

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.

SWC ORANGECREST 56, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY

Member/Manager Member/Manager AUTHORIZED REPRESENTATIVE SWC ORANGE CREST 56, LLC.,

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION UNDER DEED OF TRUST RECORDED MARCH 27, 2000 AS INSTRUMENT NO. 110789 & MARCH 29, 2000 AS INSTRUMENT NO. 115445, OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

ASST. VICE-PRESIDENT ASST. SECRETARY

TRUSTEE'S STATEMENT

IMPERIAL BANCORP., A CALIFORNIA CORPORATION UNDER DEED OF TRUST RECORDED MARCH 27, 2000 AS INSTRUMENT NO. 110790, OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

Authorized sign

OPTIONEE'S STATEMENT

ORANGECREST HILLS, L.P., A WASHINGTON LIMITED PARTNERSHIP, AS OPTIONEE, RECORDED ON MARCH 29, 2000 AS INSTRUMENT NO. 115446 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

ORANGECREST HILLS, L.P., A WASHINGTON LIMITED PARTNERSHIP, BY: COMMUNITIES SOUTHWEST DEVELOPMENT AND CONSTRUCTION COMPANY

THOMAS D. POMEROY, PRESIDENT CALIFORNIA DIVISION

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF San Diego } s.s.

ON June 16, 2000, BEFORE ME, GAY Shaffer PERSONALLY APPEARED Kathleen L. Beady 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 Gay Shaffer NOTARY PUBLIC IN AND FOR SAID STATE Gay Shaffer (PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN SAN Diego COUNTY. MY COMMISSION EXPIRES 2-19-02 COMM # 1173903

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF ORANGE } s.s.

ON June 22, 2000, BEFORE ME, ETHEL G. GEORGE 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 Ethel G. George NOTARY PUBLIC IN AND FOR SAID STATE ETHEL G. GEORGE (PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY. MY COMMISSION EXPIRES FEB. 9, 2004

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

TRACT NO. 28866-3

BEING A SUBDIVISION OF A PORTION OF LOTS 1, 2 AND 5 OF TRACT NO. 28863 AS SHOWN ON A MAP FILED IN BOOK 276, PAGES 6 THROUGH 10, INCLUSIVE, OF MAPS RECORDS OF RIVERSIDE COUNTY.

NOVEMBER, 1998

THE KEITH COMPANIES MORENO VALLEY, CALIFORNIA

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 \$92,200.

DATED: 12-6, 2000. PAUL MCDONNELL, COUNTY TAX COLLECTOR BY: Bernice Dadd, DEPUTY

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

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. 86-1. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 7/14, 2000. JERRY ROGERS CITY TREASURER BY: W. Hunter

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY GEOSOILS, INC. ON SEPTEMBER 11, 1998 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF Riverside } s.s.

ON June 26, 2000, BEFORE ME, Leslie G. Duckett PERSONALLY APPEARED Gary Francis & Craig B. Goodwin 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 Leslie G. Duckett NOTARY PUBLIC IN AND FOR SAID STATE Leslie G. Duckett (PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY. MY COMMISSION EXPIRES 6-23-03.

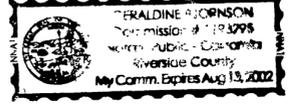
NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF Riverside } s.s.

ON June 27, 2000, BEFORE ME, Geraldine Bjornson, a Notary Public PERSONALLY APPEARED Dawn Kelly and Steve Bjornson 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 Geraldine Bjornson NOTARY PUBLIC IN AND FOR SAID STATE Geraldine Bjornson (PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY. MY COMMISSION EXPIRES 8-13-02.



RECORDER'S STATEMENT

FILED THIS 8th DAY OF DEC., 2000, AT 8:00 A.M. IN BOOK 299 OF MAPS, AT PAGES 6-11, AT THE REQUEST OF THE CITY CLERK.

NO. 2000-489238 FEE \$16.00

GARY L. ORSO, COUNTY ASSESSOR - CLERK - RECORDER BY: S. Pagan, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

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 TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING NOVEMBER OF 1998; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN WITHIN ONE (1) YEAR OF THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 6-7, 2000

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



CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 28866 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON SEPTEMBER 3, 1998, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING TIME FOR COMPLETING THE SAME.

DATED: November 1, 2000

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

BY: Richard D. McGrath

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF SIX (6) SHEETS, BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 28866-3.

LOTS "A" THROUGH "E", INCLUSIVE, ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

LOTS "J" THROUGH "L", INCLUSIVE, ARE HEREBY ACCEPTED AS BARRIER STRIPS.

THE EASEMENTS DESIGNATED AS "STORM DRAIN EASEMENT" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THE EASEMENTS DESIGNATED AS "SANITARY SEWER EASEMENT" ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

THE EASEMENTS DESIGNATED AS "5' P.U.E.", "5' X 40' P.U.E." AND "5' X 50' P.U.E." ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES.

THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT.

1. THAT PORTION WITHIN THE BOUNDARY OF THIS TRACT MAP OF THAT CERTAIN EASEMENT FOR BLANKET ELECTRIC FACILITIES DEDICATED AND ACCEPTED ON THE MAP OF TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THEREON AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 21st DAY OF November 2000.

COLLEEN J. NICOL, CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA.

BY: Colleen Nicol

M.B. 299/6

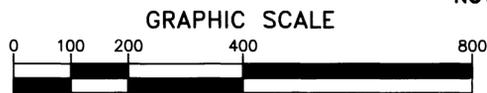
M.B. 299/6

# TRACT NO. 28866-3

BEING A SUBDIVISION OF A PORTION OF LOTS 1, 2 AND 5 OF TRACT NO. 28863 AS SHOWN ON A MAP FILED IN BOOK 276, PAGES 6 THROUGH 10, INCLUSIVE, OF MAPS RECORDS OF RIVERSIDE COUNTY.

NOVEMBER, 1998

THE KEITH COMPANIES  
MORENO VALLEY, CALIFORNIA



SCALE: 1" = 200'

### SIGNATURE OMISSIONS

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

MARY H. TRAUTWEIN, ET AL, OWNER OF OIL, GAS, HYDROCARBON AND MINERAL SUBSTANCES PER INSTRUMENT NO. 42998, RECORDED APRIL 29, 1963 IN OFFICIAL RECORDS OF RIVERSIDE CO.

THE CITY OF RIVERSIDE, OWNER OF A BLANKET AVIGATION EASEMENT AS DEDICATED ON A MAP OF TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

THE CITY OF RIVERSIDE, OWNER OF AN EASEMENT FOR SEWER FACILITIES PER INST. NO. 130358, REC. 5-8-87, O.R., RIV. CO.

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

### PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

DAVID WRIGHT  
INTERIM  
PUBLIC UTILITIES DIRECTOR

DATED 7/24/00

BY: *Dexter P. Wirtzfeld*

### WATER FACILITIES STATEMENT:

I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE WITH WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT), ADEQUATE TO FUND CONSTRUCTION OF REQUIRED WATER FACILITIES. ONCE FIRE HYDRANTS, WATER PIPELINES AND APPURTENANCES, ANY REQUIRED OFFSITE FACILITIES, AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY WATER TO EACH LOT CREATED BY THIS SUBDIVISION. THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION.

DATED: July 7, 2000

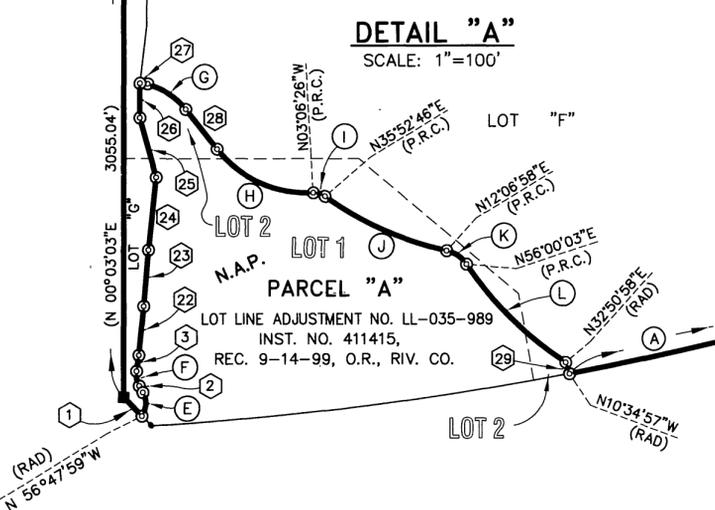
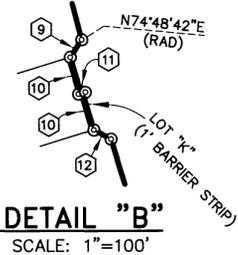
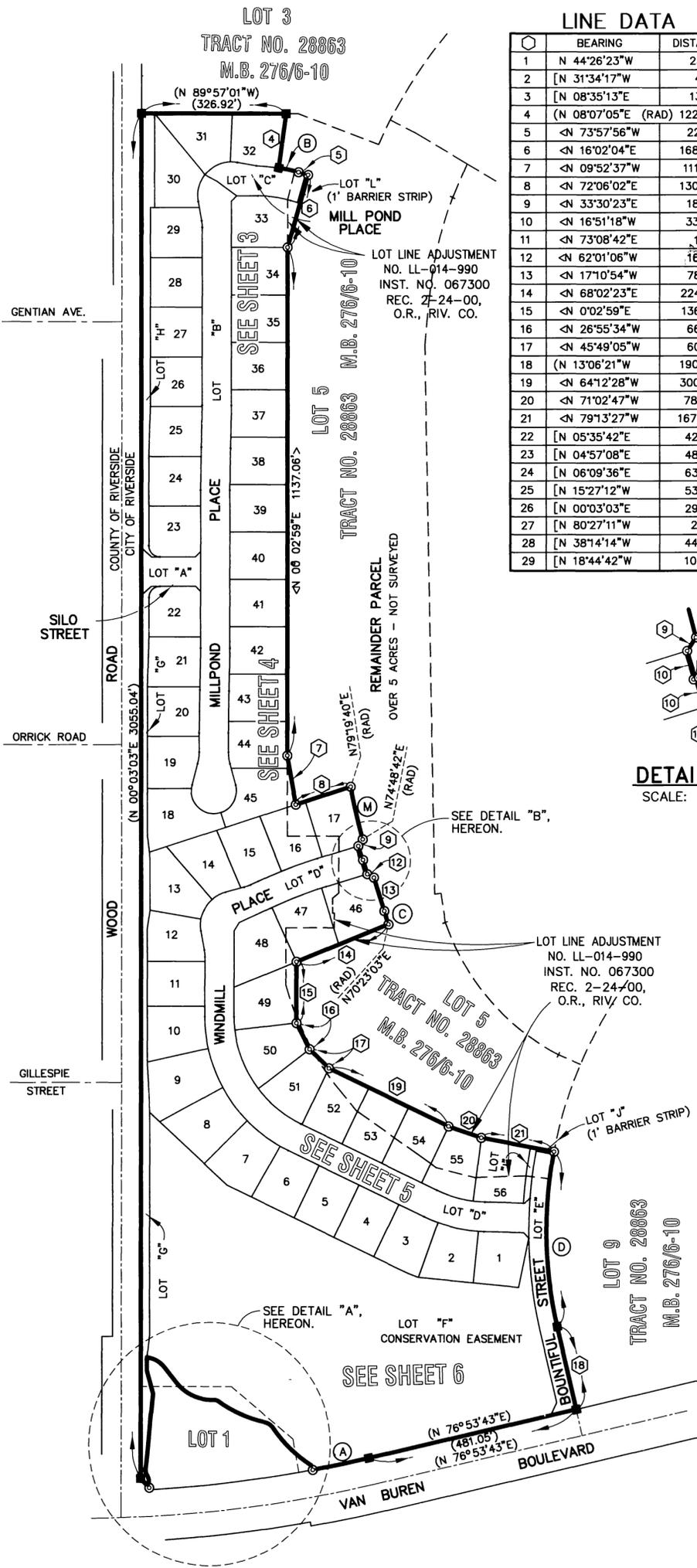
BY: *Jeffrey D. Sims*  
JEFFREY D. SIMS, RCE 46212

### LINE DATA

LINE NO.	BEARING	DISTANCE
1	N 44°26'23"W	23.02
2	[N 31°34'17"W	4.59]
3	[N 08°35'13"E	13.97]
4	(N 08°07'05"E (RAD) 122.59)	
5	<N 73°57'56"W	22.57>
6	<N 16°02'04"E	168.42>
7	<N 09°52'37"W	111.63>
8	<N 72°06'02"E	130.00>
9	<N 33°30'23"E	18.17>
10	<N 16°51'18"W	33.00>
11	<N 73°08'42"E	1.58>
12	<N 62°01'06"W	16.92>
13	<N 17°10'54"W	78.22>
14	<N 68°02'23"E	224.21>
15	<N 0°02'59"E	136.88>
16	<N 26°55'34"W	66.00>
17	<N 45°49'05"W	60.63>
18	(N 13°06'21"W	190.02)
19	<N 64°12'28"W	300.00>
20	<N 71°02'47"W	78.00>
21	<N 79°13'27"W	167.00>
22	[N 05°35'42"E	42.52]
23	[N 04°57'08"E	48.69]
24	[N 06°09'36"E	63.21]
25	[N 15°27'12"W	53.61]
26	[N 00°03'03"E	29.91]
27	[N 80°27'11"W	2.80]
28	[N 38°14'14"W	44.02]
29	[N 18°44'42"W	10.35]

### CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH
A	2°31'20"	2940.00	129.42
B	<7°54'59"	333.00	46.01>
C	<2°26'03"	733.00	31.14>
D	<2°52'54"	946.00	394.31>
E	[64°46'18"	20.00	22.61]
F	[40°09'30"	20.00	14.02]
G	[42°12'57"	60.00	44.21]
H	[54°52'12"	100.00	95.77]
I	[38°59'12"	16.00	10.89]
J	[23°45'48"	282.00	116.96]
K	[43°53'05"	28.00	21.45]
L	[23°09'05"	302.00	122.03]
M	4°30'58"	1533.00	120.83



### SURVEYOR'S NOTES:

- BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF VAN BUREN BOULEVARD BEING NORTH 76°53'43" EAST PER TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.
- (—) INDICATES MEASURED AND RECORD DATA PER TRACT NO. 28863 M.B. 276/6-10, RIV. CO. RECORDS, UNLESS OTHERWISE NOTED.
- [—] INDICATES MEASURED AND RECORD DATA PER LOT LINE ADJUSTMENT NO. LL-035-989, REC. 9-14-99, AS INST. NO. 411415, O.R., RIV. CO.
- <—> INDICATES MEASURED AND RECORD DATA PER LOT LINE ADJUSTMENT NO. LL-014-990 REC. 2-24-00, AS INST. NO. 067300, O.R., RIV. CO.
- INDICATES FOUND 1" I.P. AND TAG, "LS 3018", FLUSH, PER R.S. 83/51-56 AND M.B. 276/6-10, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, PER TRACT NO. 28863, M.B. 276/6-10.
- INDICATES SET SPIKE AND WASHER STAMPED "LS 5346", FLUSH,
- ⊙ INDICATES SET 1" I.P. AND PLASTIC PLUG STAMPED "LS 5346", FLUSH,
- SET 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- SET NAIL AND TAG MARKED "LS 5346" IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED.
- THIS TRACT CONTAINS 34.01 ACRES.
- △ INDICATES AN EASEMENT FOR SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 130358, REC. 5-8-87, O.R., RIV. CO.
- NOTE: BLANKET AVIGATION EASEMENTS EXIST OVER ALL LOTS PER DEDICATION ON MAP OF TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

# TRACT NO. 28866-3

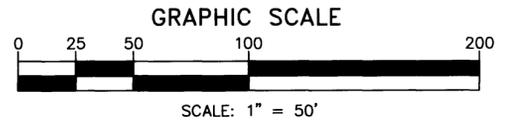
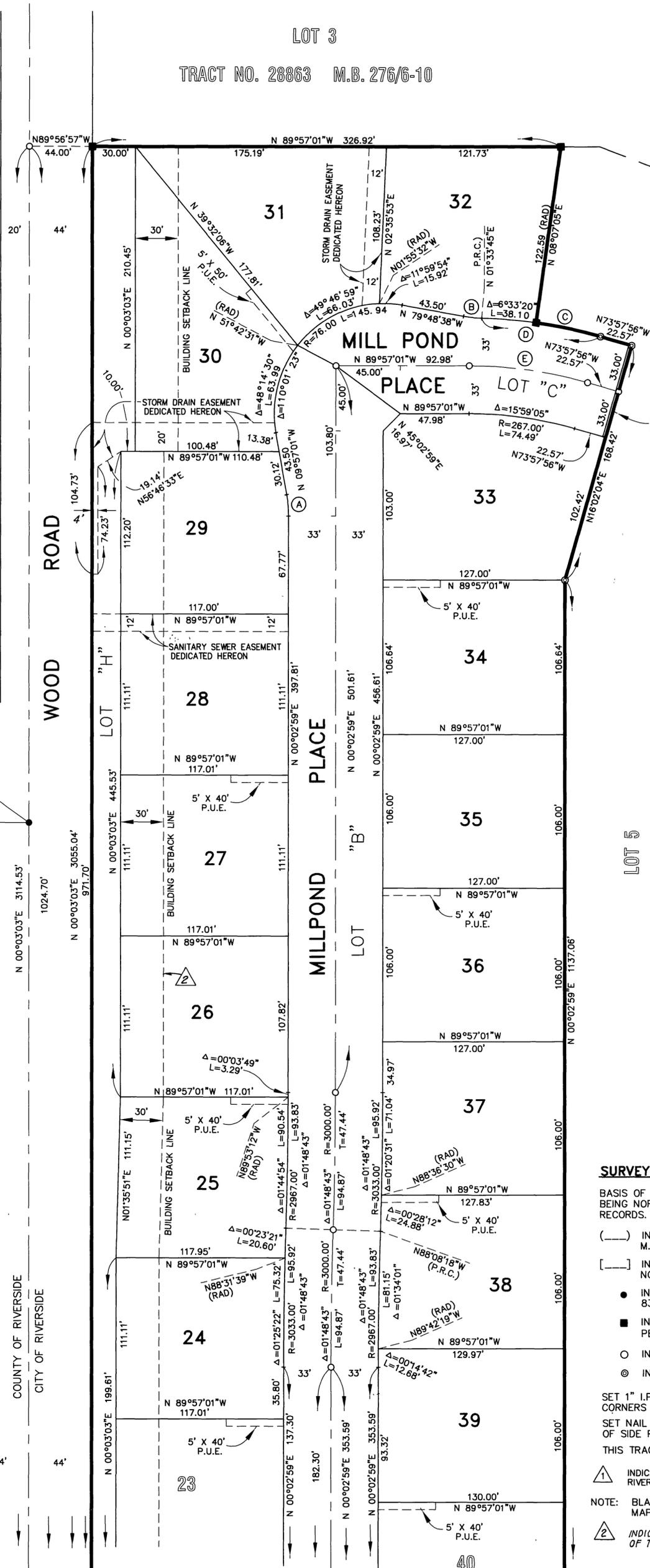
BEING A SUBDIVISION OF A PORTION OF LOTS 1, 2 AND 5 OF TRACT NO. 28863 AS SHOWN ON A MAP FILED IN BOOK 276, PAGES 6 THROUGH 10, INCLUSIVE, OF MAPS RECORDS OF RIVERSIDE COUNTY.

NOVEMBER, 1998

THE KEITH COMPANIES  
MORENO VALLEY, CALIFORNIA

CITY

LOT 3  
TRACT NO. 28863 M.B. 276/6-10



CURVE DATA

Δ	DELTA	RADIUS	LENGTH	TANGENT
A	10°00'00"	85.00	14.84	7.44
B	8°37'36"	85.00	12.80	6.41
C	7°54'59"	333.00	46.01	23.04
D	14°28'19"	333.00	84.11	42.28
E	15°59'05"	300.00	83.70	42.12

REMAINDER PARCEL  
OVER 5 ACRES - NOT SURVEYED

**SURVEYOR'S NOTES:**

BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF VAN BUREN BOULEVARD BEING NORTH 76°53'43" EAST PER TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

- (—) INDICATES MEASURED AND RECORD DATA PER TRACT NO. 28863 M.B. 276/6-10, RIV. CO. RECORDS, UNLESS OTHERWISE NOTED.
- [ ] INDICATES MEASURED AND RECORD DATA PER LOT LINE ADJUSTMENT NO. LL-035-989, REC. 9-14-99, AS INST. NO. 411415, O.R., RIV. CO.
- INDICATES FOUND 1" I.P. AND TAG, "LS 3018", FLUSH, PER R.S. 83/51-56 AND M.B. 276/6-10, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, PER TRACT NO. 28863, M.B. 276/6-10.
- INDICATES SET SPIKE AND WASHER STAMPED "LS 5346", FLUSH,
- ⊙ INDICATES SET 1" I.P. AND PLASTIC PLUG STAMPED "LS 5346", FLUSH,

SET 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.

SET NAIL AND TAG MARKED "LS 5346" IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED.

THIS TRACT CONTAINS 34.01 ACRES.

- ⚠ INDICATES AN EASEMENT FOR SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 130358, REC. 5-8-87, O.R., RIV. CO.

NOTE: BLANKET AVIGATION EASEMENTS EXIST OVER ALL LOTS PER DEDICATION ON MAP OF TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

- ⚠ INDICATES A 30' BUILDING SETBACK LINE AS REQUIRED BY CITY CONDITIONS OF TRACT MAP 28866

SEE SHEET 4

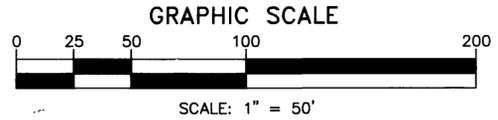
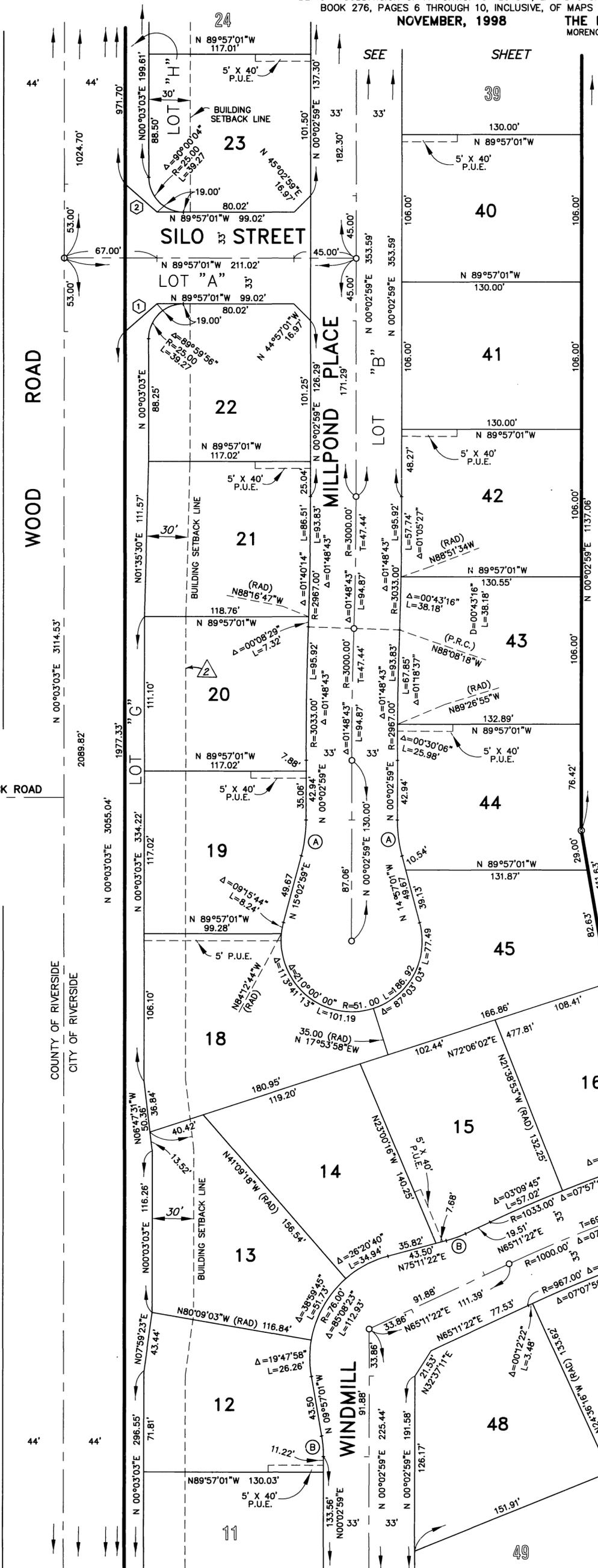
# TRACT NO. 28866-3

BEING A SUBDIVISION OF A PORTION OF LOTS 1, 2 AND 5 OF TRACT NO. 28863 AS SHOWN ON A MAP FILED IN BOOK 276, PAGES 6 THROUGH 10, INCLUSIVE, OF MAPS RECORDS OF RIVERSIDE COUNTY.

NOVEMBER, 1998

THE KEITH COMPANIES  
MORENO VALLEY, CALIFORNIA

CITY



### SURVEYOR'S NOTES:

BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF VAN BUREN BOULEVARD BEING NORTH 76°53'43" EAST PER TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

- (—) INDICATES MEASURED AND RECORD DATA PER TRACT NO. 28863 M.B. 276/6-10, RIV. CO. RECORDS, UNLESS OTHERWISE NOTED.
- [ ] INDICATES MEASURED AND RECORD DATA PER LOT LINE ADJUSTMENT NO. LL-035-989, REC. 9-14-99, AS INST. NO. 411415, O.R., RIV. CO.
- INDICATES FOUND 1" I.P. AND TAG, "LS 3018", FLUSH, PER R.S. 83/51-56 AND M.B. 276/6-10, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, PER TRACT NO. 28863, M.B. 276/6-10.
- INDICATES SET SPIKE AND WASHER STAMPED "LS 5346", FLUSH,
- ⊙ INDICATES SET 1" I.P. AND PLASTIC PLUG STAMPED "LS 5346", FLUSH,

SET 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.  
SET NAIL AND TAG MARKED "LS 5346" IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED.  
THIS TRACT CONTAINS 34.01 ACRES.

- ▲ INDICATES AN EASEMENT FOR SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 130358, REC. 5-8-87, O.R., RIV. CO.
- NOTE: BLANKET AVIGATION EASEMENTS EXIST OVER ALL LOTS PER DEDICATION ON MAP OF TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.
- Ⓜ INDICATES A 30' BUILDING SETBACK LINE AS REQUIRED BY CITY CONDITIONS OF TRACT MAP 28866

### CURVE DATA

Δ	DELTA	RADIUS	LENGTH	TANGENT
A	15°00'00"	100.00	26.18	13.17
B	10°00'00"	85.00	14.84	7.44

### LINE DATA

Δ	BEARING	DISTANCE
1	N 49°02'29"E	30.48
2	N 48°56'26"W	30.48

TRACT NO. 28863 LOT 5  
REMAINDER PARCEL  
OVER 5 ACRES - NOT SURVEYED  
M.B. 276/6-10

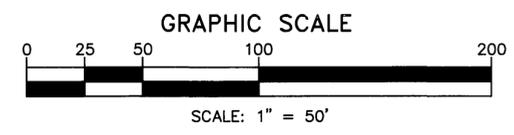
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# TRACT NO. 28866-3

BEING A SUBDIVISION OF A PORTION OF LOTS 1, 2 AND 5 OF TRACT NO. 28863 AS SHOWN ON A MAP FILED IN BOOK 276, PAGES 6 THROUGH 10, INCLUSIVE, OF MAPS RECORDS OF RIVERSIDE COUNTY.

NOVEMBER, 1998

THE KEITH COMPANIES  
MORENO VALLEY, CALIFORNIA



REMAINDER PARCEL  
OVER 5 ACRES - NOT SURVEYED

TRACT NO. 28863  
LOT 5  
M.B. 276/6-10

### SURVEYOR'S NOTES:

BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF VAN BUREN BOULEVARD BEING NORTH 76°53'43" EAST PER TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

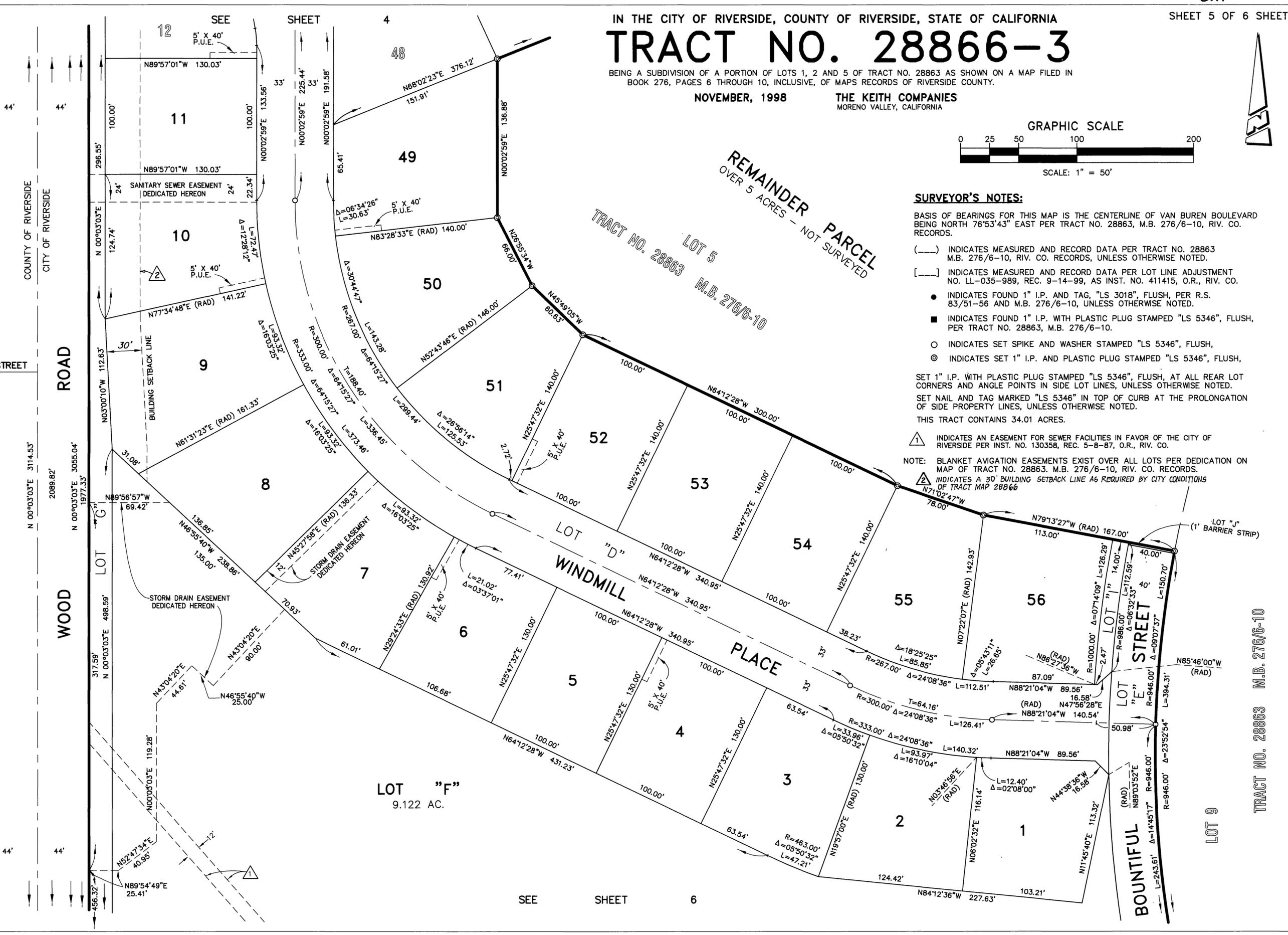
- (---) INDICATES MEASURED AND RECORD DATA PER TRACT NO. 28863 M.B. 276/6-10, RIV. CO. RECORDS, UNLESS OTHERWISE NOTED.
- [---] INDICATES MEASURED AND RECORD DATA PER LOT LINE ADJUSTMENT NO. LL-035-989, REC. 9-14-99, AS INST. NO. 411415, O.R., RIV. CO.
- INDICATES FOUND 1" I.P. AND TAG, "LS 3018", FLUSH, PER R.S. 83/51-56 AND M.B. 276/6-10, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, PER TRACT NO. 28863, M.B. 276/6-10.
- INDICATES SET SPIKE AND WASHER STAMPED "LS 5346", FLUSH,
- ⊙ INDICATES SET 1" I.P. AND PLASTIC PLUG STAMPED "LS 5346", FLUSH,

SET 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.  
SET NAIL AND TAG MARKED "LS 5346" IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED.  
THIS TRACT CONTAINS 34.01 ACRES.

△ 1 INDICATES AN EASEMENT FOR SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 130358, REC. 5-8-87, O.R., RIV. CO.

NOTE: BLANKET AVIGATION EASEMENTS EXIST OVER ALL LOTS PER DEDICATION ON MAP OF TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

△ 2 INDICATES A 30' BUILDING SETBACK LINE AS REQUIRED BY CITY CONDITIONS OF TRACT MAP 28866

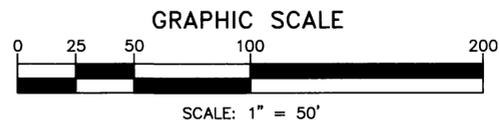


M.B. 299/10

TRACT NO. 28863 M.B. 276/6-10

M.B. 299/10

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 28866-3**  
 BEING A SUBDIVISION OF A PORTION OF LOTS 1, 2 AND 5 OF TRACT NO. 28863 AS SHOWN ON A MAP FILED IN BOOK 276, PAGES 6 THROUGH 10, INCLUSIVE, OF MAPS RECORDS OF RIVERSIDE COUNTY.  
 NOVEMBER, 1998  
**THE KEITH COMPANIES**  
 MORENO VALLEY, CALIFORNIA



SEE SHEET 5

LOT "F"  
9.122 AC.

**SURVEYOR'S NOTES:**

BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF VAN BUREN BOULEVARD BEING NORTH 76°53'43" EAST PER TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.

- (—) INDICATES MEASURED AND RECORD DATA PER TRACT NO. 28863 M.B. 276/6-10, RIV. CO. RECORDS, UNLESS OTHERWISE NOTED.
- [---] INDICATES MEASURED AND RECORD DATA PER LOT LINE ADJUSTMENT NO. LL-035-989, REC. 9-14-99, AS INST. NO. 411415, O.R., RIV. CO.
- INDICATES FOUND 1" I.P. AND TAG, "LS 3018", FLUSH, PER R.S. 83/51-56 AND M.B. 276/6-10, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, PER TRACT NO. 28863, M.B. 276/6-10.
- INDICATES SET SPIKE AND WASHER STAMPED "LS 5346", FLUSH,
- ⊙ INDICATES SET 1" I.P. AND PLASTIC PLUG STAMPED "LS 5346", FLUSH,

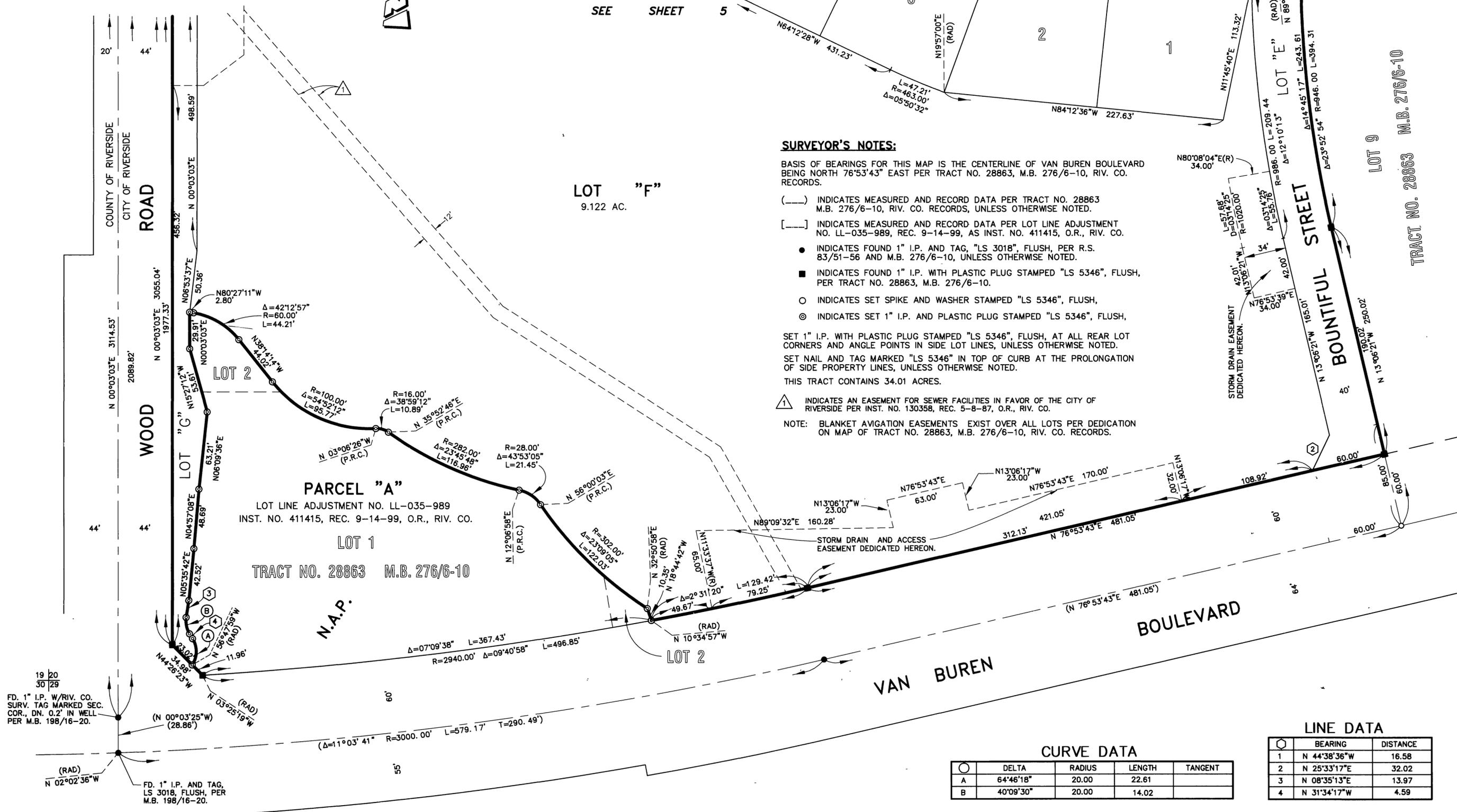
SET 1" I.P. WITH PLASTIC PLUG STAMPED "LS 5346", FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.

SET NAIL AND TAG MARKED "LS 5346" IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED.

THIS TRACT CONTAINS 34.01 ACRES.

△ INDICATES AN EASEMENT FOR SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 130358, REC. 5-8-87, O.R., RIV. CO.

NOTE: BLANKET AVIGATION EASEMENTS EXIST OVER ALL LOTS PER DEDICATION ON MAP OF TRACT NO. 28863, M.B. 276/6-10, RIV. CO. RECORDS.



**CURVE DATA**

Symbol	DELTA	RADIUS	LENGTH	TANGENT
○	64°46'18"	20.00	22.61	
A	40°09'30"	20.00	14.02	
B	40°09'30"	20.00	14.02	

**LINE DATA**

Symbol	BEARING	DISTANCE
○	N 44°38'36"W	16.58
1	N 25°33'17"E	32.02
2	N 08°35'13"E	13.97
4	N 31°34'17"W	4.59

TRACT NO. 28863 M.B. 276/6-10

M.B. 299 / 11

M.B. 299 / 11