

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

TRACT NO. 28878

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

RECORDER'S STATEMENT

FILED THIS 27TH DAY OF NOV. 2000 AT 8:00 A.M. IN BOOK 298 OF MAPS, AT PAGES 66-74, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 2000-470350
FEE \$ 22.00

GARY L. ORSO
COUNTY ASSESSOR - CLERK - RECORDER

BY: S. Kagan, DEPUTY

SUBDIVISION GUARANTEE: ~~FIRST AMERICAN TITLE COMPANY~~
FIDELITY NATIONAL TITLE

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" & "B".

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "C" THROUGH "J" INCLUSIVE.

WE HEREBY DEDICATE TO PUBLIC USE, THE EASEMENT FOR PUBLIC UTILITY PURPOSE ACROSS LOT 91 AS SHOWN HEREON.

WE HEREBY RETAIN LOTS "C" THROUGH "J", 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 OR LANDSCAPE EASEMENTS, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

AS A CONDITION OF DEDICATION OF LOT "A", (McCALLISTER STREET), THE OWNER OF LOT 93 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

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

BY: VICTORIA GROVE LLC,
A DELAWARE LIMITED LIABILITY COMPANY

Anna C. Mansfield PRESIDENT
Walter F. Mansfield (VICE) PRESIDENT

BY: SHEA HOMES LIMITED PARTNERSHIP
A CALIFORNIA LIMITED PARTNERSHIP

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

John C. Danvers ASSISTANT SECRETARY
Marion P. Marcum ASSISTANT SECRETARY
ALSO SIGNING AS BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 19, 2000 AS INSTRUMENT NO. 2000-191707 O.R.J.

BY: SRG LAKE MATHEWS, L.P.
A CALIFORNIA LIMITED PARTNERSHIP,

BY: REGIS CONTRACTORS, INC.
A CALIFORNIA CORPORATION,
GENERAL PARTNER

William J. Thormaehlen, VICE PRESIDENT

TRUSTEE'S STATEMENT

BANK ONE, ARIZONA, NA, A NATIONAL BANKING ASSOCIATION AS BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 19, 2000, AS INSTRUMENT NO. 2000-191705 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Weather Littlefield
Weather Littlefield, Vice President

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 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.

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 \$ 22,694.42

DATED: 10/20/2000
PAUL McDONNELL, COUNTY TAX COLLECTOR
BY: Paul J. J... 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: _____
GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS
BY: _____ DEPUTY
CASH TAX BOND
PAUL McDONNELL, COUNTY TAX COLLECTOR
BY: _____ DEPUTY

SIGNATURE OMISSIONS

PURSUANT TO SECTION 664.36 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.
- 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 DITCHES, CANALS, FLUMES AND INCIDENTAL PURPOSES, IN FAVOR OF EL SOBRANTE LAND CO., IN INSTRUMENT RECORDED AUGUST 5, 1912 IN BOOK 357 PAGE 4 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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: 10-10-2000
Lawrence L. Truman
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. 28878 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 5, 1999, THE EXPIRATION DATE BEING JANUARY 5, 2002, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: Nov 14, 2000
Mark S. Bernas
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 OFFER OF DEDICATION MADE HEREON OF LOTS "A" & "B", FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

DATED: November 21, 2000 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
BY: John C. Danvers
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS
BY: Theresa Lee Smith DEPUTY

298/27

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

TRACT NO. 28878

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SEPTEMBER, 1999

THE KEITH COMPANIES

BENEFICIARY STATEMENT

MW HOUSING PARTNERS II L.P., A CALIFORNIA LIMITED PARTNERSHIP
BY: MW HOUSING MANAGEMENT II LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: WPI CP INVESTMENTS II LLC, A WASHINGTON LIMITED LIABILITY COMPANY, ITS CO-MANAGER
BY: WEYERHAEUSER REALTY INVESTORS, INC, A WASHINGTON CORPORATION

BY: Joseph M. Reed
NAME: Joseph M. Reed
TITLE: Vice President
BY: Bruce V. Mook
NAME: BRUCE V. MOOCK
TITLE: VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Orange) s.s.

ON 23rd of Aug, 2000, BEFORE ME, Robinson Ranier, Notary Public PERSONALLY APPEARED Walter F. Niemann and Denise A. Matosich 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.

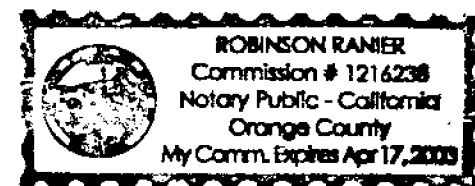
WITNESS MY HAND

Robinson Ranier
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

Robinson Ranier
(PRINTED NAME)

MY COMMISSION EXPIRES 4/17/03



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Orange) s.s.

ON August 2nd, 2000, BEFORE ME, Susan D. Rounds, Notary Public PERSONALLY APPEARED John C. Bruggs and Marion P. Maroon 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

Susan D. Rounds
NOTARY PUBLIC IN AND FOR SAID STATE

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)
COUNTY OF Orange) s.s.

ON October 25, 2000, BEFORE ME, Sheila M. Owens PERSONALLY APPEARED Joseph M. Reed and Bruce V. Mook 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

Sheila M. Owens
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

SHEILA M. OWENS
(PRINTED NAME)

MY COMMISSION EXPIRES 8/9/02

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Orange) s.s.

ON July 7, 2000, BEFORE ME, Nancy J. Burns, Notary Public PERSONALLY APPEARED William J. Littlefield 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.

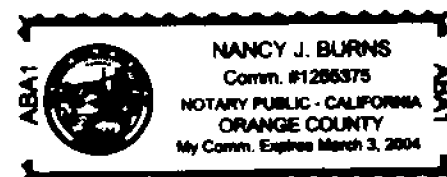
WITNESS MY HAND

Nancy J. Burns
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

Nancy J. Burns
(PRINTED NAME)

MY COMMISSION EXPIRES Mar. 3, 2004



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Orange) s.s.

ON October 12, 2000, BEFORE ME, Diana Dickson, Notary Public PERSONALLY APPEARED Heather Littlefield 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

Diana Dickson
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY.

Diana Dickson
(PRINTED NAME)

MY COMMISSION EXPIRES July 20, 2004

TRACT NO. 28878

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SEPTEMBER, 1999

THE KETHY COMPANIES

RD. 1-1/2" RW. CO. SURV. STAMPED "M. 05" PER RS 105/11-15. MARK PER RS 105/11-15.

BASIS OF BEARINGS NOTE

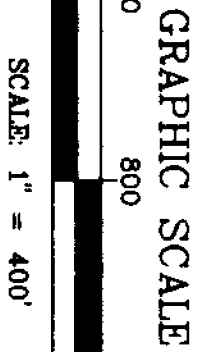
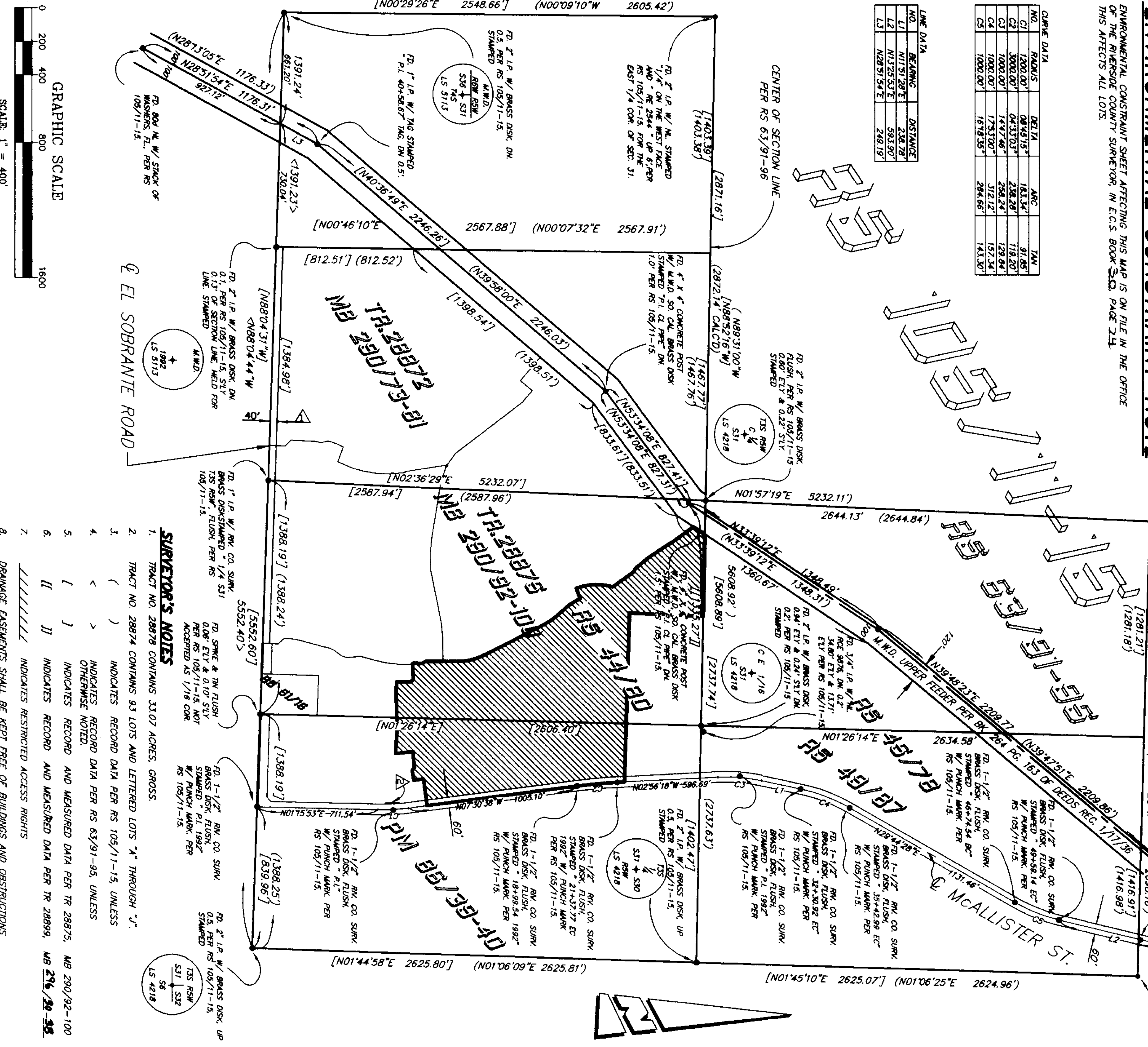
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF EL SOBRANTE ROAD, BEING NORTH 89°04'31" WEST, AS SHOWN ON TRACT 28872, RECORDED IN BOOK 290/73-81.

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET ATTENDING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 300, PAGE 234. THIS AFFECTS ALL LOTS.

CHURCH DATA	NO.	BEARING	DISTANCE	TRAV.
C1	1200.00'	08°45'15"	183.34'	91.85'
C2	3000.00'	04°33'03"	238.29'	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	1200.00'	08°45'15"	183.34'
L2	3000.00'	04°33'03"	238.29'
L3	1000.00'	14°47'46"	258.24'
		17°53'00"	312.12'
		16°18'35"	284.66'



EASEMENT NOTES

- △ AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, IN INSTRUMENT RECORDED AUGUST 2, 1946, IN BOOK 760, PAGE 76, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
- △ AN EASEMENT FOR ROAD AND DRAINAGE PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, IN INSTRUMENT RECORDED NOVEMBER 14, 1988, AS INSTRUMENT NO. 332136 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

SURVEYOR'S NOTES

1. TRACT NO. 28878 CONTAINS 33.07 ACRES, GROSS.
2. TRACT NO. 28874 CONTAINS 93 LOTS AND LETTERED LOTS "A" THROUGH "J".
3. () INDICATES RECORD DATA PER RS 105/11-15, UNLESS OTHERWISE NOTED.
4. < > INDICATES RECORD DATA PER RS 63/91-95, UNLESS OTHERWISE NOTED.
5. [] INDICATES RECORD AND MEASURED DATA PER TR 28875, MB 290/92-100.
6. [I] INDICATES RECORD AND MEASURED DATA PER TR 28899, MB 296/98-98.
7. ----- INDICATES RESTRICTED ACCESS RIGHTS.
8. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- INDICATES SET 1" I.P. AND TAG, "S 5346", FLUSH.
- INDICATES FOUND 1" I.P. W/LS 5346 TAG FLUSH PER TR 28875, MB 290/92-100, UNLESS OTHERWISE NOTED.
- △ SET 1" I.P. AND TAG, "S 5346", OR LEAD AND TAG, "S 5346", IN CONCRETE OR ON TOP OR 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.
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

CORR'S
PER INST. # 2000-470353
REC. 11-27-2000

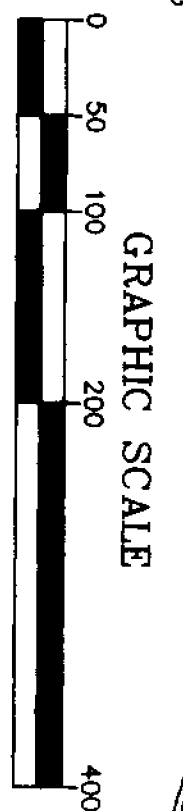
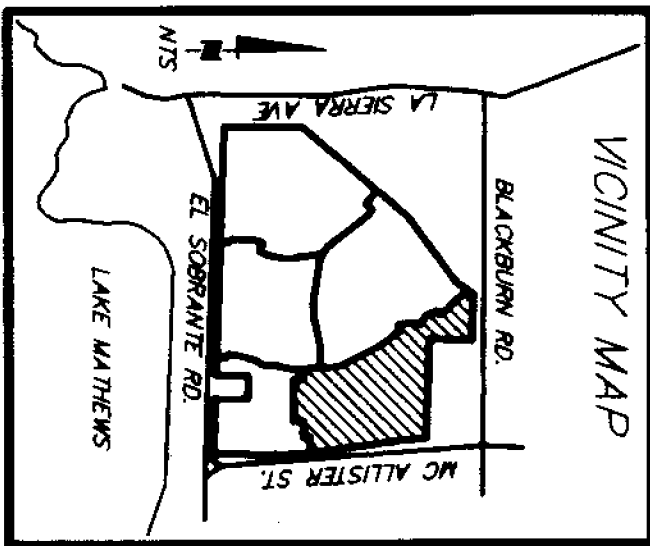
SEE SHEET
2 FOR
BOUNDARY &
SURVEYOR'S
NOTES

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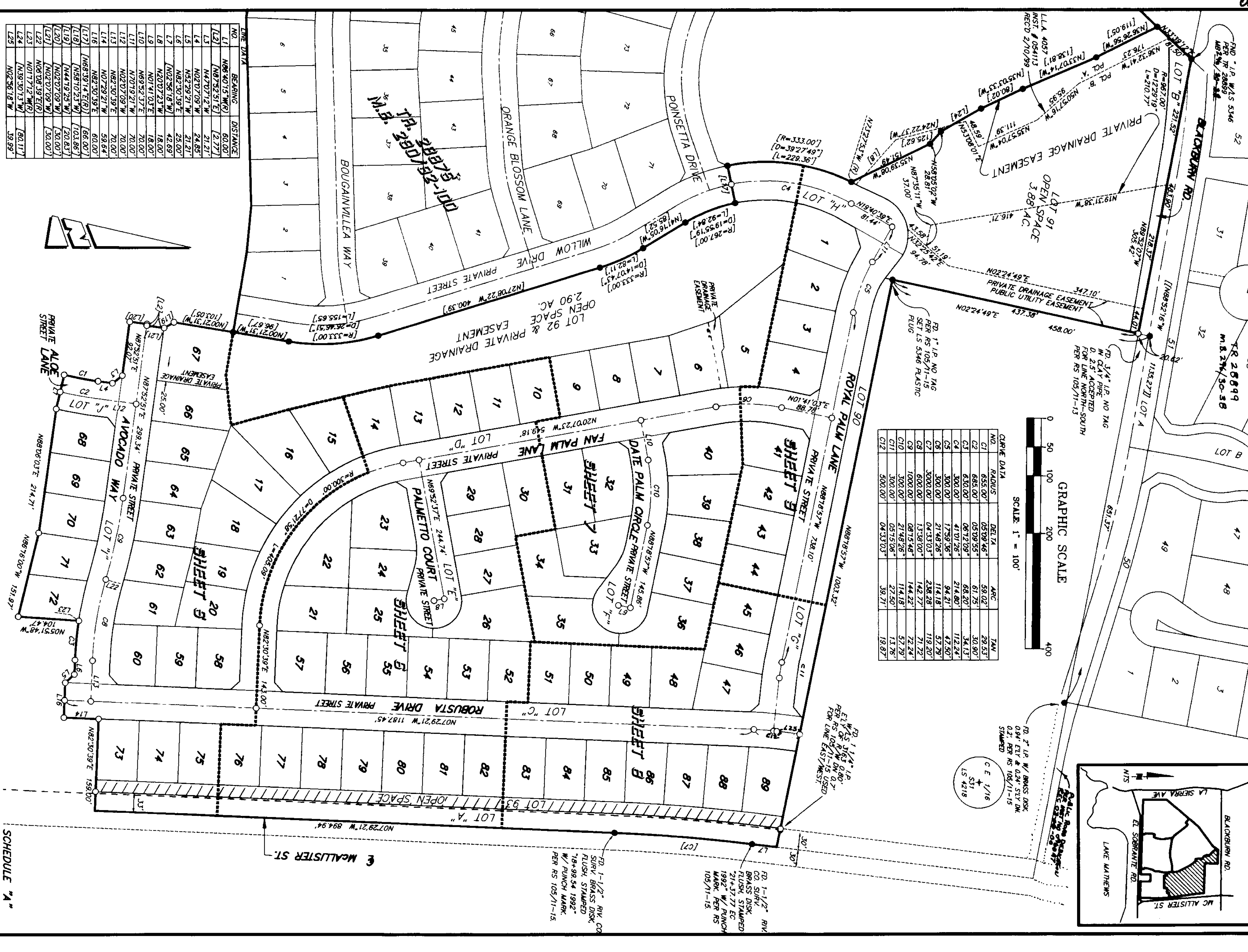
SEPTEMBER, 1999

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 28878

THE KEITH COMPANIES



CURVE DATA				
NO.	RADIUS	DELTA	ARC	TAN
C1	655.00'	05°09'46"	59.02'	29.53'
C2	655.00'	05°09'35"	61.75'	30.90'
C3	630.00'	06°12'09"	68.20'	34.13'
C4	300.00'	4°01'26"	214.80'	112.24'
C5	300.00'	1°59'36"	94.21'	47.50'
C6	300.00'	04°33'03"	238.28'	119.20'
C7	3000.00'	13°58'00"	144.22'	71.22'
C8	600.00'	08°15'46"	144.22'	72.24'
C9	1000.00'	21°49'26"	114.18'	57.29'
C10	300.00'	09°15'08"	22.50'	13.78'
C11	300.00'	09°15'08"	39.71'	19.87'
C12	300.00'	04°33'03"		



ONE DATA		
NO.	BEARINGS	DISTANCE
L1	N86°40'15"W(R)	60.00'
L2	N87°52'51"E	2.27'
L3	N47°07'12"W	21.21'
L4	N02°02'09"W	24.85'
L5	N82°29'21"W	21.21'
L6	N82°30'39"E	23.00'
L7	N02°56'18"W	42.69'
L8	N20°07'23"W	18.00'
L9	N01°41'03"E	18.00'
L10	N89°52'37"E	70.00'
L11	N20°19'21"W	70.00'
L12	N02°02'09"W	70.00'
L13	N82°30'39"E	70.00'
L14	N07°29'21"W	59.64'
L16	N82°30'39"E	60.00'
L17	N88°39'14"E(R)	66.00'
L18	N88°10'25"W	103.86'
L19	N44°19'25"W	20.83'
L20	N02°02'09"W	30.00'
L21	N03°02'58"E(R)	30.00'
L22	N03°02'58"E(R)	30.00'
L23	N01°17'12"W(R)	30.11'
L24	N38°30'13"W	39.99'
L25	N02°56'18"W	39.99'

SCHEDULE "A"

RD. 1-1/2" RIV. CO. SURV. BRASS DISK, FLUSH, STAMPED "18+92.54 1992" W/ PUNCH MARK. PER RS 105/11-15.

RD. 1-1/2" RIV. CO. SURV. BRASS DISK, FLUSH, STAMPED "21+37.77 EC 1992" W/ PUNCH MARK. PER RS 105/11-15.

RD. 1 1/4" I.P. W/ 1/8" DISK. PER RS 105/11-15 USED FOR LINE EAST-WEST.

C E 1/16
S31
LS 4218

RD. 7/16" W/ BRASS DISK. 0.21" PER RS 105/11-15.

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

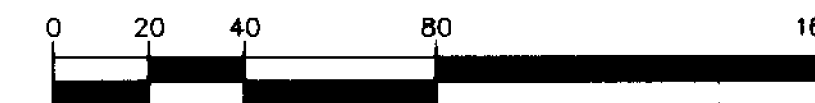
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SEPTEMBER, 1999

THE KEITH COMPANIES

GRAPHIC SCALE



SCALE: 1" = 40'

SEE SHEET 2 FOR BOUNDARY & SURVEYOR'S NOTES

SEE SHEET 6

SEE SHEET 6

MB 290/92-100

TR 28875

WILLOW DRIVE

PRIVATE STREET

MCALLISTER STREET

ROBUSTA DRIVE

LOT 92 OPEN SPACE 2.90 AC.

LOT 93 OPEN SPACE

AVOCADO WAY

LOT "I"

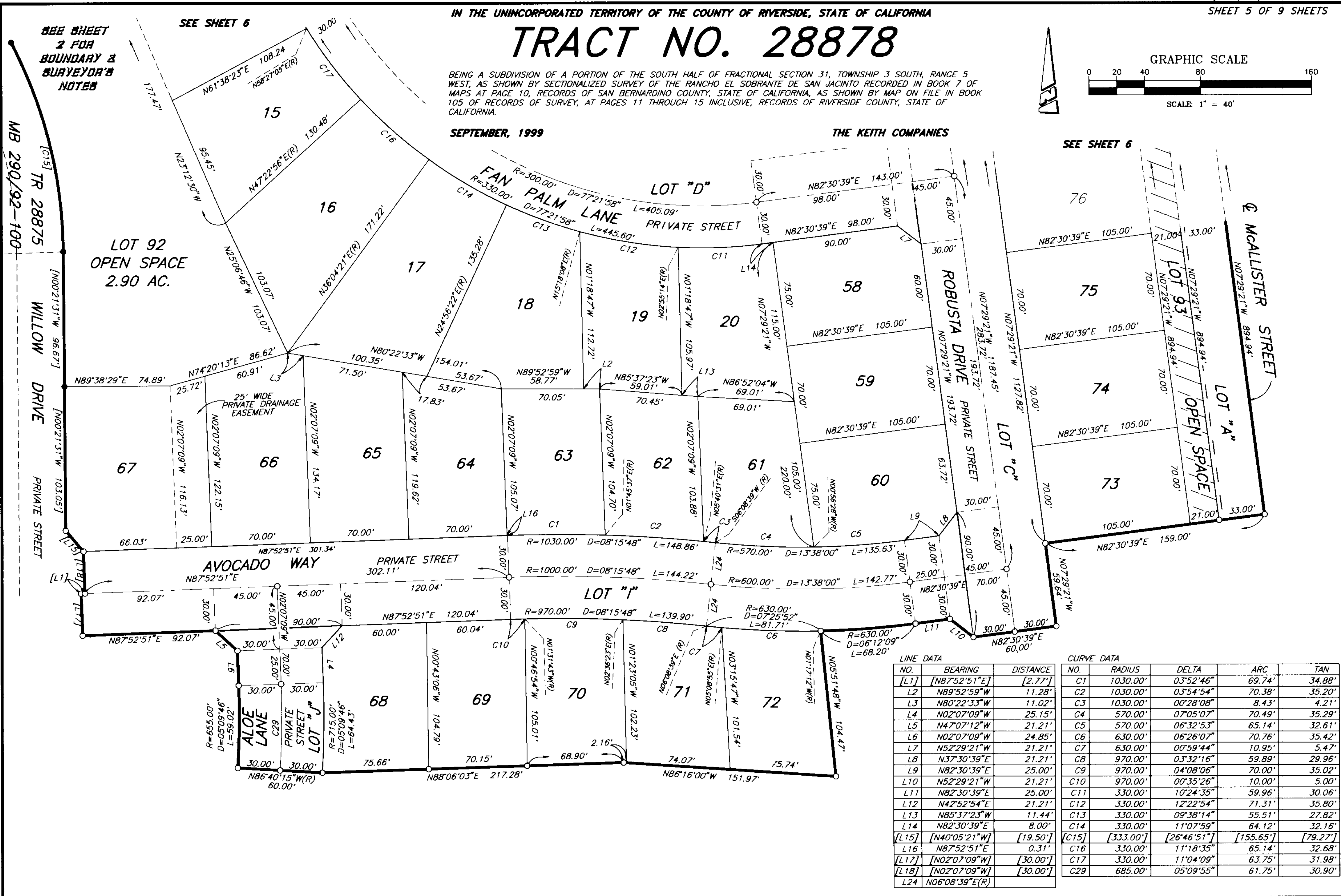
ALOE LANE

FAN PALM LANE PRIVATE STREET

LOT "D"

LOT "C"

LINE DATA			CURVE DATA				
NO.	BEARING	DISTANCE	NO.	RADIUS	DELTA	ARC	TAN
[L1]	[N87°52'51"E]	[2.77']	C1	1030.00'	03°52'46"	69.74'	34.88'
L2	N89°52'59"W	11.28'	C2	1030.00'	03°54'54"	70.38'	35.20'
L3	N80°22'33"W	11.02'	C3	1030.00'	00°28'08"	8.43'	4.21'
L4	N02°07'09"W	25.15'	C4	570.00'	07°05'07"	70.49'	35.29'
L5	N47°07'12"W	21.21'	C5	570.00'	06°32'53"	65.14'	32.61'
L6	N02°07'09"W	24.85'	C6	630.00'	06°26'07"	70.76'	35.42'
L7	N52°29'21"W	21.21'	C7	630.00'	00°59'44"	10.95'	5.47'
L8	N82°30'39"E	21.21'	C8	970.00'	03°32'16"	59.89'	29.96'
L9	N82°30'39"E	25.00'	C9	970.00'	04°08'06"	70.00'	35.02'
L10	N52°29'21"W	21.21'	C10	970.00'	00°35'26"	10.00'	5.00'
L11	N82°30'39"E	25.00'	C11	330.00'	10°24'35"	59.96'	30.06'
L12	N42°52'54"E	21.21'	C12	330.00'	12°22'54"	71.31'	35.80'
L13	N85°37'23"W	11.44'	C13	330.00'	09°38'14"	55.51'	27.82'
L14	N82°30'39"E	8.00'	C14	330.00'	11°07'59"	64.12'	32.16'
[L15]	[N40°05'21"W]	[19.50']	[C15]	[333.00']	[26°46'51"]	[155.65']	[79.27']
L16	N87°52'51"E	0.31'	C16	330.00'	11°18'35"	65.14'	32.68'
[L17]	[N02°07'09"W]	[30.00']	C17	330.00'	11°04'09"	63.75'	31.98'
[L18]	[N02°07'09"W]	[30.00']	C29	685.00'	05°09'55"	61.75'	30.90'
L24	N06°08'39"E(R)						



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

TRACT NO. 28878

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.

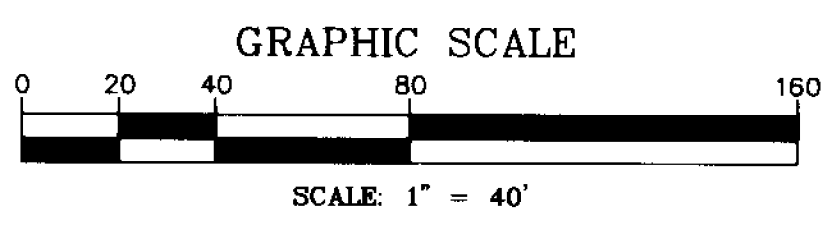
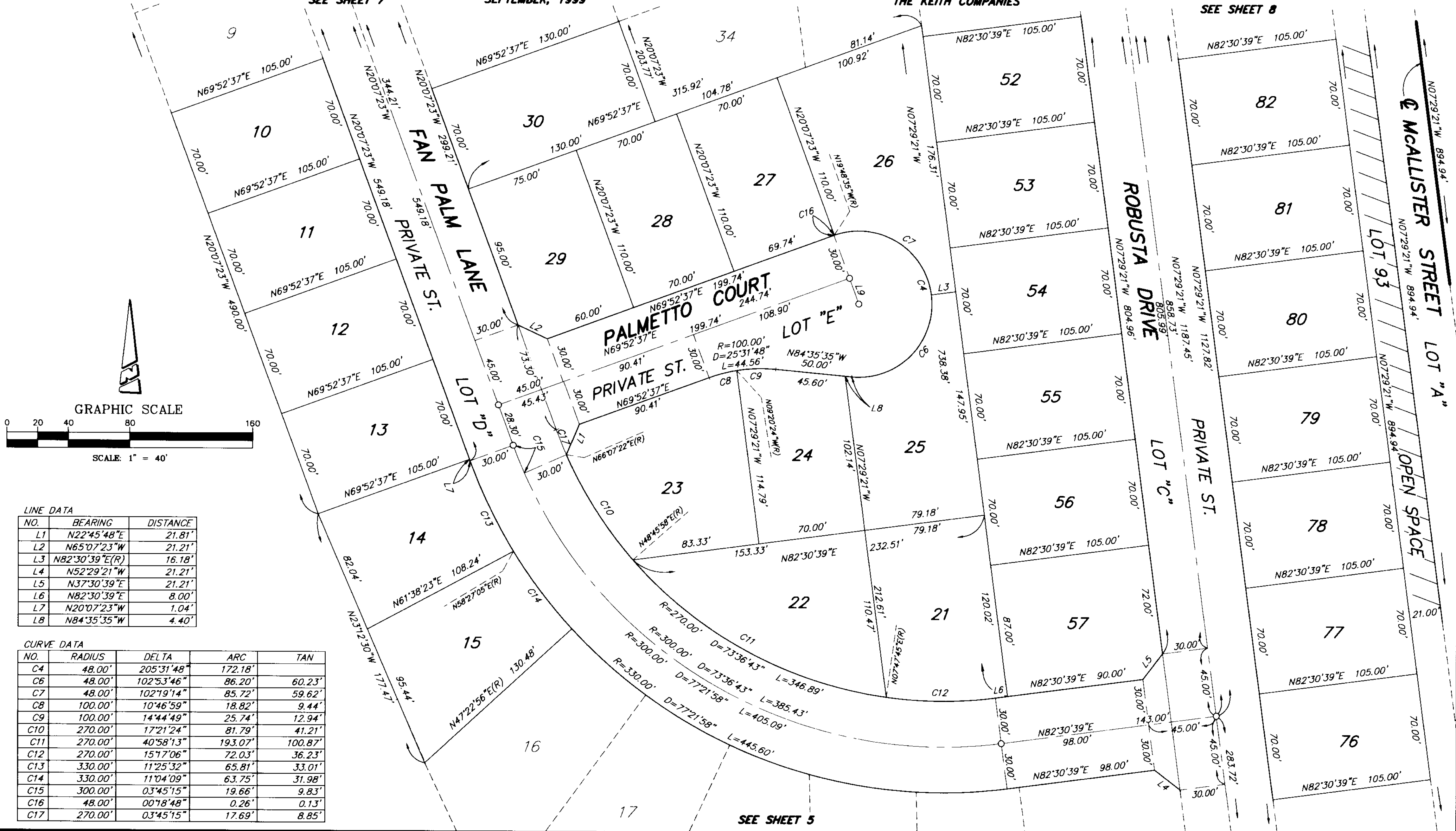
SEE SHEET
 2 FOR
 BOUNDARY &
 SURVEYOR'S
 NOTES

SEE SHEET 7

SEPTEMBER, 1999

THE KEITH COMPANIES

SEE SHEET 8



LINE DATA

NO.	BEARING	DISTANCE
L1	N22°45'48"E	21.81'
L2	N65°07'23"W	21.21'
L3	N82°30'39"E(R)	16.18'
L4	N52°29'21"W	21.21'
L5	N37°30'39"E	21.21'
L6	N82°30'39"E	8.00'
L7	N20°07'23"W	1.04'
L8	N84°35'35"W	4.40'

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C4	48.00'	205°31'48"	172.18'	
C6	48.00'	102°53'46"	86.20'	60.23'
C7	48.00'	102°19'14"	85.72'	59.62'
C8	100.00'	10°46'59"	18.82'	9.44'
C9	100.00'	14°44'49"	25.74'	12.94'
C10	270.00'	17°21'24"	81.79'	41.21'
C11	270.00'	40°58'13"	193.07'	100.87'
C12	270.00'	15°17'06"	72.03'	36.23'
C13	330.00'	11°25'32"	65.81'	33.01'
C14	330.00'	11°04'09"	63.75'	31.98'
C15	300.00'	03°45'15"	19.66'	9.83'
C16	48.00'	00°18'48"	0.26'	0.13'
C17	270.00'	03°45'15"	17.69'	8.85'

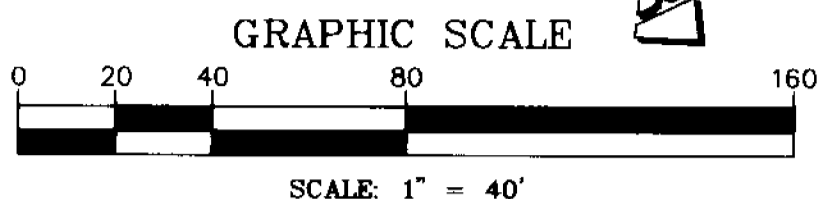
SEE SHEET 5

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

TRACT NO. 28878

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.

SEE SHEET 2 FOR BOUNDARY & SURVEYOR'S NOTES

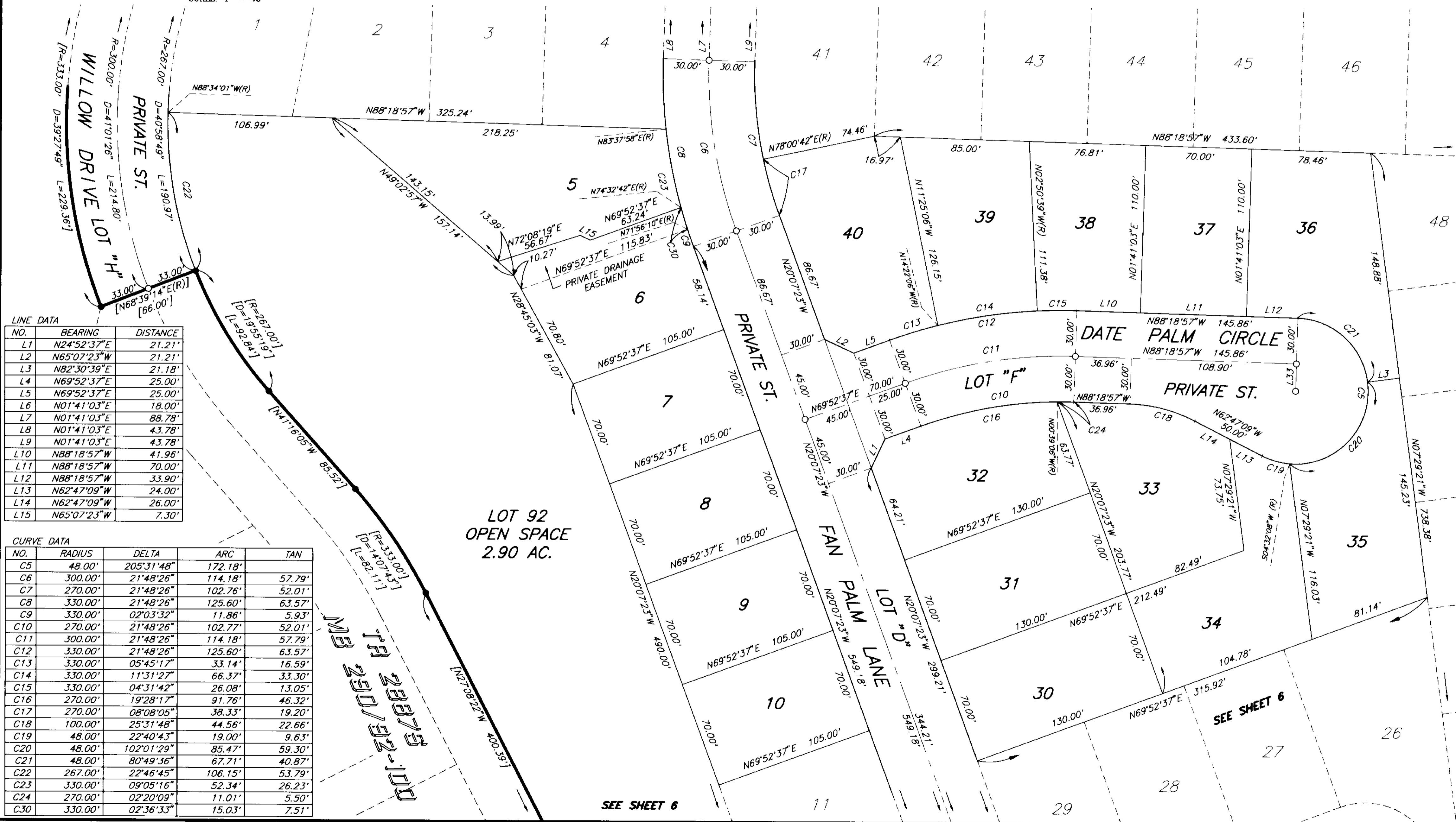


SEE SHEET 9

SEPTEMBER, 1999

THE KEITH COMPANIES

SEE SHEET 8



LINE DATA

NO.	BEARING	DISTANCE
L1	N24°52'37"E	21.21'
L2	N65°07'23"W	21.21'
L3	N82°30'39"E	21.18'
L4	N69°52'37"E	25.00'
L5	N69°52'37"E	25.00'
L6	N01°41'03"E	18.00'
L7	N01°41'03"E	88.78'
L8	N01°41'03"E	43.78'
L9	N01°41'03"E	43.78'
L10	N88°18'57"W	41.96'
L11	N88°18'57"W	70.00'
L12	N88°18'57"W	33.90'
L13	N62°47'09"W	24.00'
L14	N62°47'09"W	26.00'
L15	N65°07'23"W	7.30'

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C5	48.00'	205°31'48"	172.18'	
C6	300.00'	21°48'26"	114.18'	57.79'
C7	270.00'	21°48'26"	102.76'	52.01'
C8	330.00'	21°48'26"	125.60'	63.57'
C9	330.00'	02°03'32"	11.86'	5.93'
C10	270.00'	21°48'26"	102.77'	52.01'
C11	300.00'	21°48'26"	114.18'	57.79'
C12	330.00'	21°48'26"	125.60'	63.57'
C13	330.00'	05°45'17"	33.14'	16.59'
C14	330.00'	11°31'27"	66.37'	33.30'
C15	330.00'	04°31'42"	26.08'	13.05'
C16	270.00'	19°28'17"	91.76'	46.32'
C17	270.00'	08°08'05"	38.33'	19.20'
C18	100.00'	25°31'48"	44.56'	22.66'
C19	48.00'	22°40'43"	19.00'	9.63'
C20	48.00'	102°01'29"	85.47'	59.30'
C21	48.00'	80°49'36"	67.71'	40.87'
C22	267.00'	22°46'45"	106.15'	53.79'
C23	330.00'	09°05'16"	52.34'	26.23'
C24	270.00'	02°20'09"	11.01'	5.50'
C30	330.00'	02°36'33"	15.03'	7.51'

SEE SHEET 6

228/73

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

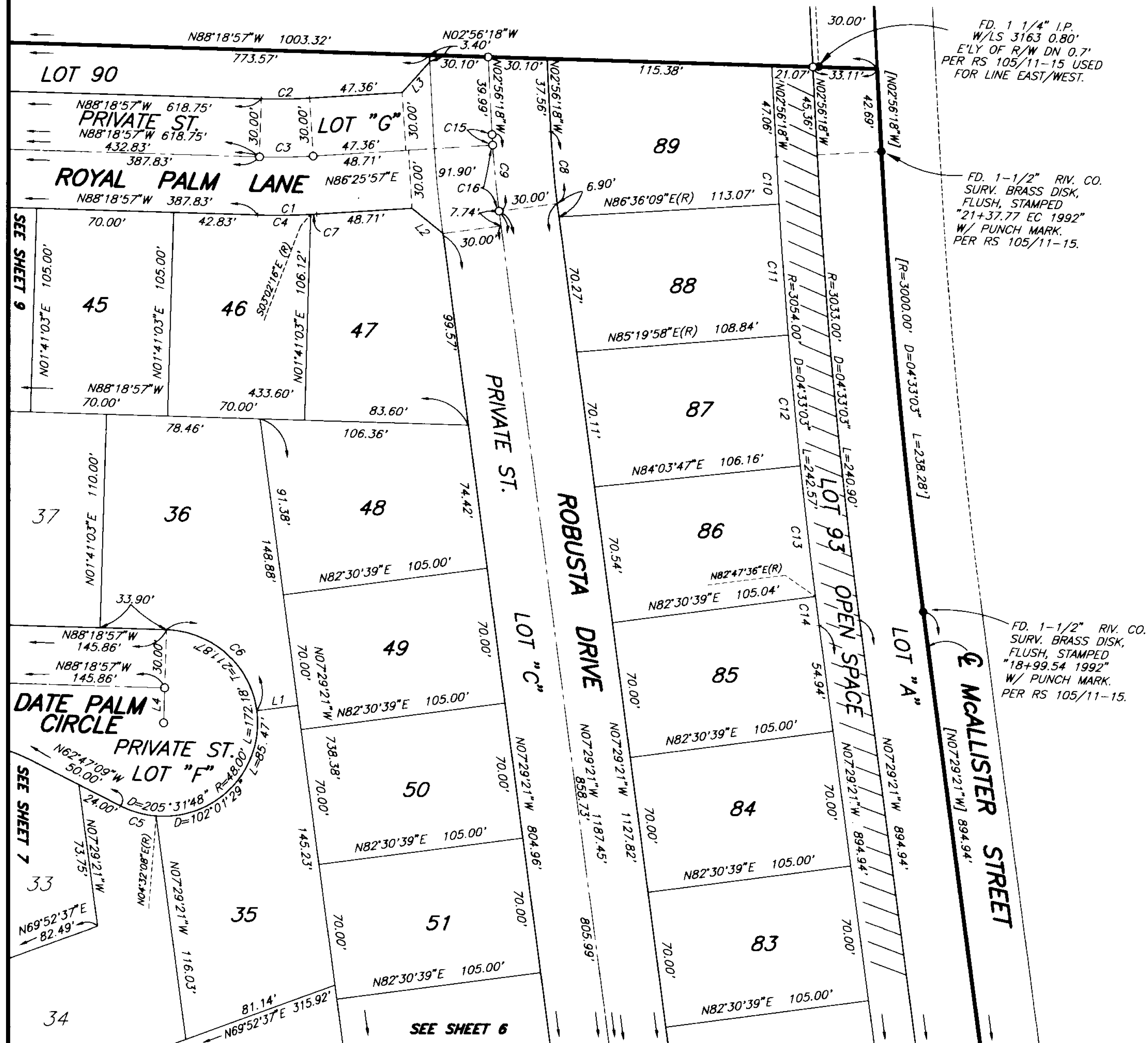
TRACT NO. 28878

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

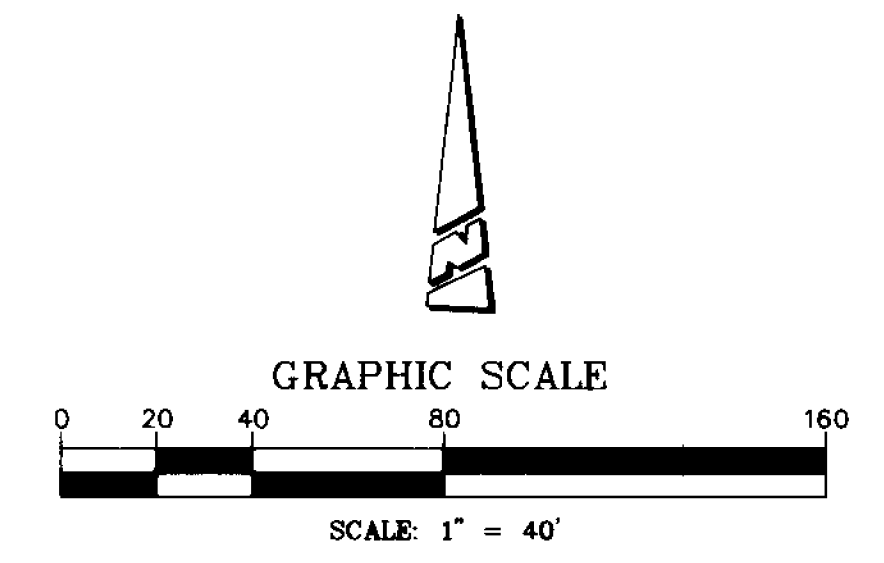


LINE DATA

NO.	BEARING	DISTANCE
L1	N82°30'39"E(R)	21.18'
L2	N50°31'42"W	20.47'
L3	N41°44'49"E	21.10'
L4	N01°41'03"E	18.00'

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	330.00'	05°15'06"	30.25'	15.13'
C2	270.00'	05°15'06"	24.75'	12.38'
C3	300.00'	05°15'06"	27.50'	13.76'
C4	330.00'	04°43'19"	27.20'	13.61'
C5	48.00'	22°40'43"	19.00'	9.63'
C6	48.00'	80°49'36"	67.71'	40.87'
C7	330.00'	00°31'47"	3.05'	1.53'
C8	470.00'	04°33'03"	37.33'	18.68'
C9	500.00'	04°33'03"	39.71'	19.87'
C10	3054.00'	00°27'33"	24.47'	12.24'
C11	3054.00'	01°16'11"	67.68'	33.84'
C12	3054.00'	01°16'11"	67.68'	33.84'
C13	3054.00'	01°16'11"	67.68'	33.84'
C14	3054.00'	00°16'57"	15.06'	7.53'
C15	500.00'	00°37'45"	5.49'	2.75'
C16	500.00'	03°55'18"	34.22'	17.12'



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

TRACT NO. 28878

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SEPTEMBER, 1999

THE KEITH COMPANIES

SEE SHEET
2 FOR
BOUNDARY &
SURVEYOR'S
NOTES

SEE SHEET 4
LOT 91
OPEN SPACE
3.88 AC.

PRIVATE DRAINAGE

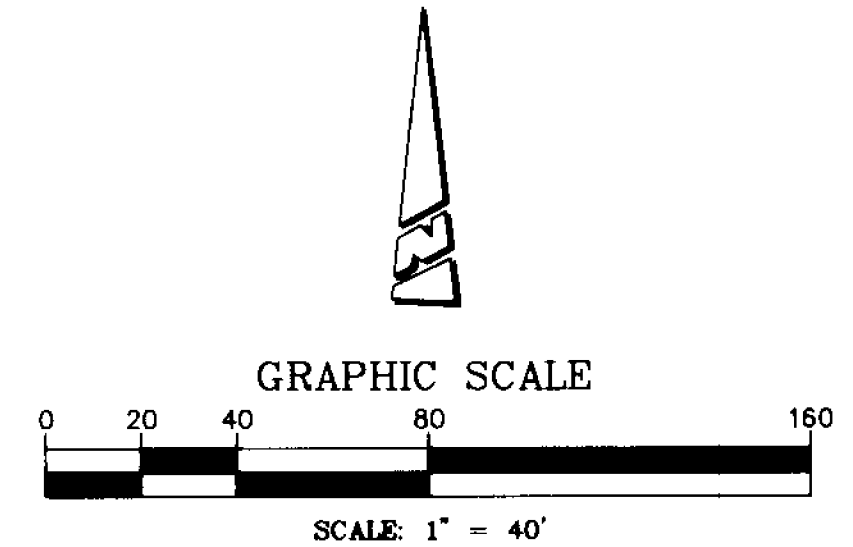
PRIVATE DRAINAGE EASEMENT
AND PUBLIC UTILITY EASEMENT

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	333.00'	01°04'44"	6.27'	3.13'
C2	330.00'	06°16'26"	36.14'	18.09'
C3	330.00'	11°43'10"	67.50'	33.87'
C4	100.00'	04°18'10"	7.51'	3.76'
C5	100.00'	17°46'05"	31.01'	15.63'
C6	330.00'	21°48'26"	125.60'	63.57'
C7	270.00'	13°40'21"	64.43'	32.37'

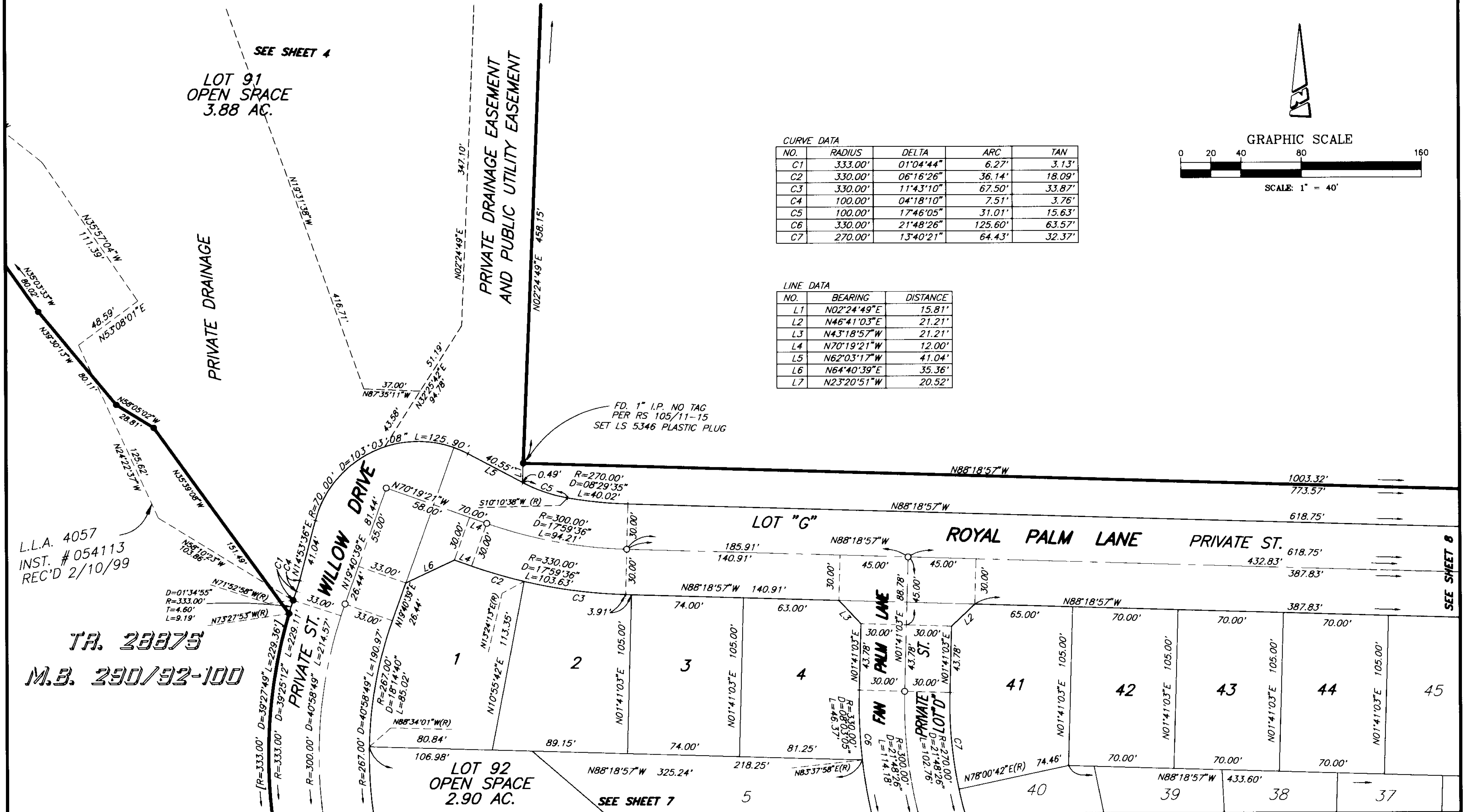
LINE DATA

NO.	BEARING	DISTANCE
L1	N02°24'49"E	15.81'
L2	N46°41'03"E	21.21'
L3	N43°18'57"W	21.21'
L4	N70°19'21"W	12.00'
L5	N62°03'17"W	41.04'
L6	N64°40'39"E	35.36'
L7	N23°20'51"W	20.52'



L.L.A. 4057
INST. #054113
REC'D 2/10/99

TR. 28878
M.B. 290/92-100



SEE SHEET 8

SEE SHEET 7