

400/46

2006-0252221 ORIGINAL

TRACT NO. 31695

BEING A SUBDIVISION OF A PORTION OF THE S 1/2 OF SECTION 30 AND THE W 1/2 OF SECTION 31, BOTH IN T. 3 S., R. 5 W., AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO, PER M.B. 1/8, RECORDS OF SAN BERNARDINO, CALIFORNIA AND LOT 102 OF TR. 29386-3, PER M.B. 315/32-37, RECORDS OF RIVERSIDE, CALIFORNIA

THELTMANN ENGINEERS
FEBRUARY 2004

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, EASEMENTS FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THROUGH "G" INCLUSIVE.
WE HEREBY RETAIN LOTS "A" THROUGH "G" 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 LOTS 100 THROUGH 105 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 A 10' WIDE PRIVATE INGRESS AND EGRESS EASEMENT WITHIN LOT 99 IN FAVOR OF LOT 104.
WE HEREBY RETAIN A 10' WIDE & 8' WIDE PRIVATE DRAINAGE EASEMENT WITHIN LOT 6 IN FAVOR OF LOT 5 AND LOT 7.
WE HEREBY RETAIN A 10' WIDE PRIVATE DRAINAGE EASEMENT WITHIN LOT 9 IN FAVOR OF LOT 8.
WE HEREBY RETAIN A BLANKET DRAINAGE EASEMENT OVER ALL OF LOTS "A" THROUGH "G" 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 A BLANKET DRAINAGE EASEMENT OVER ALL OF LOTS 100 THROUGH 105 INCLUSIVE FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.
WE ALSO HEREBY RETAIN AN EASEMENT FOR STORM DRAIN PURPOSES WITHIN LOTS 41, 53, 91 INDICATED HEREON, AS "STORM DRAIN EASEMENT" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.
LA SIERRA 97, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BY: VAN DAELE COMMUNITIES, LLC, ITS MANAGING MEMBER,
BY: Victor A. Delgado BY: Jeffrey H. Mack
PATRICK J. VAN DAELE, PRESIDENT JEFFREY H. MACK, CHIEF FINANCIAL OFFICER

TRUSTEE

UNIONBANCAL MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEEDS OF TRUST RECORDED 1/11/05 AS INSTRUMENT NO. 2005-0028945, OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIF.
BY: Julie D. Rappaport BY: Julie D. Rappaport
JULIE D. RAPPAPORT, VICE PRESIDENT (PRINT NAME & TITLE)

NOTARY ACKNOWLEDGEMENT
STATE OF CALIFORNIA)
COUNTY OF Riverside) **
ON February 4, 2004 BEFORE ME, Kristi L. Blanchard
PERSONALLY APPEARED Patrick J. Van Dale & Jeffrey Mack
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
SIGNATURE: Kristi L. Blanchard
NOTARY PUBLIC IN AND FOR SAID STATE IN Riverside COUNTY,
(NAME PRINTED) MY COMMISSION EXPIRES Feb. 4, 2007

NOTARY ACKNOWLEDGEMENT
STATE OF CALIFORNIA)
COUNTY OF San Diego) **
ON 12-29-03 BEFORE ME, James L. Fuller
PERSONALLY APPEARED Valerie D. Carroll
PERSON(S) 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
SIGNATURE: James L. Fuller
NOTARY PUBLIC IN AND FOR SAID STATE IN San Diego COUNTY,
(NAME PRINTED) MY COMMISSION EXPIRES 4-2006

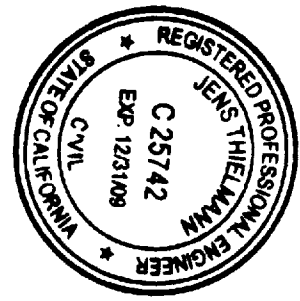
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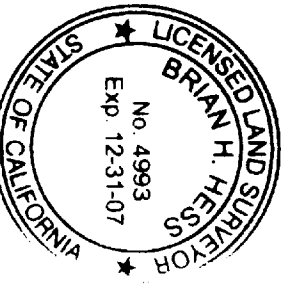
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WITNESS MY HAND
SIGNATURE: James L. Fuller
NOTARY PUBLIC IN AND FOR SAID STATE IN San Diego COUNTY,
(NAME PRINTED) MY COMMISSION EXPIRES 4-2006

RECORDER'S STATEMENT
FILED THIS 7th DAY OF April 2004
AT San Diego IN BOOK 400 OF
MAPS AT PAGES 40-58 AT THE REQUEST
OF THE CLERK OF THE BOARD
FEE: \$ 31
NO. 2006-0252221
LARRY W. WARD, COUNTY ASSESSOR-CLERK-RECORDER
BY: Alvin DEPUTY
SUBDIVISION GUARANTEE:
FIDELITY NATIONAL TITLE COMPANY

ENGINEER'S STATEMENT
I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 13 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING FEBRUARY OF 2004, 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.
12-19-05
Dated 12-19-05 Jens Thielmann
JENS THELMANN R.C.E. 25742
MY LICENSE EXPIRES 12/31/09



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. 31695 AS FILED AND APPROVED BY THE BOARD OF SUPERVISORS ON MAY 25, 2004. THE EXPIRATION DATE BEING MAY 25, 2007, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.
Dated March 2, 2004 Brian H. Hess
BRIAN H. HESS, COUNTY SURVEYOR
L.S. #4933, EXPIRES 12-31-07



BOARD OF SUPERVISORS'S STATEMENT
THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES SAID TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THROUGH "G" INCLUSIVE.
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
DATED April 4, 2004 BY: Deb Bull
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTN: NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS
BY: Deborah Bull
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 \$ 1,000.00.
DATED March 15, 2004 PAUL MCDONNELL
Paul McDonnell COUNTY TAX COLLECTOR
BY: Paul McDonnell DEPUTY

TAX BOND CERTIFICATE
I HEREBY CERTIFY THAT THE BOND IN THE SUM OF \$ 10,000.00 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, LOCAL AND 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.
DATED 3-2-04
NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS
BY: Nancy Romero DEPUTY

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 400 AND SECTION 66443, 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 400, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CASHIER'S CHECK OR MONEY ORDER ONLY 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.

SIGNATURE OMISSIONS
PURSUANT TO SECTION 66436 (3) (A)(I) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:
AN EASEMENT FOR ROADS, UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF HERBERT BULKLEY PRAED AND CHARLES GRANVILLE KEMENICH, RECORDED 2-7-11 IN BOOK 324, PAGE 389 OF DEEDS, CANNOT BE LOCATED FROM THE RECORDS.
AN EASEMENT FOR DITCHES, PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF EL SOBRANTE LAND COMPANY, RECORDED 8-5-12 IN BOOK 357, PAGE 4 OF DEEDS, CANNOT BE LOCATED FROM THE RECORDS.
AN EASEMENT FOR INGRESS, EGRESS, ROAD, UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF E.L. YEAGER COMPANY, A PARTNERSHIP, AND FRED R. WAUGH AND RUTH E. WAUGH, RECORDED 11-10-04 AS INST. NO. 135464, O.R. AND 1-15-05 AS INST. NO. 5309 O.R.
AN EASEMENT FOR SLOPE AND DRAINAGE PURPOSES IN FAVOR OF VICTORIA GROVE LLC, PER EXHIBIT "G" OF DOC. REC. 4-20-01 AS INST. NO. 2001-167969, O.R.
PURSUANT TO SECTION 66436 (3) (C) OF THE SUBDIVISION MAP ACT, THE SIGNATURE OF STANDARD PACIFIC CORP., HOLDER OF AN EASEMENT FOR SUBSURFACE RESOURCES BELOW THE UPPER 500' OF THE SUBSURFACE OF LOT 102, TR. 29386-3, M.B. 315/32-37, PER DOC REC. 10-10-02 AS INST. NO. 2002-968446, O.R., HAS BEEN OMITTED.

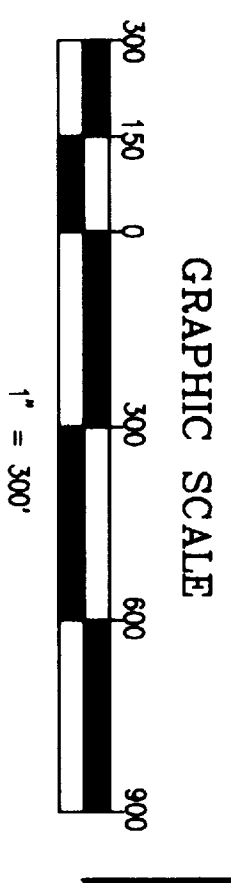
SEC 31 735 R52 1P040119

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
TRACT NO. 31695

BEING A SUBDIVISION OF A PORTION OF THE S 1/2 OF SECTION 30 AND THE W 1/2 OF SECTION 31, BOTH IN T. 3 S., R. 5 W., AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO, PER M.B. 1/8, RECORDS OF SAN BERNARDINO, CALIFORNIA AND LOT 102 OF TR. 29386-3, PER M.B. 315/32-37, RECORDS OF RIVERSIDE, CALIFORNIA
THELLMANN ENGINEERS
 INDEX MAP
 FEBRUARY 2004

CURVE DATA

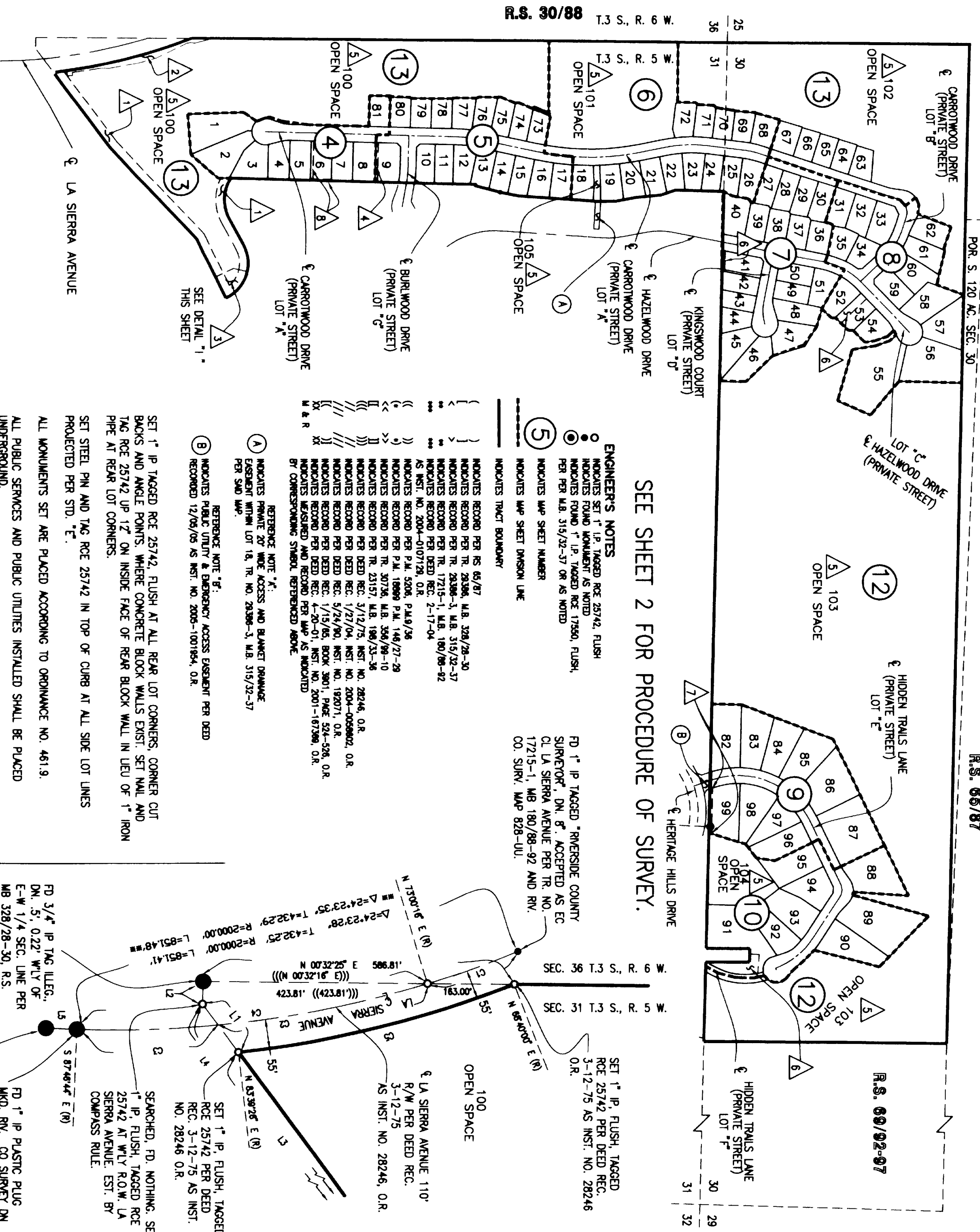
NUMBER	ANGLE	TAN	RADIUS	LENGTH
C1	05°09'54"	90.21'	2000.00'	180.29'
C2	11°35'19"	202.95'	2000.00'	404.52'
C3	07°38'15"	133.50'	2000.00'	266.60'
C4	19°13'34"	338.74'	2000.00'	671.12'
C4C	19°13'00"	338.57'	2000.00'	670.79''''
C5	15°00'02"	270.56'	2055.00'	538.02'
C5C	14°59'26"	270.37'	2055.00'	537.66''''
C6	51°32'03"	72.41'	150.00'	134.92'
XX C6	51°33'58"	72.46'	150.00'	135.00'
C7	93°20'00"	158.99'	150.00'	244.35'



TR. NO. 20782
 M.B. 213/40-56

R.S. 05/87

R.S. 09/02-07



SEE SHEET 2 FOR PROCEDURE OF SURVEY.

ENGINEER'S NOTES

- ① INDICATES SET 1" IP, TAGGED ROE 25742, FLUSH
- ② INDICATES FOUND MONUMENT AS NOTED
- ③ INDICATES FOUND 1" IP, TAGGED ROE 17560, FLUSH, PER PER M.B. 315/32-37 OR AS NOTED
- ④ INDICATES MAP SHEET NUMBER
- ⑤ INDICATES MAP SHEET DIMENSION LINE
- INDICATES TRACT BOUNDARY
- () INDICATES RECORD PER TR. 28304, M.B. 328/28-30
- () INDICATES RECORD PER TR. 28304-3, M.B. 315/32-37
- () INDICATES RECORD PER TR. 17215-1, M.B. 180/88-92
- () INDICATES RECORD PER DEED REC. 2-17-04
- () AS INST. NO. 2004-010729, O.R.
- () INDICATES RECORD PER P.L. 5208, P.149/36
- () INDICATES RECORD PER P.L. 18689 P.L. 146/27-29
- () INDICATES RECORD PER TR. 30736, M.B. 356/89-10
- () INDICATES RECORD PER TR. 23157, M.B. 198/33-36
- () INDICATES RECORD PER DEED REC. 3/12/75, INST. NO. 28246, O.R.
- () INDICATES RECORD PER DEED REC. 1/27/04, INST. NO. 2004-0058802, O.R.
- () INDICATES RECORD PER DEED REC. 5/24/90, INST. NO. 192071, O.R.
- () INDICATES RECORD PER DEED REC. 1/15/05, BOOK 3901, PAGE 524-526, O.R.
- () INDICATES RECORD PER DEED REC. 4-20-01, INST. NO. 2001-167369, O.R.
- () INDICATES MONUMENT AND RECORD PER MAP AS INDICATED BY CORRESPONDING SYMBOL REFERENCED ABOVE
- REFERENCE NOTE "A": INDICATES PRIVATE 20' WIDE ACCESS AND BLANKET DRAINAGE EASEMENT WITHIN LOT 18, TR. NO. 28388-3, M.B. 315/32-37 PER SAID MAP
- REFERENCE NOTE "B": INDICATES PUBLIC UTILITY & EMERGENCY ACCESS EASEMENT PER DEED RECORDED 12/09/05 AS INST. NO. 2005-100194, O.R.

SET 1" IP, TAGGED ROE 25742, FLUSH AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS, WHERE CONCRETE BLOCK WALLS EXIST; SET NAIL AND TAG ROE 25742 UP 12" ON INSIDE FACE OF REAR BLOCK WALL IN LEU OF 1" IRON PIPE AT REAR LOT CORNERS.

SET STEEL PIN AND TAG ROE 25742 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED PER STD. "E".

ALL MONUMENTS SET ARE PLACED ACCORDING TO ORDINANCE NO. 481.9.

ALL PUBLIC SERVICES AND PUBLIC UTILITIES INSTALLED SHALL BE PLACED UNDERGROUND.

BUILDING SETBACK LINES SHALL CONFORM TO EXISTING ZONING.

THIS TRACT CONTAINS 111.16 ACRES GROSS.

ALL MONUMENTS SHOWN "SET" SHALL BE SET IN ACCORDANCE WITH MONUMENTATION AGREEMENT FOR THIS MAP UNLESS OTHERWISE NOTED.

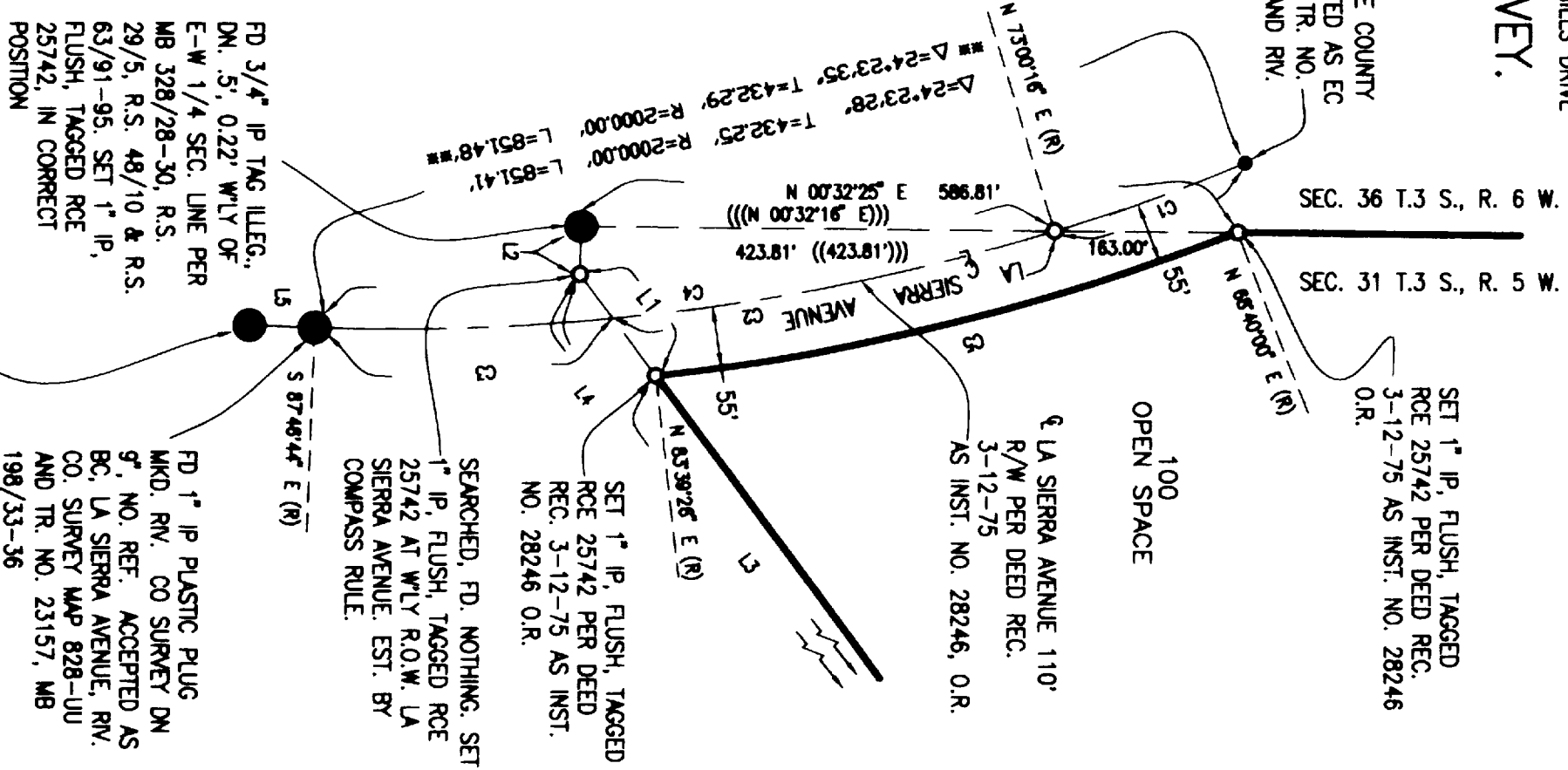
NOTE: DRAINAGE EASEMENTS - NO BUILDING, OBSTRUCTIONS, OR ENCROACHMENTS BY LANDFILLS ARE ALLOWED.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS N 86°30'11" W BEING THE NORTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 31 PER TR. NO. 29386, PER M.B. 328/28-30.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 53°21'41" W	113.23'
L2	N 88°16'17" W	42.99'
L2E	N 88°57'33" W	43.00''
L3	S 53°21'41" W	353.87'
L4	S 53°21'41" W	467.10'
L4C	S 52°41'00" W	467.25''
L5	N 02°13'36" E	57.99'
L5S	N 02°12'54" E	58.00''
L6	N 64°29'08" E	90.00'
L6L	N 64°29'08" E	90.00''
L7	N 25°30'52" W	75.61'
XX L7	N 25°35'57" W	75.61''
L8	N 12°55'10" E	53.30'
XX L8	N 12°50'05" E	53.48''



DETAIL "H"

FD RR SPIKE DN 1", NO. REF. ACCEPTED AS CL INT LAKE CREST DRIVE AND LA SIERRA AVENUE PER TR. NO. 28669, MB 276/41-45, AND TR. NO. 23157, MB 198/33-36

SEARCHED, FD. NOTHING, SET 1" IP, FLUSH, TAGGED ROE 25742

SEARCHED, FD. NOTHING, SET 1" IP, FLUSH, TAGGED ROE 25742 AT W/4 CORNER LA SIERRA AVENUE, EST. BY COMPASS RULE.

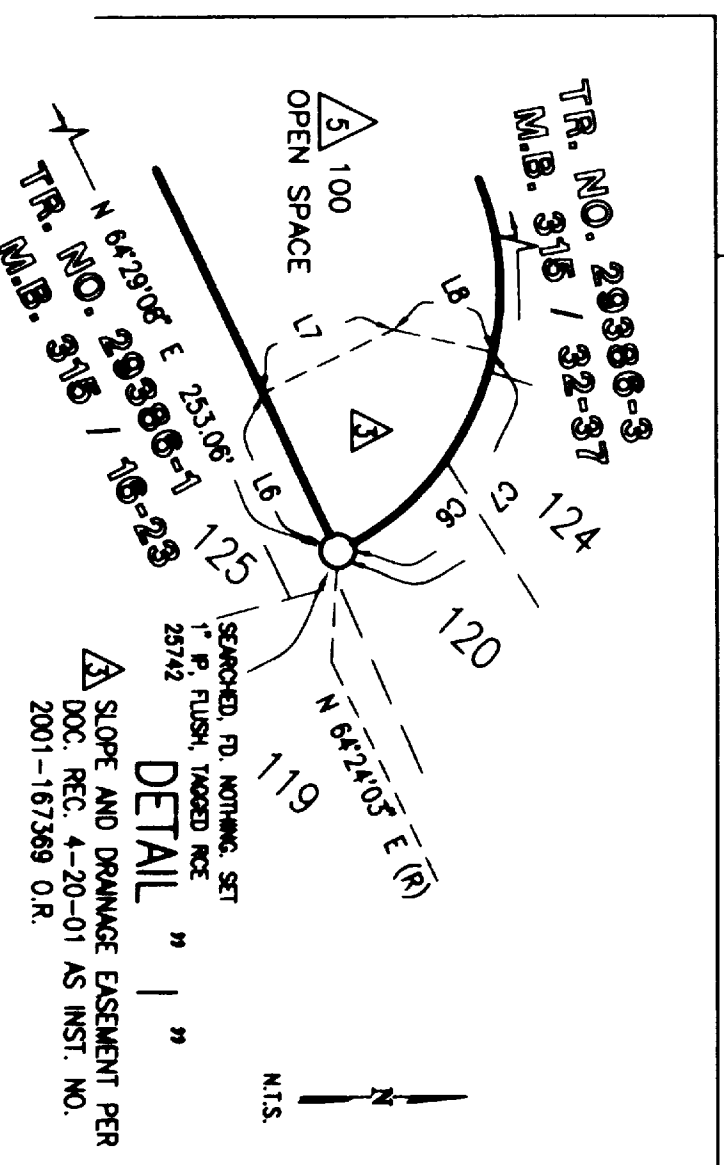
SET 1" IP, FLUSH, TAGGED ROE 25742 PER DEED REC. 3-12-75 AS INST. NO. 28246 O.R.

SEARCHED, FD. NOTHING, SET 1" IP, FLUSH, TAGGED ROE 25742 IN CORRECT POSITION

FD 1" IP PLASTIC PLUG MKD. RV. CO SURVEY DN 9" NO. REF. ACCEPTED AS BC, LA SIERRA AVENUE, RV. CO. SURVEY MAP 828-UJ 25742, IN CORRECT POSITION 198/33-36

EASEMENT NOTES

- AN EASEMENT FOR ROADS, UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF HERBERT BUDGET PAVED AND CHANGES GRANVILLE JOSEPHI REC. 7-7-11 IN BOOK 374, PAGE 398 OF DEEDS, CANNOT BE LOCATED FROM THE RECORDS AND IS NOT SHOWN HEREIN.
- AN EASEMENT FOR DITCHES, PERULENS AND INCIDENTAL PURPOSES IN FAVOR OF E. SORVANTINI LAND COMPANY REC. 8-5-12 IN BOOK 357, PAGE 4 OF DEEDS, CANNOT BE LOCATED FROM THE RECORDS AND IS NOT SHOWN HEREIN.
- 33' WIDE EASEMENT FOR HIGHWAY, EGRESS, ROAD, UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF E.L. YEAGER COMPANY, A PARTNERSHIP, AND FRED R. WALSH AND RUTH E. WALSH, REC. 11-10-64 AS INST. NO. 13444, O.R. AND 1-15-86 AS INST. NO. 5308 O.R.
- AN EASEMENT FOR SLOPE AND DRAINAGE PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, REC. 1-27-04 AS INST. NO. 2004-0058802, O.R.
- AN EASEMENT FOR SLOPE AND DRAINAGE PURPOSES, IN FAVOR OF VICTORIA GROVE LLC, PER DOC. REC. 4-20-01 AS INST. NO. 2001-167369 O.R.
- 10' WIDE PRIVATE DRAINAGE EASEMENT OVER LOT 9 RESERVED HEREIN IN FAVOR OF LOT 8.
- PRIVATE BLANKET DRAINAGE EASEMENT OVER ALL OF LOTS 100 THROUGH 105 INCLUSIVE, RESERVED HEREIN FOR THE BENEFIT OF THE HOMEOWNERS ASSOCIATION.
- PRIVATE STORM DRAIN EASEMENTS WITHIN LOTS 41, 53, AND 81 RESERVED HEREIN FOR THE BENEFIT OF THE HOMEOWNERS ASSOCIATION.
- 10' WIDE PRIVATE HIGHWAY & EGRESS EASEMENT OVER LOT 99 RESERVED HEREIN IN FAVOR OF LOT 104.
- 10' AND 8' WIDE PRIVATE DRAINAGE EASEMENT OVER LOT 6 RESERVED HEREIN IN FAVOR OF LOT 5 AND LOT 7.



DETAIL "I"

TR. NO. 20386-3 M.B. 316 / 32-37

TR. NO. 20386-3 M.B. 316 / 32-37

SEARCHED, FD. NOTHING, SET 1" IP, FLUSH, TAGGED ROE 25742

SLOPE AND DRAINAGE EASEMENT PER DOC. REC. 4-20-01 AS INST. NO. 2001-167369 O.R.

SEE SHEET 2 FOR PROCEDURE OF SURVEY.
SEE SHEET 3 FOR: SHEET INDEX MAP; EASEMENT NOTES; MONUMENT NOTES; ENGINEER'S NOTES; BASIS OF BEARINGS.

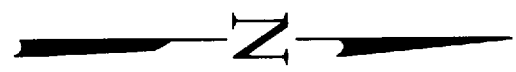
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THIELMANN ENGINEERS
FEBRUARY 2004

SHEET 5 OF 13 SHEETS



SCALE: 1"=40'

△ 101
4.34 ACRES

OPEN SPACE
SEE SHEET 6

△ 100
14.12 ACRES

OPEN SPACE
SEE SHEET 13

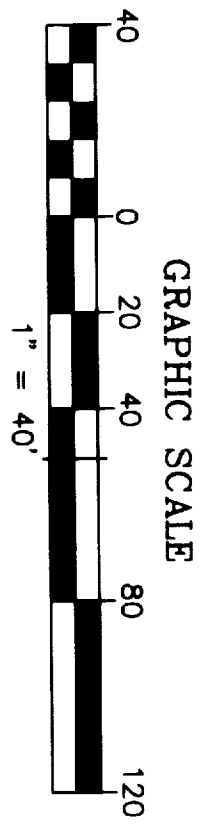


GRAPHIC SCALE

TRACT NO. 31695

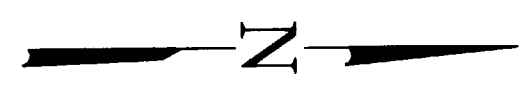
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF THE S 1/2 OF SECTION 30 AND THE W 1/2 OF SECTION 31, BOTH IN T. 3 S., R. 5 W., AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO, PER M.B. 1/8, RECORDS OF SAN BERNARDINO, CALIFORNIA AND LOT 102 OF TR. 29386-3, PER M.B. 315/32-37, RECORDS OF RIVERSIDE, CALIFORNIA
FEBRUARY 2004

THEILMANN ENGINEERS



SEE SHEET 2 FOR PROCEDURE OF SURVEY.

SEE SHEET 3 FOR: SHEET INDEX MAP; EASEMENT NOTES; MONUMENT NOTES; ENGINEER'S NOTES; BASIS OF BEARINGS.



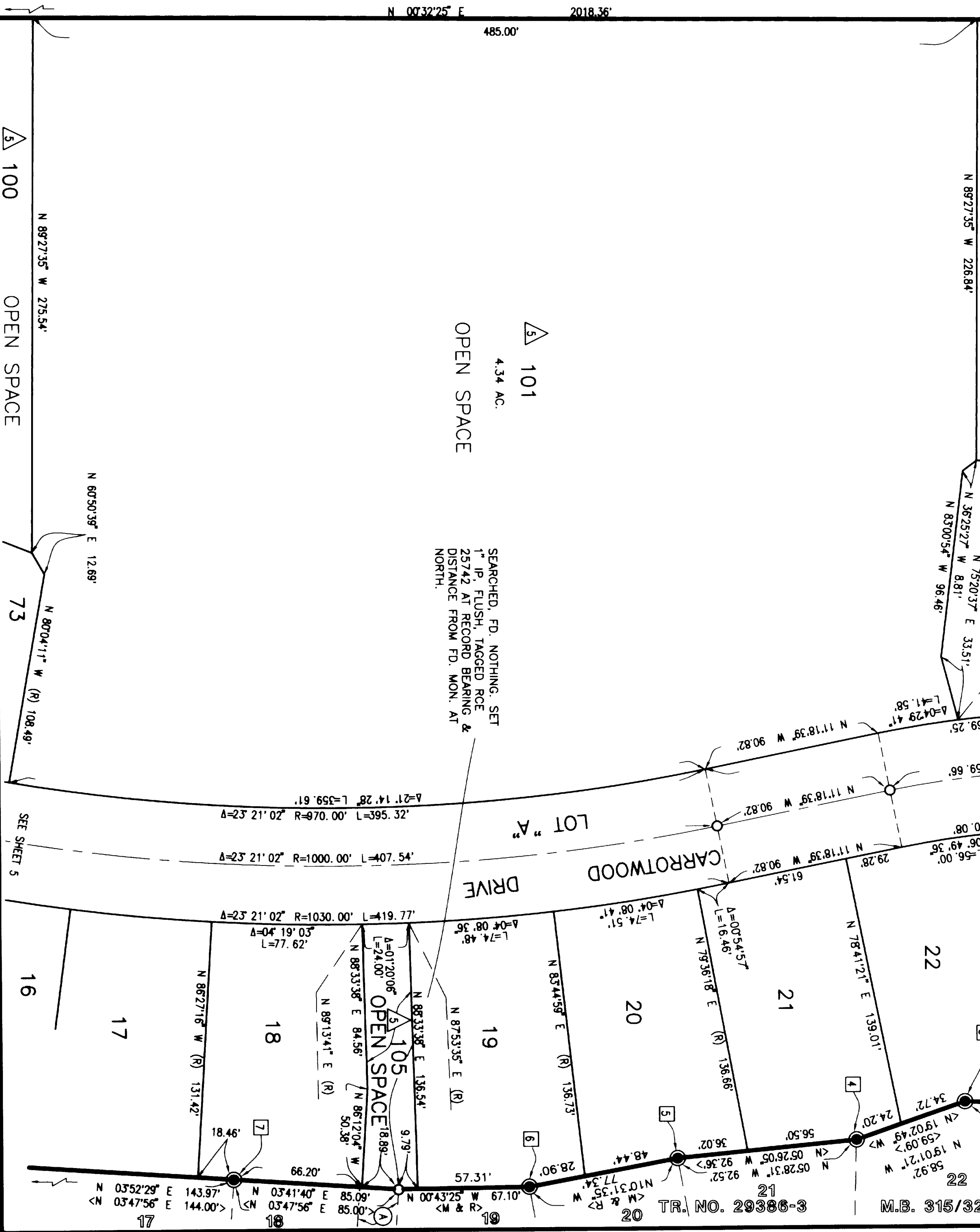
SCALE: 1"=40'

102
10.61 ACRES

OPEN SPACE
SEE SHEET 13

101
4.34 AC.
OPEN SPACE

100
OPEN SPACE



SEARCHED, FD. NOTHING, SET 1" IP, FLUSH, TAGGED ROE 25742 AT RECORD BEARING & DISTANCE FROM FD. MON. AT NORTH.

SEE SHEET 5

SEE SHEET 9

SEE SHEET 7

SEE SHEET 7

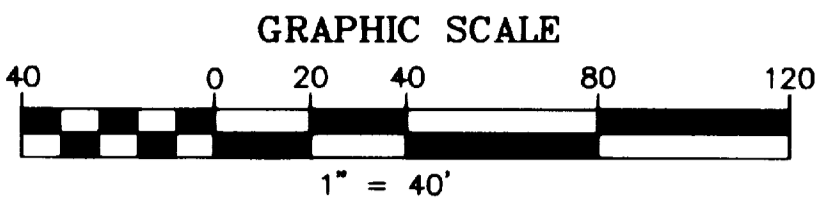
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

TRACT NO. 31695

BEING A SUBDIVISION OF A PORTION OF THE S 1/2 OF SECTION 30 AND THE W 1/2 OF SECTION 31, BOTH IN T. 3 S., R. 5 W., AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO, PER M.B. 1/8, RECORDS OF SAN BERNARDINO, CALIFORNIA AND LOT 102 OF TR. 29386-3, PER M.B. 315/32-37, RECORDS OF RIVERSIDE, CALIFORNIA

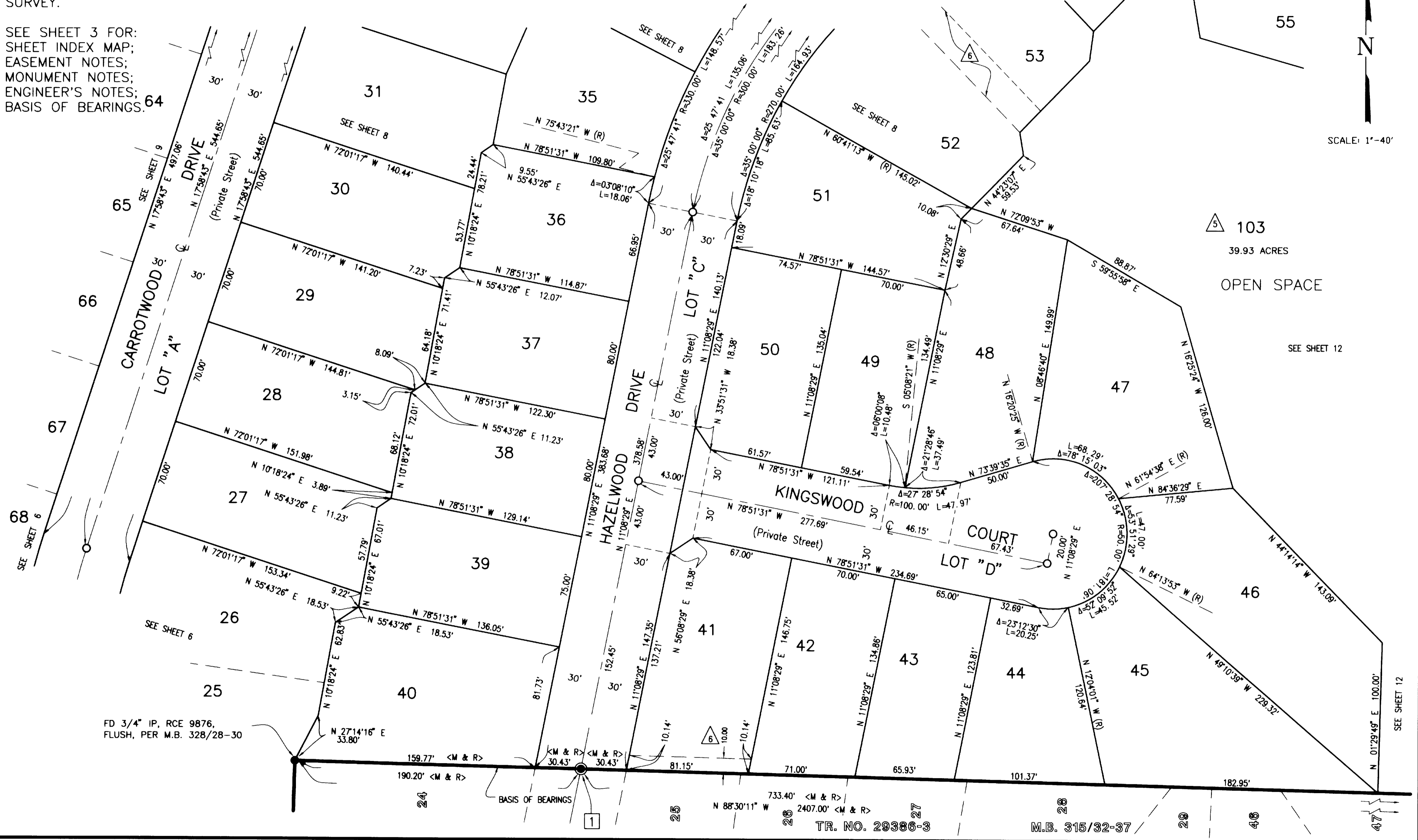
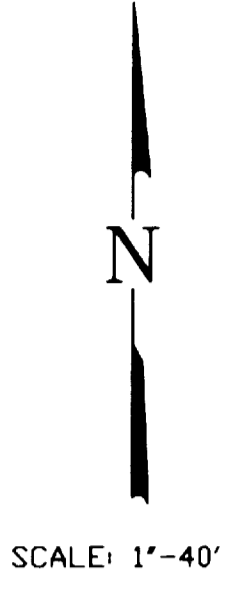
THIELMANN ENGINEERS

FEBRUARY 2004



SEE SHEET 2 FOR PROCEDURE OF SURVEY.

SEE SHEET 3 FOR: SHEET INDEX MAP; EASEMENT NOTES; MONUMENT NOTES; ENGINEER'S NOTES; BASIS OF BEARINGS.



FD 3/4" IP, RCE 9876, FLUSH, PER M.B. 328/28-30

TR. NO. 29386-3

M.B. 315/32-37

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

TRACT NO. 31695

BEING A SUBDIVISION OF A PORTION OF THE S 1/2 OF SECTION 30 AND THE W 1/2 OF SECTION 31, BOTH IN T. 3 S., R. 5 W., AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO, PER M.B. 1/8, RECORDS OF SAN BERNARDINO, CALIFORNIA AND LOT 102 OF TR. 29386-3, PER M.B. 315/32-37, RECORDS OF RIVERSIDE, CALIFORNIA

FEBRUARY 2004

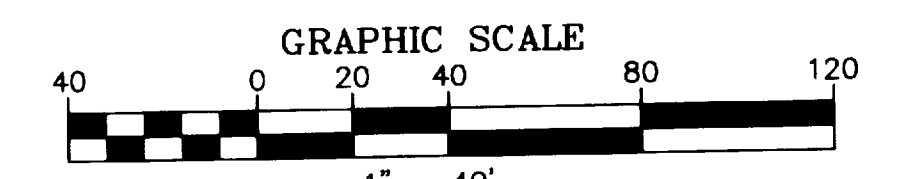
FD 1" IP, FLUSH, TAGGED LS 3258, PER RS 65/87.

THIELMANN ENGINEERS

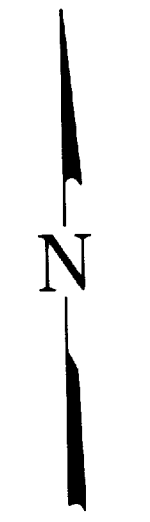
POR. S. 120 AC. SEC. 30

N 88°31'25" W

3113.28'



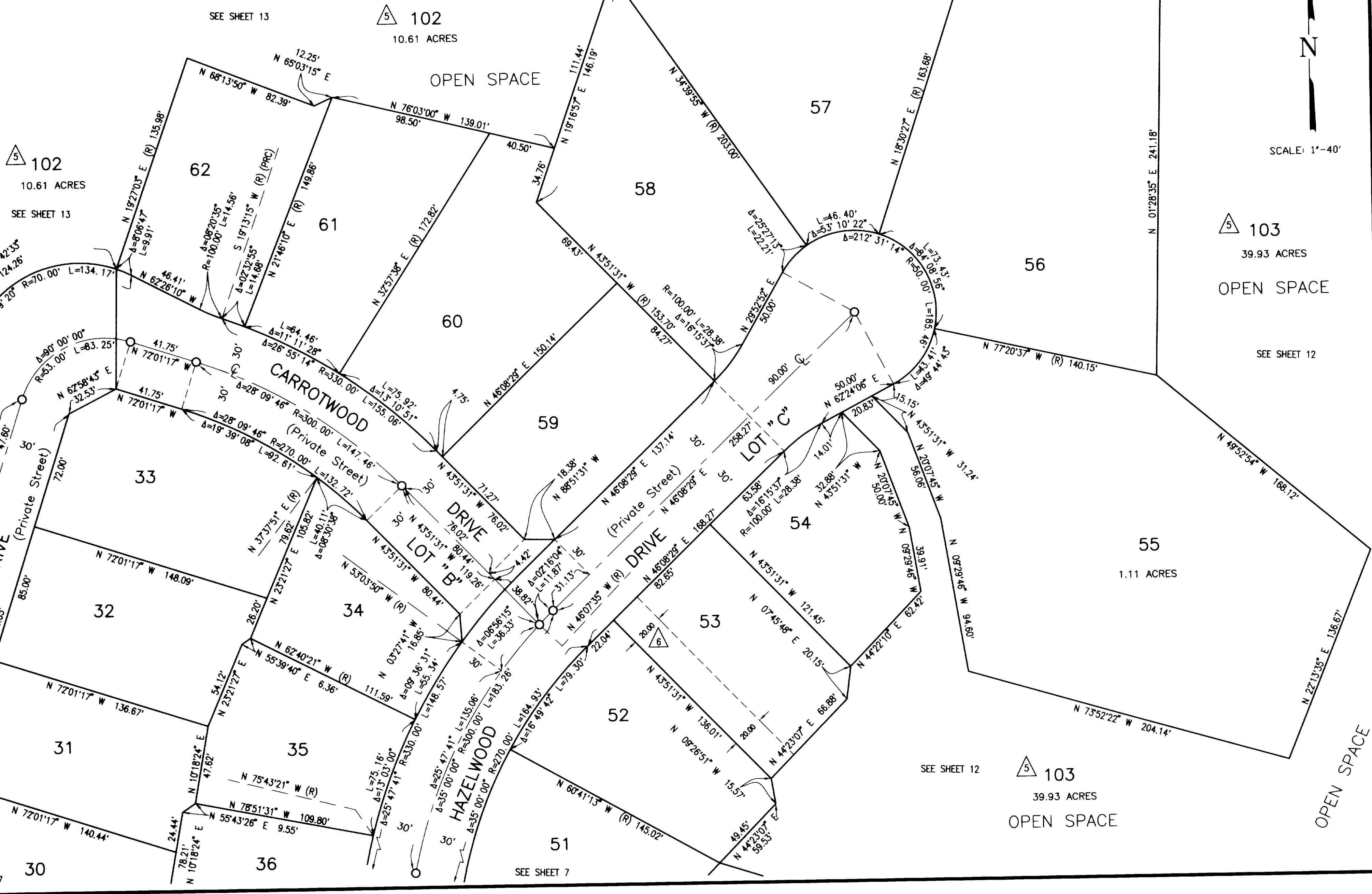
TR. NO. 20782 M.B. 213/49-56



SCALE: 1"=40'

SEE SHEET 2 FOR PROCEDURE OF SURVEY.

SEE SHEET 3 FOR: SHEET INDEX MAP; EASEMENT NOTES; MONUMENT NOTES; ENGINEER'S NOTES; BASIS OF BEARINGS.



102 10.61 ACRES SEE SHEET 13

103 39.93 ACRES OPEN SPACE SEE SHEET 12

103 39.93 ACRES OPEN SPACE

SEE SHEET 7

SEE SHEET 7

SEE SHEET 12

OPEN SPACE

OPEN SPACE

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OPEN SPACE

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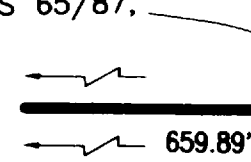
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659.89'



286.17'

N 88°31'25" W

3113.28'

123.96'

2491.35'

102 10.61 ACRES

SEE SHEET 13

102 10.61 ACRES

102 10.61 ACRES SEE SHEET 13

103 39.93 ACRES

OPEN SPACE

SEE SHEET 12

103 39.93 ACRES

OPEN SPACE

SEE SHEET 7

SEE SHEET 7

SEE SHEET 12

OPEN SPACE

OPEN SPACE

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OPEN SPACE

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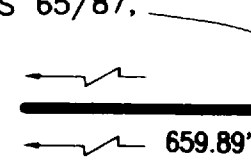
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659.89'



286.17'

N 88°31'25" W

3113.28'

123.96'

2491.35'

102 10.61 ACRES

SEE SHEET 13

102 10.61 ACRES

102 10.61 ACRES SEE SHEET 13

103 39.93 ACRES

OPEN SPACE

SEE SHEET 12

103 39.93 ACRES

OPEN SPACE

SEE SHEET 7

SEE SHEET 7

SEE SHEET 12

OPEN SPACE

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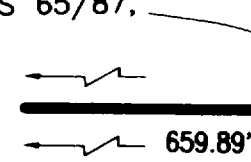
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659.89'



286.17'

N 88°31'25" W

3113.28'

123.96'

2491.35'

102 10.61 ACRES

SEE SHEET 13

102 10.61 ACRES

102 10.61 ACRES SEE SHEET 13

103 39.93 ACRES

OPEN SPACE

SEE SHEET 12

103 39.93 ACRES

OPEN SPACE

SEE SHEET 7

SEE SHEET 7

SEE SHEET 12

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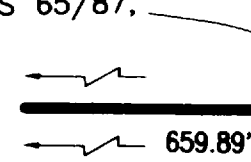
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659.89'



286.17'

N 88°31'25" W

3113.28'

123.96'

2491.35'

102 10.61 ACRES

SEE SHEET 13

102 10.61 ACRES

102 10.61 ACRES SEE SHEET 13

103 39.93 ACRES

OPEN SPACE

SEE SHEET 12

103 39.93 ACRES

OPEN SPACE

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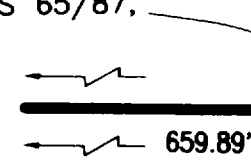
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659.89'



286.17'

N 88°31'25" W

3113.28'

123.96'

2491.35'

102 10.61 ACRES

SEE SHEET 13

102 10.61 ACRES

102 10.61 ACRES SEE SHEET 13

103 39.93 ACRES

OPEN SPACE

SEE SHEET 12

103 39.93 ACRES

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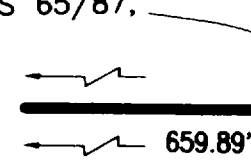
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659.89'



286.17'

N 88°31'25" W

3113.28'

123.96'

2491.35'

102 10.61 ACRES

SEE SHEET 13

102 10.61 ACRES

102 10.61 ACRES SEE SHEET 13

103 39.93 ACRES

OPEN SPACE

SEE SHEET 12

103 39.93 ACRES

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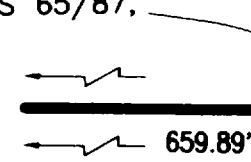
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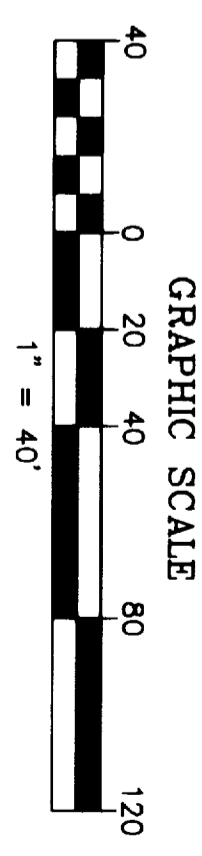


SEE SHEET 2 FOR
PROCEDURE OF
SURVEY.
SEE SHEET 3 FOR:
SHEET INDEX MAP;
EASEMENT NOTES;
MONUMENT NOTES;
ENGINEER'S NOTES;
BASIS OF BEARINGS.

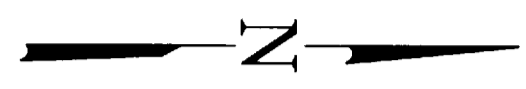
BEING A SUBDIVISION OF A PORTION OF THE S 1/2 OF SECTION 30 AND THE W 1/2 OF SECTION 31, BOTH IN T. 3 S., R. 5 W., AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANIE DE SAN JACINTO, PER M.B. 1/8, RECORDS OF SAN BERNARDINO, CALIFORNIA AND LOT 102 OF TR. 29386-3, PER M.B. 315/32-37, RECORDS OF RIVERSIDE, CALIFORNIA
THEILMANN ENGINEERS
FEBRUARY 2004

POR. S. 120 AC. SEC. 30

N 88°31'25" W 3113.28'



△ 102
OPEN SPACE



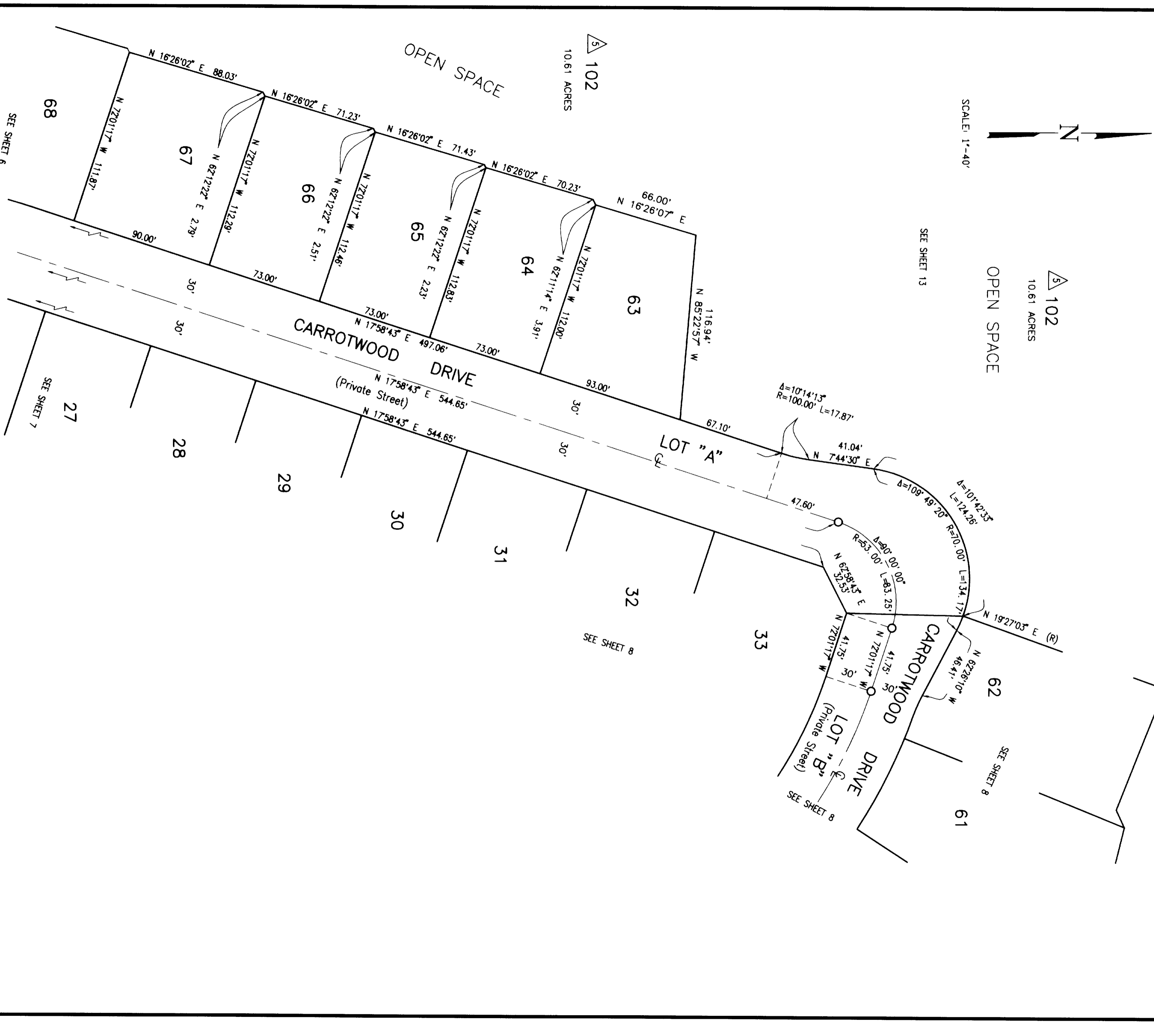
SCALE: 1" = 40'

△ 102
10.61 ACRES
OPEN SPACE

SEE SHEET 13

SEE SHEET 13

SEE SHEET 8



△ 102
10.61 ACRES

SEE SHEET 6

SEE SHEET 7

SEE SHEET 8

SEE SHEET 8

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

TRACT NO. 31695

BEING A SUBDIVISION OF A PORTION OF THE S 1/2 OF SECTION 30 AND THE W 1/2 OF SECTION 31, BOTH IN T. 3 S., R. 5 W., AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO, PER M.B. 1/8, RECORDS OF SAN BERNARDINO, CALIFORNIA AND LOT 102 OF TR. 29386-3, PER M.B. 315/32-37, RECORDS OF RIVERSIDE, CALIFORNIA

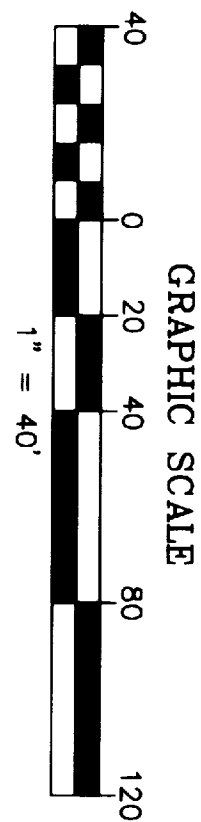
THEILMANN ENGINEERS
FEBRUARY 2004

SEE SHEET 2 FOR
PROCEDURE OF
SURVEY.

SEE SHEET 3 FOR:
SHEET INDEX MAP;
EASEMENT NOTES;
MONUMENT NOTES;
ENGINEER'S NOTES;
BASIS OF BEARINGS.

LINE	BEARING	DISTANCE
L1	N 88°30'11" W	47.16'
L2	N 18°32'41" W	10.65'
L3	N 18°32'41" W	21.89'
L4	S 88°28'55" E	23.53'
L5	S 02°36'29" W	46.92'
L6	N 17°20'30" E	10.39'

SCALE: 1"=40'



OPEN SPACE

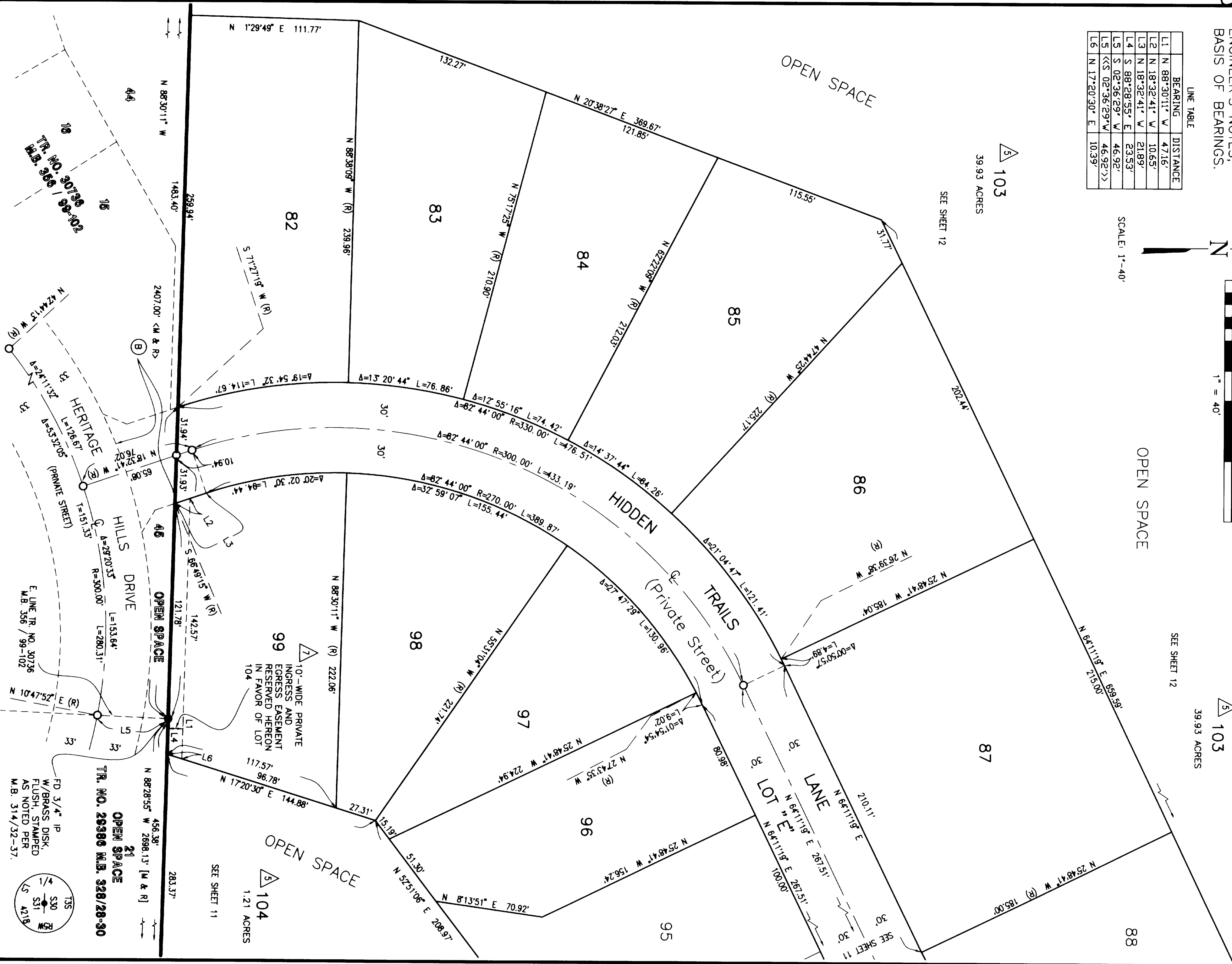
SEE SHEET 12

39.93 ACRES

103

103
39.93 ACRES

SEE SHEET 12

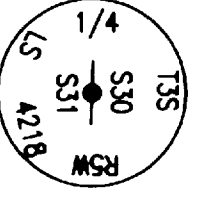


104
1.21 ACRES

SEE SHEET 11

TR. NO. 29386 M.B. 328/28-30

FD 3/4" IP
W/BRASS DISK,
FLUSH, STAMPED
AS NOTED PER
M.B. 314/32-37.



TR. NO. 30736
M.B. 366 / 99-102

HERITAGE
HILLS DRIVE
PRIVATE STREET (1)

OPEN SPACE
OPEN SPACE
OPEN SPACE

10'-WIDE PRIVATE
INGRESS AND
EGRESS EASEMENT
RESERVED HEREON
IN FAVOR OF LOT
104

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

SHEET 11 OF 13 SHEETS

TRACT NO. 31695

BEING A SUBDIVISION OF A PORTION OF THE S 1/2 OF SECTION 30 AND THE W 1/2 OF SECTION 31, BOTH IN T. 3 S., R. 5 W., AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO, PER M.B. 1/8, RECORDS OF SAN BERNARDINO, CALIFORNIA AND LOT 102 OF TR. 29386-3, PER M.B. 315/32-37, RECORDS OF RIVERSIDE, CALIFORNIA

THEILMANN ENGINEERS

FEBRUARY 2004

SEE SHEET 2 FOR PROCEDURE OF SURVEY.

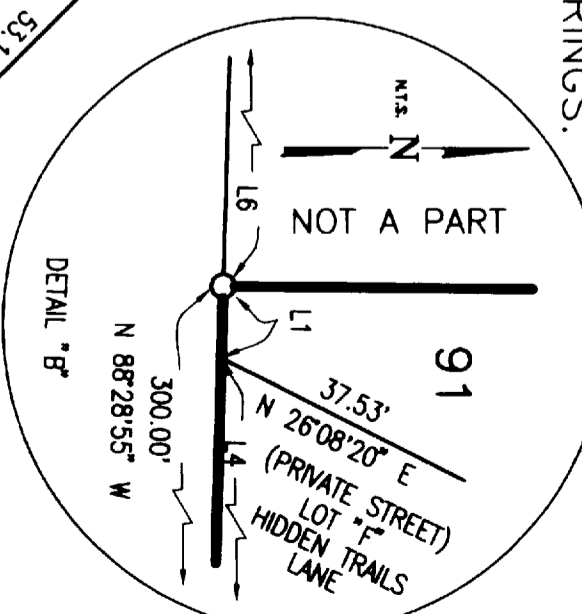
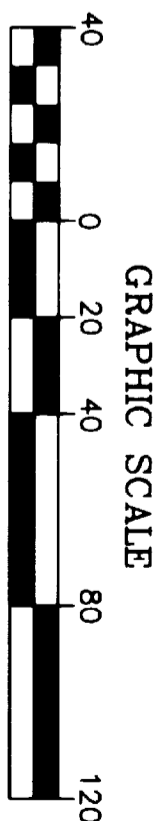
SEE SHEET 3 FOR: SHEET INDEX MAP; EASEMENT NOTES; MONUMENT NOTES; ENGINEER'S NOTES; BASIS OF BEARINGS.

CURVE DATA

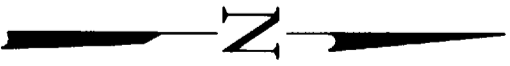
NUMBER	ANGLE	TAN	RADIUS	LENGTH
C1	15°50'52"	37.58'	270.00'	74.68'
C2	08°04'23"	19.05'	270.00'	38.04'
C3	23°21'03"	20.66'	100.00'	40.75'
C4	16°06'02"	7.07'	50.00'	14.05'
C5	24°43'16"	10.96'	50.00'	21.57'
C6	13°05'07"	11.47'	100.00'	22.84'
C7	83°07'20"	44.33'	50.00'	72.54'
C8	10°14'13"	8.96'	100.00'	17.87'
C9	45°49'29"	99.75'	236.00'	188.75'
C10	45°53'27"	105.84'	250.00'	200.24'
C11	52°04'42"	131.92'	270.00'	245.41'
C12	21°58'40"	—	50.00'	184.99'

LINE TABLE

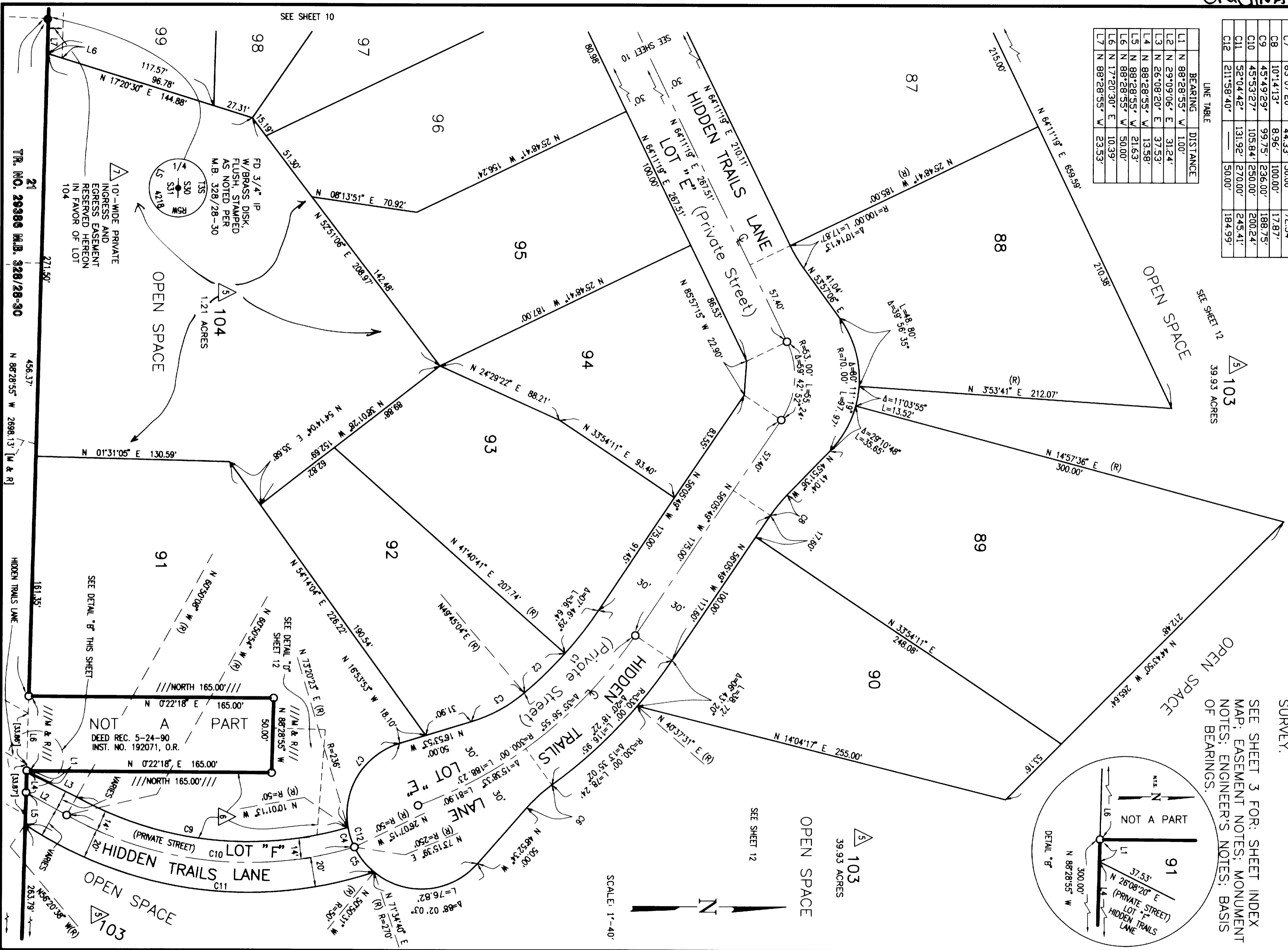
LINE	BEARING	DISTANCE
L1	N 88°28'55" W	1.00'
L2	N 29°09'06" E	31.24'
L3	N 26°08'20" E	37.53'
L4	N 88°28'55" W	13.58'
L5	N 88°28'55" W	21.63'
L6	N 88°28'55" W	50.00'
L7	N 88°28'55" W	23.53'



SEE SHEET 12



SCALE: 1"=40'



TR. NO. 29386 M.B. 328/28-30

N 87°28'55" W 2898.13' [M & R]

HIDDEN TRAILS LANE

SEE DETAIL 'B' THIS SHEET

SEE DETAIL 'C' THIS SHEET

SEE SHEET 10

SEE SHEET 12

SEE SHEET 10

SEE SHEET 12

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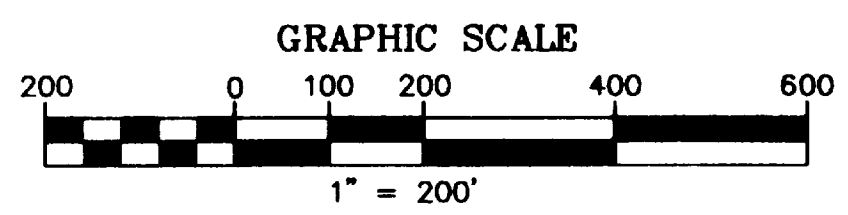
2006 0252221
ORIGINAL

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57

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

TRACT NO. 31695

BEING A SUBDIVISION OF A PORTION OF THE S 1/2 OF SECTION 30 AND THE W 1/2 OF SECTION 31, BOTH IN T. 3 S., R. 5 W., AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO, PER M.B. 1/8, RECORDS OF SAN BERNARDINO, CALIFORNIA AND LOT 102 OF TR. 29386-3, PER M.B. 315/32-37, RECORDS OF RIVERSIDE, CALIFORNIA



SEE SHEET 2 FOR
PROCEDURE OF
SURVEY.

SEE SHEET 3 FOR:
SHEET INDEX MAP;
EASEMENT NOTES;
MONUMENT NOTES;
ENGINEER'S NOTES;
BASIS OF BEARINGS.

THIELMANN ENGINEERS

FEBRUARY 2004

FD 1" IP, FLUSH, TAGGED LS
3258, PER RS 65/87.

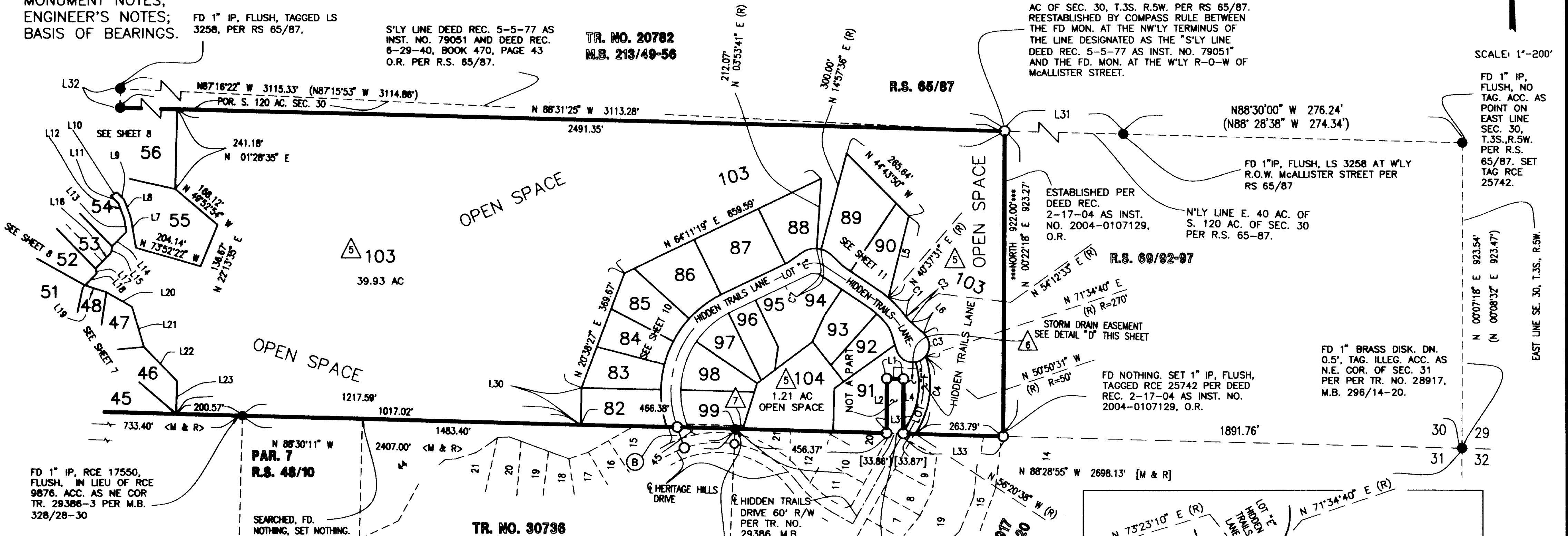
S'LY LINE DEED REC. 5-5-77 AS
INST. NO. 79051 AND DEED REC.
6-29-40, BOOK 470, PAGE 43
O.R. PER R.S. 65/87.

TR. NO. 20782
M.B. 213/49-56

FD NOTHING. SET 1" IP, FLUSH, TAGGED RCE
25742 AT NW COR OF E. 40 AC. OF S. 120
AC OF SEC. 30, T.3S. R.5W. PER RS 65/87.
REESTABLISHED BY COMPASS RULE BETWEEN
THE FD MON. AT THE NW'LY TERMINUS OF
THE LINE DESIGNATED AS THE "S'LY LINE
DEED REC. 5-5-77 AS INST. NO. 79051"
AND THE FD. MON. AT THE W'LY R-O-W OF
McALLISTER STREET.

SCALE: 1"-200'

FD 1" IP, FLUSH, NO
TAG. ACC. AS
POINT ON
EAST LINE
SEC. 30,
T.3S., R.5W.
PER R.S.
65/87. SET
TAG RCE
25742.



FD 1" IP, RCE 17550,
FLUSH, IN LIEU OF RCE
9876. ACC. AS NE COR
TR. 29386-3 PER M.B.
328/28-30

N 88°30'11" W
PAR. 7
R.S. 48/10

SEARCHED, FD.
NOTHING, SET NOTHING.

TR. NO. 30736
M.B. 356 / 99-102

FD 3/4" IP W/BRASS
DISK, FLUSH, STAMPED AS NOTED
PER M.B. 328/28-30

TR. NO.
29386
M.B. 328/
28-30

SEE DETAIL "C" THIS SHEET

TR. NO. 28917
M.B. 289/14-20
R.S. 105/
11-15

FD NOTHING. SET 1" IP, FLUSH,
TAGGED RCE 25742 PER DEED
REC. 2-17-04 AS INST. NO.
2004-0107129, O.R.

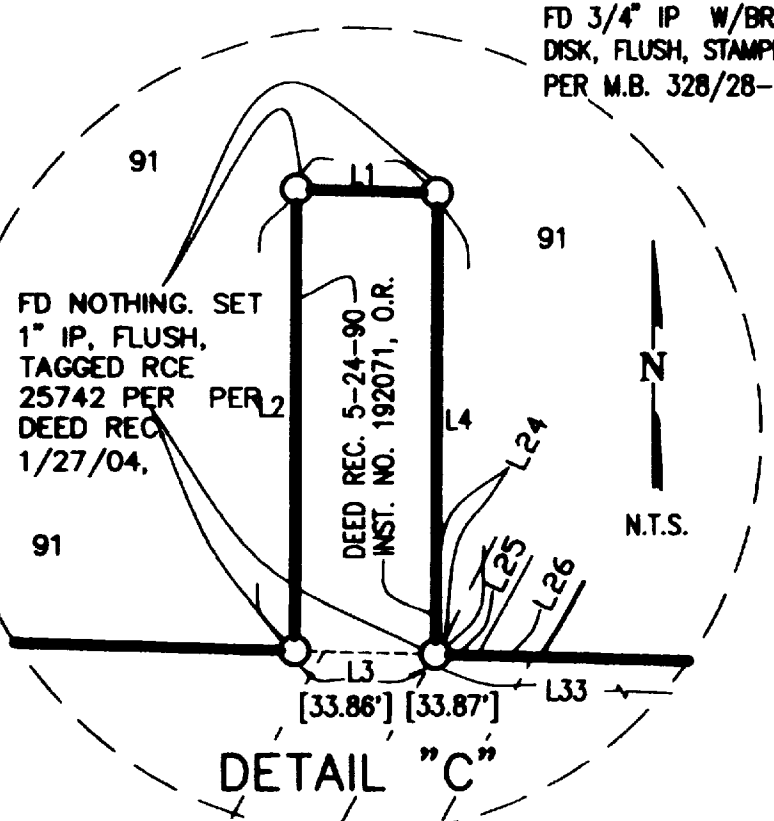
FD 1" BRASS DISK. DN.
0.5", TAG. ILLEG. ACC. AS
N.E. COR. OF SEC. 31
PER TR. NO. 28917,
M.B. 296/14-20.

LINE TABLE

LINE	BEARING	DISTANCE	REMARKS
L1	N 88°28'55" W	50.00'	///N & R///
L2	N 00°22'18" E	165.00'	///L2 NORTH 165.00' ///
L3	N 88°28'55" W	50.00'	///N & R///
L4	N 00°22'18" E	165.00'	///L4 NORTH 165.00' ///
L5	N 14°04'17" E	255.00'	
L6	N 48°52'34" W	50.00'	
L7	N 09°29'46" W	94.60'	
L8	N 20°07'45" W	56.06'	
L9	N 43°51'31" W	31.24'	
L10	N 62°24'06" E	20.83'	
L11	N 43°51'31" W	32.88'	
L12	N 20°07'45" W	50.00'	
L13	N 09°29'46" W	39.91'	
L14	N 44°22'10" E	62.42'	
L15	N 07°45'48" E	20.15'	
L16	N 44°23'07" E	66.88'	
L17	N 09°26'51" W	15.57'	
L18	N 44°23'07" W	49.45'	

LINE TABLE

LINE	BEARING	DISTANCE
L19	N 72°09'53" W	67.64'
L20	N 59°55'58" W	88.87'
L21	N 16°25'24" W	126.00'
L22	N 44°14'14" W	143.09'
L23	N 01°29'49" E	100.00'
L24	N 88°28'55" W	1.00'
L25	N 88°28'55" W	13.58'
L26	N 88°28'55" W	21.63'
L27	N 88°28'55" W	29.92'
L28	N 01°31'05" E	35.29'
L29	N 85°30'12" W	70.88'
L30	N 01°29'49" E	111.77'
L31	N 88°29'06" W	1611.48'
L32	N 88°28'38" W	1611.24'
L33	N 00°22'05" E	68.02'
L34	N 00°22'26" E	68.00'
L35	N 88°28'55" W	300.00'
L36	WEST	300.00' ///
L37	N 26°08'20" E	37.53'



CURVE DATA

NUMBER	ANGLE	TAN	RADIUS	LENGTH
C1	13°35'02"	39.30'	330.00'	78.24'
C2	13°05'07"	11.47'	100.00'	22.84'
C3	88°02'03"	48.31'	50.00'	76.82'
C4	52°04'42"	131.92'	270.00'	245.41'
C5	40°36'42"	87.33'	236.00'	167.27'
C6	45°49'29"	99.75'	236.00'	188.75'
C7	11°03'55"	6.78'	70.00'	13.52'
C8	05°12'47"	10.74'	236.00'	21.47'

