

TRACT NO. 28897

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF FRACTIONAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF MAPS AT PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA. ALSO AS SHOWN BY MAP ON FILE IN BOOK 105 OF RECORDS OF SURVEY, AT PAGES 11 THROUGH 15 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

SEPTEMBER, 1999

THE KEITH COMPANIES

RECORDER'S STATEMENT

FILED THIS 7th DAY OF SEPT., 2000, AT 2:10 P.M. IN BOOK 296 OF MAPS, AT PAGES 2-13, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 2000-
FEE 016.00

GARY L. ORSO
COUNTY ASSESSOR - CLERK - RECORDER

BY: Stapan, DEPUTY

SUBDIVISION GUARANTEE: ORANGE COAST TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOT "A".

AS A CONDITION OF DEDICATION OF LOTS "A", (McCALLISTER STREET), THE OWNERS OF LOTS 1 THROUGH 4 INCLUSIVE, AND 12 AND 13, 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 LOTS "B" THROUGH "D", INCLUSIVE, INDICATED AS PRIVATE STREETS, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

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

WE HEREBY RETAIN LOTS 11 THROUGH 13 INCLUSIVE, FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

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

WE ALSO HEREBY DEDICATE TO PUBLIC USE THE WATERLINE EASEMENT AS SHOWN HEREON, FOR ACCESS, CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES.

WE HEREBY GRANT, IN FEE TITLE TO WESTERN MUNICIPAL WATER DISTRICT LOT 14 FOR THE CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES RESERVING TO OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT AN EASEMENT FOR LANDSCAPE AND LANDSCAPE PURPOSES.

VICTORIA PARTNERS L.L.C.
A CALIFORNIA LIMITED LIABILITY COMPANY

VICTORIA GROVE L.L.C.
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Timothy N. Roberts, MANAGER

BY: Bernard Maniscalco, PRESIDENT

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$4900.

DATED: 7-5, 2000.

PAUL McDONNELL, COUNTY TAX COLLECTOR
BY: Diane Ashcraft, DEPUTY

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF SIX (6) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING NOVEMBER, 1998; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 4-10, 2000

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



TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$4900.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: August 29, 2000

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: Shirley Feri Smith, DEPUTY

CASH TAX BOND
PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: _____

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. 28897 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON 1-5-1999, THE EXPIRATION DATE BEING 1-5-02, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.



DATED: Aug 22, 2000

BY: Mark S. Bernas
MARK S. BERNAS, COUNTY SURVEYOR
L.S. 4568, EXPIRES 9-30-03

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 EITHER OR BOTH POLE LINES CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY IN INSTRUMENT RECORDED JULY 12, 1956 IN BOOK 1942 PAGE 289 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

A PERMANENT EASEMENT FOR PIPE LINES, INGRESS AND EGRESS IN FAVOR OF SANTA ANA WATERSHED PROJECT AUTHORITY RECORDED MARCH 2, 1988 AS INSTRUMENT NUMBER 55720 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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 LOT "A" FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS. THE WATERLINE EASEMENT DEDICATED HEREON IS HEREBY NOT ACCEPTED.

DATED: 8/29, 2000

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST:
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: Shirley Feri Smith, DEPUTY

BY: Gerald A. Maloney
CHAIRMAN OF THE BOARD OF SUPERVISORS

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 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 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.

WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY ACCEPTANCE STATEMENT

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED WITHIN THE OWNER'S STATEMENT HEREON DATED 4-12-00, FROM VICTORIA GROVE L.L.C. AND VICTORIA PARTNERS L.L.C. TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, A POLITICAL CORPORATION AND/OR GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED AND CONSENTS TO ITS RECORDATION.

DATED: 4/6/00

BY: Jeffrey B. Sims
JEFFREY B. SIMS, P.E.
CIVIL ENGINEER
WESTERN MUNICIPAL WATER DISTRICT
OF RIVERSIDE COUNTY

Sec 31 355W

TRUSTEE'S STATEMENT

U.S. BANK NATIONAL ASSOCIATION, TRUSTEE UNDER DEEDS OF TRUST RECORDED JUNE 23, 2000 AS INSTRUMENT NO.S 42308, 42312 AND 42316 February 3 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY: George
GEORGE
VICE PRESIDENT

BY: Sheila L. Hansen
SHEILA L. HANSEN
VICE PRESIDENT

TRUSTEE'S STATEMENT

TRUSTORS SECURITY SERVICE, TRUSTEE UNDER DEED OF TRUST RECORDED JUNE 15, 1999 AS INSTRUMENT NO. 264803 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

OPTIONEE'S STATEMENT

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

VICTORIA GROVE L.L.C.
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Bernard Maniscalco
BY: BERNARD MANISCALCO, PRESIDENT

28897

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

TRACT NO. 28897

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SEPTEMBER, 1999

THE KEITH COMPANIES

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA) s.s.
COUNTY OF Orange)
ON 4/12, 2000, BEFORE ME, Jessica S. Carlton
PERSONALLY APPEARED Timothy N. Roberts
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
Jim S. Carlton
NOTARY PUBLIC IN AND FOR SAID STATE
Jessica S. Carlton
(PRINTED NAME)

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

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA) s.s.
COUNTY OF Orange)
ON 4/20, 2000, BEFORE ME, Naomi Altman
PERSONALLY APPEARED Cheri S. George + Sheila L. Hansen
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
Jacqueline
NOTARY PUBLIC IN AND FOR SAID STATE
Naomi Altman
(PRINTED NAME)

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

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA) s.s.
COUNTY OF Orange)
ON 4/12, 2000, BEFORE ME, Jessica S. Carlton
PERSONALLY APPEARED Bernard Maniscalco
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
Jim S. Carlton
NOTARY PUBLIC IN AND FOR SAID STATE
Jessica S. Carlton
(PRINTED NAME)

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

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA) s.s.
COUNTY OF Orange)
ON 4/12, 2000, BEFORE ME, Jessica S. Carlton
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WITNESS MY HAND
Jim S. Carlton
NOTARY PUBLIC IN AND FOR SAID STATE
Jessica S. Carlton
(PRINTED NAME)

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

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA) s.s.
COUNTY OF)
ON , 2000, BEFORE ME,
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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
NOTARY PUBLIC IN AND FOR SAID STATE
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN COUNTY.
MY COMMISSION EXPIRES

TRACT NO. 28897

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF MAPS AT PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, ALSO AS SHOWN BY MAP ON FILE IN BOOK 105 OF RECORDS OF SURVEY, AT PAGES 11 THROUGH 15 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

SEPTEMBER, 1999

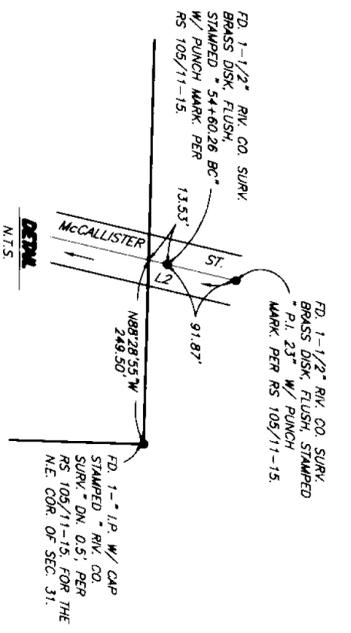
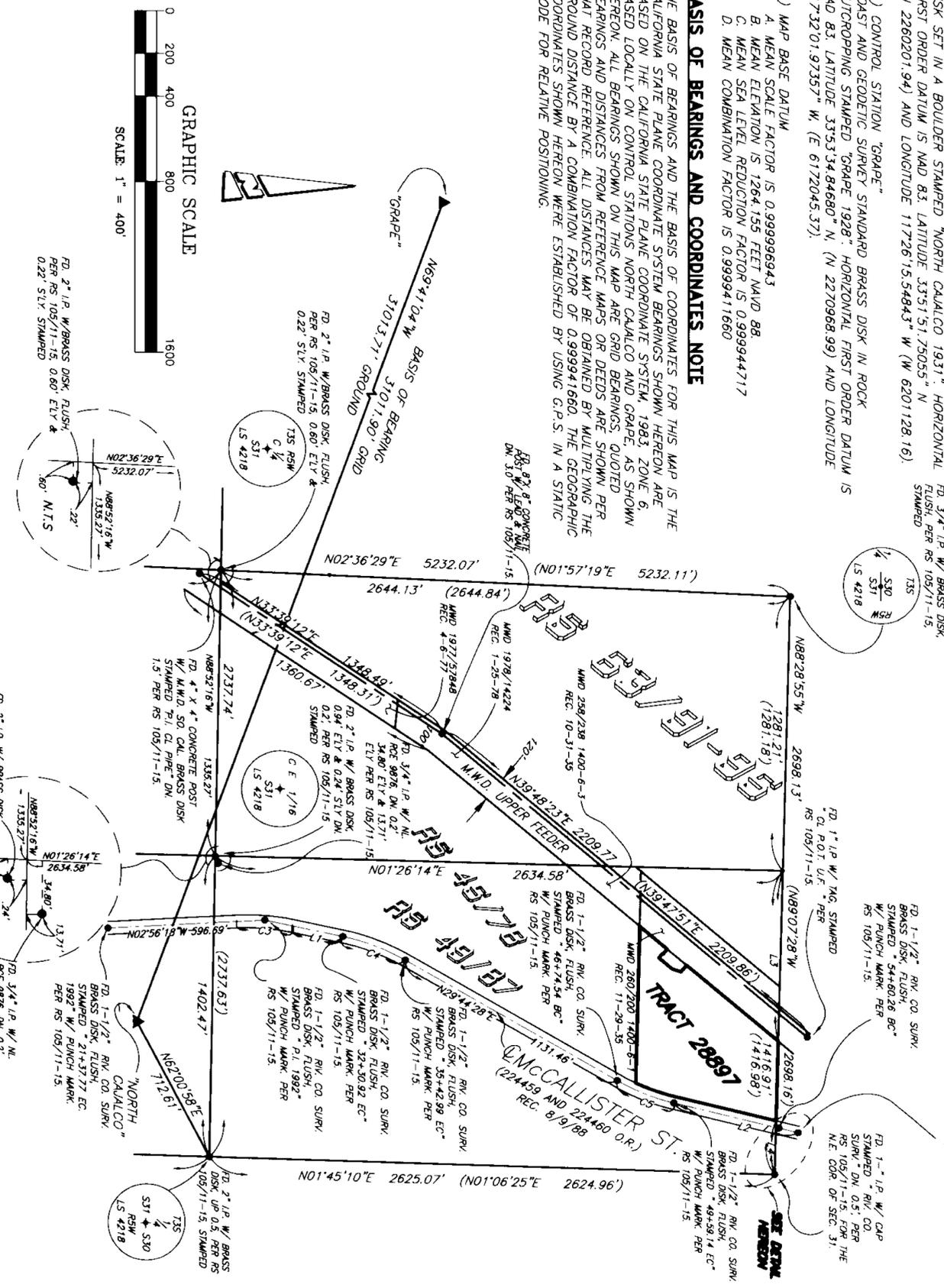
THE KEITH COMPANIES

BASIS OF DATUM NOTE

- CONTROL STATION "NORTH CALICO" METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA TRIANGULATION DISK SET IN A BOULDER STAMPED "NORTH CALICO 1931" HORIZONTAL FIRST ORDER DATUM IS NAD 83. LATITUDE 33°51'51.75055" N (N 2260201.94) AND LONGITUDE 117°26'15.34843" W (W 6201128.16).
- CONTROL STATION "GRAPE" COAST AND GEODETIC SURVEY STANDARD BRASS DISK IN ROCK OUTCROPPING STAMPED "GRAPE 1928" HORIZONTAL FIRST ORDER DATUM IS NAD 83. LATITUDE 33°53'34.84680" N (N 2270988.99) AND LONGITUDE 117°32'01.97357" W (E 6172045.37).
- MAP BASE DATUM
 - MEAN SCALE FACTOR IS 0.9999996943
 - MEAN ELEVATION IS 1264.155 FEET NAVD 88.
 - MEAN SEA LEVEL REDUCTION FACTOR IS 0.9999944717
 - MEAN COMBINATION FACTOR IS 0.9999411660

BASIS OF BEARINGS AND COORDINATES NOTE

THE BASIS OF BEARINGS AND THE BASIS OF COORDINATES FOR THIS MAP IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, 1983, ZONE 6, BASED LOCALLY ON CONTROL STATIONS NORTH CALICO AND GRAPE, AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID BEARINGS, QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.999941660. THE GEOGRAPHIC COORDINATES SHOWN HEREON WERE ESTABLISHED BY USING G.P.S. IN A STATIC MODE FOR RELATIVE POSITIONING.



LINE DATA

NO.	BEARING	DISTANCE
L1	N11°51'28"E	238.78'
L2	N13°25'53"E	593.90'
L3	N88°28'55"E	796.04'
L4	N88°28'55"E	249.50'

CURVE DATA

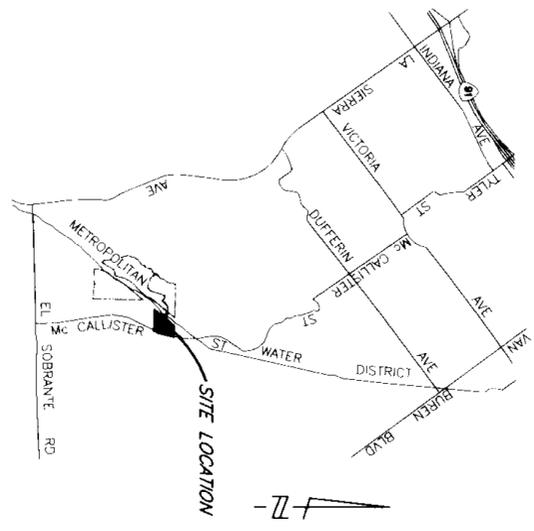
NO.	RADIUS	DELTA	ARC	TAN
C3	1000.00'	14°47'46"	268.24'	129.84'
C4	1000.00'	17°53'00"	312.12'	157.34'
C5	1000.00'	16°18'35"	284.66'	143.30'

SURVEYOR'S NOTES

- TRACT NO. 28897 CONTAINS 8.30 ACRES, GROSS.
 - TRACT NO. 28897 CONTAINS 14 LOTS AND LETTERED LOTS "A" THROUGH "D".
 - () INDICATES RECORD DATA PER RS 105/11-15 UNLESS OTHERWISE NOTED.
 - ////// INDICATES RESTRICTED ACCESS RIGHTS
 - O INDICATES SET 1" I.P. AND TAG, "LS 5346", FLUSH
 - INDICATES FOUND MONUMENTS AS NOTED AND REFERENCED HEREON.
- SET 1" I.P. AND TAG, "LS 5346", OR LEAD AND TAG, "LS 5346", IN CONCRETE, OR ON TOP OR FACE OF WALL ON THE LOT LINE OR PROD THEREOF AT ALL REAR LOT CORNERS, FLUSH, UNLESS OTHERWISE NOTED.
- SET LEAD AND TAG, "LS 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.

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 30, PAGE 544



VICINITY MAP

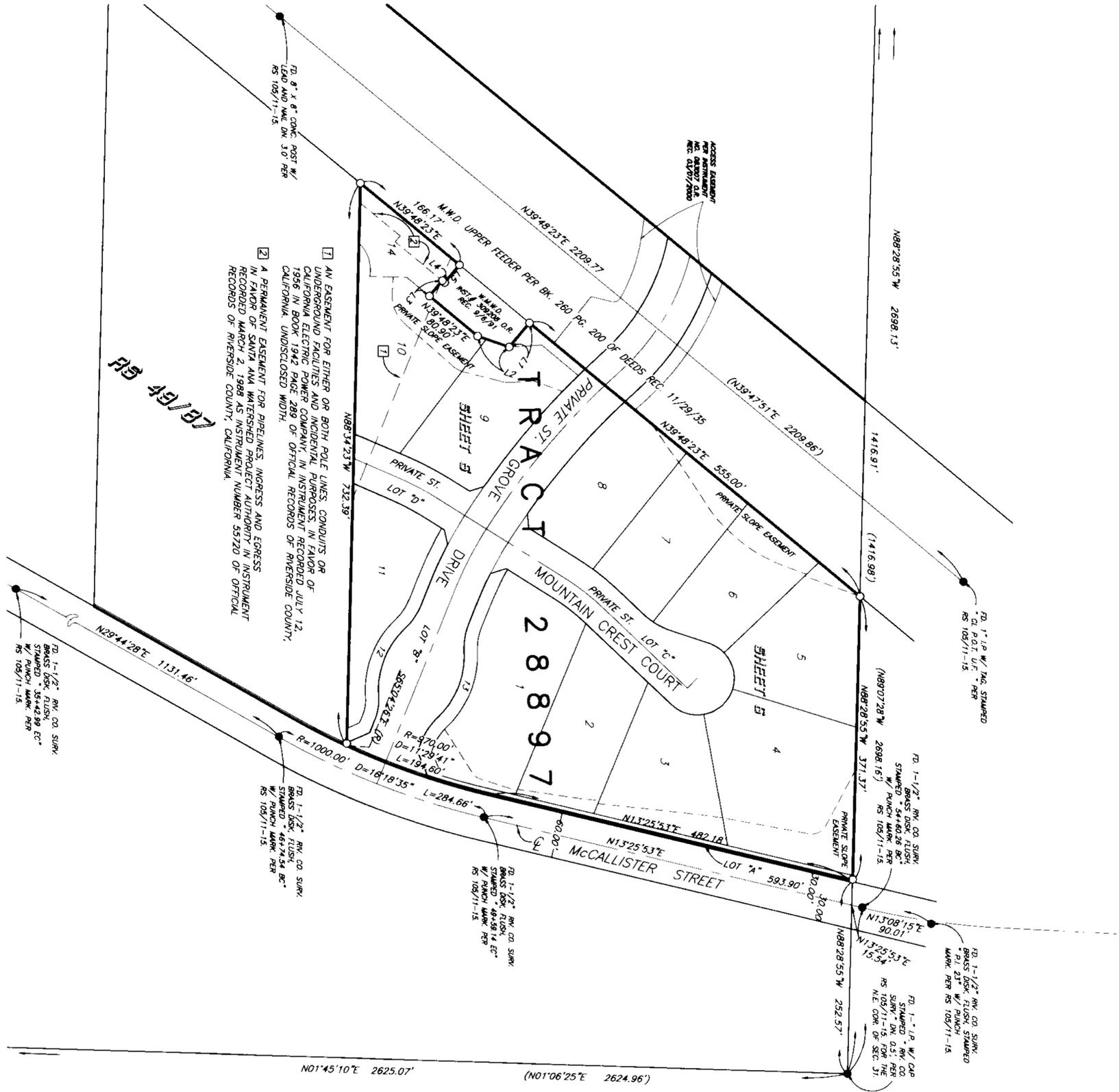
N.T.S.
(SECTION 31, T3S, R5W)

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

TRACT NO. 28897

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF MAPS AT PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, ALSO AS SHOWN BY MAP ON FILE IN BOOK 105 OF RECORDS OF SURVEY, AT PAGES 11 THROUGH 15 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

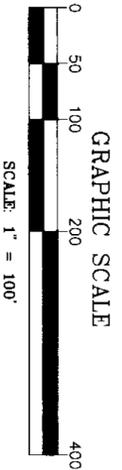
THE KEITH COMPANIES



- 1 AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, IN INSTRUMENT RECORDED JULY 12, 1996 IN BOOK 1942 PAGE 289 OF OFFICAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA UNDISCLOSED WIDTH.
- 2 A PERMANENT EASEMENT FOR PIPELINES, INGRESS AND EGRESS IN FAVOR OF SANTA ANA WATERSHED PROJECT AUTHORITY, IN INSTRUMENT RECORDED MARCH 2, 1998 AS INSTRUMENT NUMBER 55720 OF OFFICAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LINE DATA

NO.	BEARING	DISTANCE
L1	N50°11'37\"W	40.94'
L2	N19°08'32\"E	42.96'
L3	N50°11'37\"W	26.00'
L4	N39°48'23\"E	3.85'
L5	N50°11'37\"W	30.00'



SEE SHEET
2 FOR
BOUNDARY &
SURVEYOR'S
NOTES

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

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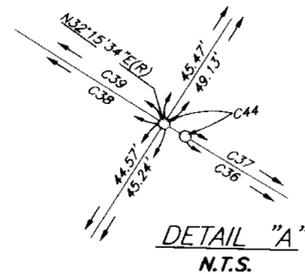
SEPTEMBER, 1999

THE KEITH COMPANIES

GRAPHIC SCALE

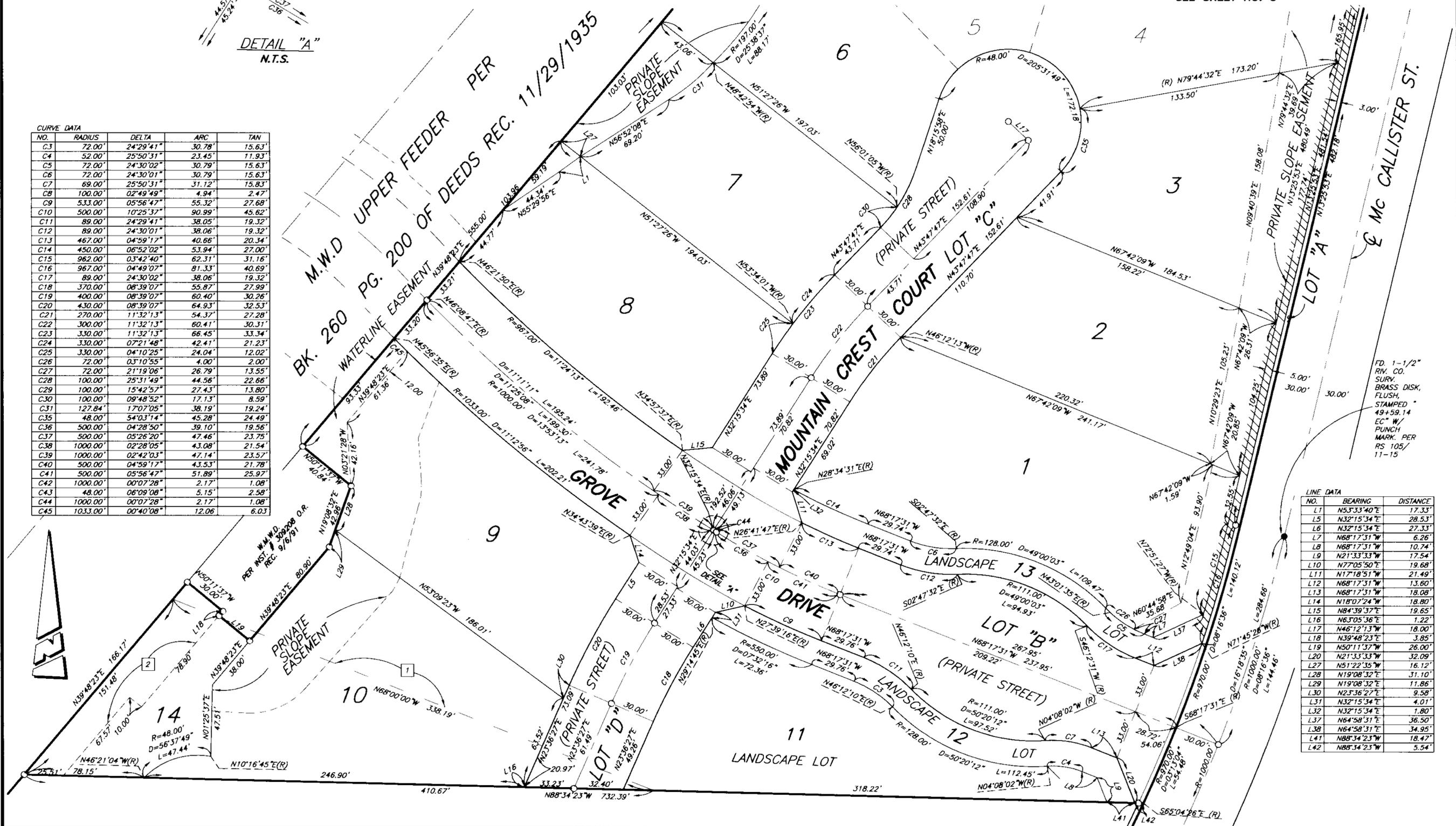


(IN FEET)
1 inch = 40 ft.



NO.	RADIUS	DELTA	ARC	TAN
C3	72.00'	24°29'41"	30.78'	15.63'
C4	52.00'	25°50'31"	23.45'	11.93'
C5	72.00'	24°30'02"	30.79'	15.63'
C6	72.00'	24°30'01"	30.79'	15.63'
C7	69.00'	25°50'31"	31.12'	15.83'
C8	100.00'	02°49'49"	4.94'	2.47'
C9	533.00'	05°56'47"	55.32'	27.68'
C10	500.00'	10°25'37"	90.99'	45.62'
C11	89.00'	24°29'41"	38.05'	19.32'
C12	89.00'	24°30'01"	38.06'	19.32'
C13	467.00'	04°59'17"	40.66'	20.34'
C14	450.00'	06°52'02"	53.94'	27.00'
C15	962.00'	03°42'40"	62.31'	31.16'
C16	967.00'	04°49'07"	81.33'	40.69'
C17	89.00'	24°30'02"	38.06'	19.32'
C18	370.00'	08°39'07"	55.87'	27.99'
C19	400.00'	08°39'07"	60.40'	30.26'
C20	430.00'	08°39'07"	64.93'	32.53'
C21	270.00'	11°32'13"	54.37'	27.28'
C22	300.00'	11°32'13"	60.41'	30.31'
C23	330.00'	11°32'13"	66.45'	33.34'
C24	330.00'	07°21'48"	42.41'	21.23'
C25	330.00'	04°10'25"	24.04'	12.02'
C26	72.00'	03°10'55"	4.00'	2.00'
C27	72.00'	21°19'06"	26.79'	13.55'
C28	100.00'	25°31'49"	44.56'	22.66'
C29	100.00'	15°42'57"	27.43'	13.80'
C30	100.00'	09°48'52"	17.13'	8.59'
C31	127.84'	17°07'05"	38.19'	19.24'
C35	48.00'	54°03'14"	45.28'	24.49'
C36	500.00'	04°28'50"	39.10'	19.56'
C37	500.00'	05°26'20"	47.46'	23.75'
C38	1000.00'	02°28'05"	43.08'	21.54'
C39	1000.00'	02°42'03"	47.14'	23.57'
C40	500.00'	04°59'17"	43.53'	21.78'
C41	500.00'	05°56'47"	51.89'	25.97'
C42	1000.00'	00°07'28"	2.17'	1.08'
C43	48.00'	06°09'08"	5.15'	2.58'
C44	1000.00'	00°07'28"	2.17'	1.08'
C45	1033.00'	00°40'08"	12.06'	6.03'

NO.	BEARING	DISTANCE
L1	N53°33'40"E	17.33'
L5	N32°15'34"E	28.53'
L6	N32°15'34"E	27.33'
L7	N68°17'31"W	6.26'
L8	N68°17'31"W	10.74'
L9	N21°33'33"W	17.54'
L10	N77°05'50"E	19.68'
L11	N17°18'51"W	21.49'
L12	N68°17'31"W	13.60'
L13	N68°17'31"W	18.08'
L14	N18°07'24"W	18.80'
L15	N84°39'37"E	19.65'
L16	N63°05'36"E	1.22'
L17	N46°12'13"W	18.00'
L18	N39°48'23"E	3.85'
L19	N50°11'37"W	26.00'
L20	N21°33'33"W	32.09'
L27	N51°22'35"W	16.12'
L28	N19°08'32"E	31.10'
L29	N19°08'32"E	11.86'
L30	N23°36'27"E	9.58'
L31	N32°15'34"E	4.01'
L32	N32°15'34"E	1.80'
L37	N64°58'31"E	36.50'
L38	N64°58'31"E	34.95'
L41	N88°34'23"W	18.47'
L42	N88°34'23"W	5.54'



FD. 1-1/2"
RIV. CO.
SURV.
BRASS DISK,
FLUSH,
STAMPED
49+59.14
EC W/
PUNCH
MARK PER
RS 105/
11-15

SEE SHEET
 2 FOR
 BOUNDARY &
 SURVEYOR'S
 NOTES

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

TRACT NO. 28897

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF FRACTIONAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF MAPS AT PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA. ALSO AS SHOWN BY MAP ON FILE IN BOOK 105 OF RECORDS OF SURVEY, AT PAGES 11 THROUGH 15 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

SEPTEMBER, 1999

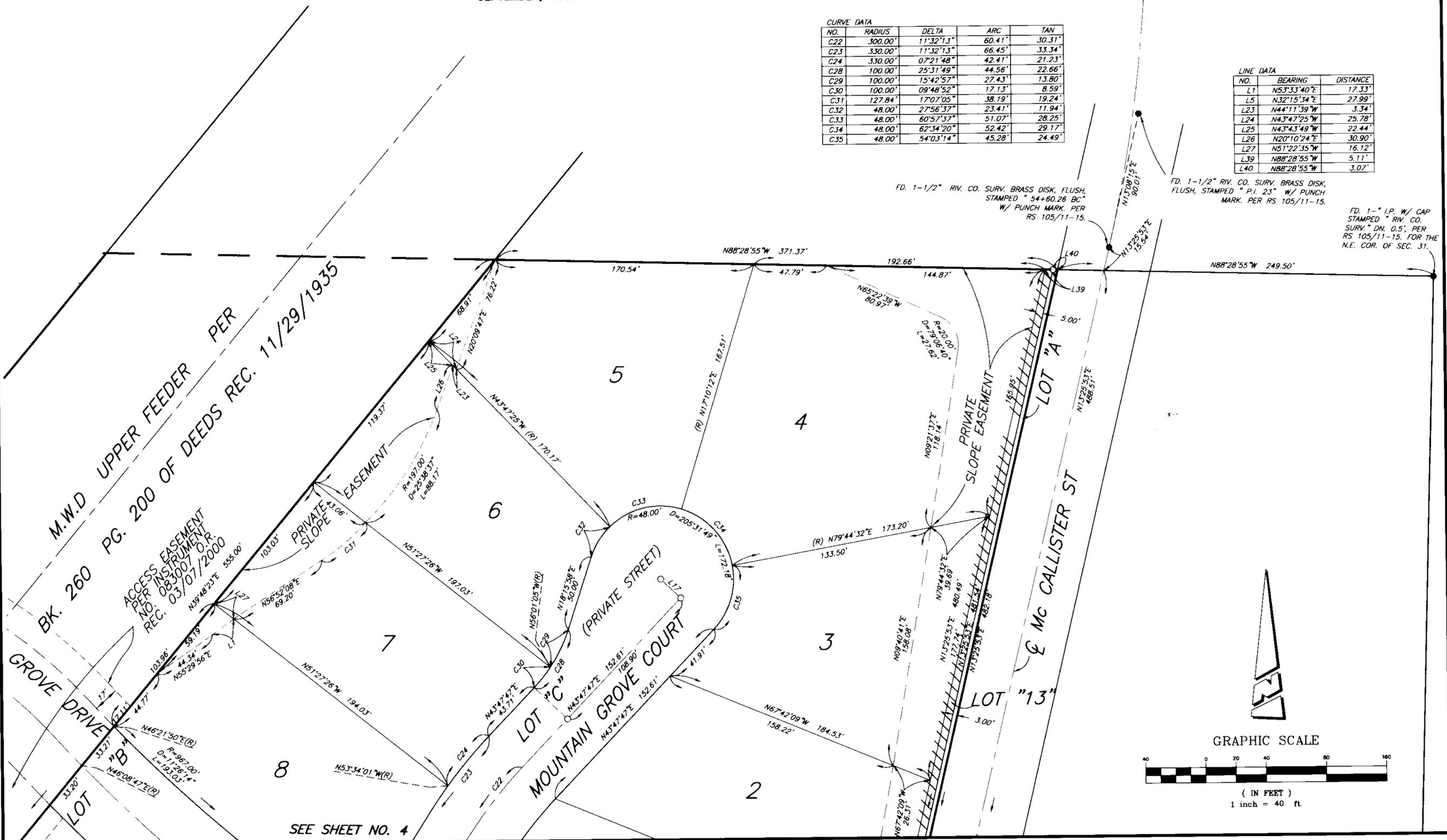
THE KEITH COMPANIES

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C22	300.00'	11°32'13"	60.41'	30.31'
C23	330.00'	11°32'13"	66.45'	33.34'
C24	330.00'	07°21'48"	42.41'	21.23'
C28	100.00'	25°31'49"	44.56'	22.66'
C29	100.00'	15°42'57"	27.43'	13.80'
C30	100.00'	09°48'52"	17.13'	8.59'
C31	127.84'	17°07'05"	38.19'	19.24'
C32	48.00'	27°56'37"	23.41'	11.94'
C33	48.00'	80°57'37"	51.07'	28.25'
C34	48.00'	62°34'20"	52.42'	29.17'
C35	48.00'	54°03'14"	45.28'	24.49'

LINE DATA

NO.	BEARING	DISTANCE
L1	N53°33'40"E	17.33'
L5	N32°15'34"E	27.99'
L23	N44°11'39"W	3.34'
L24	N43°47'25"W	25.78'
L25	N43°43'49"W	22.44'
L26	N20°10'24"E	30.90'
L27	N51°22'35"W	16.12'
L39	N88°28'55"W	5.11'
L40	N88°28'55"W	3.07'



FD. 1-1/2" RIV. CO. SURV. BRASS DISK, FLUSH, STAMPED "54+60.26 BC" W/ PUNCH MARK. PER RS 105/11-15.

FD. 1-1/2" RIV. CO. SURV. BRASS DISK, FLUSH, STAMPED "P.I. 23" W/ PUNCH MARK. PER RS 105/11-15.

FD. 1-1/2" I.P. W/ CAP STAMPED "RIV. CO. SURV. DN. 0.5", PER RS 105/11-15. FOR THE N.E. COR. OF SEC. 31.

SEE SHEET NO. 4