

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

SHEET 1 OF 7 SHEETS

# TRACT NO. 28917

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 ALSO RIVERSIDE COUNTY, STATE OF CALIFORNIA.

SEPTEMBER, 1999

THE KEITH COMPANIES

### RECORDER'S STATEMENT

FILED THIS 7th DAY OF SEPT. 2000 AT 8 A.M. IN BOOK 2816 OF MAPS, AT PAGES 14-20, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 2000-352275  
FEE \$18.00

GARY L. ORSO  
COUNTY ASSESSOR - CLERK - RECORDER

BY: D. Kagan, 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 RETAIN LOTS "A" AND "B" 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 "A" AND "B".

WE HEREBY GRANT, IN FEE TITLE, TO WESTERN MUNICIPAL WATER DISTRICT LOT 13 FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER AND WATER FACILITIES RESERVING TO OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT AN EASEMENT FOR LANDSCAPE AND LANDSCAPE MAINTENANCE PURPOSES.

WE ALSO HEREBY DEDICATE THE EASEMENTS SHOWN AS "SEWER EASEMENT" AND "WATER EASEMENT" TO WESTERN MUNICIPAL WATER DISTRICT FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES, AND WATER PIPELINE FACILITIES.

WE ALSO HEREBY DEDICATE A BLANKET INGRESS AND EGRESS EASEMENT OVER LOT 14 TO WESTERN MUNICIPAL WATER DISTRICT FOR ACCESS PURPOSES TO LOT 13

WE HEREBY RETAIN LOTS 14 AND 15 FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

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

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

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP, A BLANKET EASEMENT ACROSS LOTS 14 AND 15 FOR PRIVATE INGRESS/EGRESS AND STORM DRAIN UTILITIES.

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

BY: Timothy A. Roberts, MANAGER

### TRUSTEE'S STATEMENT

U.S. BANK NATIONAL ASSOCIATION, TRUSTEE UNDER DEEDS OF TRUST RECORDED February 3, ~~JANUARY 26~~, 2000 AS INSTRUMENT NO.S 42308, 42312 AND 42316 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Charles S. George  
VICE PRESIDENT

Sheila L. Hansen  
VICE PRESIDENT

### OPTIONEE'S STATEMENT

VICTORIA GROVE LLC, 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, 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 \$2400.

DATED: 7-5, 2000

PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: Paul Ashburn, DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$8400.00 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: Aug 29, 2000

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

BY: Dorota Lew Smith, DEPUTY

CASH TAX BOND  
PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_, 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 SEVEN (?) 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

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. 28917 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

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 SAID TRACT MAP.

DATED: 8/29, 2000

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST:  
GERALD A. MALONEY,  
CLERK OF THE BOARD OF SUPERVISORS  
BY: Dorota Lew Smith, DEPUTY

Tom Malin  
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 PARTNERS 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

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

SEC 31 355W

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

# TRACT NO. 28917

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SEPTEMBER, 1999

THE KEITH COMPANIES

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF Orange } S.S.

ON 4/17, 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  
Jess 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 8/6/03

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF Orange } S.S.

ON 4/17, 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  
Jess 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 8/6/03

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } S.S.

ON 4/20, 2000, BEFORE ME, NAOMI ALTMAN  
PERSONALLY APPEARED CHERI S. GEORGE & SIGELA 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  
Naomi Altman  
NOTARY PUBLIC IN AND FOR SAID STATE  
NAOMI ALTMAN  
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS  
IS IN ORANGE COUNTY.  
MY COMMISSION EXPIRES 5/15/2000

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 28917**  
SHEET 3 OF 7 SHEETS

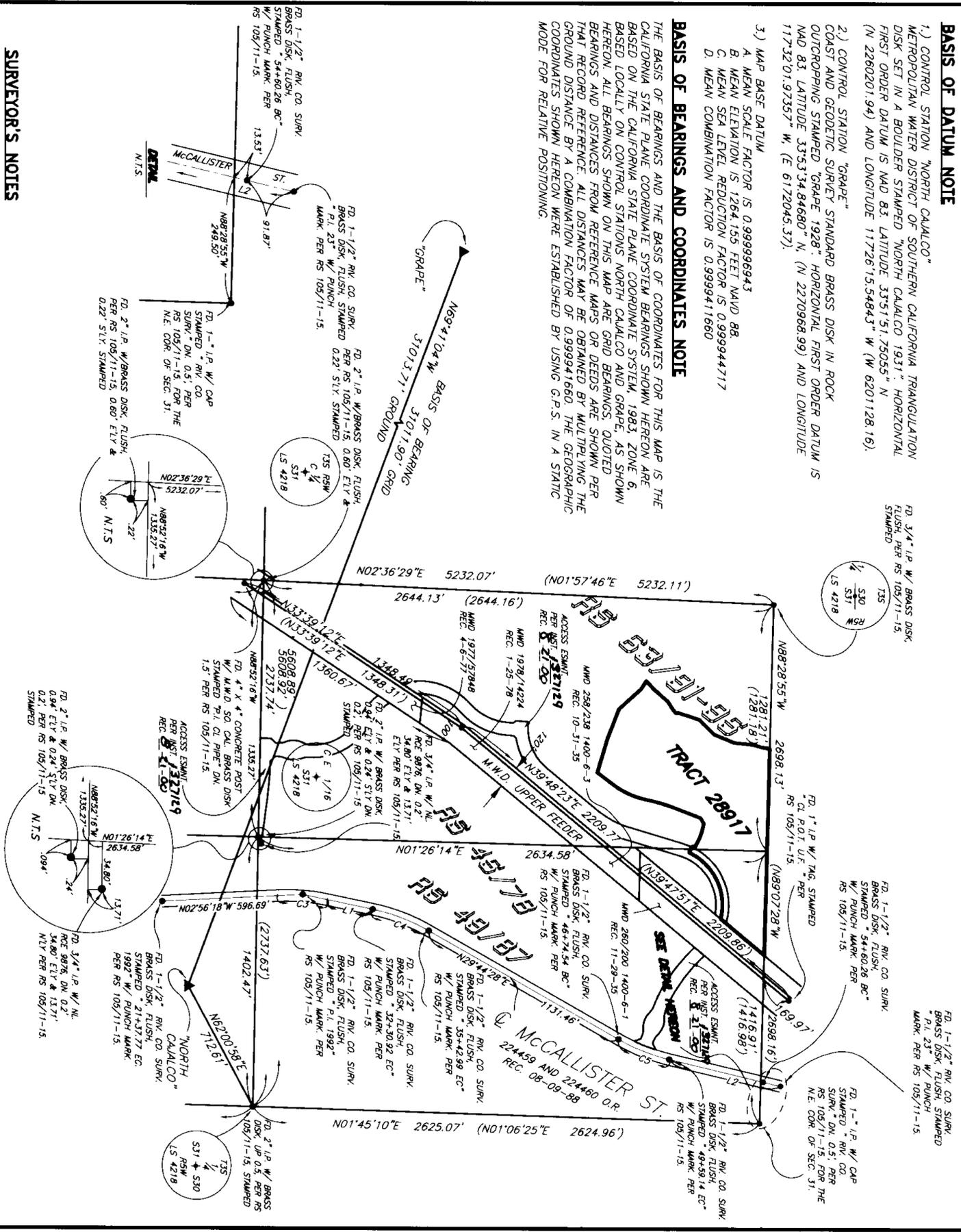
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SEPTEMBER, 1999  
THE KEITH COMPANIES

**BASIS OF DATUM NOTE**

- CONTROL STATION "NORTH CALALCO" METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA TRANSCULATION DISK SET IN A BOULDER STAMPED "NORTH CALALCO 1931"; HORIZONTAL FIRST ORDER DATUM IS NAD 83. LATITUDE 33°51'51.75055" N (N 2260201.94) AND LONGITUDE 117°26'15.54843" 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 2270968.99) AND LONGITUDE 117°32'01.97357" W (W 6172045.37).
- MAP BASE DATUM
  - MEAN SCALE FACTOR IS 0.9999966843
  - MEAN ELEVATION IS 1264.155 FEET NAVD 88
  - MEAN SEA LEVEL REDUCTION FACTOR IS 0.999944717
  - 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 CALALCO 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 0.9999411660. THE GEOGRAPHIC COORDINATES SHOWN HEREON WERE ESTABLISHED BY USING G.P.S. IN A STATIC MODE FOR RELATIVE POSITIONING.



**SURVEYOR'S NOTES**

- TRACT NO. 28917 CONTAINS 13.09 ACRES. GROSS.
  - TRACT NO. 28917 CONTAINS 15 LOTS AND LETTERED LOTS 'A' THROUGH 'B'.
  - ( ) INDICATES RECORD DATA PER RS 105/11-15 UNLESS OTHERWISE NOTED.
  - INDICATES SET 1" I.P. AND TAG, 'S 5346', FLUSH.
- INDICATES FOUND MONUMENTS AS NOTED AND REFERENCED HEREON.  
SET 1" I.P. AND TAG, 'S 5346', OR LEAD AND TAG, 'S 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, '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 EASEMENT - NO BUILDING, OBSTRUCTIONS, OR ENCROACHMENTS BY LANDFILLS ARE ALLOWED.
- Ⓢ INDICATES PRIVATE SLOPE EASEMENT RETAINED HEREON

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

**ENVIRONMENTAL CONSTRAINT NOTE**

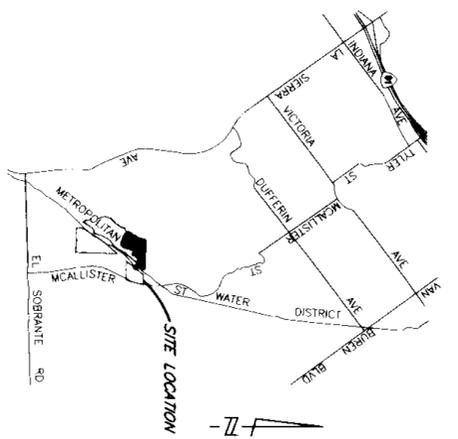
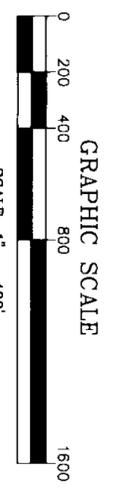
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 30 PAGE 523

LINE DATA

NO.	BEARING	DISTANCE
L1	N11°51'28"E	238.78'
L2	N13°25'53"E	593.90'

CURVE DATA

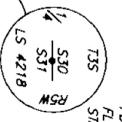
NO.	RADIUS	DELTA	ARC	TAN
C3	1000.00'	14°47'46"	258.24'	129.84'
C4	1000.00'	17°53'00"	312.12'	157.34'
C5	1000.00'	16°18'35"	284.66'	143.50'



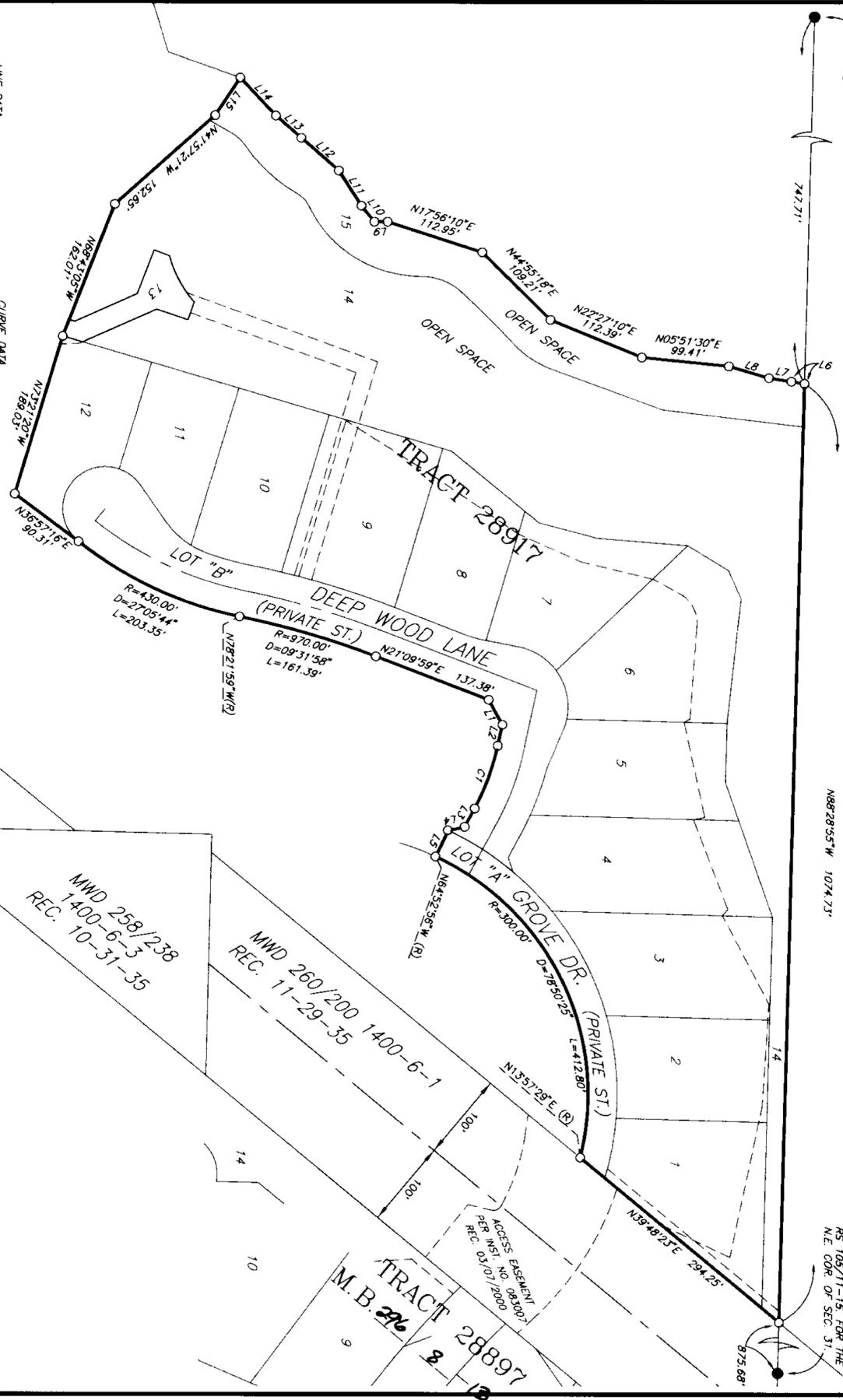
SCALE: 1" = 400'  
SEE SHEET 3 FOR INDEX AND SITE ACCESS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 28917**  
SHEET 4 OF 7 SHEETS

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 ALSO RIVERSIDE COUNTY, STATE OF CALIFORNIA.  
SEPTEMBER, 1999  
THE KEITH COMPANIES



FD. 3/4" I.P. W/ BRASS DISK.  
FLUSH PER RS 105/11-15.  
STAMPED



LINE DATA

NO.	BEARING	DISTANCE
L1	N61°33'21\"E	32.40'
L2	N78°03'18\"W	24.59'
L3	N61°44'58\"W	24.59'
L4	N11°37'20\"W	18.69'
L5	N64°52'56\"W	33.00'
L6	N09°01'47\"E	15.13'
L7	N09°01'47\"E	23.87'
L8	N16°23'49\"E	47.54'
L9	N00°00'03\"W	15.10'
L10	N51°21'16\"E	23.41'
L11	N57°16'41\"E	47.20'
L12	N41°29'50\"E	56.21'
L13	N41°29'50\"E	38.63'
L14	N47°07'09\"E	59.44'
L15	N56°51'11\"W	51.54'

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN.
C1	270.00'	161°20'	76.84'	38.68'

ESMNT. IN FAVOR OF MWD PER 282/183 OR. REC. 4/2/36  
M.W.D. UPPER FEEDER  
MWD 1978/14224 REC. 1-25-78



TRACT 28897  
M.B. 296  
8  
10

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

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

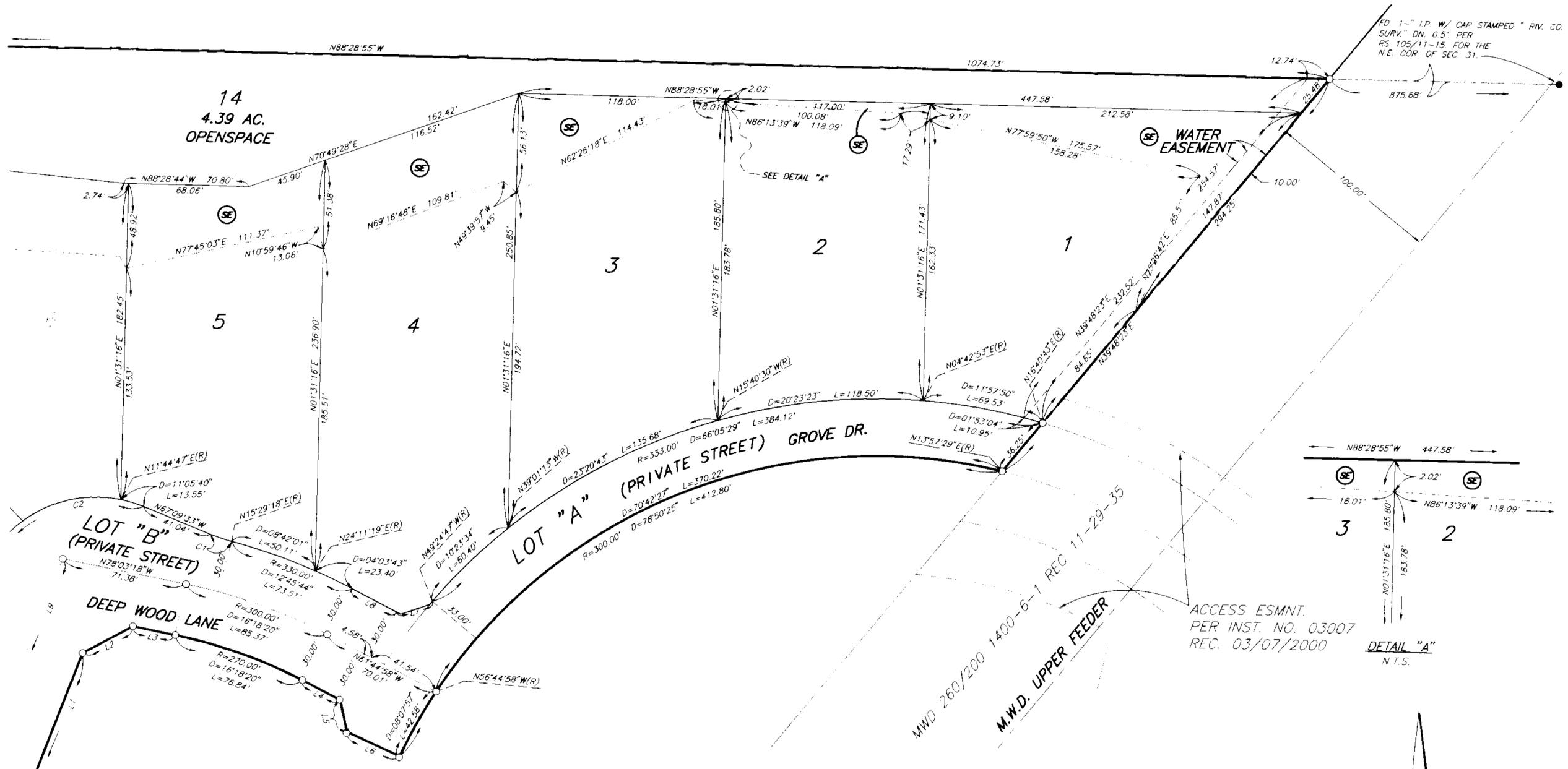
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SEPTEMBER, 1999

THE KEITH COMPANIES

SEE SHEET  
3 FOR  
BOUNDARY &  
SURVEYOR'S  
NOTES



SEE SHEET 6

LINE DATA

NO.	BEARING	DISTANCE
L1	N21°09'59"E	137.38'
L2	N61°33'21"E	32.40'
L3	N78°03'18"W	24.59'
L4	N61°44'58"W	24.58'
L5	N11°37'20"W	18.69'
L6	N64°52'56"W(R)	33.00'
L7	N73°25'17"E	21.28'
L8	N61°44'58"W	28.47'
L9	N21°09'59"E	96.12'

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	100.00'	07°21'09"	12.83'	6.43'
C2	70.00'	101°54'40"	124.51'	86.31'

SE DENOTES SLOPE EASEMENT RETAINED HEREDON

ACCESS ESMNT.  
PER INST. NO. 03007  
REC. 03/07/2000

DETAIL "A"  
N.T.S.

GRAPHIC SCALE



SCALE 1" = 40'

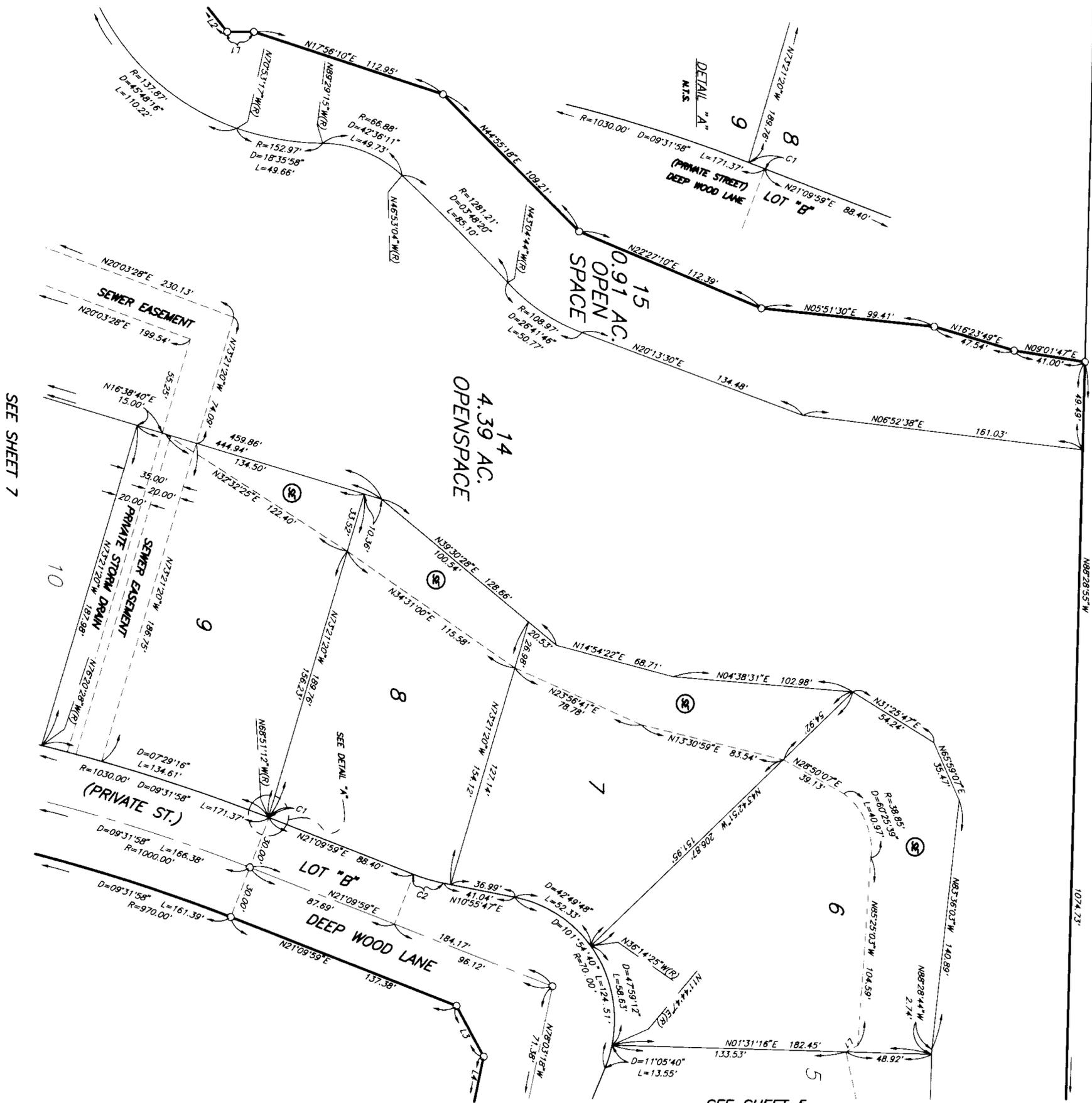
SEE SHEET  
2 FOR  
BOUNDARY &  
SURVEYOR'S  
NOTES

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 28917**

SHEET 6 OF 7 SHEETS

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 ALSO RIVERSIDE COUNTY, STATE OF CALIFORNIA, SEPTEMBER, 1999

THE KEITH COMPANIES



SEE SHEET 7

SEE SHEET 5

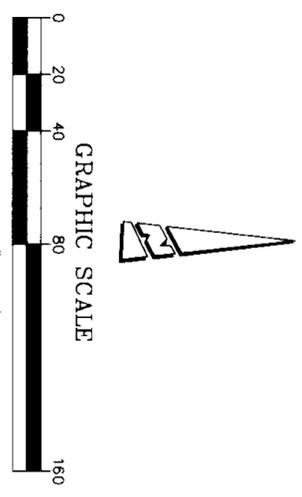
CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	1030.00'	08°01'11"	0.35'	0.18'
C2	100.00'	101°14'12"	17.87'	8.96'
C3	100.00'	08°32'00"	14.89'	7.46'
C4	100.00'	01°42'12"	2.97'	1.49'

LINE DATA

NO.	BEARING	DISTANCE
L1	N08°00'03"W	15.10'
L2	N51°21'16"E	23.41'
L3	N61°33'21"E	32.40'
L4	N76°03'18"W	24.59'

Ⓢ DENOTES SLOPE EASEMENT



GRAPHIC SCALE  
SCALE: 1" = 40'

SEE SHEET  
2 FOR  
BOUNDARY &  
SURVEYOR'S  
NOTES

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

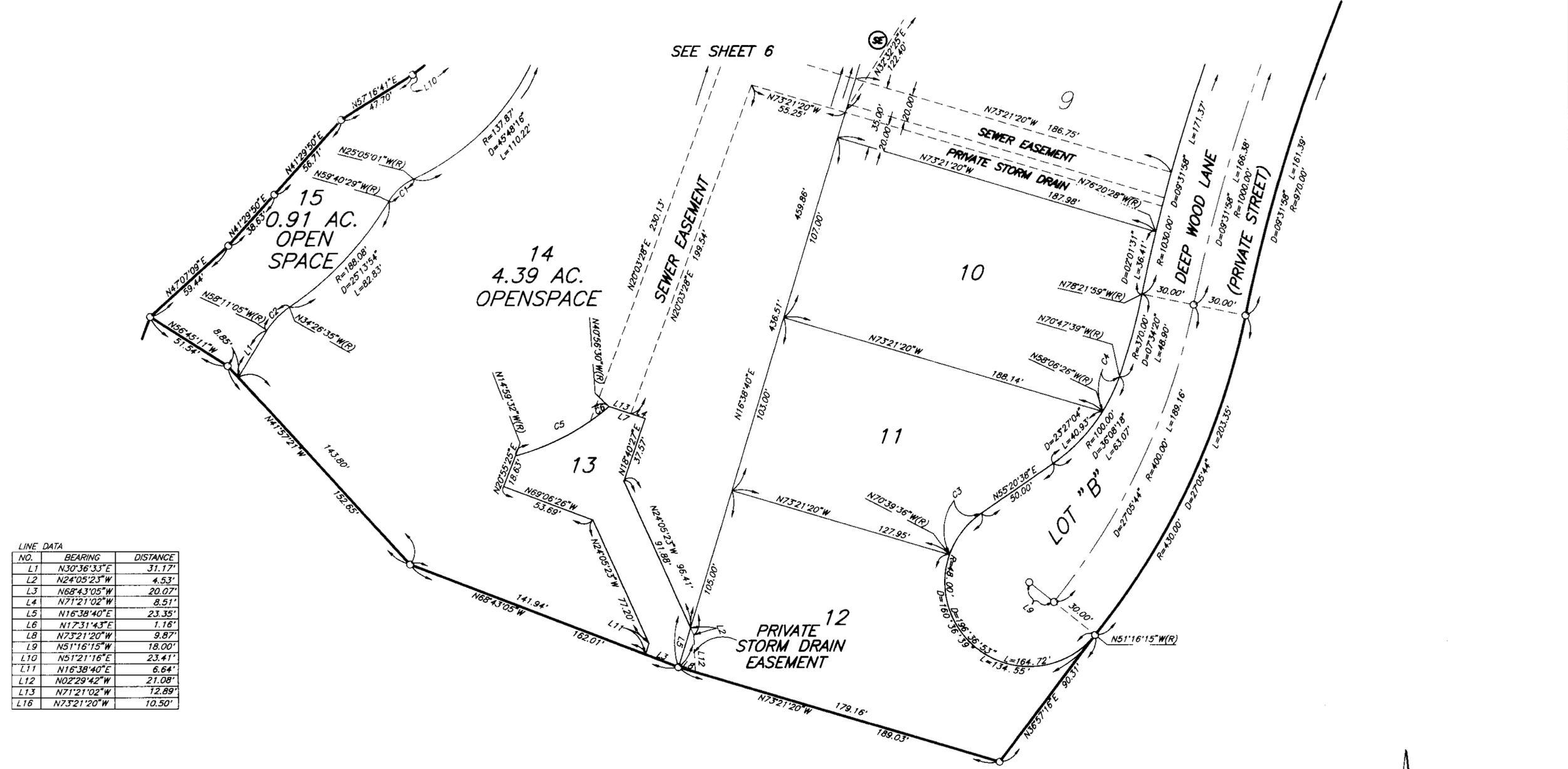
# TRACT NO. 28917

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 ALSO RIVERSIDE COUNTY, STATE OF CALIFORNIA.

SEPTEMBER, 1999

THE KEITH COMPANIES

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LINE DATA

NO.	BEARING	DISTANCE
L1	N30°36'33"E	31.17'
L2	N24°05'23"W	4.53'
L3	N68°43'05"W	20.07'
L4	N71°21'02"W	8.51'
L5	N16°38'40"E	23.35'
L6	N17°31'43"E	1.16'
L8	N73°21'20"W	9.87'
L9	N51°16'15"W	18.00'
L10	N51°21'16"E	23.41'
L11	N16°38'40"E	6.64'
L12	N02°29'42"W	21.08'
L13	N71°21'02"W	12.89'
L16	N73°21'20"W	10.50'

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	31.51'	34°35'28"	19.03'	9.81'
C2	44.48'	23°44'30"	18.43'	9.35'
C3	48.00'	36°00'15"	30.16'	15.60'
C4	100.00'	12°41'13"	22.14'	11.12'
C5	133.00'	25°56'58"	60.24'	
C6	133.00'	05°47'58"	13.46'	

SE DENOTES SLOPE EASEMENT

