

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

TRACT NO. 29282

BEING A SUBDIVISION OF LOT 92 OF TRACT NO. 28875 AS SHOWN BY MAP ON FILE IN BOOK 290 OF MAPS, AT PAGES 92 THROUGH 100 INCLUSIVE, IN SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
JULY, 2001

THE KEITH COMPANIES, INC.

RECORDER'S STATEMENT

FILED THIS 05th DAY OF APRIL, 2002
AT 8:00 A.M. IN BOOK 317 OF MAPS, AT
PAGES 35-37, AT THE REQUEST OF THE
CLERK OF THE BOARD.

NO. 2002-175442
FEE \$ 11.00

GARY L. ORSO
COUNTY ASSESSOR - CLERK - RECORDER

BY: Alan H. Kuyper, 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 THREE (3) 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: 2/19/02

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. 29282 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 5, 2001, THE EXPIRATION DATE BEING JUNE 5, 2004, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: March 22, 2002

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 MAP, THE EASEMENT FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" AND "B", ARE HEREBY ACCEPTED.

DATED: April 2, 2002

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: Bob Brute
CHAIRMAN OF THE BOARD OF SUPERVISORS

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

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 A PRIVATE STREET, 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".

BY: SHEA HOMES LIMIED PARTNERSHIP
A CALIFORNIA LIMITED PARTNERSHIP

[Signature]
(VICE) PRESIDENT
ASST. SECRETARY

[Signature]
(VICE) PRESIDENT
ASST. SECRETARY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF _____

ON _____, 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

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES _____.

(PRINTED NAME)

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 \$6,700.

DATED: 2-21-02

PAUL McDONNELL, COUNTY TAX COLLECTOR
BY: Dail Schubert, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$6,700.00 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: April 2, 2002

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

CASH TAX BOND
PAUL McDONNELL
COUNTY TAX COLLECTOR
BY: _____, DEPUTY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF Orange

ON February 18, 2002, BEFORE ME, _____

PERSONALLY APPEARED John C. Danvers and Robert J. Ybarra
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

Cindy A. Pierce
NOTARY PUBLIC IN AND FOR SAID STATE
CINDYA A. PIERCE
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

MY COMMISSION EXPIRES 5/18/2005

Cindy A. Pierce Notary Public

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF _____

ON _____, 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 _____.

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

AN EASEMENT FOR ROAD PURPOSES, IN FAVOR OF SECURITY FIRST NATIONAL BANK OF L.A. IN INSTRUMENT RECORDED JULY 23, 1929 IN BOOK 822 PAGE 105 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR ROAD PURPOSES, IN FAVOR OF SECURITY FIRST NATIONAL BANK OF L.A. IN INSTRUMENT RECORDED MARCH 8, 1924 IN BOOK 165 PAGE 75 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR ROAD PURPOSES, IN FAVOR OF SECURITY FIRST NATIONAL BANK OF L.A. IN INSTRUMENT RECORDED MARCH 8, 1924 IN BOOK 165 PAGE 75 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
EASEMENT NOT PLOTTABLE FROM RECORD.

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SOUTHWEST RIVERSIDE AREA DRAINAGE PLAN WHICH WAS APPROVED 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.

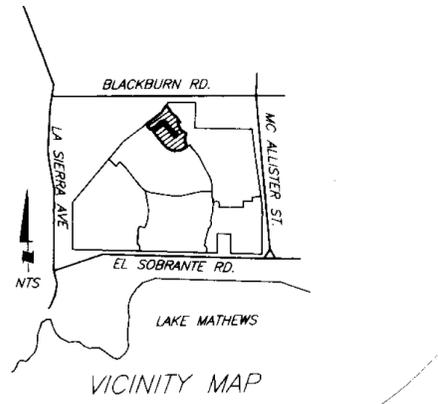
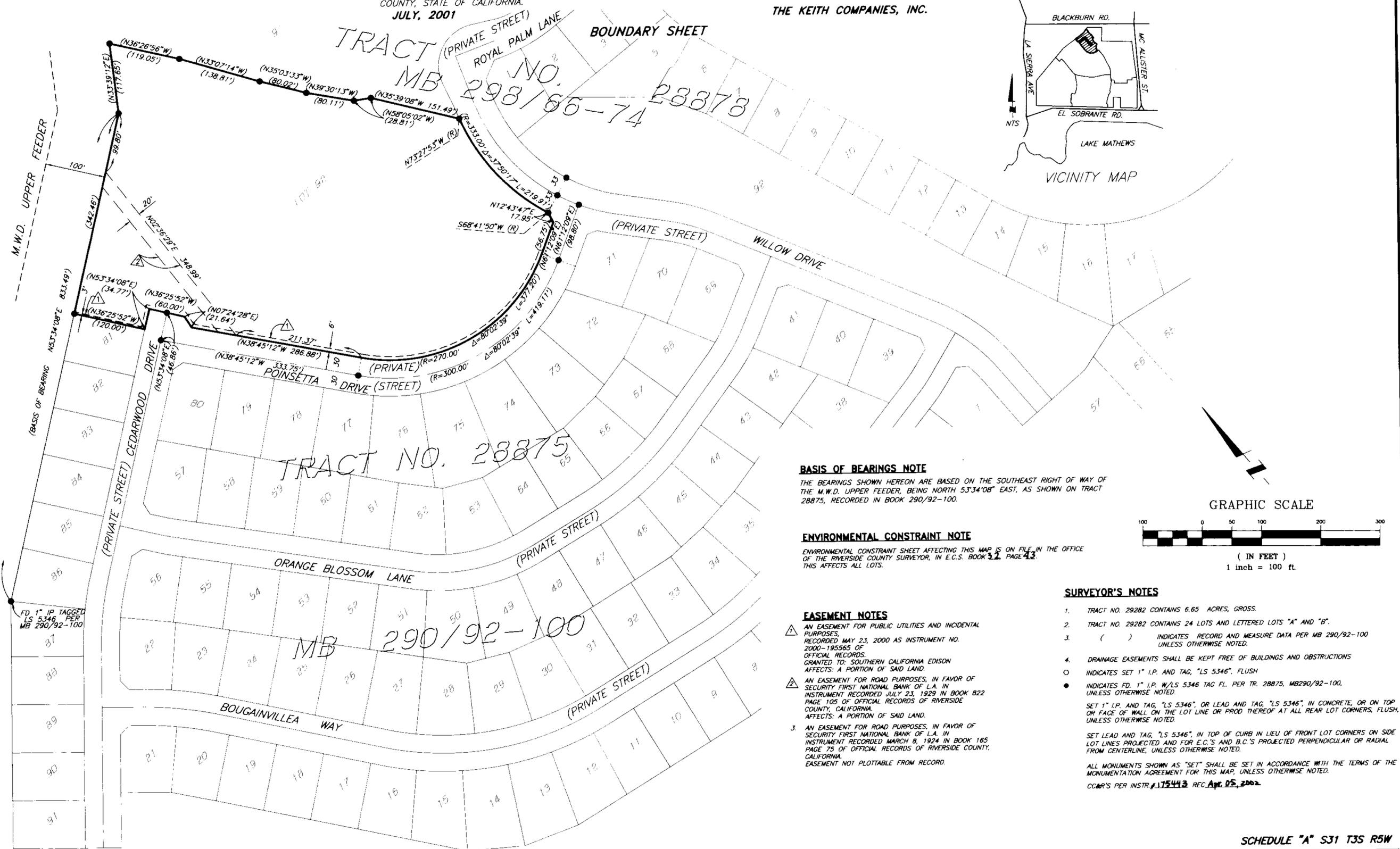
NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHICHEVER OCCURS FIRST, AND THAT THE OWNER 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.

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 JULY, 2001
 THE KEITH COMPANIES, INC.

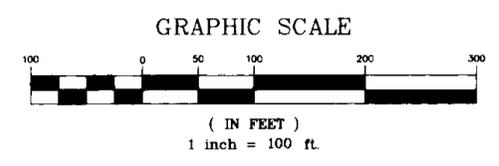


BASIS OF BEARINGS NOTE

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEAST RIGHT OF WAY OF THE M.W.D. UPPER FEEDER, BEING NORTH 53°34'08\"/>

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 32, PAGE 43. THIS AFFECTS ALL LOTS.



EASEMENT NOTES

- 1. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 23, 2000 AS INSTRUMENT NO. 2000-195565 OF OFFICIAL RECORDS, GRANTED TO: SOUTHERN CALIFORNIA EDISON AFFECTS: A PORTION OF SAID LAND.
- 2. AN EASEMENT FOR ROAD PURPOSES, IN FAVOR OF SECURITY FIRST NATIONAL BANK OF L.A. IN INSTRUMENT RECORDED JULY 23, 1929 IN BOOK 822 PAGE 105 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. AFFECTS: A PORTION OF SAID LAND.
- 3. AN EASEMENT FOR ROAD PURPOSES, IN FAVOR OF SECURITY FIRST NATIONAL BANK OF L.A. IN INSTRUMENT RECORDED MARCH 8, 1924 IN BOOK 165 PAGE 75 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. EASEMENT NOT PLOTTABLE FROM RECORD.

SURVEYOR'S NOTES

- 1. TRACT NO. 29282 CONTAINS 6.65 ACRES, GROSS.
 - 2. TRACT NO. 29282 CONTAINS 24 LOTS AND LETTERED LOTS "A" AND "B".
 - 3. () INDICATES RECORD AND MEASURE DATA PER MB 290/92-100 UNLESS OTHERWISE NOTED.
 - 4. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS
 - INDICATES SET 1\"/>
- SET 1\"/>
- SET LEAD AND TAG, \"/>
- ALL MONUMENTS SHOWN AS \"/>
- COMR'S PER INSTR. #175443 REC. Apr. 05, 2002.

SEE SHEET NO. 2
FOR SURVEYORS NOTES

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

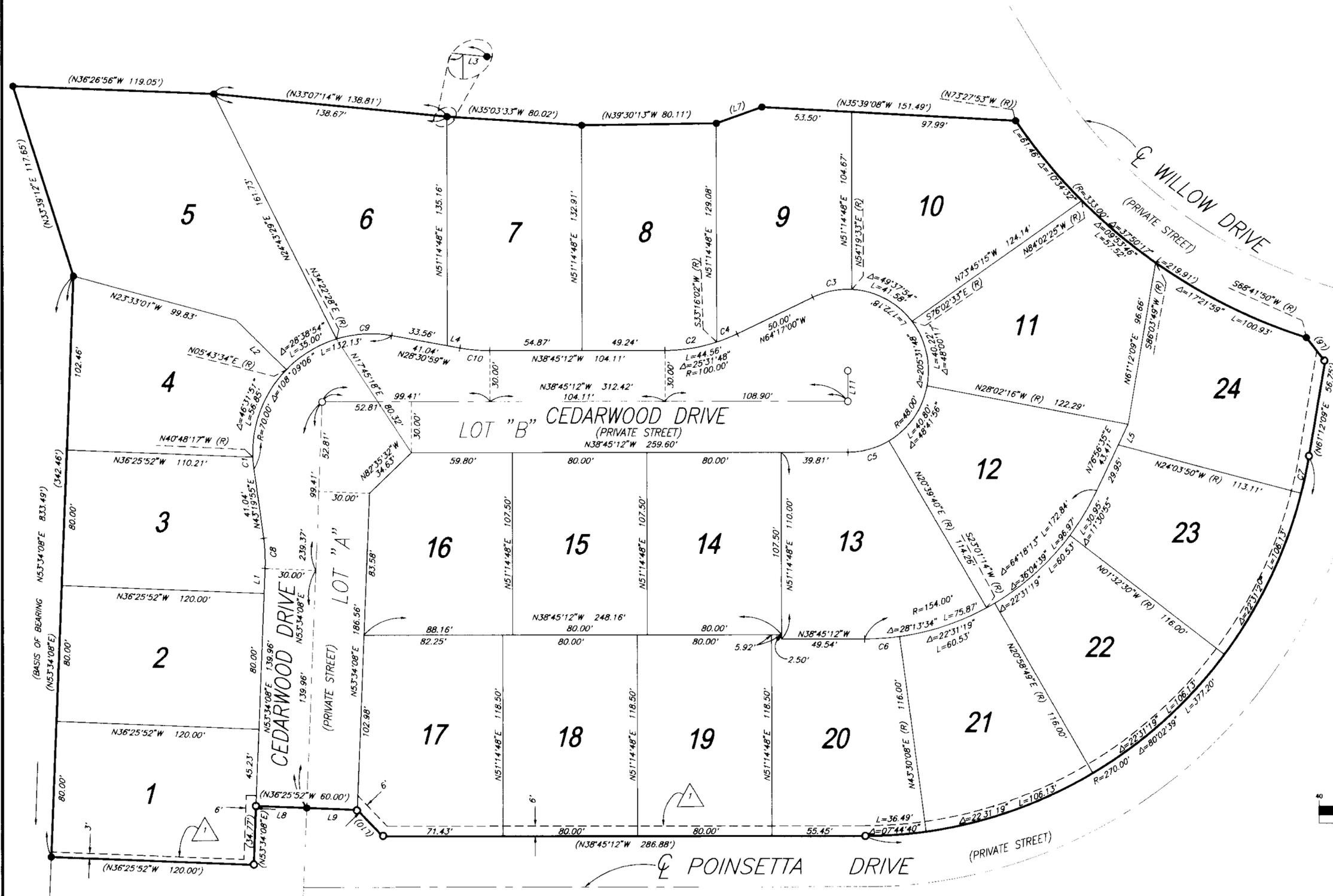
2002-175442
ORIGINAL
SHEET 3 OF 3 SHEETS

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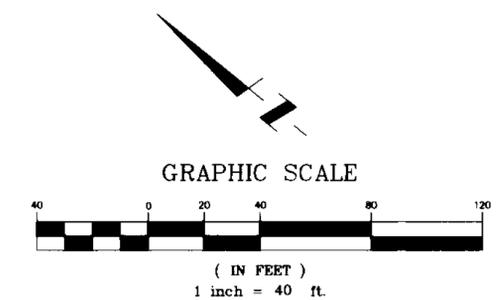


CURVE DATA

NO.	RADIUS	DELTA	LENGTH
C1	70.00'	05°51'48"	7.16'
C2	100.00'	17°58'46"	31.38'
C3	48.00'	28°36'33"	23.97'
C4	100.00'	07°33'02"	13.18'
C5	48.00'	30°35'08"	25.62'
C6	154.00'	07°44'40"	20.82'
C7	270.00'	04°44'01"	22.31'
C8	100.00'	10°14'13"	17.87'
C9	70.00'	27°06'33"	33.12'
C10	100.00'	10°14'13"	17.87'

LINE DATA

NO.	BEARING	DISTANCE
L1	N53°34'08"E	14.74'
L2	N05°43'34"E(R)	41.54'
L3	N33°07'14"W	0.14'
L4	N28°30'59"W	7.48'
L5	N76°56'35"E	13.45'
L6	N12°43'47"E	17.95'
L7	(N58°05'02"W)	(28.81')
L8	N36°25'52"W	30.00'
L9	N36°25'52"W	30.00'
L10	(N07°24'28"E)	(21.64')
L11	N51°14'48"E	18.00'



SCHEDULE "A" S31 T3S R5W