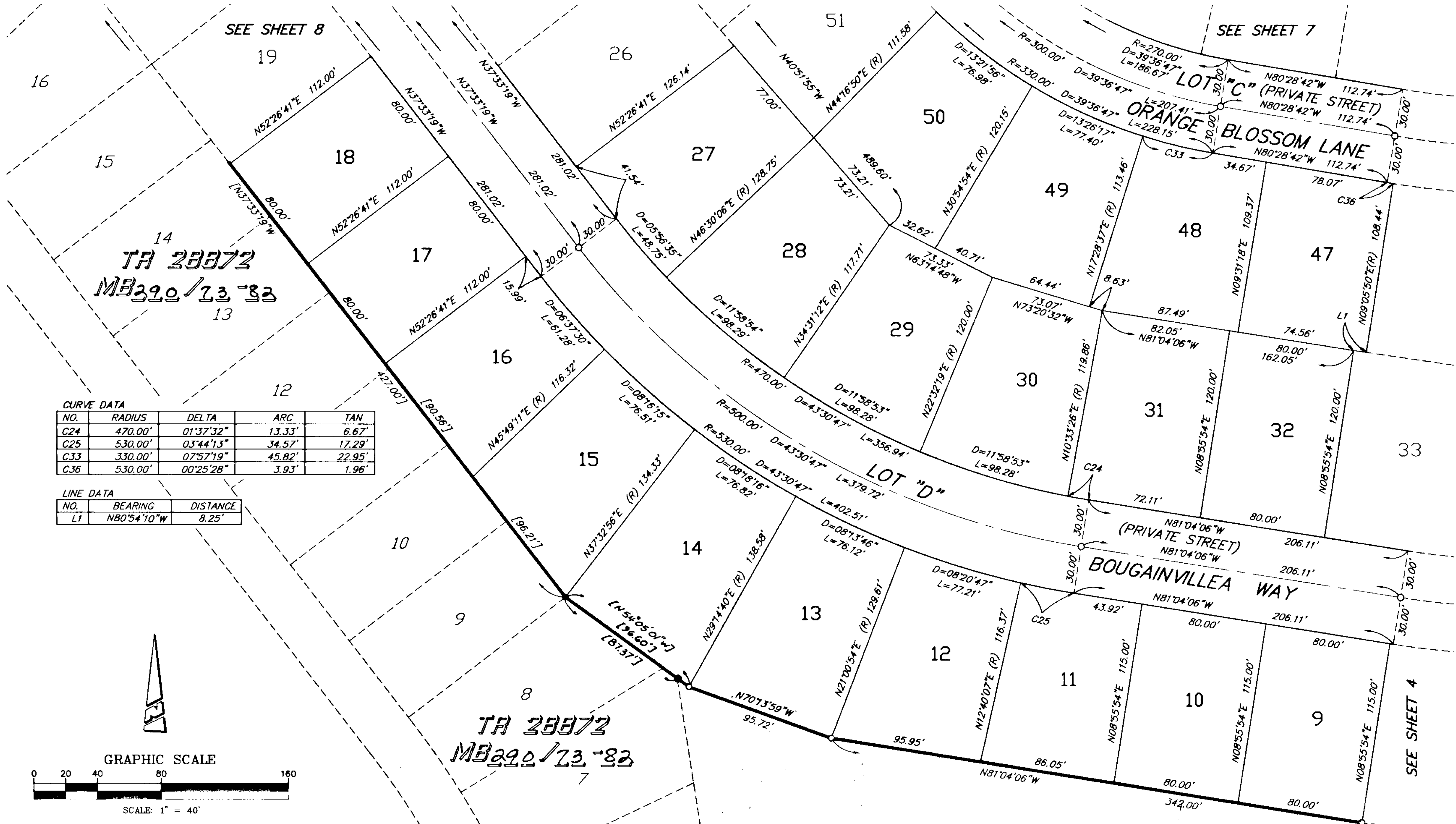
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SEPTEMBER, 1999

THE KEITH COMPANIES

SEE SHEET
2 FOR
BOUNDARY &
SURVEYOR'S
NOTES



TR 28872
MB 290/13-83

TR 28872
MB 290/13-83

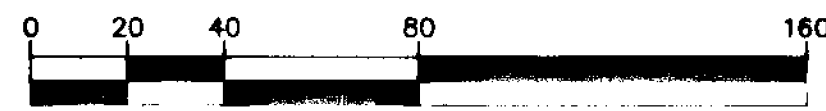
CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C24	470.00'	01°37'32"	13.33'	6.67'
C25	530.00'	03°44'13"	34.57'	17.29'
C33	330.00'	07°57'19"	45.82'	22.95'
C36	530.00'	00°25'28"	3.93'	1.96'

LINE DATA

NO.	BEARING	DISTANCE
L1	N80°54'10"W	8.25'

GRAPHIC SCALE



SCALE: 1" = 40'

SCHEDULE "A" S31 T3S R5W

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SEPTEMBER, 1999

THE KEITH COMPANIES

LOT 92
OPEN SPACE
PRIVATE DRAINAGE EASEMENT
6.65 AC.
SEE SHEET 9

SEE SHEET 2 FOR BOUNDARY & SURVEYOR'S NOTES

CURVE DATA

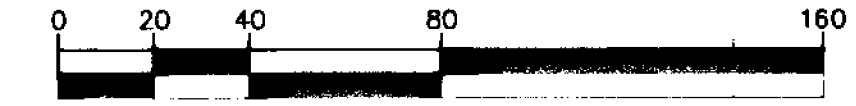
NO.	RADIUS	DELTA	ARC	TAN
C8	267.00'	19°57'55"	93.04'	47.00'
C9	333.00'	14°07'43"	82.11'	41.27'
C10	300.00'	14°07'43"	73.98'	37.18'
C11	300.00'	07°29'41"	39.24'	19.65'
C12	300.00'	07°29'41"	39.24'	19.65'
C13	267.00'	14°07'43"	65.84'	33.09'
C19	300.00'	13°56'27"	72.99'	36.68'
C20	330.00'	13°56'27"	80.29'	40.35'
C21	270.00'	13°56'27"	65.69'	33.01'
C31	270.00'	03°45'30"	17.71'	8.86'
C34	470.00'	05°35'02"	45.80'	22.92'
C35	470.00'	05°07'54"	42.10'	21.06'
C37	270.00'	05°11'36"	24.47'	12.24'
C38	270.00'	08°44'51"	41.22'	20.65'
C39	330.00'	04°31'47"	26.09'	13.05'
C41	330.00'	07°17'41"	42.01'	21.04'
C42	333.00'	04°58'33"	28.92'	14.47'
C43	267.00'	11°59'01"	55.84'	28.02'
C44	267.00'	02°08'42"	10.00'	5.00'
C45	300.00'	19°57'55"	104.54'	52.80'
C46	300.00'	04°58'33"	26.05'	13.03'

LINE DATA

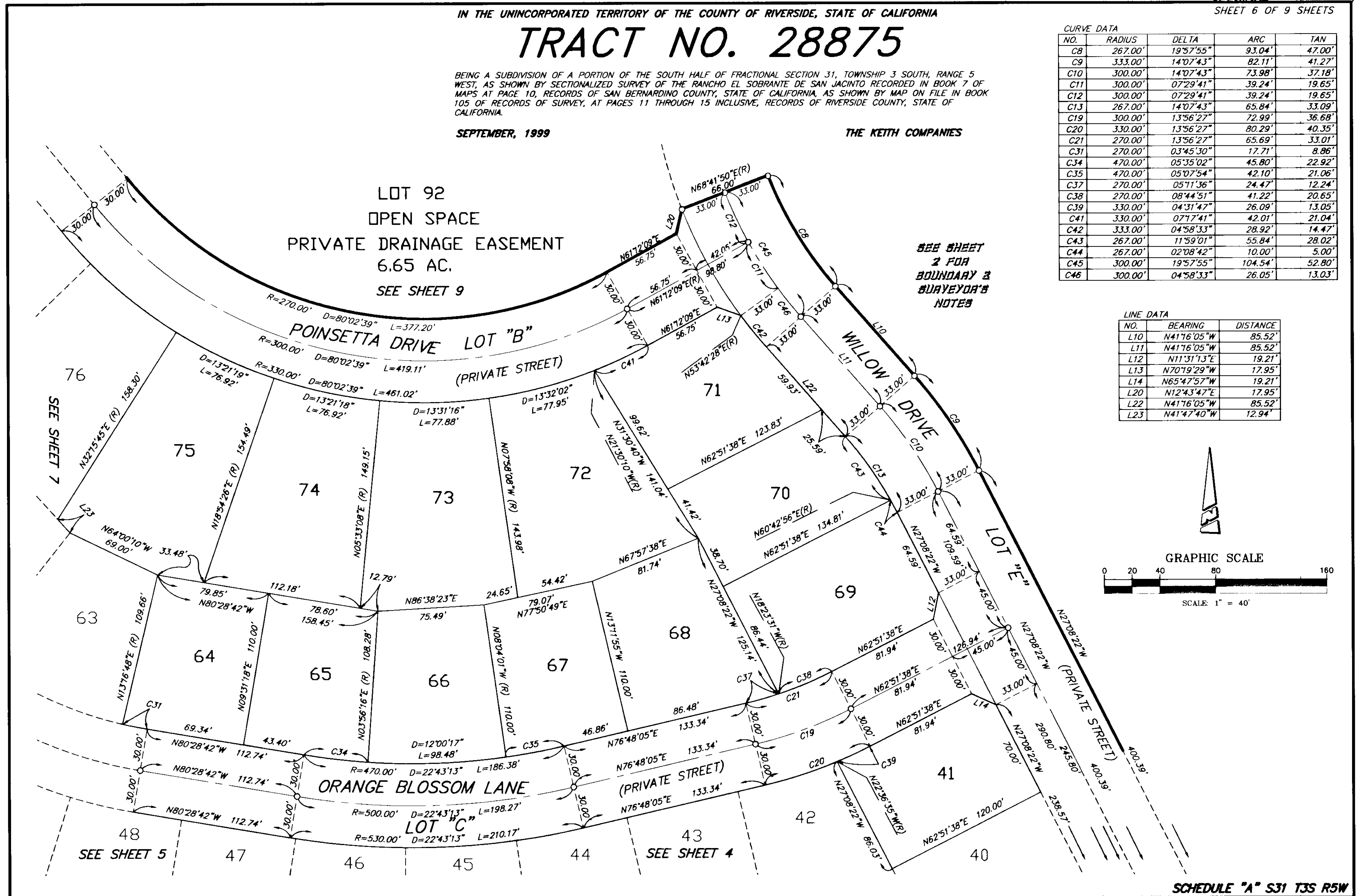
NO.	BEARING	DISTANCE
L10	N41°16'05"W	85.52'
L11	N41°16'05"W	85.52'
L12	N11°31'13"E	19.21'
L13	N70°19'29"W	17.95'
L14	N65°47'57"W	19.21'
L20	N12°43'47"E	17.95'
L22	N41°16'05"W	85.52'
L23	N41°47'40"W	12.94'



GRAPHIC SCALE



SCALE: 1" = 40'



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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

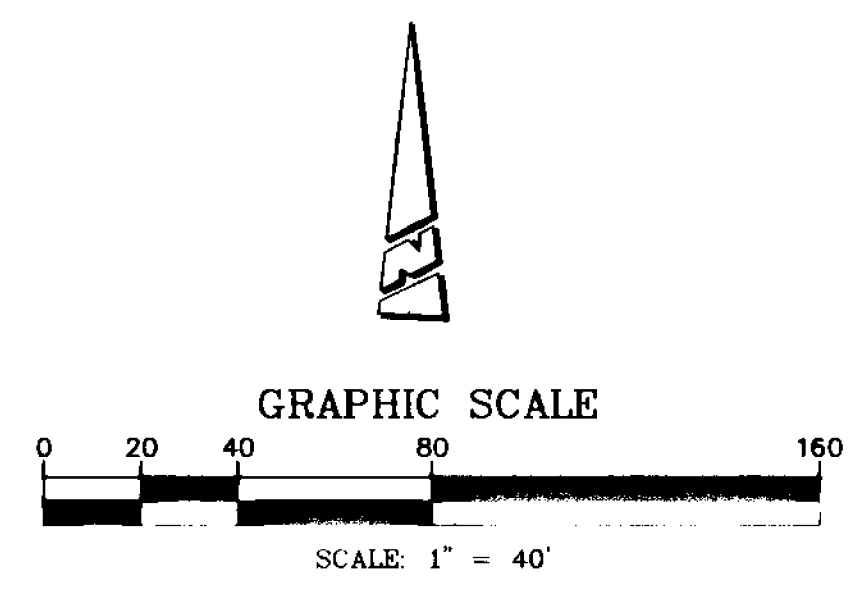
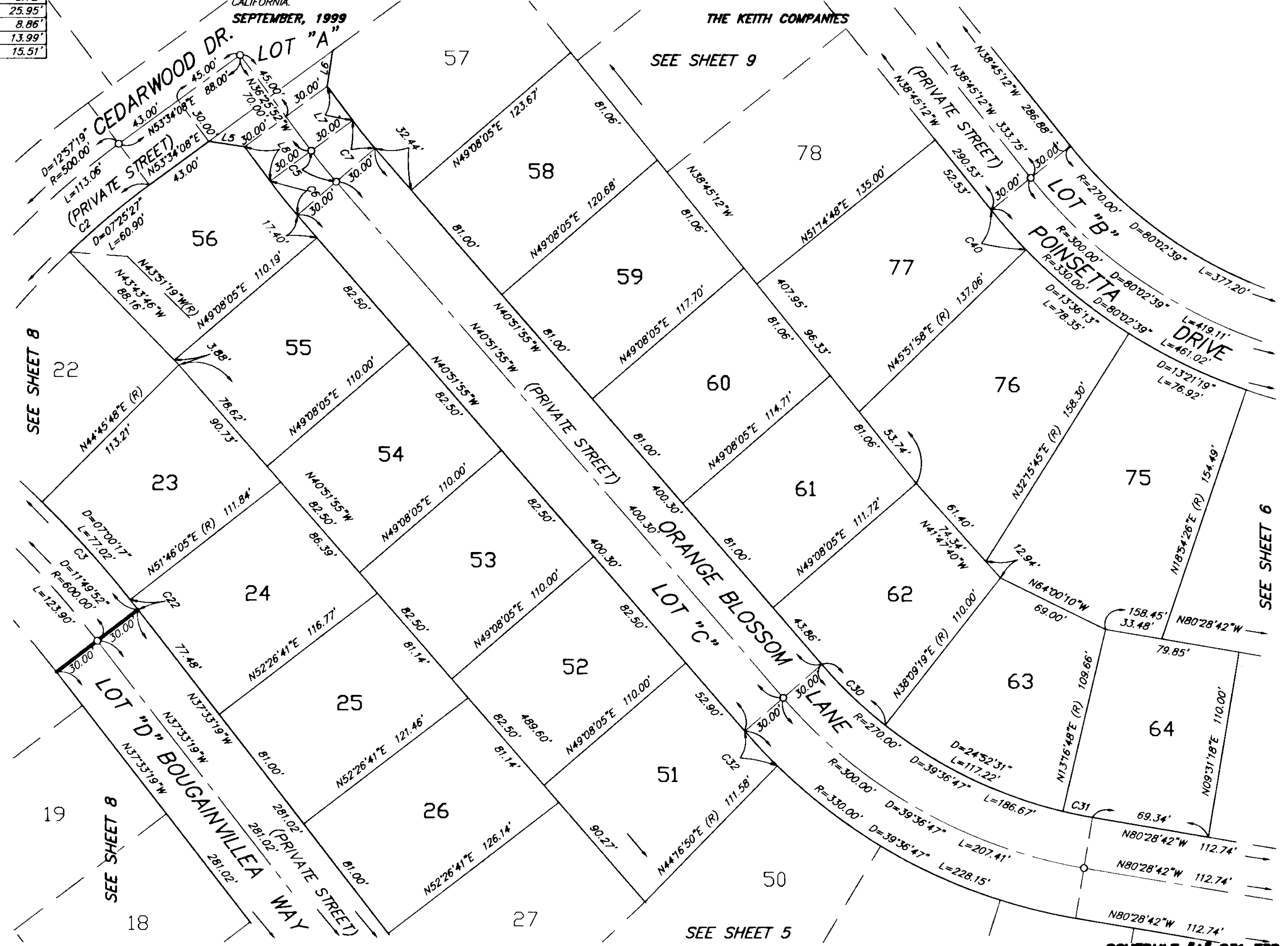
CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C2	470.00'	12°57'19"	106.27'	53.36'
C3	630.00'	11°49'52"	130.09'	65.28'
C5	300.00'	04°26'03"	23.22'	11.61'
C6	330.00'	04°26'03"	25.54'	12.78'
C7	270.00'	04°26'03"	20.90'	10.45'
C22	630.00'	00°40'36"	7.44'	3.72'
C30	270.00'	10°58'46"	51.74'	25.95'
C31	270.00'	03°45'30"	17.71'	8.86'
C32	330.00'	04°51'15"	27.96'	13.99'
C40	330.00'	05°22'50"	30.99'	15.51'

LINE DATA

NO.	BEARING	DISTANCE
L5	N81°25'52"W	21.21'
L6	N08°34'08"E	21.21'
L7	N36°25'52"W	25.00'
L8	N36°25'52"W	25.00'

SEE SHEET 2 FOR BOUNDARY & SURVEYOR'S NOTES



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

TRACT NO. 28875

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

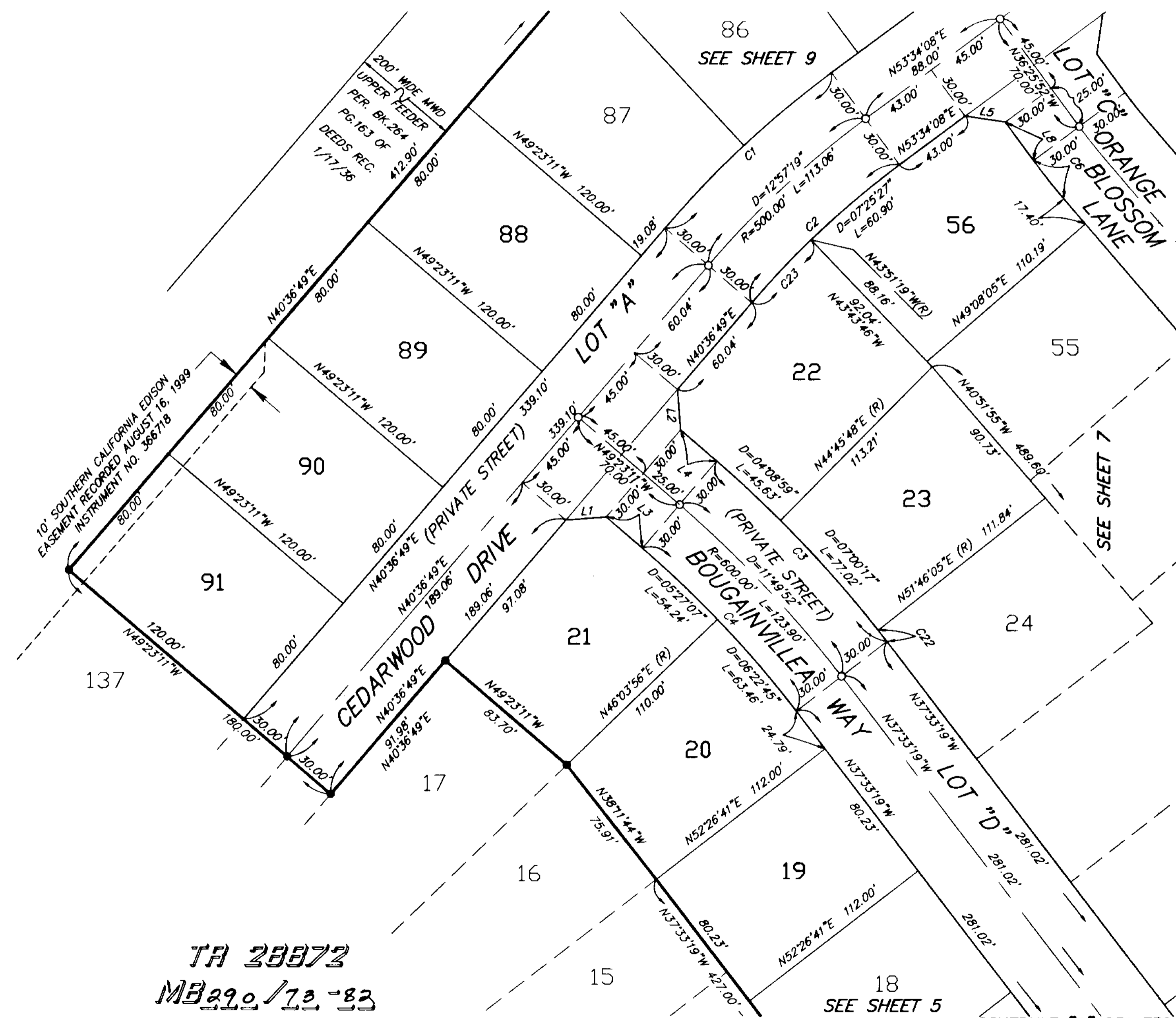
CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	530.00'	12°57'19"	119.84'	60.18'
C2	470.00'	12°57'19"	106.27'	53.36'
C3	630.00'	11°49'52"	130.09'	65.28'
C4	570.00'	11°49'52"	117.70'	59.06'
C6	330.00'	04°26'03"	25.54'	12.78'
C22	630.00'	00°40'36"	7.44'	3.72'
C23	470.00'	05°31'52"	45.37'	22.70'

LINE DATA

NO.	BEARING	DISTANCE
L1	N85°36'49"E	21.21'
L2	N04°23'11"W	21.21'
L3	N49°23'11"W	25.00'
L4	N49°23'11"W	25.00'
L5	N81°25'52"W	21.21'
L8	N36°25'52"W	25.00'

SEE SHEET 2 FOR BOUNDARY & SURVEYOR'S NOTES



GRAPHIC SCALE



SCALE: 1" = 40'

TR 28872
MB 290/12-83

SEE SHEET 5

SCHEDULE "A" S31 T3S R5W

28875/100

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

TRACT NO. 28875

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
C1	530.00'	12°57'19"	119.84'	60.18'
C2	470.00'	12°57'19"	106.27'	53.36'
C5	300.00'	04°26'03"	23.22'	11.61'
C6	330.00'	04°26'03"	25.54'	12.78'
C7	270.00'	04°26'03"	20.90'	10.45'

LINE DATA

NO.	BEARING	DISTANCE
L5	N81°25'52"W	21.21'
L6	N08°34'08"E	21.21'
L7	N36°25'52"W	25.00'
L8	N36°25'52"W	25.00'
L9	N82°35'32"W	20.78'
L19	N07°24'28"E	21.64'

SEE SHEET 2 FOR BOUNDARY & SURVEYOR'S NOTES

M.W.D. UPPER FEEDER PER BK 264 PG 163 OF DEEDS REC 1/17/36

LOT 92 OPEN SPACE PRIVATE DRAINAGE EASEMENT 6.65 AC.

SEE SHEET 3

POINSETTA DRIVE LOT "B"

DRIVE LOT "A"

ORANGE BLOSSOM LANE LOT "C"

SEE SHEET 7

