

PARCEL MAP 29795

BEING A SUBDIVISION OF A PORTION OF LOT 8 OF TRACT NO. 28863 AS SHOWN ON A MAP FILED IN BOOK 276, PAGES 6 THROUGH 10, INCLUSIVE, OF MAPS RECORDS OF RIVERSIDE COUNTY.

JUNE, 2000

THE KEITH COMPANIES
MORENO VALLEY, CALIFORNIA

"FOR FINANCIAL PURPOSES"

RECORDER'S STATEMENT

FILED THIS 6th DAY OF Nov., 2000, AT 8 A .M. IN BOOK 197 OF PARCEL MAPS AT PAGES 86-88, AT THE REQUEST OF THE CITY CLERK.

FEE \$10.00

NO. 2000-441839

GARY L. ORSO, COUNTY RECORDER, CLERK AND ASSESSOR

BY: J. Kagan, DEPUTY

SUBDIVISION GUARANTEE:
FIRST AMERICAN TITLE COMPANY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF BY: COMMUNITIES SOUTHWEST DEVELOPMENT AND CONSTRUCTION COMPANY ON MAY, 2000. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE IN PLACE WITHIN ONE YEAR FROM THE RECORDATION OF THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: 9/18, 2000

Lawrence L. Truman
LAWRENCE L. TRUMAN, L.S. 5346
EXPIRES 12-31-03



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 PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

ORANGECREST HILLS, L.P., A WASHINGTON LIMITED PARTNERSHIP

BY: COMMUNITIES SOUTHWEST DEVELOPMENT AND CONSTRUCTION COMPANY
A WASHINGTON CORPORATION
ITS GENERAL PARTNER

Thomas D. Pomeroy
THOMAS D. POMEROY, PRESIDENT
CALIFORNIA DIVISION

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Orange } SS

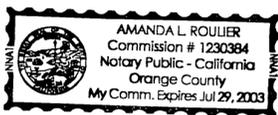
ON 9-18, 2000, BEFORE ME, Amanda L. Roulier
PERSONALLY APPEARED Thomas D. Pomeroy
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR 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

Amanda L. Roulier
NOTARY PUBLIC IN AND FOR SAID STATE
Amanda L. Roulier
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS
IS IN Orange COUNTY.

MY COMMISSION EXPIRES 7/29/03.



CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 31st DAY OF October, 2000, FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

RICHARD D. McGRATH R.C.E. 31952
CITY ENGINEER EXPIRES 12-31-00

BY: Richard D. McGrath

TENTATIVE MAP APPROVED JUNE 22, 2000



UTILITIES CERTIFICATE

WATER FACILITIES

THAT THE CITY OF RIVERSIDE WILL NOT PROVIDE WATER SERVICE TO ANY PARCEL SHOWN ON THIS PARCEL MAP AND, ACCORDINGLY THAT FINANCIAL ARRANGEMENTS WITH THE CITY WATER UTILITY ARE NOT APPLICABLE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY.

ELECTRIC FACILITIES

THAT THE SUBDIVIDER NAMED ON THIS PARCEL MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS AND MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO THE PARCELS AS SHOWN ON THIS PARCEL MAP.

EASEMENTS

ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: OCT 3, 2000.

DAVID H. WRIGHT
INTERIM DIRECTOR OF PUBLIC UTILITIES

BY: Deeter P. Witzfeld

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL, EXCEPT THE BONDS OF COMMUNITY FACILITIES DISTRICT NO. ~~80-2~~ 86-1. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 9/29, 2000.

JERRY ROGERS William R. Hansen
CITY TREASURER
BY: WR Hansen

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 \$ 82,600.

DATED: 11-2, 2000.

PAUL McDONNELL, COUNTY TAX COLLECTOR
BY: Jamil Ashikh, DEPUTY

UTILITY EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIPTION EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

1 INDICATES AN EASEMENT FOR DRAINAGE FACILITIES AND INGRESS AND EGRESS IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 139126, REC. 5-1-89, O.R., RIV. CO.

3 INDICATES A BLANKET EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER M.B. 276/6-10.

DATED: OCT 3, 2000.

DAVID H. WRIGHT
INTERIM DIRECTOR OF PUBLIC UTILITIES

BY: Deeter P. Witzfeld

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: _____, 2000.

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY

CASH TAX BOND
PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: _____
DEPUTY

SIGNATURE OMISSION

I PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED:

EASTERN MUNICIPAL WATER DISTRICT OWNER OF AN EASEMENT FOR PIPELINES, CONDUITS INGRESS AND EGRESS PER BOOK 1702 PAGE 467 O.R. REC. 3-4-55, SAID EASEMENT CANNOT BE LOCATED FROM RECORD.

THE CITY OF RIVERSIDE, OWNER OF AN EASEMENT FOR PUBLIC UTILITIES AND AN AVIGATION EASEMENT OVER SAID LAND PER M.B. 267/6-10.

THE CITY OF RIVERSIDE, OWNER OF AN EASEMENT FOR DRAINAGE FACILITIES AND INGRESS AND EGRESS PER INST. NO. 139126, REC. 5-1-89, O.R., RIVERSIDE COUNTY.

MARY H. TRAUTWEIN ET AL, OWNER OF MINERAL RIGHTS AS RESERVED IN DEED RECORDED 4-29-63 AS INST. NO. 42998, O.R., RIVERSIDE COUNTY.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 2 OF 3 SHEETS

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JUNE, 2000

THE KEITH COMPANIES
MORENO VALLEY, CALIFORNIA

"FOR FINANCIAL PURPOSES"

178
179
CITY

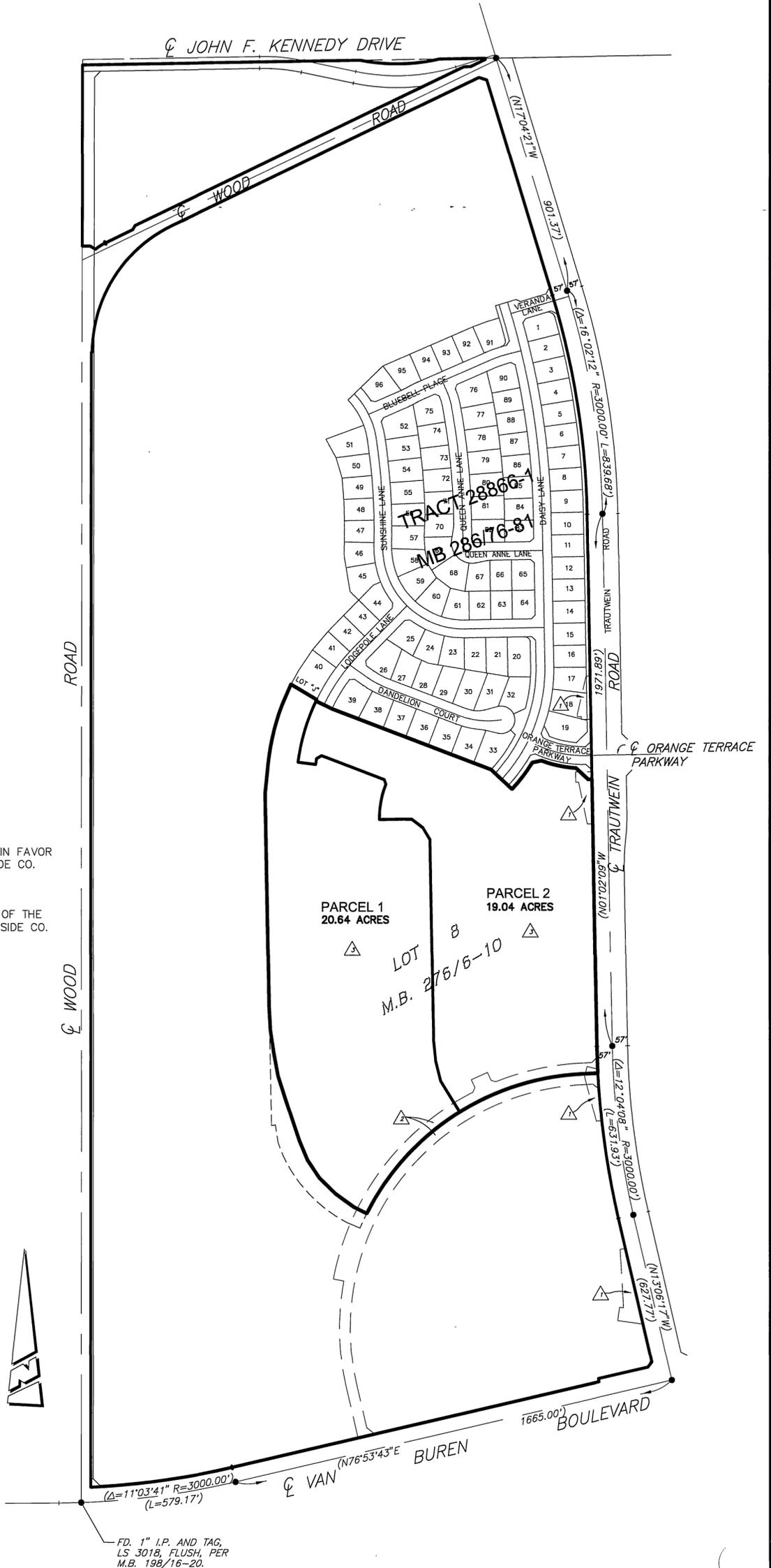
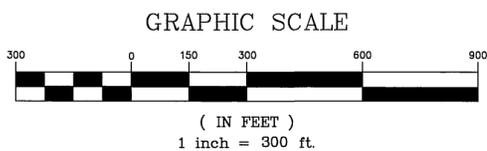
SURVEYOR'S NOTES

BASIS OF BEARINGS FOR THIS MAP IS CENTERLINE OF TRAUTWEIN ROAD BEING N01°02'09"W PER MB 276/6-10.

- () INDICATES RECORD DATA PER MB 276/6-10 UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" IP TAGGED LS 5346, FLUSH PER TR 28866-1 MB 286/76-81
- INDICATES FOUND 1" IP TAGGED LS 3018, FLUSH PER TR 28863 MB 276/6-10 UNLESS OTHERWISE NOTED.
- INDICATES SET 1" I.P. AND TAG, "LS 5346", FLUSH

EASEMENT NOTES

- 1 INDICATES AN EASEMENT FOR DRAINAGE FACILITIES AND INGRESS AND EGRESS IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 139126, REC. 5-1-89, O.R., RIVERSIDE CO.
- 2 INDICATES AN OFFER OF DEDICATION FOR PUBLIC STREET PURPOSES IN FAVOR OF THE PUBLIC FOR PUBLIC ROADS PER INST. NO. 287077, REC. 7-26-00, O.R., RIVERSIDE CO.
- 3 INDICATES A BLANKET EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER M.B. 276/6-10.



FD. 1" I.P. AND TAG,
LS 3018, FLUSH, PER
M.B. 198/16-20.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 3 OF 3 SHEETS

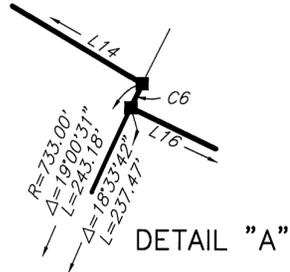
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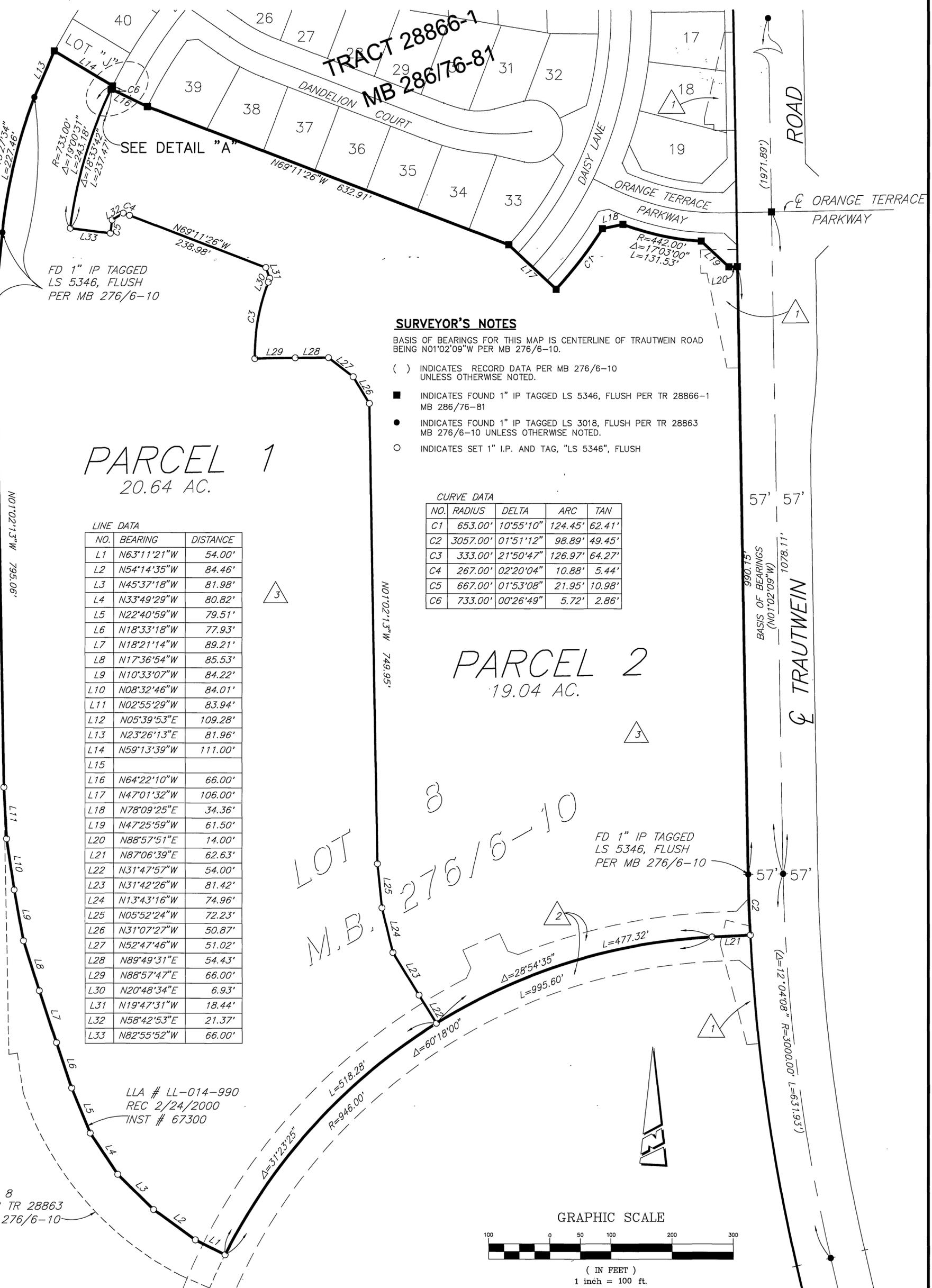
JUNE, 2000

THE KEITH COMPANIES
MORENO VALLEY, CALIFORNIA

"FOR FINANCIAL PURPOSES"



DETAIL "A"



PARCEL 1
20.64 AC.

| LINE DATA | | |
|-----------|-------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | N63°11'21"W | 54.00' |
| L2 | N54°14'35"W | 84.46' |
| L3 | N45°37'18"W | 81.98' |
| L4 | N33°49'29"W | 80.82' |
| L5 | N22°40'59"W | 79.51' |
| L6 | N18°33'18"W | 77.93' |
| L7 | N18°21'14"W | 89.21' |
| L8 | N17°36'54"W | 85.53' |
| L9 | N10°33'07"W | 84.22' |
| L10 | N08°32'46"W | 84.01' |
| L11 | N02°55'29"W | 83.94' |
| L12 | N05°39'53"E | 109.28' |
| L13 | N23°26'13"E | 81.96' |
| L14 | N59°13'39"W | 111.00' |
| L15 | | |
| L16 | N64°22'10"W | 66.00' |
| L17 | N47°01'32"W | 106.00' |
| L18 | N78°09'25"E | 34.36' |
| L19 | N47°25'59"W | 61.50' |
| L20 | N88°57'51"E | 14.00' |
| L21 | N87°06'39"E | 62.63' |
| L22 | N31°47'57"W | 54.00' |
| L23 | N31°42'26"W | 81.42' |
| L24 | N13°43'16"W | 74.96' |
| L25 | N05°52'24"W | 72.23' |
| L26 | N31°07'27"W | 50.87' |
| L27 | N52°47'46"W | 51.02' |
| L28 | N89°49'31"E | 54.43' |
| L29 | N88°57'47"E | 66.00' |
| L30 | N20°48'34"E | 6.93' |
| L31 | N19°47'31"W | 18.44' |
| L32 | N58°42'53"E | 21.37' |
| L33 | N82°55'52"W | 66.00' |

SURVEYOR'S NOTES

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- INDICATES SET 1" I.P. AND TAG, "LS 5346", FLUSH

CURVE DATA

| NO. | RADIUS | DELTA | ARC | TAN |
|-----|----------|-----------|---------|--------|
| C1 | 653.00' | 10°55'10" | 124.45' | 62.41' |
| C2 | 3057.00' | 01°51'12" | 98.89' | 49.45' |
| C3 | 333.00' | 21°50'47" | 126.97' | 64.27' |
| C4 | 267.00' | 02°20'04" | 10.88' | 5.44' |
| C5 | 667.00' | 01°53'08" | 21.95' | 10.98' |
| C6 | 733.00' | 00°26'49" | 5.72' | 2.86' |

PARCEL 2
19.04 AC.

LOT 8
M.B. 276/6-10

FD 1" IP TAGGED
LS 5346, FLUSH
PER MB 276/6-10

LLA # LL-014-990
REC 2/24/2000
INST # 67300

LOT 8
PER TR 28863
MB 276/6-10

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.