

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 29386-2

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP 5206 PER P.M. 9 / 36; ALSO A PORTION OF PARCEL 1 OF RECORD OF SURVEY PER R.S. 29 / 5; ALSO A PORTION OF PARCELS 1, 2, 3 AND 4 OF RECORD OF SURVEY PER R.S. 48 / 10, BOTH BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO A PORTION OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO PER M.B. 1 / 8, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

OWNER'S STATEMENT

We hereby state that we are the owners of the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass clear title to said land and 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, easements for public utility purposes, together with the right of ingress and egress for emergency vehicles within Lots "A" through "I" inclusive.
We hereby retain Lots "A" through "I" inclusive, indicated as "Private Street", for private use for the sole benefit of ourselves, successors, assignees and lot owners within this Tract Map.
We hereby retain Lot "J", indicated as "Landscape Area", for private use for the sole benefit of ourselves, successors, assignees and lot owners within this Tract Map.
We hereby retain Lots 113, 114, and 115, indicated as "OPEN SPACE", for private use for the sole benefit of ourselves, successors, assignees and lot owners within this Tract Map.
We hereby retain the easements indicated as "LANDSCAPE EASEMENT", for private use for the sole benefit of ourselves, successors, assignees and lot owners within this Tract Map.
We hereby retain the easements indicated as "SLOPE EASEMENT", for private use for the sole benefit of ourselves, successors, assignees and lot owners within this Tract Map.
We hereby retain the easements indicated as "PRIVATE DRAINAGE EASEMENT" and "PRIVATE BLANKET DRAINAGE EASEMENT", for private use for the sole benefit of ourselves, successors, assignees and lot owners within this Tract Map.
We hereby dedicate to Western Municipal Water District of Riverside County for the construction and maintenance of sewer and water facilities, the easements designated as "W.M.W.D. SEWER EASEMENT" and "W.M.W.D. WATER EASEMENT".
We hereby dedicate to Western Municipal Water District of Riverside County for the construction and maintenance of sewer and water facilities, Lots "A" through "I" inclusive.

RECORDER'S STATEMENT

Filed this 27th day of Feb., 2002 at 8:00 A.M. in Book 315 of Maps at Pages 24-31 at the request of the Clerk of the Board.
Fee: \$ 26.00
No. 2002-101509
GARY L. ORSO, County Assessor - Clerk - Recorder
By: Chan H. Nguyen Deputy

Subdivision Guarantee: FIRST AMERICAN TITLE INSURANCE CO.

MARCH 2001
CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

TAX COLLECTOR'S STATEMENT

I hereby state 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 \$48,400.
Date 2-7-2002
PAUL McDONNELL
County Tax Collector
By: Sail Ashburn Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$48,400 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 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.
Date 2-14-02
GERALD A. MALONEY
Clerk of the Board of Supervisors
CASH TAX BOND
PAUL McDONNELL
County Tax Collector
By: Sail Ashburn Deputy

BOARD OF SUPERVISORS STATEMENT

The County of Riverside, State of California, by its Board of Supervisors, hereby approves the Tract Map. The offer of dedication for public utility purposes, together with the right of ingress and egress for emergency vehicles within Lots "A" through "I" inclusive, are hereby accepted.
Date February 26, 2002 County of Riverside, State of California
By: Bob Burtis Chairman of the Board of Supervisors

ATTEST:
GERALD A. MALONEY
Clerk of the Board of Supervisors
By: Gloria Per Smith Deputy

CENTEX HOMES, a Nevada General Partnership
By:

Willi
DAVID L. HARR
DIV. PRESIDENT

Leo McKinley
LEO MCKINLEY
DIV. CONTROLLER

VICTORIA GROVE, LLC, a Delaware Limited Liability Company

Bernard Amador
Bernard Amador
President

Steve Elman
Steve Elman
SVP

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, as Trustee under Deed of Trust recorded April 16, 2001 as inst. no. 157609, O. R. Riv. Co., Ca.

Tom Polviti
ASST. VICE-PRESIDENT

Amy Francis
ASST. SECRETARY

ABANDONMENT OF PUBLIC STREETS AND PUBLIC EASEMENTS

Pursuant to Section 66434 and 66499.20 1/2 of the Subdivision Map Act, the approval and recordation of this tract map constitutes abandonment of the following:

That portion of Certificate of Dedication for public road and public utility purposes, recorded January 25, 1961 as inst. no. 6286 and inst. no. 6288, both O.R. Riv. Co., Ca.

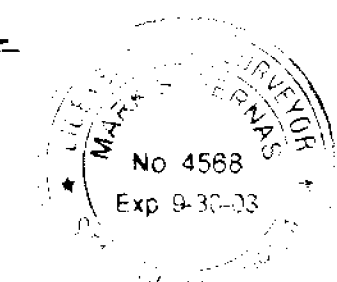
That portion of Grant of Easement (Secondary Access) to the County of Riverside for public utility purposes, together with the right of ingress and egress for emergency vehicles, recorded October 3, 2001 as inst. no. 479522, O.R. Riv. Co., Ca.

NOTICE 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 Drainage Area.
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 lots, whichever occurs first, and that the owner of each lot, 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.

COUNTY SURVEYOR'S STATEMENT

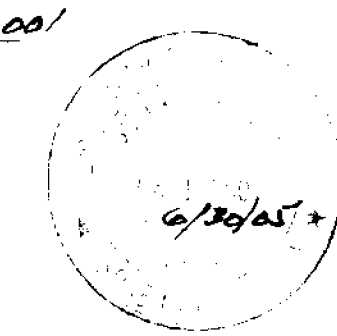
This map conforms with the requirements of the Subdivision Map Act and Local Ordinances. I hereby state that this map has been examined by me or under my supervision and found it to be substantially the same as it appeared on the Tentative Map of Tract 29386 as filed, amended, and approved by the Board of Supervisors on February 1, 2000, the expiration date being January 31, 2003, and that I am satisfied that this map is technically correct.
Date Feb 20, 2002



Mark S. Bernas
MARK S. BERNAS, County Surveyor
L.S. 4568 Lic. Exp. 9/30/03

ENGINEER'S STATEMENT

I hereby state that I am a Registered Civil Engineer of the State of California and that this map consisting of Eight (8) Sheets correctly represents a survey made under my supervision during July of 1999; 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.
Date Nov. 28, 2001



John W. Canty
JOHN W. CANTY R.C.E. 17550

TRACT 29386-2

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NOTARY ACKNOWLEDGEMENT

State of CALIFORNIA
County of RIVERSIDE SS

On November 15, 2001 before me, MARGARET TAULANE
A Notary Public in and for said County and State, personally appeared
DAVID L. HAHN & LEO MCKINLEY

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 the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commission expires MAY 16, 2002

Margaret Taulane MARGARET TAULANE
Notary Public in and for said State (Print Name)
My principal place of business is in RIVERSIDE County

MARCH 2001
CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

SOIL REPORT

A preliminary soils report was prepared on April 17, 2000 as required by the Health and Safety Code of California, Section 17943 by LEIGHTON AND ASSOCIATES.

WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY ACCEPTANCE CERTIFICATE

This is to certify that the interest in real property conveyed within the owners statement hereon, dated 1-26-01, from Centex Homes, and Victoria Grove, LLC to Western Municipal Water District of Riverside County, a Political Corporation and/or Governmental Agency, is hereby accepted and consents to its recordation.

Date 1-31-02

Jeffrey D. Sims
JEFFREY D. SIMS R.C.E. 46212

NOTARY ACKNOWLEDGEMENT

State of California
County of Orange SS

On November 26, 2001 before me, Nancy A. Sidhu
A Notary Public in and for said County and State, personally appeared
Bernard A. Maniscalco and Walter E. Niemann

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 the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commission expires August 13, 2004

Nancy A. Sidhu Nancy A. Sidhu
Notary Public in and for said State (Print Name)
My principal place of business is in Orange County

NOTARY ACKNOWLEDGEMENT

State of _____
County of _____) SS

On _____ before me, _____
A Notary Public in and for said County and State, 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 the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commission expires _____

Notary Public in and for said State (Print Name)
My principal place of business is in _____ County

NOTARY ACKNOWLEDGEMENT

State of California
County of Riverside SS

On Dec. 4, 2001 before me, Angela R. Murray
A Notary Public in and for said County and State, personally appeared
Tom Roberts and Gary Francis

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 the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commission expires 12-25-03

Angela R. Murray Angela R. Murray
Notary Public in and for said State (Print Name)
My principal place of business is in Riverside County

NOTARY ACKNOWLEDGEMENT

State of _____
County of _____) SS

On _____ before me, _____
A Notary Public in and for said County and State, 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 the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand: My commission expires _____

Notary Public in and for said State (Print Name)
My principal place of business is in _____ County

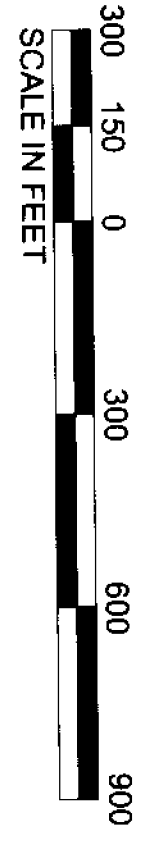
TRACT 29386-2

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 3 OF 8 SHEETS

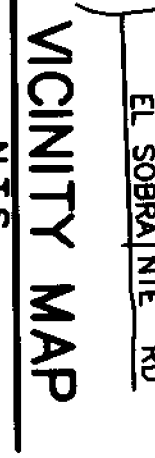
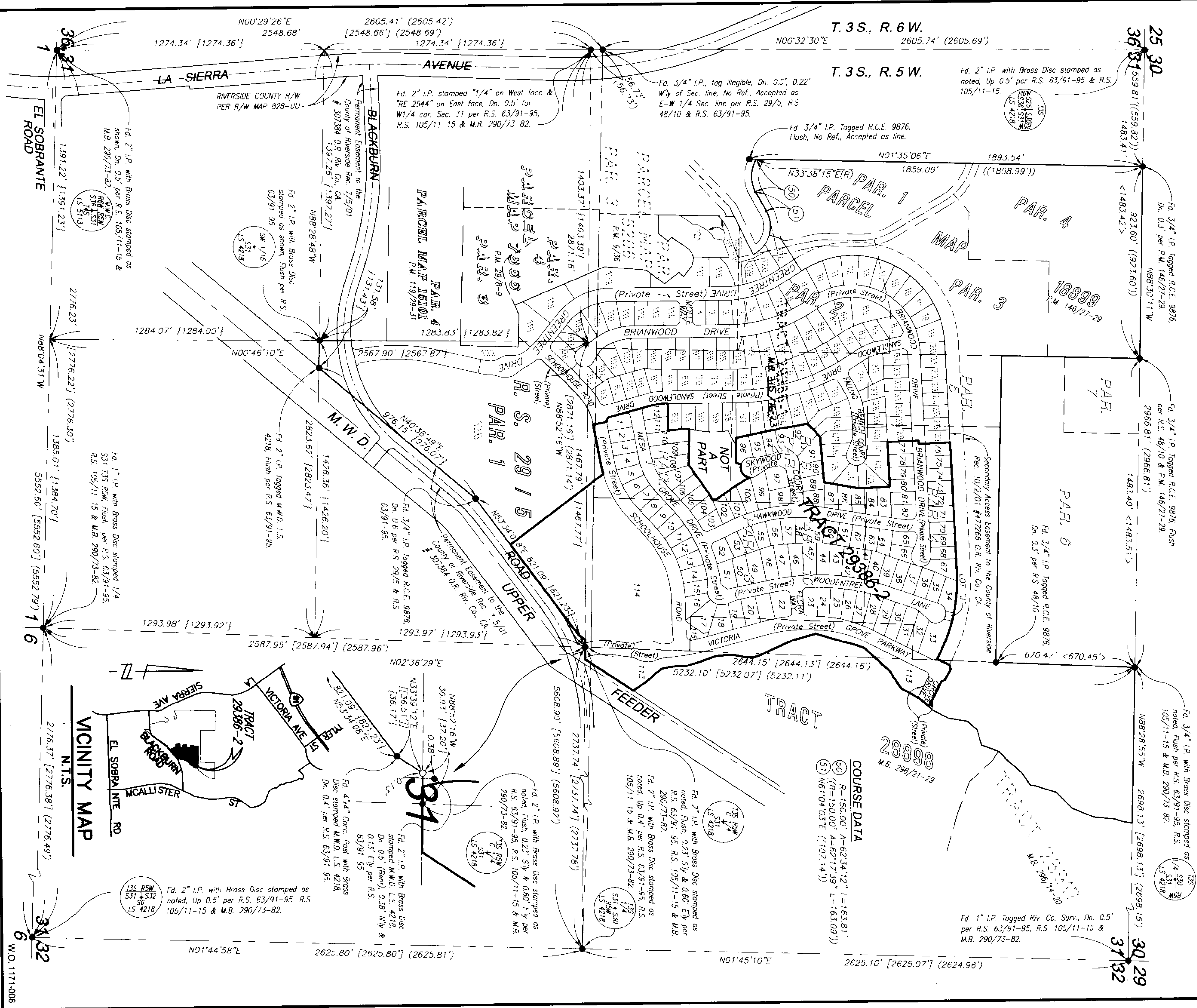
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MARCH 2001
SCALE: 1" = 300'
CANTY ENGINEERING GROUP, INC.
RIVERSIDE, CALIFORNIA



ENGINEER'S NOTES
SEE SHEET 4
EASEMENT NOTES
SEE SHEET 4

ENVIRONMENTAL CONSTRAINT NOTE
Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department Survey Division, in E.C.S. Book 32, Page 22.
This affects all lots within this Tract.



W.O. 1171-008

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA
TRACT 29386-2

SHEET 4 OF 8 SHEETS

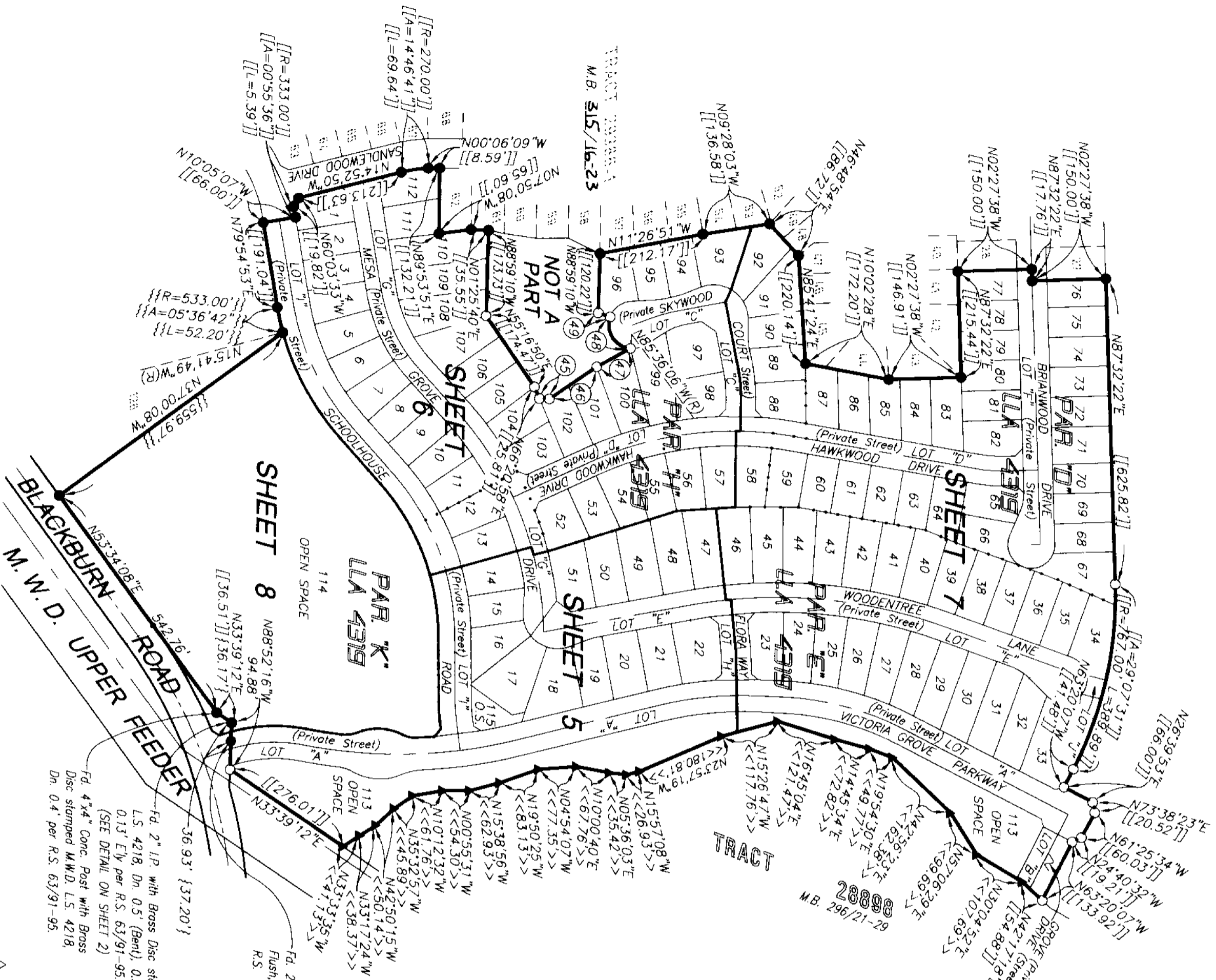
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MARCH 2001
SCALE: 1" = 200'
CANTY ENGINEERING GROUP, INC.
RIVERSIDE, CALIFORNIA



COURSE DATA

- ④⑤ N01°25'40"E [[20.33]]
- ④⑥ N34°59'50"W [[116.20]]
- ④⑦ N29°33'05"W [[178.05]]
- ④⑧ [[R=48.00', A=104°20'40" L=87.42]]
- ④⑨ N18°44'34"E(R) [[25.53]]



ENGINEER'S NOTES

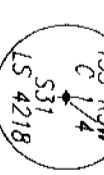
Bearings are based upon the Southerly line of Section 31, T. 3 S., R. 5 W. as being N.88°04'31"W, as shown on Tract 28872 by map on file in Book 290 of Maps at Pages 73 through 82 thereof, Records of Riverside County, California.

- Indicates Found 1" I.P. with plastic plug stamped R.C.E. 17550, Flush per Tract 29386-1 M.B. 315/16-23 unless otherwise noted.
- ▲ Indicates Found 1" I.P. with tag L.S. 5346, Flush per Tract 28898 M.B. 296/21-29, unless otherwise noted.
- Indicates Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush unless otherwise noted.
- Set 1" I.P. with plastic plug stamped R.C.E. 17550, Flush, or Nail and R.C.E. 17550 Tag in well or concrete at all rear lot corners and angle points in side lot lines, unless otherwise noted.
- Set Nail and R.C.E. 17550 Tag in top of curb at the prolongation of side lot lines, unless otherwise noted.

All monuments shown as "Set" shall be set per Riverside County Ordinance 461.9, and in accordance with the terms of the Monument Agreement for this map.

- < > Indicates Record Data per R.S. 48/10
 - { } Indicates Record Data per R.S. 63/91-95
 - () Indicates Record Data per R.S. 105/11-15, unless otherwise noted.
 - (()) Indicates Measured Data, also Record Data per P.M. 146/27-29, unless otherwise noted.
 - [] Indicates Record Data per M.B. 290/73-82.
 - << >> Indicates Measured Data, also Record Data per M.B. 296/21-29.
 - { } Indicates Measured Data, also Record Data per Tract 29386-1 M.B. 315/16-23
 - [[]] Indicates Measured Data, also Record Data per No. 4319 rec. April 3, 2001 #137769.
- All Drainage Easements shall be kept free of buildings, obstructions, and encroachments by land fills.
This Tract contains 44.82 Acres.

- △ 2" I.P. with Brass Disc stamped as noted, Flush, 0.23" Sty & 0.60" Fly per R.S. 63/91-95, R.S. 109/11-15 & M.B. 290/73-82.
- △ 2" I.P. with Brass Disc stamped as noted, L.S. 4218, Dn. 0.5" (Bent), 0.38" N/y & 0.13" Fly per R.S. 63/91-95 (SEE DETAIL ON SHEET 2)
- △ 4" X 4" Conc. Post with Brass Disc stamped M.W.D. L.S. 4218, Dn. 0.4" per R.S. 63/91-95.



EASEMENT NOTES

- △ Indicates the centerline of an easement 30.00 feet in width for access in favor of Some-Dak, Co., recorded April 20, 2001 as inst. no. 167369, O. R. Riv., Co., Ca. (See Sheets 5, 7 & 8)
- △ Indicates the centerline of an easement 30.00 feet in width for access in favor of Wouneta M. Henning, recorded April 16, 2001 as inst. no. 157604, O. R. Riv., Co., Ca. (See Sheets 6 & 7)
- △ Indicates the centerline of an easement 30.00 feet in width for access and utilities in favor of Janet Grace Oherman, et al, recorded May 23, 2001 as inst. no. 228396, O. R. Riv., Co., Ca. (See Sheets 5, 7 & 8)
- △ Indicates the centerline of an easement 66.00 feet in width for access and utilities as reserved by Victoria Grove, LLC, recorded August 7, 2001 as inst. no. 372053, O. R. Riv., Co., Ca. (See Sheets 5, 7 & 8)

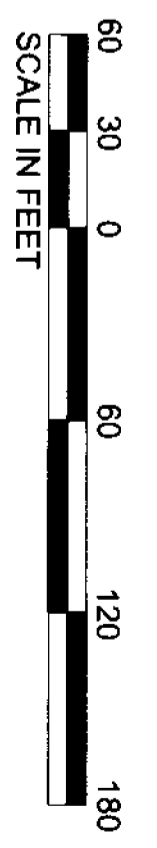
TRACT 29386-2

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 5 OF 8 SHEETS

BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP 5206 PER P.M. 9 / 36; ALSO A PORTION OF PARCEL 1 OF RECORD OF SURVEY PER R.S. 29 / 5; ALSO A PORTION OF PARCELS 1, 2, 3 AND 4 OF RECORD OF SURVEY PER R.S. 48 / 10, BOTH BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO A PORTION OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO PER M.B. 1 / 8, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

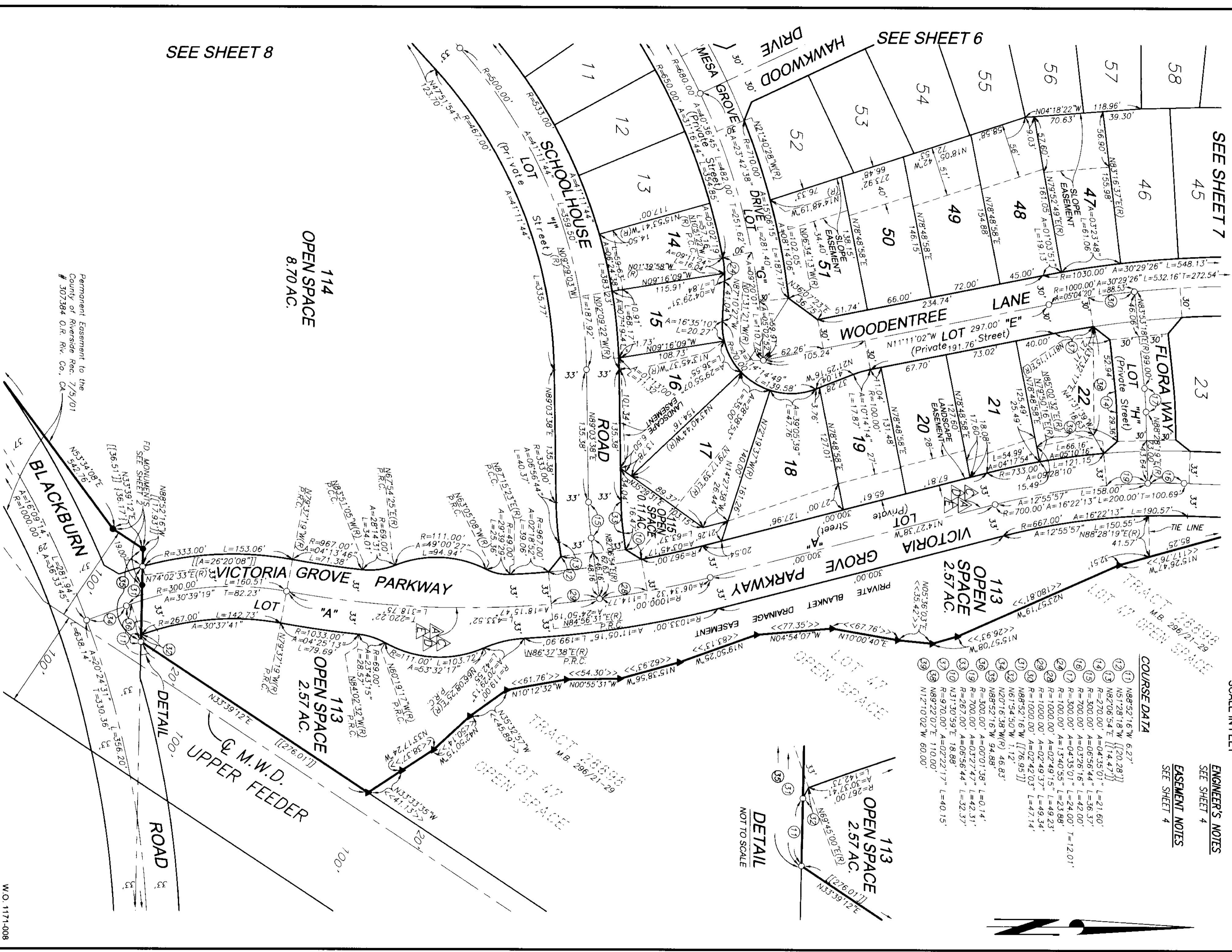
MARCH 2001
 CANTY ENGINEERING GROUP, INC.
 RIVERSIDE, CALIFORNIA



ENGINEER'S NOTES
 SEE SHEET 4
 EASEMENT NOTES
 SEE SHEET 4

COURSE DATA

11	N88°52'16"W	6.27'
12	N51°28'18"W	[[20.28]]
13	N82°06'54"E	[[14.47]]
14	R=270.00' A=04°35'01"	L=21.60'
15	R=700.00' A=06°56'44"	L=36.37'
16	R=300.00' A=03°26'16"	L=14.22'
17	R=300.00' A=04°35'01"	L=24.00' T=12.01'
18	R=1000.00' A=15°40'55"	L=49.23'
19	R=1000.00' A=02°49'37"	L=49.34'
20	R=1000.00' A=02°42'03"	L=47.14'
21	N61°54'50"W	1.12'
22	N20°16'38"W(R)	46.83'
23	R=300.00' A=00°01'58"	L=0.14'
24	R=700.00' A=03°27'47"	L=42.31'
25	R=267.00' A=06°56'44"	L=32.37'
26	N31°30'59"E	18.88'
27	R=970.00' A=02°22'17"	L=40.15'
28	R=89°22'07"E	110.00'
29	N12°10'02"W	60.00'



SEE SHEET 8

SEE SHEET 6

SEE SHEET 7

114
 OPEN SPACE
 8.70 AC.

113
 OPEN SPACE
 2.57 AC.

113
 OPEN SPACE
 2.57 AC.

DETAIL
 NOT TO SCALE

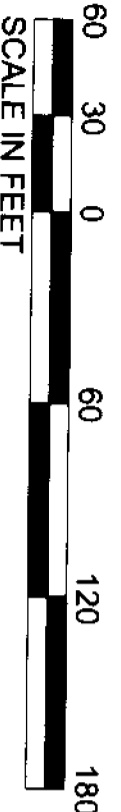
Permanent Easement to the
 County of Riverside Rec. 7/5/01
 # 307384 O.R. Riv. Co., CA

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 29386-2

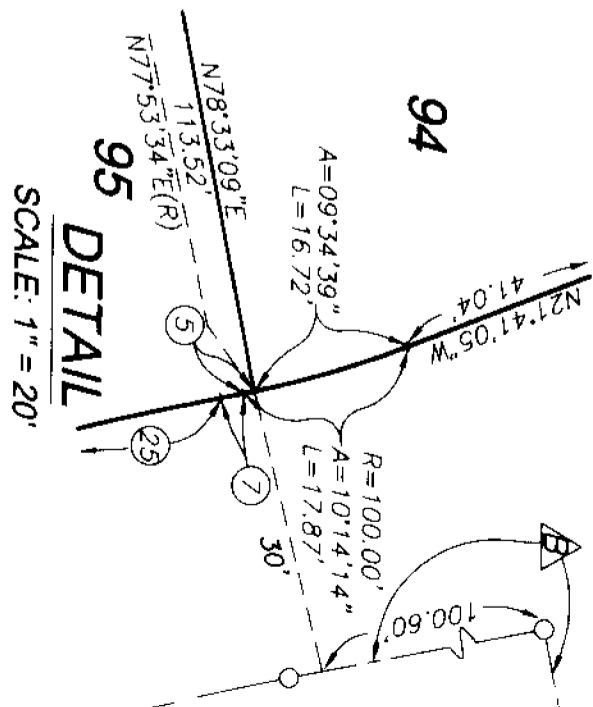
SHEET 6 OF 8 SHEETS

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MARCH 2001
SCALE: 1" = 60'
CANTY ENGINEERING GROUP, INC.
RIVERSIDE, CALIFORNIA

ENGINEER'S NOTES
SEE SHEET 4
EASEMENT NOTES
SEE SHEET 4



SEE SHEET 7

SEE DETAIL

SEE SHEET 5

NOT A PART

OPEN SPACE
8.70 AC.

114

SEE SHEET 8

COURSE DATA

1	R=100.00' A=21°37'09" L=37.73'
2	R=100.00' A=10°22'31" L=18.11'
3	R=100.00' A=00°39'35" L=1.15'
4	R=680.00' A=03°33'31" L=42.23'
5	R=700.00' A=05°27'47" L=42.31'
6	R=300.00' A=11°50'28" L=62.00' T=31.11'
7	R=300.00' A=09°15'46" L=48.50' T=24.30'
8	R=330.00' A=00°55'36" L=5.39'
9	R=330.00' A=02°55'43" L=16.87'
10	R=300.00' A=02°55'43" L=15.33'
11	R=300.00' A=06°20'03" L=53.17'

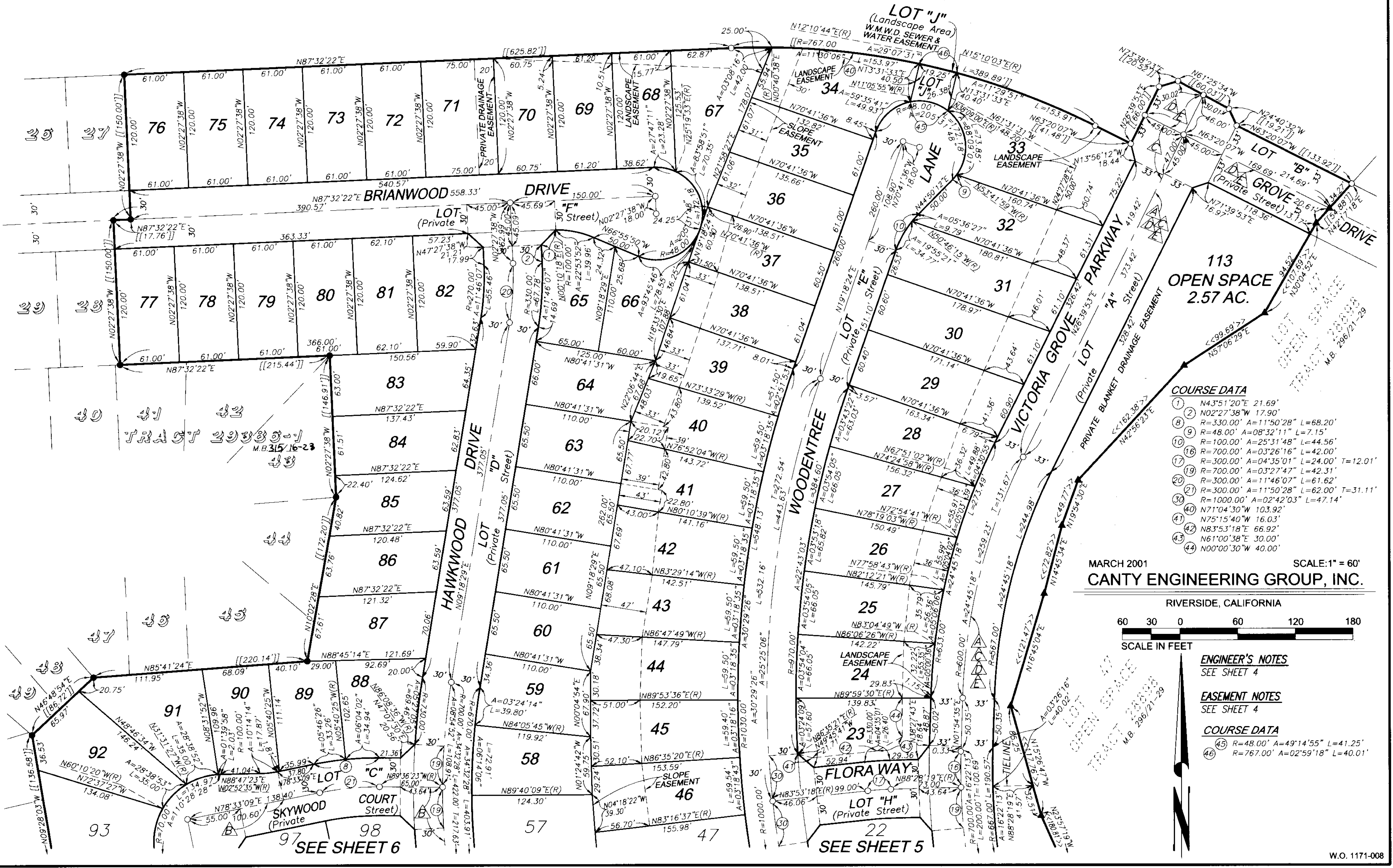
SEE SHEET 8

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 29386-2

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SHEET 7 OF 8 SHEETS

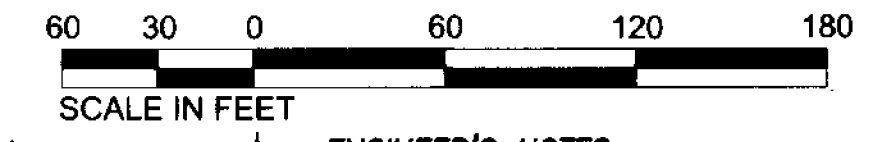


COURSE DATA

- 1 N43°51'20"E 21.69'
- 2 N02°27'38"W 17.90'
- 3 R=330.00' A=11°50'28" L=68.20'
- 4 R=48.00' A=08°32'11" L=7.15'
- 5 R=100.00' A=25°31'48" L=44.56'
- 6 R=700.00' A=03°26'16" L=42.00'
- 7 R=300.00' A=04°35'01" L=24.00' T=12.01'
- 8 R=700.00' A=03°27'47" L=42.31'
- 9 R=300.00' A=11°46'07" L=61.62'
- 10 R=300.00' A=11°50'28" L=62.00' T=31.11'
- 11 R=1000.00' A=02°42'03" L=47.14'
- 12 N71°04'30"W 103.92'
- 13 N75°15'40"W 16.03'
- 14 N83°53'18"E 66.92'
- 15 N61°00'38"E 30.00'
- 16 N00°00'30"W 40.00'

MARCH 2001
CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA



ENGINEER'S NOTES
SEE SHEET 4

EASEMENT NOTES
SEE SHEET 4

COURSE DATA

- 45 R=48.00' A=49°14'55" L=41.25'
- 46 R=767.00' A=02°59'18" L=40.01'

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 29386-2

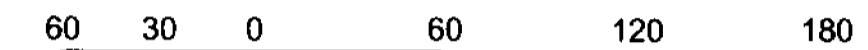
BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP 5206 PER P.M. 9 / 36; ALSO A PORTION OF PARCEL 1 OF RECORD OF SURVEY PER R.S. 29 / 5; ALSO A PORTION OF PARCELS 1, 2, 3 AND 4 OF RECORD OF SURVEY PER R.S. 48 / 10, BOTH BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO A PORTION OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO PER M.B. 1 / 8, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

MARCH 2001

SCALE: 1" = 60'

CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA



SCALE IN FEET

COURSE DATA

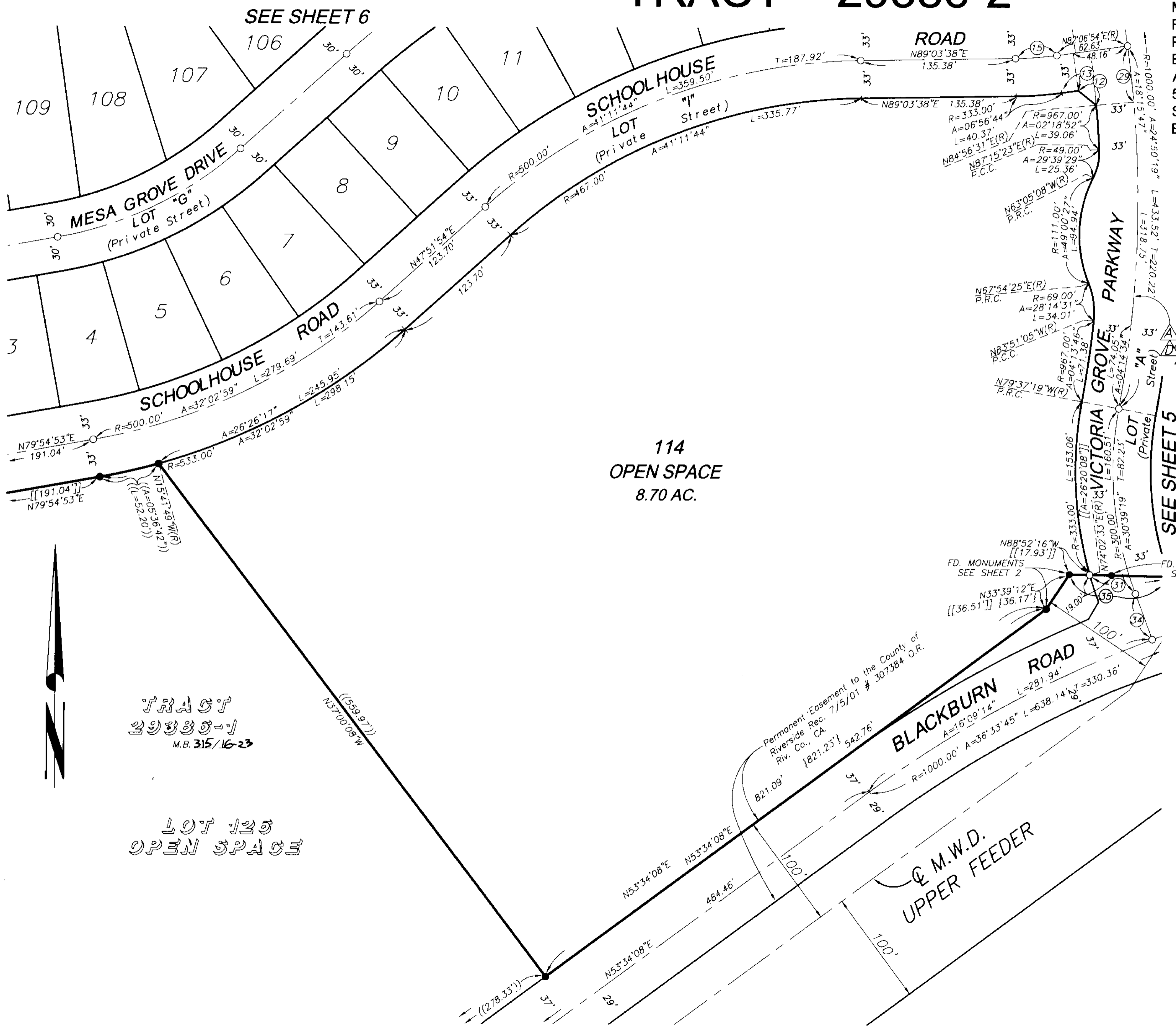
- 12 N51°28'18"W [[20.28']]
- 13 N82°06'54"E [[14.47']]
- 15 R=300.00' A=06°56'44" L=36.37'
- 29 R=1000.00' A=02°49'37" L=49.34'
- 31 N88°52'16"W [[76.95']]
- 34 N20°16'38"W(R) 46.83'
- 35 N88°52'16"W 94.88'

ENGINEER'S NOTES

SEE SHEET 4

EASEMENT NOTES

SEE SHEET 4



TRACT 29386-1
M.B. 315/16-23

LOT 125
OPEN SPACE