

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

TRACT NO. 28898

BEING A SUBDIVISION OF A PORTION OF THE NORTH 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, ALSO 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

RECORDER'S STATEMENT

FILED THIS 7th DAY OF SEPT., 2000, AT 8:00 A.M. IN BOOK 216 OF MAPS, AT PAGES 21-22, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 2000-352279

FEE \$22.00

GARY L. ORSO
COUNTY ASSESSOR - CLERK - RECORDER

BY: S. Ragan, DEPUTY

SUBDIVISION GUARANTEE: ORANGE COAST 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 RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP, A BLANKET EASEMENT ACROSS LOTS 46 THROUGH 49 INCLUSIVE AND 51 FOR INGRESS/EGRESS, STORMDRAIN AND UTILITIES.

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 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.

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

WE HEREBY RETAIN THE EASEMENTS SHOWN HEREON AS "PRIVATE STORM DRAIN" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY DEDICATE A BLANKET INGRESS AND EGRESS EASEMENT OVER LOT 48 TO WESTERN MUNICIPAL WATER DISTRICT FOR ACCESS PURPOSES.

WE HEREBY GRANT LOT 53 IN FEE TITLE TO WESTERN MUNICIPAL WATER DISTRICT FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES RESERVING TO OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT AN EASEMENT FOR LANDSCAPE AND LANDSCAPE MAINTENANCE PURPOSES.

WE HEREBY RETAIN THE EASEMENT SHOWN HEREON AS "PRIVATE SLOPE EASEMENT" FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY DEDICATE THE EASEMENTS SHOWN AS "SEWER EASEMENT" TO WESTERN MUNICIPAL WATER DISTRICT FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES, AND WATER PIPELINE FACILITIES.

VICTORIA PARTNERS L.L.C.
A CALIFORNIA LIMITED LIABILITY COMPANY
[Signature]
BY: TIMOTHY N. ROBERTS, MANAGER

TRUSTEE'S STATEMENT

U.S. BANK NATIONAL ASSOCIATION, TRUSTEE UNDER DEEDS OF TRUST RECORDED February 3, 2000 AS INSTRUMENT NO.S 42308, 42312 AND 42316 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

[Signature] [Signature]
CHERIE S. GEORGE VICE PRESIDENT SHEILA L. HANSEN VICE PRESIDENT

OPTIONEE'S STATEMENT

VICTORIA GROVE LLC, OPTIONEE PER INSTRUMENT NO. 42305 RECORDED FEBRUARY 3, 2000, 2000 OFFICIAL RECORDS OF RIVERSIDE COUNTY, RIVERSIDE COUNTY, CALIFORNIA.

VICTORIA GROVE L.L.C.
A CALIFORNIA LIMITED LIABILITY COMPANY
[Signature]
BY: BERNARD MANISCALCO, PRESIDENT

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 \$17,500.

DATED: 7-5, 2000

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

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$19,500.00 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: Aug 29, 2000

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

CASH TAX BOND
PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: _____, 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:

AN EASEMENT FOR ROADS, LINES, PIPES, POLES AND INCIDENTAL PURPOSES, IN FAVOR OF HERBERT BULKLEY PARED AND CHARLES GRANDVILLE KEKEWICH, IN INSTRUMENT RECORDED FEBRUARY 7, 1911 IN BOOK 324 PAGE 389 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, CANNOT BE LOCATED FROM RECORD.

AN EASEMENT FOR ROADS, LINES, PIPES, POLES AND INCIDENTAL PURPOSES, IN FAVOR OF EL SOBRANTE LAND CO., IN INSTRUMENT RECORDED MAY 10, 1911 IN BOOK 315 PAGE 53 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR ROADS, LINES, PIPES, POLES AND INCIDENTAL PURPOSES, IN FAVOR OF PHIL A. KILFOIL, IN INSTRUMENT RECORDED SEPTEMBER 14, 1911 IN BOOK 331 PAGE 374 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF EL SOBRANTE LAND CO., IN INSTRUMENT RECORDED MAY 27, 1965 AS INSTRUMENT NO. 61570 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

NOTICE OF ELECTION BY LAND OWNER 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 460 AND SECTION 66483, ET. ESQ., 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.

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: 4-10, 2000

[Signature]
LAWRENCE L. TRUMAN, L.S. 5346
EXPIRES 12-31-03

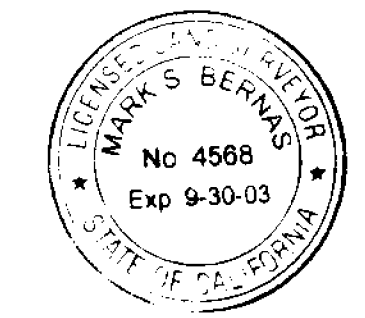


COUNTY SURVEYOR'S STATEMENT

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. 28898 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON 1-5-1999, THE EXPIRATION DATE BEING 1-5-02, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: Aug 22, 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 THE TRACT MAP.

DATED: 8/29, 2000

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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

[Signature]
CHAIRMAN OF THE BOARD OF SUPERVISORS

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 4-12-00 FROM VICTORIA PARTNERS TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, A POLITICAL CORPORATION AND/OR GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED AND CONSENTS TO ITS RECORDATION.

DATED: 4/6/00

[Signature]
JEFFREY 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. 28898

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SEPTEMBER, 1999

THE KEITH COMPANIES

NOTARY ACKNOWLEDGMENT

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

ON 4/12 2000 BEFORE ME Jessica S. Carlton
PERSONALLY APPEARED Timothy N. Roberts
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
Jess S. Carlton
NOTARY PUBLIC IN AND FOR SAID STATE
Jessica S. Carlton
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS
IS IN Orange COUNTY.
MY COMMISSION EXPIRES 8/5/03

NOTARY ACKNOWLEDGMENT

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

ON 4/20 2000 BEFORE ME Naomi Altman
PERSONALLY APPEARED Sheila L. Hansen
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
Naomi Altman
NOTARY PUBLIC IN AND FOR SAID STATE
NAOMI ALTMAN
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS
IS IN Orange COUNTY.
MY COMMISSION EXPIRES 5/15/2000

NOTARY ACKNOWLEDGMENT

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

ON 4/12 2000 BEFORE ME Jessica S. Carlton
PERSONALLY APPEARED Bernard Maniscalco
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
Jess S. Carlton
NOTARY PUBLIC IN AND FOR SAID STATE
Jessica S. Carlton
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS
IS IN Orange COUNTY.
MY COMMISSION EXPIRES 8/5/03

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 28898

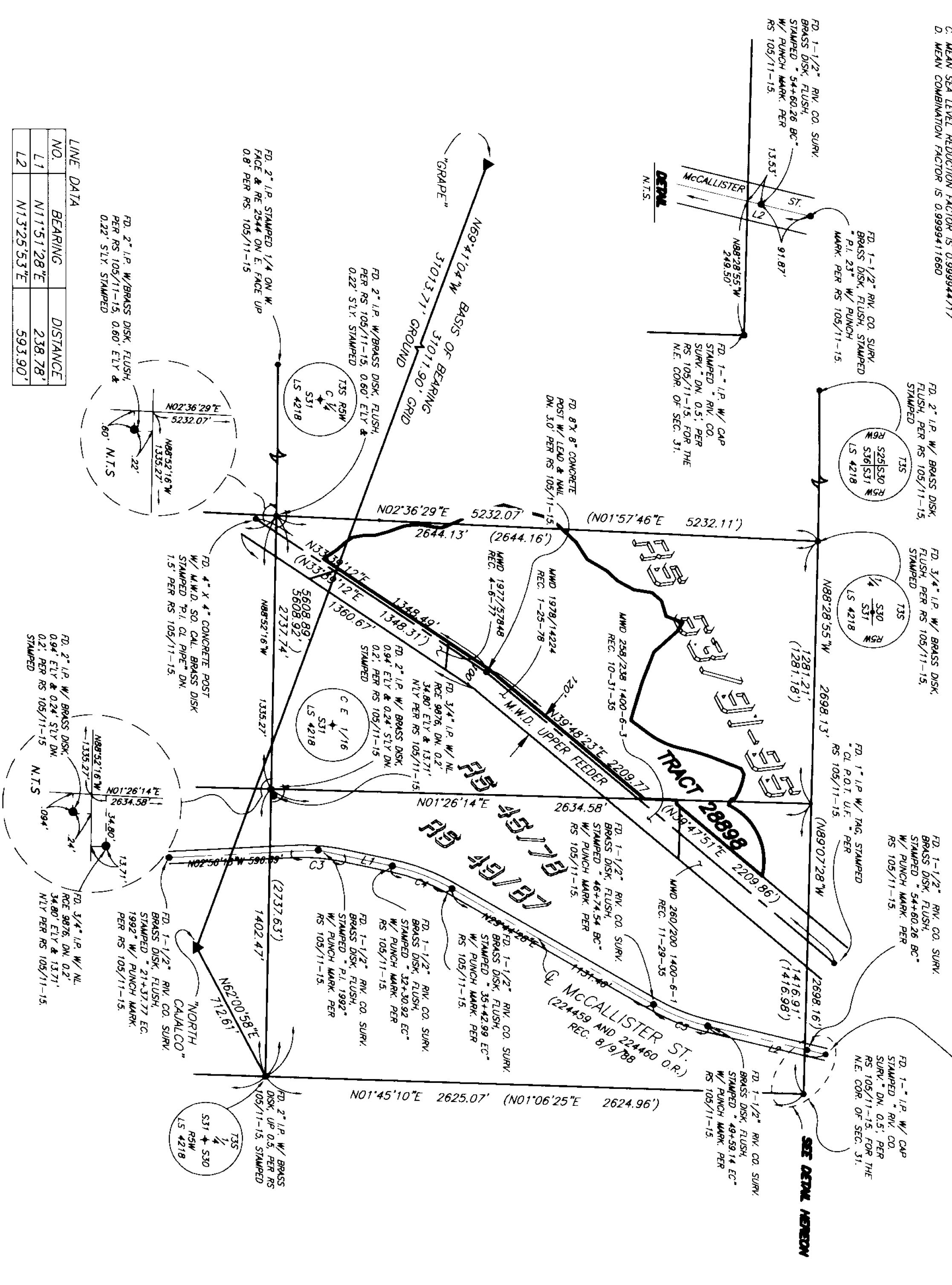
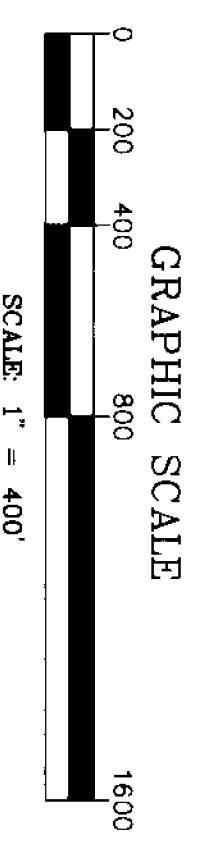
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SEPTEMBER, 1999

THE KEITH COMPANIES

BASIS OF DATUM NOTE

- CONTROL STATION "NORTH CALICO" METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA TRANQUILIZATION DISK SET IN A BOULDER STAMPED "NORTH CALICO 1931" HORIZONTAL FIRST ORDER DATUM IS NAD 83. LATITUDE 33°53'34.84680" N. (N 2270968.99) AND LONGITUDE (N 2260201.94) AND LONGITUDE 117°26'15.54843" 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°26'01.92357" W. (W 6172045.37)
- MAP BASE DATUM
 - MEAN SCALE FACTOR IS 0.999996943
 - MEAN ELEVATION IS 1264.155 FEET MVD 88
 - MEAN SEA LEVEL REDUCTION FACTOR IS 0.9999444717
 - MEAN COMBINATION FACTOR IS 0.9999411660



CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C3	1000.00'	144.746"	258.24'	129.84'
C4	1000.00'	175.300"	312.12'	157.34'
C5	1000.00'	161.835"	284.66'	143.30'

SURVEYOR'S NOTES

- TRACT NO. 28898 CONTAINS 28.64 ACRES, GROSS.
- TRACT NO. 28898 CONTAINS 53 LOTS AND LETTERED LOTS "A" THROUGH "E".
- () INDICATES RECORD DATA PER RS 105/11-15 UNLESS OTHERWISE NOTED.
- [] INDICATES RECORD & MEASURED DATA PER TRACT MAP 28917 M B 016/14-20 UNLESS OTHERWISE NOTED.
- INDICATES SET 1" I.P. AND TAG, "S 5346", FLUSH
- FD. 1" I.P. & TAG LS 5346 FLUSH PER TRACT 28917, M B 016/14-20 UNLESS OTHERWISE NOTED.

SET 1" I.P. AND TAG, "S 5346", OR LEAD AND TAG, "LS 5346", IN CONCRETE, OR ON TOP OF 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 MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.

CC&R'S PER
INSTR # 2000-352282 and 2000-352274
REC. 09/07/2000

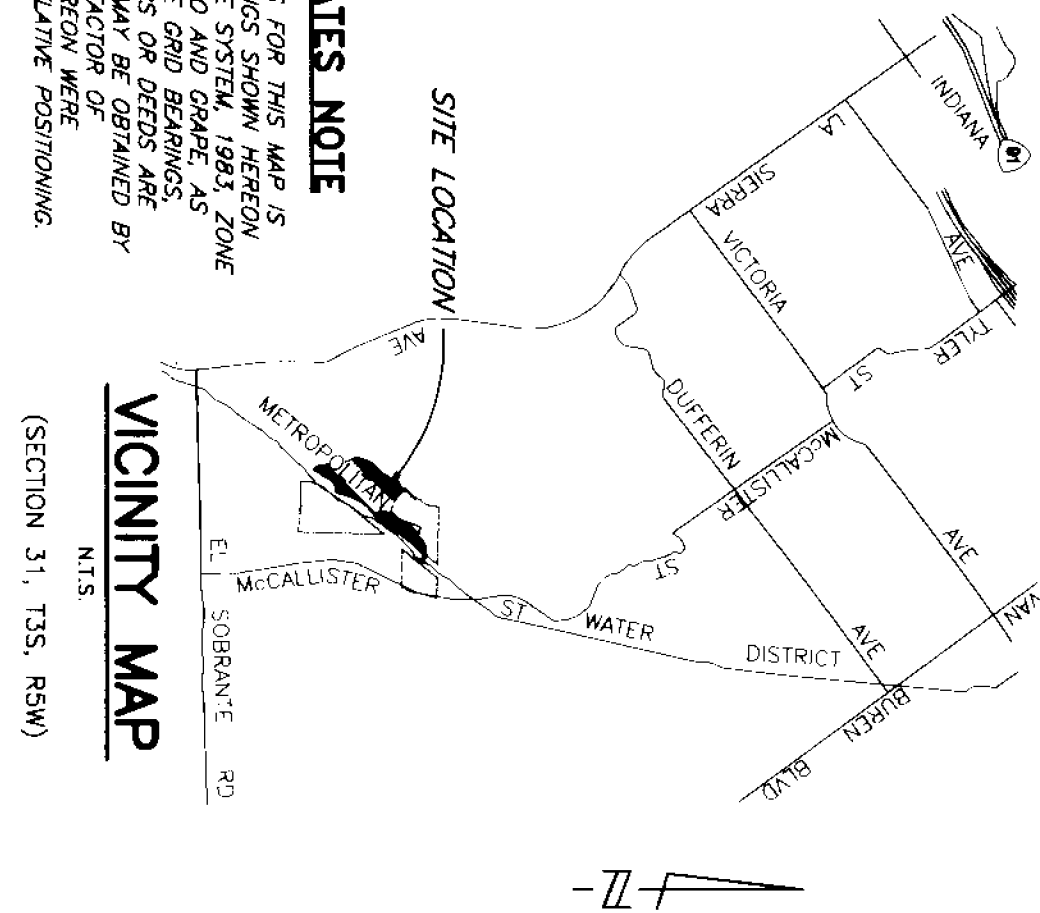
ENVIRONMENTAL CONSTRAINT NOTE

THIS AFFECTS ALL LOTS ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 30 PAGE 525

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 CALICO AND GRAPE, AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID BEARINGS, QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS, GRID BEARINGS AND DISTANCES FROM THE GROUND MEASUREMENTS OBTAINED BY THE SURVEYOR. THE GROUND MEASUREMENTS OBTAINED BY THE SURVEYOR ARE ESTABLISHED BY USING G.P.S. IN A STATIC MODE FOR RELATIVE POSITIONING.

VICINITY MAP



SEE SHEET 3 FOR INDEX AND SITE ACCESS

276
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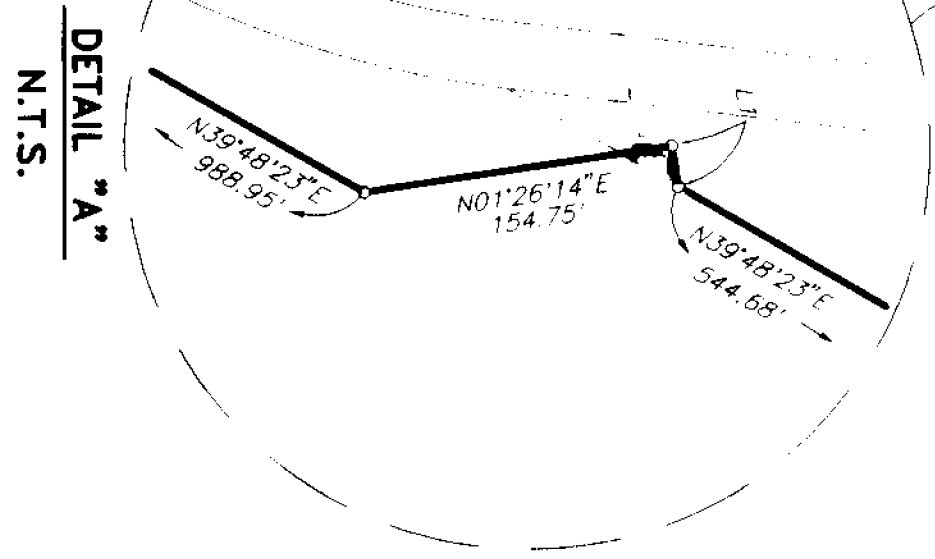
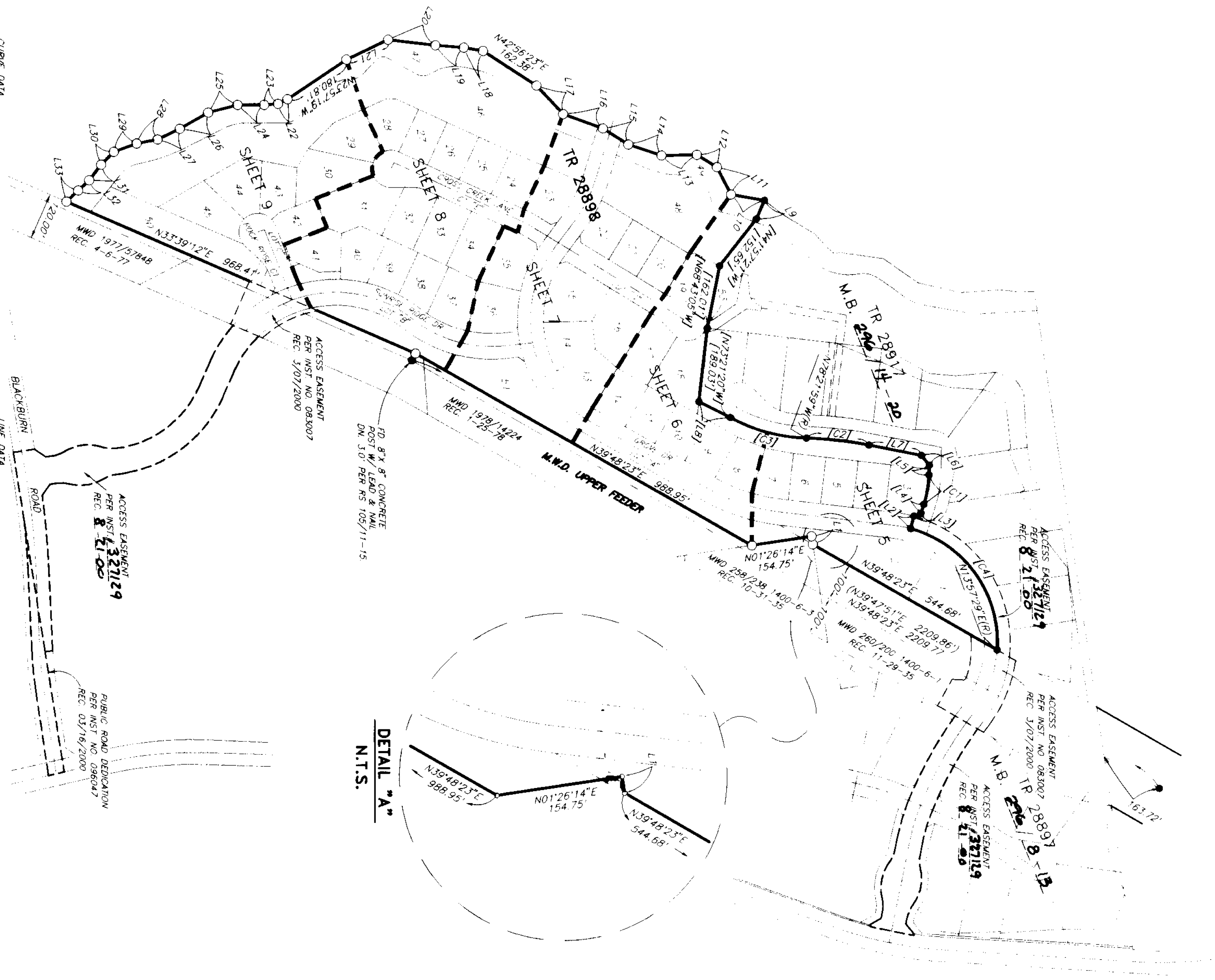
2000-352279
ORIGINAL

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT NO. 28898

SHEET 4 OF 9 SHEETS

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF FRACTIONAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANHO DE SAN JACINTO RECORDED IN BOOK 7 OF MAPS AT PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, ALSO 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

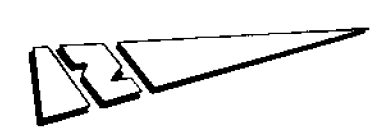
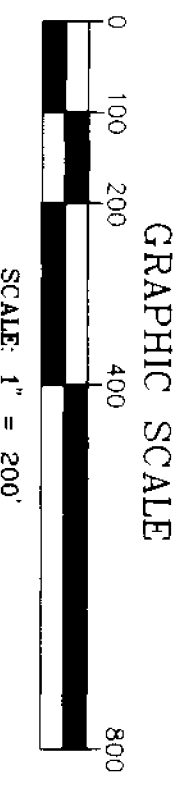


CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	270.00'	161°8'20"	76.84'	38.68'
C2	270.00'	09°31'58"	161.39'	80.88'
C3	430.00'	27°05'44"	203.35'	103.67'
C4	300.00'	78°50'23"	412.80'	246.80'

LINE DATA

NO.	BEARING	DISTANCE
L1	N88°34'23\"W	20.49'
L2	N64°52'56\"W(R)	33.00'
L3	N11°32'20\"W	18.68'
L4	N61°44'58\"W	24.58'
L5	N78°03'18\"W	24.59'
L6	N67°33'21\"E	32.40'
L7	N21°09'59\"E	137.38'
L8	N58°57'16\"E	90.31'
L9	N56°45'11\"W	51.54'
L10	N19°51'47\"E	86.22'
L11	N23°08'54\"E	28.85'
L12	N41°40'05\"E	60.12'
L13	N08°57'44\"E	91.00'
L14	N28°30'28\"E	89.06'
L15	N42°17'18\"E	76.25'
L16	N30°04'52\"E	107.69'
L17	N57°06'29\"E	99.69'
L18	N19°54'30\"E	49.22'
L19	N14°45'34\"E	22.82'
L20	N16°43'04\"E	121.47'
L21	N15°26'47\"W	117.26'
L22	N15°57'08\"W	26.93'
L23	N05°36'03\"E	35.42'
L24	N10°00'40\"E	67.76'
L25	N04°54'07\"W	27.35'
L26	N19°50'25\"W	81.13'
L27	N15°38'56\"W	62.93'
L28	N00°33'37\"W	54.50'
L29	N10°12'52\"W	61.26'
L30	N35°32'57\"W	45.89'
L31	N42°50'15\"W	50.14'
L32	N33°17'24\"W	38.57'
L33	N33°33'35\"W	41.13'



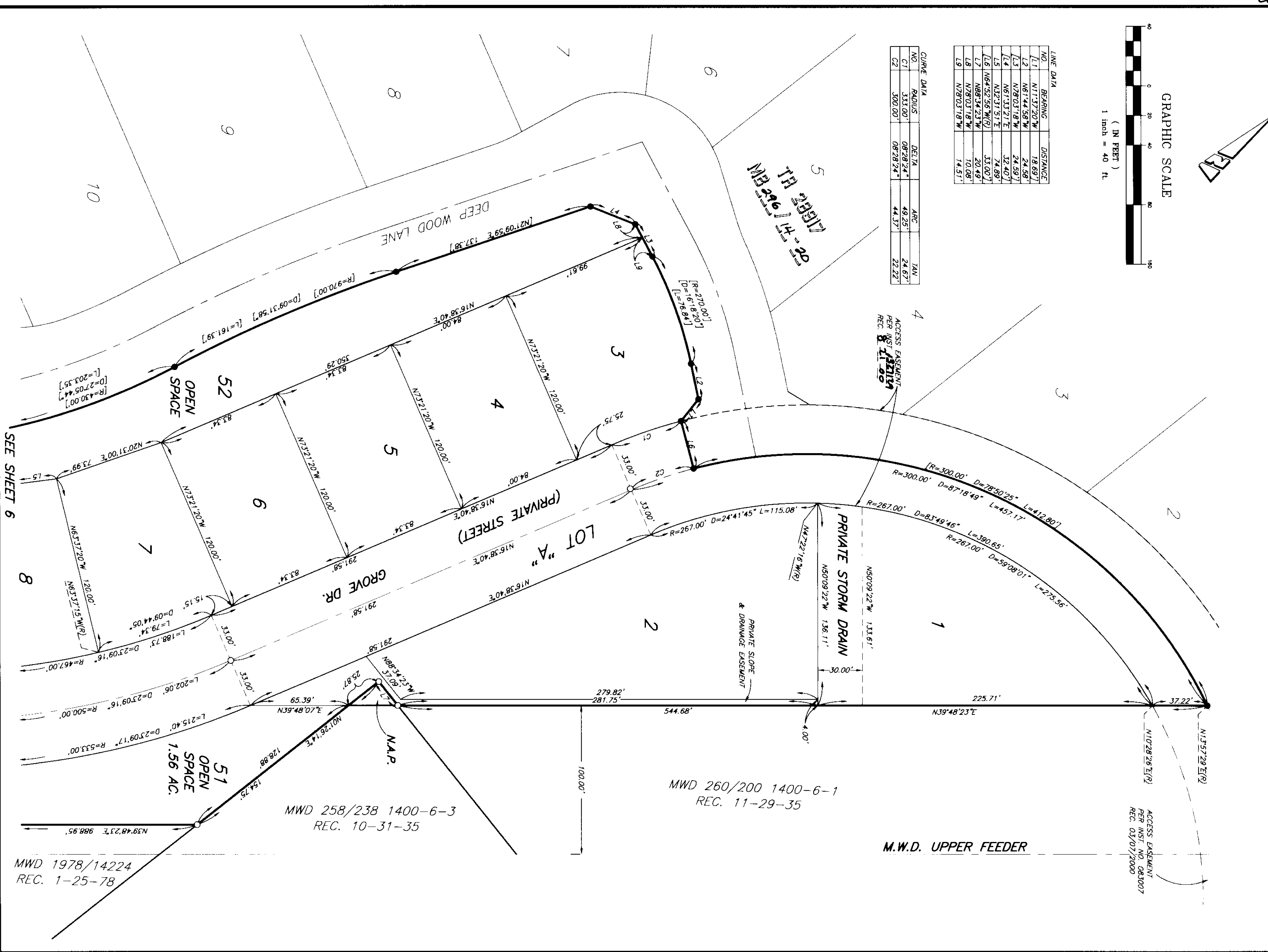
SEE SHEET 2 FOR BOUNDARY & SURVEYOR'S NOTES

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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SEPTEMBER, 1999
THE KEITH COMPANIES



LINE NO.	BEARING	DISTANCE
L1	N11°31'20"W	18.697
L2	N61°44'58"W	24.587
L3	N78°03'18"W	24.597
L4	N61°33'21"E	32.407
L5	N13°31'51"E	74.897
L6	N64°52'56"W(R)	33.007
L7	N88°34'23"W	20.497
L8	N78°03'18"W	10.087
L9	N78°03'18"W	14.517

CURVE NO.	RADIUS	DELTA	ARC	TAN
C1	333.00'	08°28'24"	48.25'	24.67'
C2	300.00'	08°28'24"	44.37'	22.22'



SEE SHEET 6

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

TRACT NO. 28898

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SEPTEMBER, 1999

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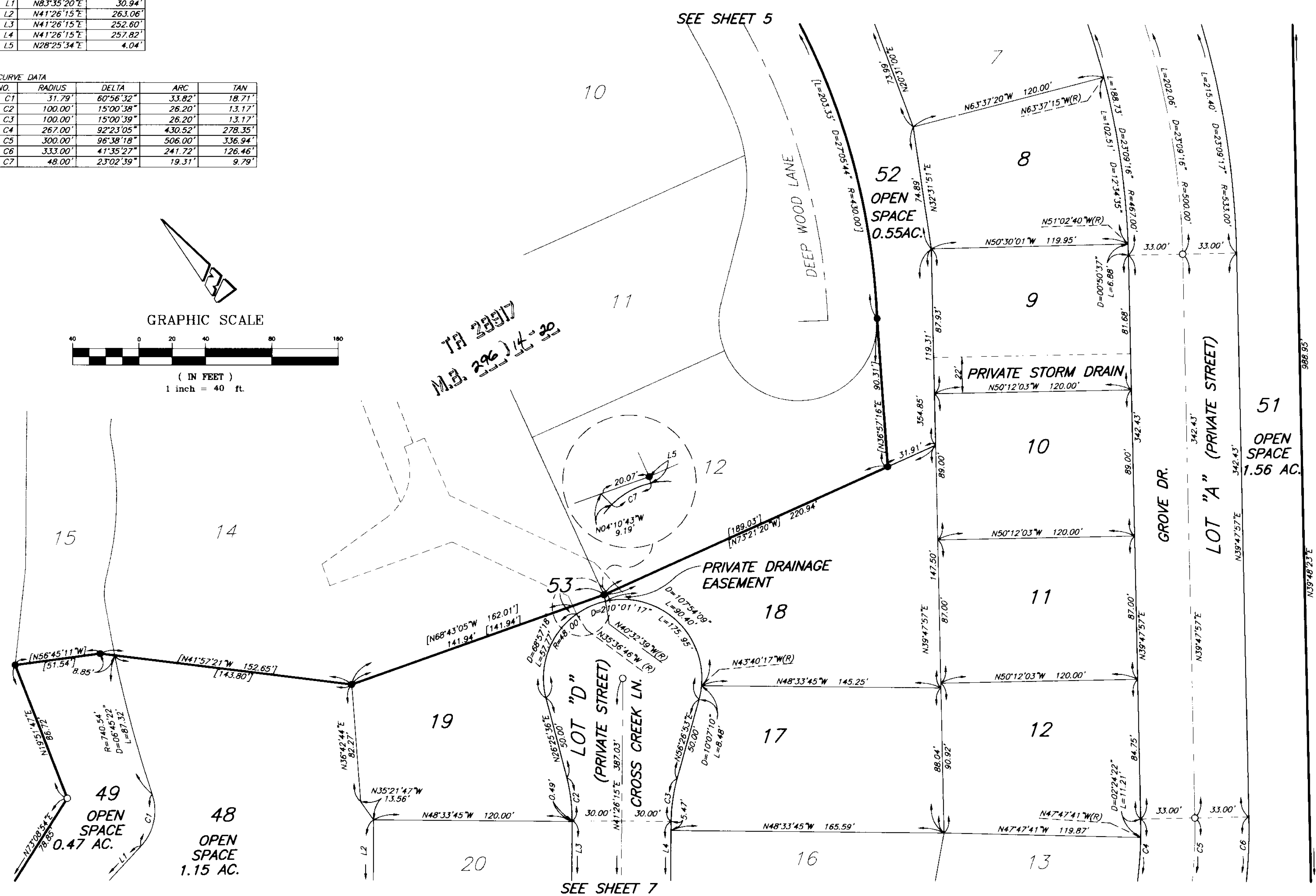
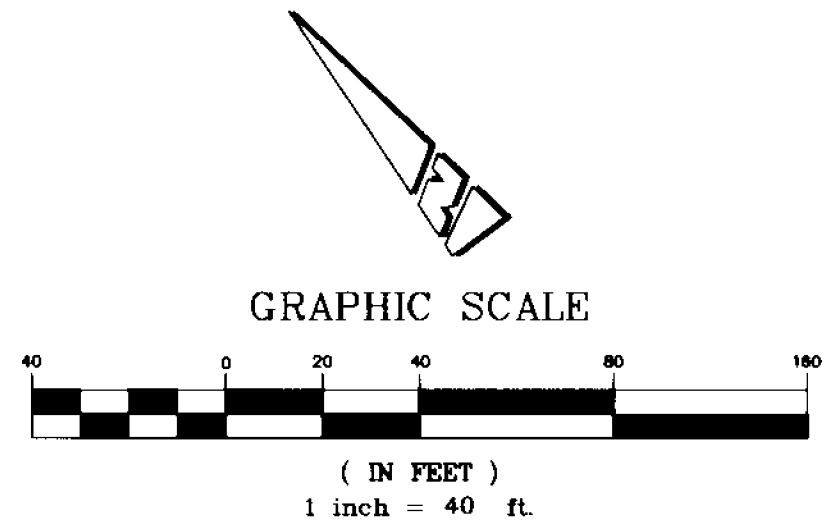
SEE SHEET
2 FOR
BOUNDARY &
SURVEYOR'S
NOTES

LINE DATA

NO.	BEARING	DISTANCE
L1	N83°35'20"E	30.94'
L2	N41°26'15"E	263.06'
L3	N41°26'15"E	252.60'
L4	N41°26'15"E	257.82'
L5	N28°25'34"E	4.04'

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	31.79'	60°56'32"	33.82'	18.71'
C2	100.00'	15°00'38"	26.20'	13.17'
C3	100.00'	15°00'39"	26.20'	13.17'
C4	267.00'	92°23'05"	430.52'	278.35'
C5	300.00'	96°38'18"	506.00'	336.94'
C6	333.00'	41°35'27"	241.72'	126.46'
C7	48.00'	23°02'39"	19.31'	9.79'



TR 28917
M.B. 296 J 14-99

M.W.D. UPPER FEEDER MWD 1978/14224 REC. 1-25-78

SEE SHEET 7

48
OPEN
SPACE
1.15 AC.

49
OPEN
SPACE
0.47 AC.

51
OPEN
SPACE
1.56 AC.

52
OPEN
SPACE
0.55 AC.

SEE SHEET
3 FOR
BOUNDARY &
SURVEYOR'S
NOTES

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

TRACT NO. 28898

BEING A SUBDIVISION OF A PORTION OF THE NORTH 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, ALSO 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

GRAPHIC SCALE



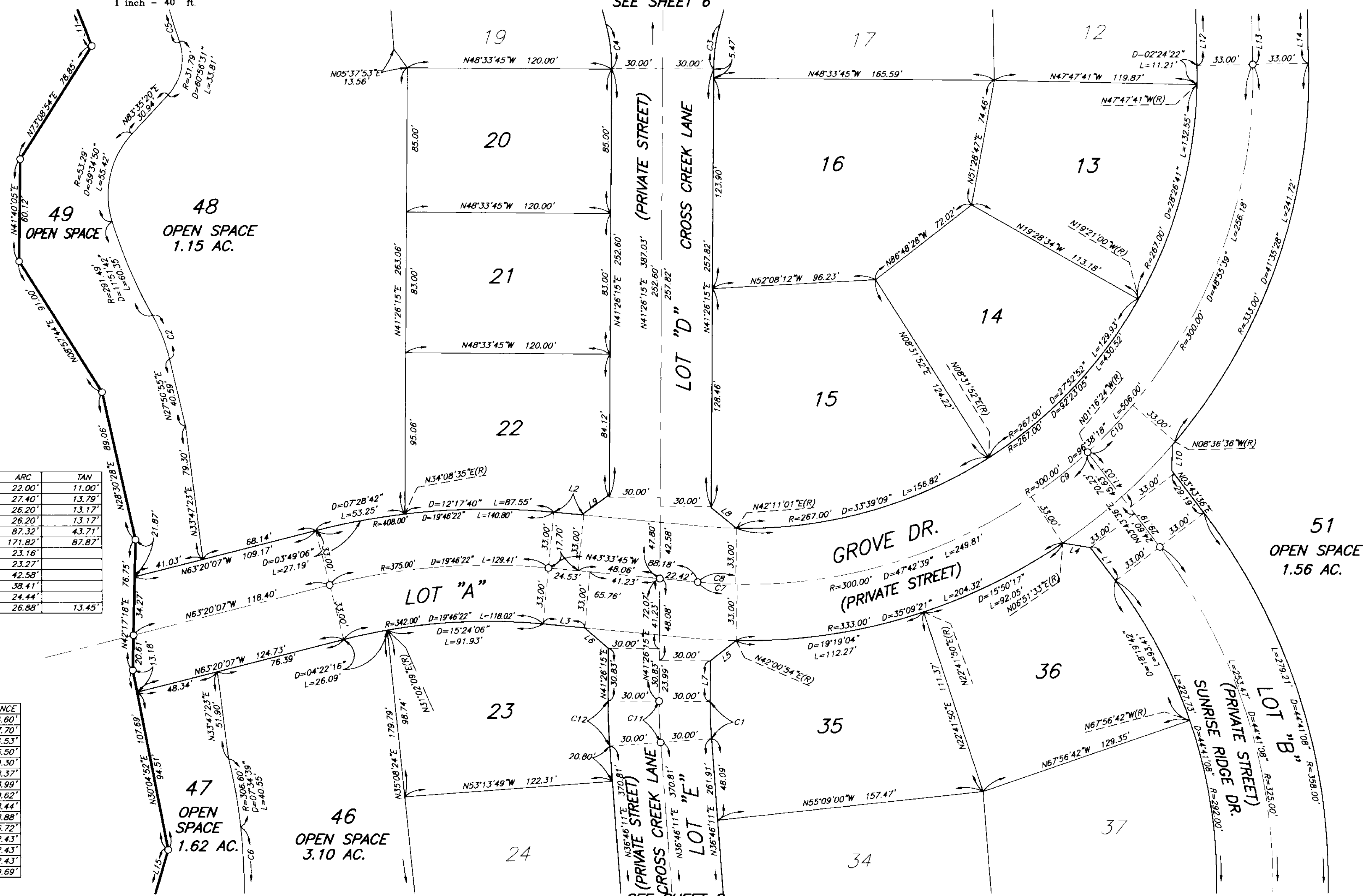
(IN FEET)
1 inch = 40 ft.

SEE SHEET 6

SEE SHEET 8

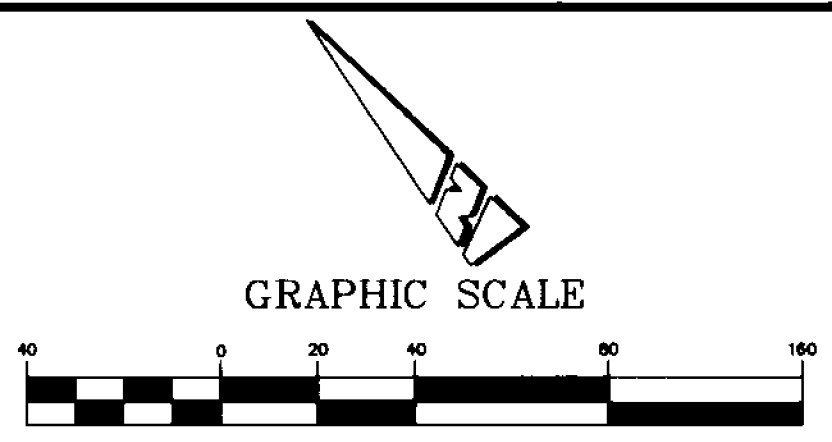
NO.	RADIUS	DELTA	ARC	TAN
C1	270.00'	04°40'04"	22.00'	11.00'
C2	100.00'	15°42'06"	27.40'	13.79'
C3	100.00'	15°00'38"	26.20'	13.17'
C4	100.00'	15°00'38"	26.20'	13.17'
C5	740.54'	06°45'22"	87.32'	43.71'
C6	332.95'	29°34'03"	171.82'	87.87'
C7	300.00'	04°25'21"	23.16'	11.58'
C8	300.00'	04°15'13"	23.27'	11.64'
C9	300.00'	08°07'57"	42.58'	21.29'
C10	300.00'	07°20'12"	38.41'	19.21'
C11	300.00'	04°40'04"	24.44'	12.22'
C12	330.00'	04°40'04"	26.88'	13.45'

NO.	BEARING	DISTANCE
L1	N03°43'36"E	24.60'
L2	N43°33'45"W	17.70'
L3	N43°33'45"W	24.53'
L4	N39°42'26"W	16.50'
L5	N86°59'48"W	19.30'
L6	N07°58'35"W	18.37'
L7	N41°26'15"E	23.99'
L8	N08°25'32"W	19.62'
L9	N84°08'56"W	18.44'
L10	N43°10'48"E	18.88'
L11	N19°51'47"E	86.72'
L12	N39°47'57"E	342.43'
L13	N39°47'57"E	342.43'
L14	N39°47'57"E	342.43'
L15	N57°06'29"E	99.69'



M.W.D. UPPER FEEDER
MWD 1978/14224 REC. 1-25-78

SEE SHEET
2 FOR
BOUNDARY &
SURVEYOR'S
NOTES



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

TRACT NO. 28898

BEING A SUBDIVISION OF A PORTION OF THE NORTH 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, ALSO 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

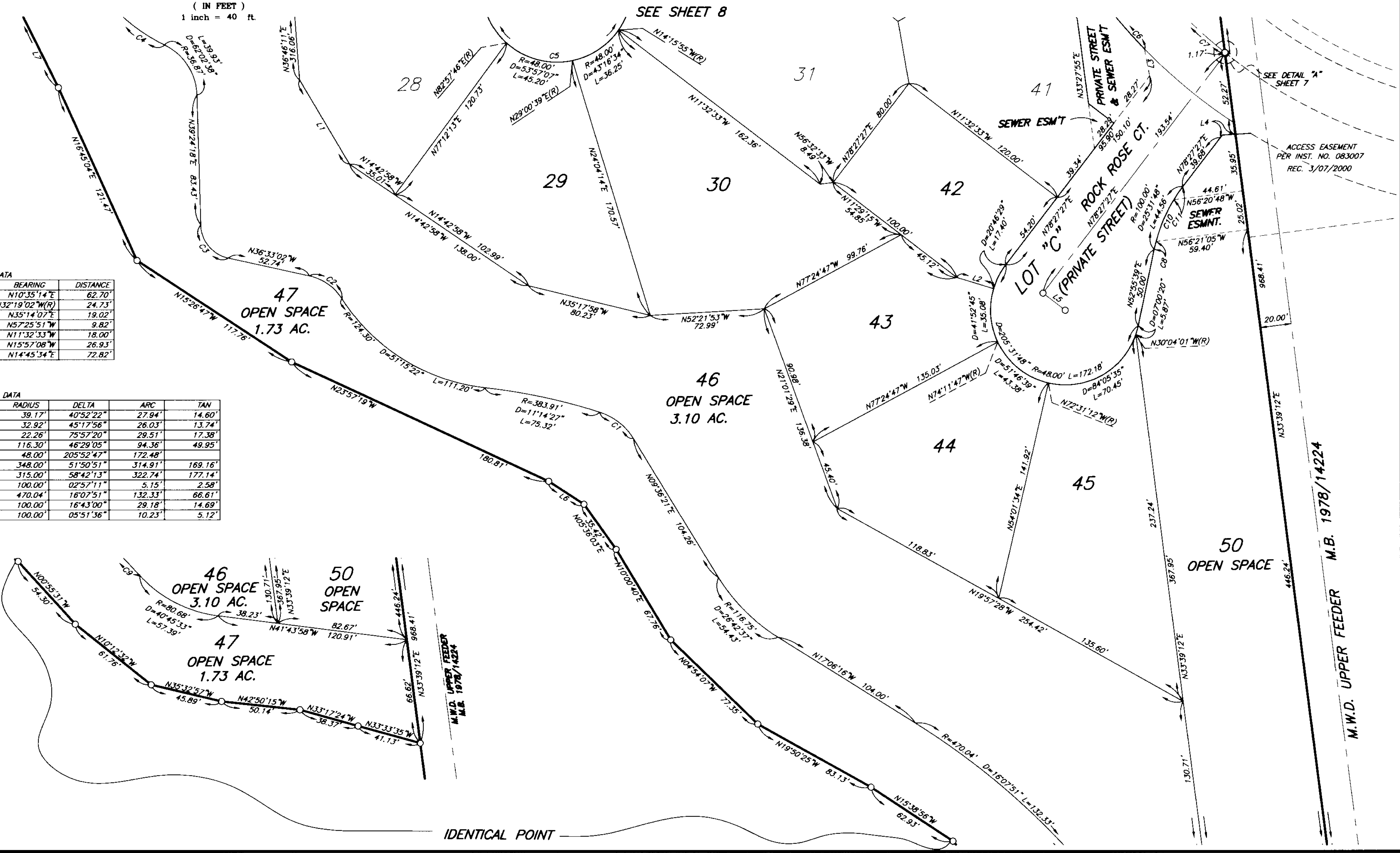
THE KEITH COMPANIES

LINE DATA

NO.	BEARING	DISTANCE
L1	N10°35'14"E	62.70'
L2	N32°19'02"W(R)	24.73'
L3	N35°14'07"E	19.02'
L4	N57°25'51"W	9.82'
L5	N11°32'33"W	18.00'
L6	N15°57'08"W	26.93'
L7	N14°45'34"E	72.82'

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	39.17'	40°52'22"	27.94'	14.60'
C2	32.92'	45°17'56"	26.03'	13.74'
C3	22.26'	75°57'20"	29.51'	17.38'
C4	116.30'	46°29'05"	94.36'	49.95'
C5	48.00'	205°52'47"	172.48'	
C6	348.00'	51°50'51"	314.91'	169.16'
C7	315.00'	58°42'13"	322.74'	177.14'
C8	100.00'	02°57'11"	5.15'	2.58'
C9	470.04'	16°07'51"	132.33'	66.61'
C10	100.00'	16°43'00"	29.18'	14.69'
C11	100.00'	05°51'36"	10.23'	5.12'



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