

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

TRACT NO. 23583

BEING A SUBDIVISION OF LOT 540 AND A PORTION OF LOT "C" (CALLE MADERO) AND OF LOT "H" (VIA NORTE) OF TRACT NO. 3883 AS SHOWN ON A MAP THEREOF FILED IN BOOK 63, PAGES 1 THROUGH 35 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, BEING LOCATED IN THE RANCHO TEMECULA.

DECEMBER, 1989 ROBERT BEIN, WILLIAM FROST & ASSOCIATES

RECORDER'S STATEMENT

FILED THIS 26th DAY OF December, 1990, AT 1:30 P.M. IN BOOK 228 OF MAPS AT PAGE 27-32, AT THE REQUEST OF THE CITY CLERK, CITY OF TEMECULA NO. 464538
FEE \$16.00
WILLIAM E. COHERLY, COUNTY RECORDER
BY: Dante Kagan, DEPUTY
SUBDIVISION GUARANTEE: FIRST
AMERICAN TITLE INSURANCE 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, LOTS "A" THROUGH "E". WE ALSO HEREBY DEDICATE TO THE PUBLIC, THE DRAINAGE AND SEWER EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE OR SEWER FACILITIES. WE HEREBY RETAIN THE EASEMENTS INDICATED AS "PRIVATE DRAINAGE EASEMENTS" FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, OUR ASSIGNEES AND LOT OWNERS WITHIN THIS SUBDIVISION. AS A CONDITION OF DEDICATION OF LOT "B" (NORTH GENERAL KEARNEY ROAD) THE OWNERS OF LOTS 16 THROUGH 22, 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.

BEDFORD DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION

CSABA F. KO
CSABA F. KO, VICE PRESIDENT

BENEFICIARY

WELLS FARGO BANK, NATIONAL ASSOCIATION
A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED MAY 8, 1987 AS INSTRUMENT NO. 130094 AND AMENDED BY THE FOLLOWING: DOCUMENT RECORDED JULY 12, 1988 AS INSTRUMENT NO. 192182; DOCUMENT RECORDED AUGUST 8, 1988 AS INSTRUMENT NO. 222324; DOCUMENT RECORDED MARCH 24, 1989 AS INSTRUMENT NO. 91756; AND DOCUMENT RECORDED APRIL 20, 1990 AS INSTRUMENT NO. 144224. ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

Molly J. McCabe
MOLLY J. McCABE
VICE PRESIDENT

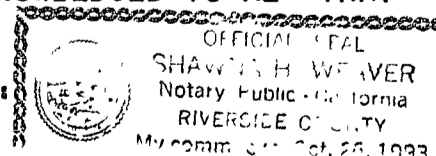
Sherry Gross
SHERRY GROSS
ASSISTANT VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) ss.
COUNTY OF RIVERSIDE)

ON THIS 24th DAY OF May, 1990, BEFORE ME, Shawna H. Weaver, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED CSABA F. KO, KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE VICE PRESIDENT OF BEDFORD DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION. THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES OCTOBER 24, 1993 WITNESS MY HAND:



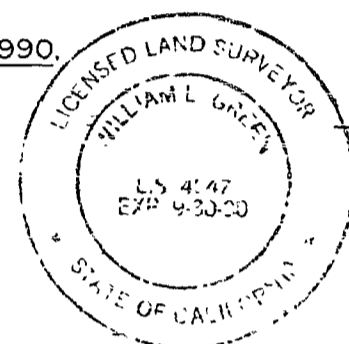
MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.

Shawna H. Weaver
NOTARY PUBLIC IN AND FOR SAID STATE

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 JUNE OF 1989; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE SET 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: OCT. 24, 1990.



William L. Green
WILLIAM L. GREEN, L.S. 4547

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT THIS MAP CONSISTING OF (6) SHEETS 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 NO. 23583 AS FILED AND APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 11, 1988. THE EXPIRATION DATE BEING DECEMBER 11, 1990, AND THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND CITY REGULATIONS HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED 12/19, 1990

Tim D. Serlet
TIM D. SERLET, RCE 28738 EXP. 9-30-94
CITY ENGINEER, CITY OF TEMECULA

NOTARY ACKNOWLEDGEMENT

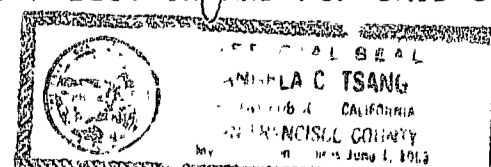
STATE OF CALIFORNIA) ss.
COUNTY OF SAN FRANCISCO)

ON THIS 30th DAY OF MAY, 1990, BEFORE ME, Angela C. Tsang, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Molly J. McCabe AND Sherry Gross, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE Vice President AND Asst. Vice President, RESPECTIVELY, OF WELLS FARGO BANK, A NATIONAL BANKING ASSOCIATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID ASSOCIATION AND ACKNOWLEDGED TO ME THAT SUCH ASSOCIATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 6-1-93 WITNESS MY HAND:

MY PRINCIPAL PLACE OF BUSINESS IS IN SAN FRANCISCO COUNTY

Angela C. Tsang
NOTARY PUBLIC IN AND FOR SAID STATE



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 \$

DATED December 21, 1990.

R. WAYNE WATTS, COUNTY TAX COLLECTOR
BY: Daniel Kurnier, 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 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: _____, 1990.

CASH TAX BOND
R. WAYNE WATTS, COUNTY TAX COLLECTOR
BY: _____ DEPUTY
GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS
BY: _____ DEPUTY

CITY CLERK'S STATEMENT

THE CITY COUNCIL OF THE CITY OF TEMECULA, STATE OF CALIFORNIA, BY ITS DEPUTY CITY CLERK, JUNE S. GREEK, HEREBY APPROVES THE TRACT AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON OF LOTS "A" THROUGH "E" FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE CITY MAINTAINED ROAD SYSTEM AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON OF THE STORM DRAIN EASEMENTS OVER PORTIONS OF LOTS 14, 16, 21 AND 22 FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE SEWER EASEMENTS DEDICATED HEREON ARE HEREBY NOT ACCEPTED.

DATED 12-19, 1990

June S. Greek
DEPUTY CITY CLERK, CITY OF TEMECULA

NOTICE OF ELECTION BY LAND DIVIDER TO DEFER PAYMENT OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE MURRIETA CREEK/SANTA GERTRUDIS 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 SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, THE LAND DIVIDER HAS ELECTED TO DEFER PAYMENT OF THE DRAINAGE FEE TO THE TIME OF ISSUANCE OF A GRADING OR BUILDING PERMIT FOR SAID PARCELS AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER A GRADING OR BUILDING PERMIT, SHALL BE REQUIRED TO PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TRACT NO. 23583

BEING A SUBDIVISION OF LOT 540 AND PORTIONS OF LOT "C" (CALLE MADERO) AND LOT "H" (VIA NORTE) OF TRACT NO. 3883 AS SHOWN ON A MAP THEREOF FILED IN BOOK 63, PAGES 1 THROUGH 35 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, BEING LOCATED IN THE RANCHO TEMECULA.

DECEMBER, 1989

ROBERT BEIN, WILLIAM FROST & ASSOCIATES

SURVEYOR'S NOTES

- 1. TRACT NO. 23583 CONTAINS 27.16 ACRES, GROSS.
- 2. TRACT NO. 23583 CONTAINS 24 LOTS AND LETTERED LOTS "A" THROUGH "E".
- 3. // // // // INDICATES RESTRICTED ACCESS RIGHTS.

() INDICATES RECORD DATA PER TRACT NO. 3883, MB 63/ 1-35.

○ INDICATES SET 1" IP W/TAG "LS 4547", FLUSH, (RIV. CO. STD. "A" MON).

△ INDICATES SET 5/8" COPPER CLAD STEEL PIN W/ 1-1/2" BRASS CAP STAMPED "LS 4547", FLUSH, (RIV. CO. STD. "B" MON).

SET 1" IP W/ TAG "LS 4547", FLUSH, (RIV. CO. STD. "A" MON) OR A LEAD AND TAG "LS 4547" IN CONCRETE (RIV. CO. STD. "E" MON) AT ALL LOT CORNERS AND CORNER CUTBACKS, UNLESS OTHERWISE NOTED.

ALL MONUMENTS ARE SET ACCORDING TO RIVERSIDE COUNTY ORDINANCE NO. 461.6.

STORM DRAIN EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS AND ENCROACHMENT BY LANDFILL.

ALL MONUMENTS SHOWN "SET" SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF TEMECULA IN ECS BOOK 20, PAGE 53. THIS AFFECTS ALL LOTS.

BASIS OF BEARINGS NOTE

THE BEARINGS SHOWN HEREON ARE BASED UPON A PORTION OF THE CENTERLINE OF VIA NORTE AS SHOWN ON A MAP OF TRACT NO. 3883 FILED IN BOOK 63, PAGES 1 THROUGH 35 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING NORTH 28°54'06"EAST.

EASEMENT NOTES

△ P.U.E. INDICATES AN IRREVOCABLE OFFER FOR DEDICATION OF EASEMENTS IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC UTILITY PURPOSES AS SHOWN ON TRACT NO. 3883, MB 63/1-35.

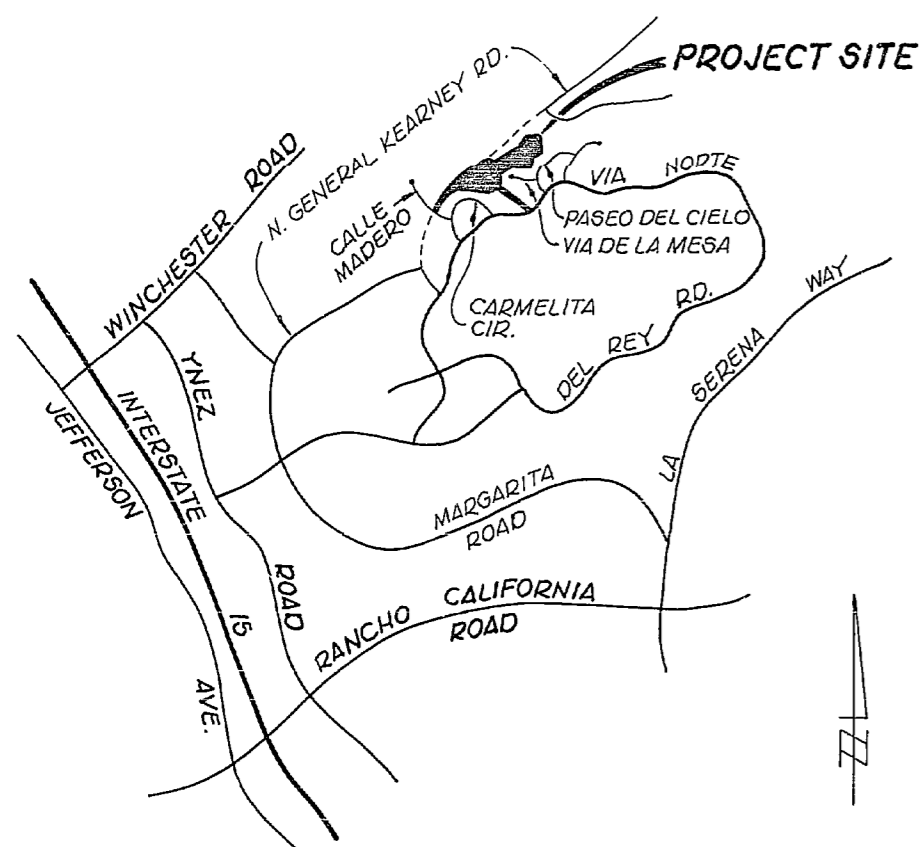
△ INDICATES AN EASEMENT FOR EQUESTRIAN TRAIL PURPOSES AS SHOWN ON TRACT NO. 3883, MB 63/1-35.

△ INDICATES AN IRREVOCABLE OFFER FOR DEDICATION OF EASEMENTS IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE PURPOSES AS SHOWN ON TRACT NO. 3883, MB 63/1-35.

△ INDICATES AN EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA FOR POLE LINE, CONDUIT OR UNDERGROUND FACILITY PURPOSES PER DEED RECORDED 2-26-70 AS INSTRUMENT NO. 18026 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

MONUMENT NOTES

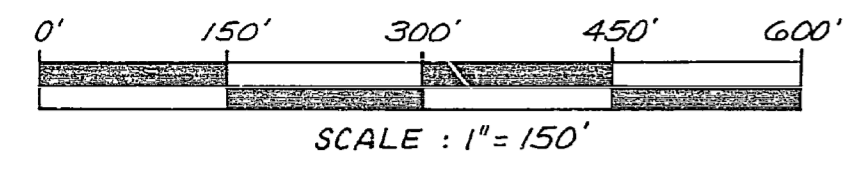
- INDICATES FOUND 2 X 2 HUB TAGGED "LS 2602", FLUSH, PER TRACT NO. 3883, MB 63/1-35.
- INDICATES FOUND 2 X 2 HUB AS DESCRIBED AND REFERENCED IN MONUMENT NOTES SHOWN BELOW; REPLACED WITH 1" IP TAGGED "LS 4547".
- INDICATES FOUND MONUMENTS AS NOTED AND REFERENCED HEREON.
- 1 FOUND SPIKE AND TIN W/2- 1.00' SWING TIES; ACCEPTED AS BEING OVER 1-1/4" IP W/TAG "LS 2602", DOWN 0.6', PER TRACT NO. 3883, MB 63/1-35.
- 2 FOUND 2 X 2 HUB, NO TAG, DOWN 0.2', PER TRACT NO. 3883, MB 63/1-35.
- 3 FOUND 2 X 2 HUB, NO TAG, DOWN 1.3', PER TRACT NO. 3883, MB 63/1-35.
- 4 FOUND 2 X 2 HUB, NO TAG, DOWN 0.7', PER TRACT NO. 3883, MB 63/1-35.
- 5 FOUND 2 X 2 HUB, NO TAG, FLUSH, PER TRACT NO. 3883, MB 63/1-35; ACCEPTED AS POINT ON LINE, ATTACHED TAG "LS 4547".
- 6 FOUND 2 X 2 HUB, TAGGED "LS 2602", DOWN 1.5', PER TRACT NO. 3883, MB 63/1-35.
- 7 FOUND 2 X 2 HUB, TAGGED "LS 2602", DOWN 1.0', PER TRACT NO. 3883, MB 63/1-35.
- 8 FOUND 2 X 2 HUB, TAGGED "LS 2602", DOWN 2.5', PER TRACT NO. 3883, MB 63/1-35.
- 9 FOUND 2 X 2 HUB, TAGGED "LS 2602", DOWN 0.3', PER TRACT NO. 3883, MB 63/1-35.
- 10 FOUND 2 X 2 HUB, TAGGED "LS 2602", DOWN 0.5', PER TRACT NO. 3883, MB 63/1-35.
- 11 FOUND 2 X 2 HUB, TAGGED "LS 2602", DOWN 0.8', PER TRACT NO. 3883, MB 63/1-35.
- 12 FOUND 1" IP NO TAG, FLUSH, NO REFERENCE.
- 13 FOUND 1 1/4" IP TAGGED "LS 2602", FLUSH, NO REFERENCE.
- 14 FOUND 1" IP, NO TAG, UP 0.1', NO REFERENCE; ACCEPTED AS POINT ON LINE, ATTACHED TAG "LS 4547".
- 15 FOUND SPIKE AND TIN W/2-1.00' SWING TIES; ACCEPTED AS BEING OVER 1-1/4" IP TAGGED "LS 2602" PER TRACT NO. 3883, MB 63/1-35.
- 16 FOUND 1 1/4" IP, TAGGED "LS 3799", FLUSH, NO REFERENCE; ACCEPTED AS POINT ON LINE.
- 17 FOUND 1" IP TAGGED "RCE 26457", FLUSH, PER TRACT NO. 20848, MB 172/67-72
- 18 FOUND 1 1/4" IP, TAGGED "LS 2602", DOWN 0.2', PER TRACT NO. 3883, MB 63/1-35.
- 19 FOUND 1" IP, TAGGED "LS 3799", FLUSH, NO REFERENCE.
- 20 FOUND 1" IP, TAGGED "LS 2602", FLUSH, IN LIEU OF 2 X 2 HUB, TAGGED "LS 2602", PER TRACT NO. 3883, MB 63/1-35.
- 21 FOUND 2 X 2 HUB, TAGGED "LS 2602", DOWN 0.1', PER TRACT NO. 3883, MB 63/1-35.
- 22 FOUND 1" IP, TAGGED "LS 3698", DOWN 0.4', NO REFERENCE.
- 23 FOUND 1 X 2 HUB W/TACK, NO TAG, DOWN 0.2'. NO REFERENCE; ACCEPTED AS ANGLE POINT ON BOUNDARY OF LOT 540.
- 24 FOUND 1" IP, TAGGED "LS 3799", FLUSH, NO RECORD; ACCEPTED AS ANGLE POINT ON BOUNDARY.



VICINITY MAP
NOT TO SCALE

SEE SHEET 3 FOR BOUNDARY MAP AND INDEX MAP.

IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TRACT NO. 23583



BEING A SUBDIVISION OF LOT 540 AND PORTIONS OF LOT "C" (CALLE MADERO) AND LOT "H" (VIA NORTE) OF TRACT NO. 3883 AS SHOWN ON A MAP THEREOF FILED IN BOOK 63, PAGES 1 THROUGH 35 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, BEING LOCATED IN THE RANCHO TEMECULA.

TABLE OF COURSES

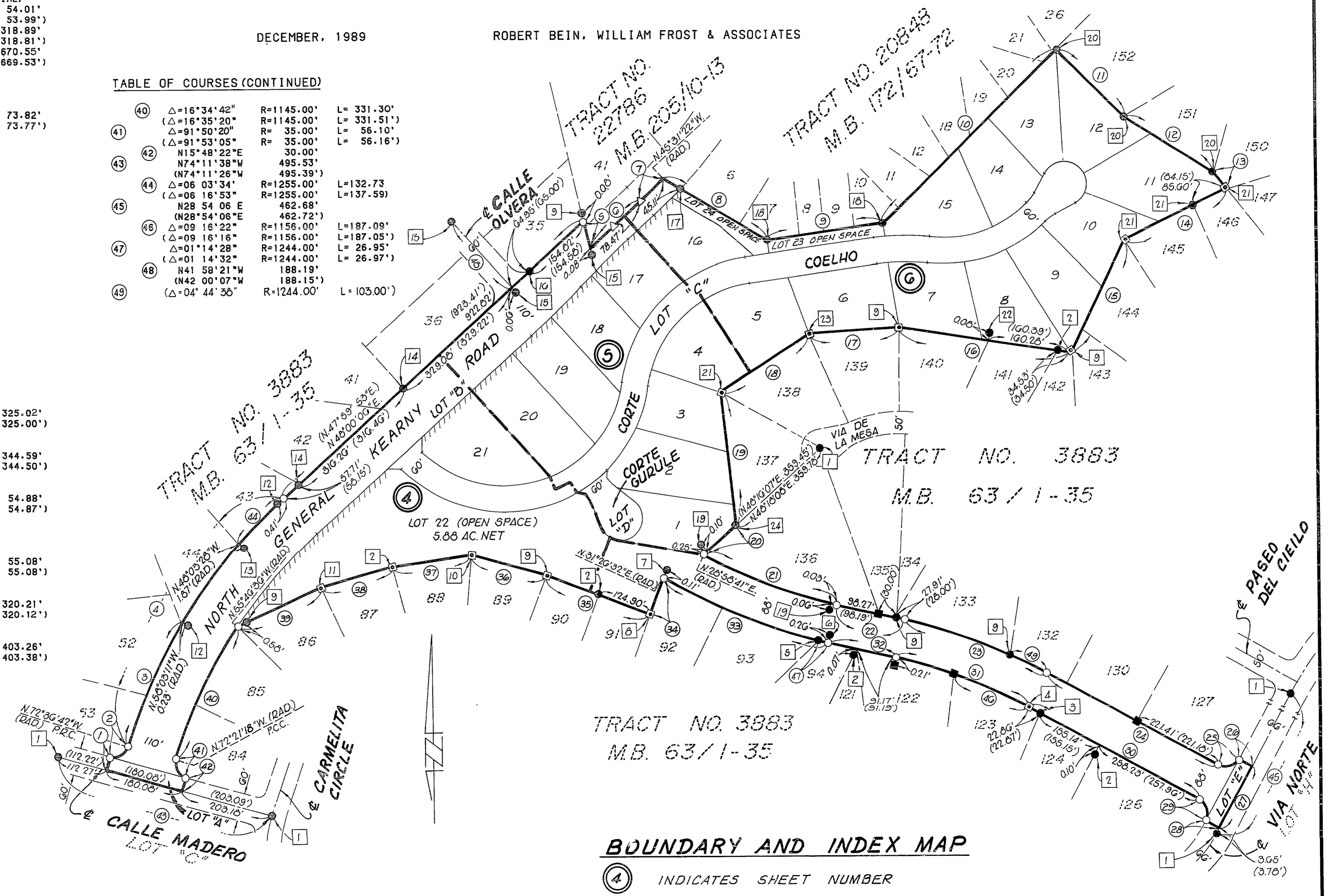
1	N15°48'22"E	30.00'	(RADIAL)
2	Δ=88°25'04"	R= 35.00'	L= 54.01'
	(Δ=88°22'42"	R= 35.00'	L= 53.99'
3	Δ=14°33'31"	R=1255.00'	L= 318.89'
	(Δ=14°33'19"	R=1255.00'	L= 318.81'
4	Δ=30°36'48"	R=1255.00'	L= 670.55'
	(Δ=30°34'01"	R=1255.00'	L= 669.53'
5	N12°29'35"W	63.20'	
	(N12°20'00"W	63.30')	
6	N48°00'06"E	155.60'	
	(N47°59'53"E	155.60')	
7	Δ=03°31'28"	R=1200.00'	L= 73.82'
	(Δ=03°31'21"E	R=1200.00'	L= 73.77')
8	N58°30'35"W	270.23'	
	(N58°31'18"W	270.35')	
9	N81°57'35"E	266.68'	
	(N82°01'19"E	266.58')	
10	N45°38'08"E	554.38'	
	(N45°34'21"E	554.35')	
11	S44°24'44"E	215.74'	
	(S44°25'39"E	215.65')	
12	S57°25'27"E	236.22'	
	(S57°26'35"E	236.14')	
13	S38°01'19"E	48.18'	
	(S38°04'15"E	48.04')	
14	S64°11'43"W	257.19'	
	(S64°10'50"W	257.05')	
15	S25°53'00"W	280.19'	
	(S25°51'16"W	280.08')	
16	N81°14'25"W	393.75'	
	(N81°15'50"W	393.91')	
17	S86°43'55"W	204.02'	
	(S86°41'52"W	204.00')	
18	S57°24'22"W	240.15'	
	(S57°23'18"W	239.78')	
19	S06°00'08"E	302.50'	
	(S06°01'14"E	302.46')	
20	S48°18'09"W	99.93'	
	(S48°16'07"W	100.00')	
21	Δ=16°06'33"	R=1156.00'	L= 325.02'
	(Δ=16°06'30"	R=1156.00'	L= 325.00')
22	N77°07'52"W	156.18'	
	(N77°08'19"W	156.18')	
23	Δ=15°52'15"	R=1244.00'	L= 344.59'
	(Δ=15°52'01"	R=1244.00'	L= 344.50')
24	S61°15'37"E	436.68'	
	(S61°16'18"E	436.46')	
25	Δ=89°50'17"	R= 35.00'	L= 54.88'
	(Δ=89°49'36"	R= 35.00'	L= 54.87')
26	S61°05'54"E	33.00'	
	(N28°54'06"E	158.00')	
27	N28°54'06"E	158.00'	
	(N28°54'06"E	158.00')	
28	N61°05'54"W	33.00'	
	Δ=90°09'43"	R= 35.00'	L= 55.08'
	(Δ=90°10'24"	R= 35.00'	L= 55.08')
29	S61°15'37"E	436.24'	
	(S61°16'18"E	435.98')	
30	Δ=15°52'15"	R=1156.00'	L= 320.21'
	(Δ=15°52'11"	R=1156.00'	L= 320.12')
31	N77°07'52"W	156.18'	
	(N77°08'19"W	156.18')	
32	Δ=18°34'24"	R=1244.00'	L= 403.26'
	(Δ=18°34'44"	R=1244.00'	L= 403.38')
33	N21°00'51"E	89.48'	
	(N20°58'16"E	89.21')	
34	N69°00'52"W	249.98'	
	(N69°01'44"W	250.00')	
35	S74°16'12"E	176.10'	
	(S74°17'47"E	176.17')	
36	N82°06'47"E	180.42'	
	(N82°36'31"E	180.36')	
37	N74°51'43"E	167.37'	
	(N74°21'57"E	167.59')	
38	N65°22'42"E	208.80'	
	(N65°22'11"E	208.34')	

TABLE OF COURSES (CONTINUED)

40	Δ=16°34'42"	R=1145.00'	L= 331.30'
	(Δ=16°35'20"	R=1145.00'	L= 331.51')
41	Δ=91°50'20"	R= 35.00'	L= 56.10'
	(Δ=91°53'05"	R= 35.00'	L= 56.16')
42	N15°48'22"E	30.00'	
	(N74°11'38"W	495.53')	
43	N74°11'38"W	495.53'	
	(N74°11'26"W	495.39')	
44	Δ=06°03'34"	R=1255.00'	L=132.73'
	(Δ=06°16'53"	R=1255.00'	L=137.59')
45	N28°54'06"E	462.68'	
	(N28°54'06"E	462.72')	
46	Δ=09°16'22"	R=1156.00'	L=187.09'
	(Δ=09°16'16"	R=1156.00'	L=187.05')
47	Δ=01°14'28"	R=1244.00'	L= 26.95'
	(Δ=01°14'32"	R=1244.00'	L= 26.97')
48	N41°58'21"W	188.19'	
	(N42°00'07"W	188.15')	
49	Δ=04°44'36"	R=1244.00'	L= 103.00'

DECEMBER, 1989

ROBERT BEIN, WILLIAM FROST & ASSOCIATES

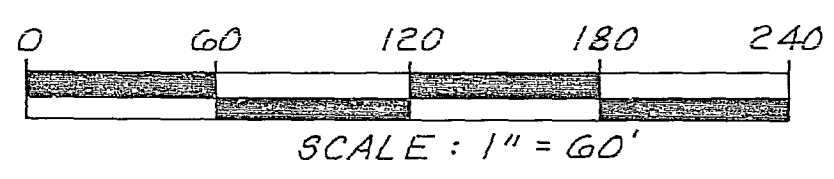


BOUNDARY AND INDEX MAP

④ INDICATES SHEET NUMBER

SEE SHEET 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, EASEMENT NOTES, BASIS OF BEARINGS NOTE, AND VICINITY MAP.

IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TRACT NO. 23583



BEING A SUBDIVISION OF LOT 540 AND PORTIONS OF LOT "C" (CALLE MADERO) AND LOT "H" (VIA NORTE) OF TRACT NO. 3883 AS SHOWN ON A MAP THEREOF FILED IN BOOK 63, PAGES 1 THROUGH 35 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, BEING LOCATED IN THE RANCHO TEMECULA.

DECEMBER, 1989

ROBERT BEIN, WILLIAM FROST & ASSOCIATES

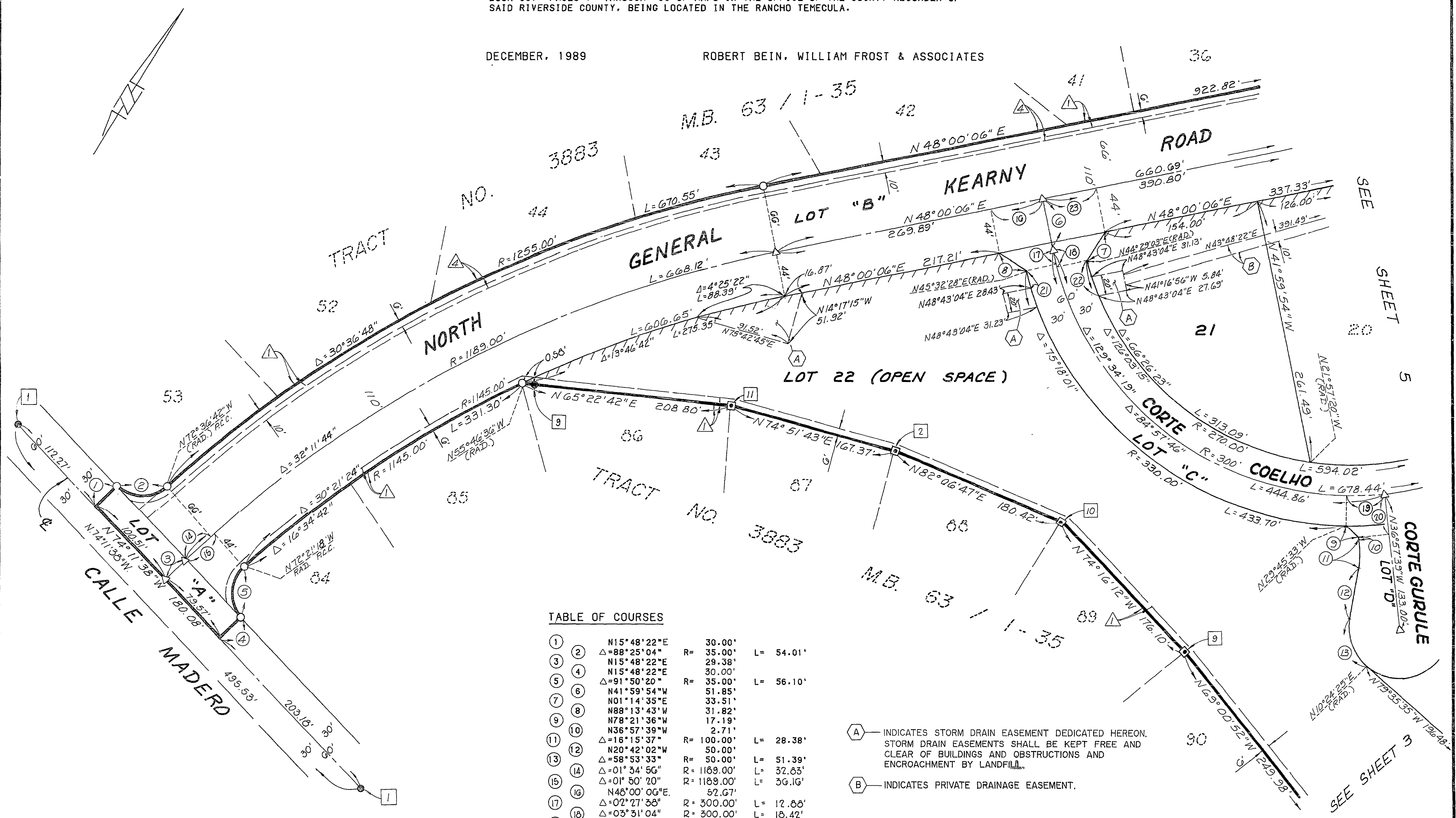


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1	N15°48'22"E	30.00'	
2	Δ=88°25'04"	R= 35.00'	L= 54.01'
3	N15°48'22"E	29.38'	
4	N15°48'22"E	30.00'	
5	Δ=91°50'20"	R= 35.00'	L= 56.10'
6	N41°59'54"W	51.85'	
7	N01°14'35"E	33.51'	
8	N88°13'43"W	31.82'	
9	N78°21'36"W	17.19'	
10	N36°57'39"W	2.71'	
11	Δ=16°15'37"	R= 100.00'	L= 28.38'
12	N20°42'02"W	50.00'	
13	Δ=58°53'33"	R= 50.00'	L= 51.39'
14	Δ=01°34'56"	R= 1189.00'	L= 32.63'
15	Δ=01°50'20"	R= 1189.00'	L= 36.16'
16	N48°00'06"E	52.67'	
17	Δ=02°27'38"	R= 300.00'	L= 12.88'
18	Δ=03°31'04"	R= 300.00'	L= 18.42'
19	Δ=07°12'06"	R= 300.00'	L= 37.71'
20	N36°57'39"W	40.29'	
21	Δ=03°02'21"	R= 330.00'	L= 17.50'
22	Δ=07°40'41"	R= 270.00'	L= 36.18'
23	N48°00'06"E	53.47'	

(A) INDICATES STORM DRAIN EASEMENT DEDICATED HEREON. STORM DRAIN EASEMENTS SHALL BE KEPT FREE AND CLEAR OF BUILDINGS AND OBSTRUCTIONS AND ENCROACHMENT BY LANDFILL.

(B) INDICATES PRIVATE DRAINAGE EASEMENT.

SEE SHEET 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, EASEMENT NOTES, BASIS OF BEARINGS NOTE, AND VICINITY MAP.

SEE SHEET 3 FOR BOUNDARY AND SHEET INDEX MAPS.

Original 228/31

IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TRACT NO. 23583

BEING A SUBDIVISION OF LOT 540 AND PORTIONS OF LOT "C" (CALLE MADERO) AND LOT "H" (VIA NORTE) OF TRACT NO. 3883 AS SHOWN ON A MAP THEREOF FILED IN BOOK 63, PAGES 1 THROUGH 35 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, BEING LOCATED IN THE RANCHO TEMECULA.

DECEMBER, 1989 ROBERT BEIN, WILLIAM FROST & ASSOCIATES

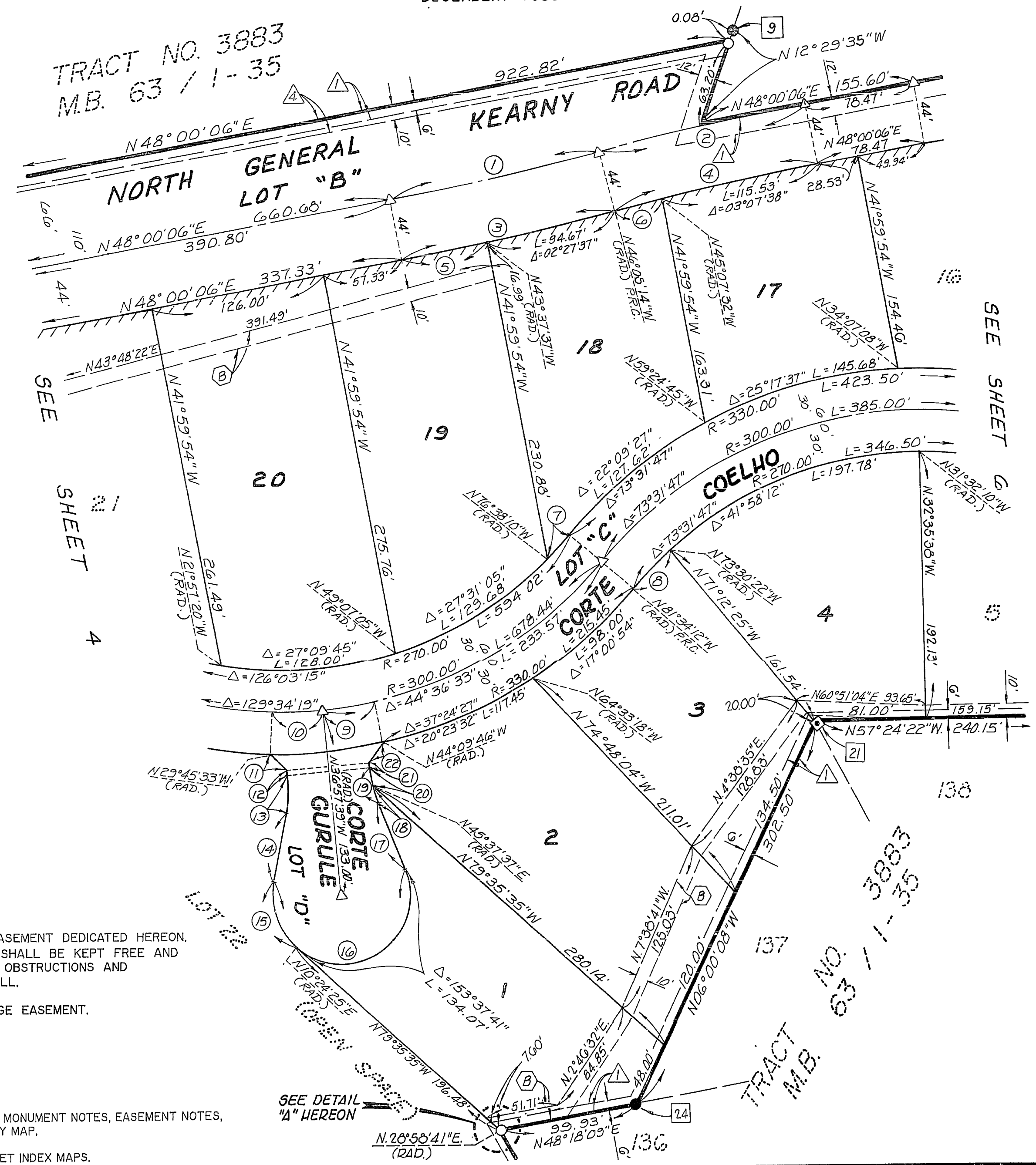
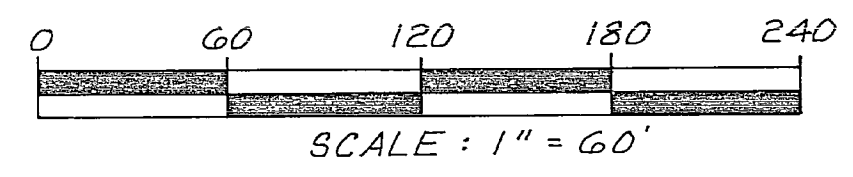
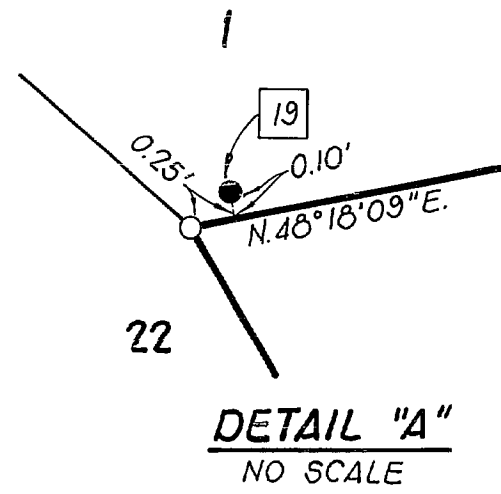


TABLE OF COURSES

1	Δ=04°05'20"	R=2160.78'	L=154.20'
2	Δ=04°05'20"	R=2160.78'	L=154.20'
3	Δ=04°05'20"	R=2204.78'	L=157.34'
4	Δ=04°05'20"	R=2204.78'	L=151.06'
5	Δ=01°37'43"	R=2204.78'	L=62.67'
6	Δ=00°57'42"	R=2116.78'	L=35.53'
7	Δ=04°56'02"	R=270.00'	L=23.25'
8	Δ=08°03'50"	R=270.00'	L=38.00'
9	Δ=07°12'06"	R=300.00'	L=37.71'
10	Δ=07°12'06"	R=300.00'	L=37.71'
11	N78°21'36"W		17.19'
12	N36°57'39"W		2.71'
13	Δ=16°15'37"	R=100.00'	L=28.38'
14	N20°42'02"W		50.00'
15	Δ=58°53'33"	R=50.00'	L=51.39'
16	Δ=212°31'14"	R=50.00'	L=185.46'
17	N53°13'16"W		50.00'
18	Δ=08°50'53"	R=100.00'	L=15.44'
19	Δ=16°15'37"	R=100.00'	L=28.38'
20	Δ=07°24'44"	R=100.00'	L=12.94'
21	N36°57'39"W		2.71'
22	N04°26'18"E		17.19'

- (A) INDICATES STORM DRAIN EASEMENT DEDICATED HEREON. STORM DRAIN EASEMENTS SHALL BE KEPT FREE AND CLEAR OF BUILDINGS AND OBSTRUCTIONS AND ENCROACHMENT BY LANDFILL.
- (B) INDICATES PRIVATE DRAINAGE EASEMENT.

SEE SHEET 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, EASEMENT NOTES, BASIS OF BEARINGS NOTE, AND VICINITY MAP.
 SEE SHEET 3 FOR BOUNDARY AND SHEET INDEX MAPS.



IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
TRACT NO. 23583

BEING A SUBDIVISION OF LOT 540 AND PORTIONS OF LOT "C" (CALLE MADERO) AND LOT "H" (VIA NORTE) OF TRACT NO. 3883 AS SHOWN ON A MAP THEREOF FILED IN BOOK 63, PAGES 1 THROUGH 35 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, BEING LOCATED IN THE RANCHO TEMECULA.

DECEMBER, 1989 ROBERT BEIN, WILLIAM FROST & ASSOCIATES

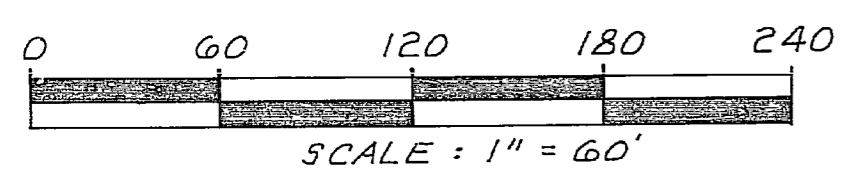
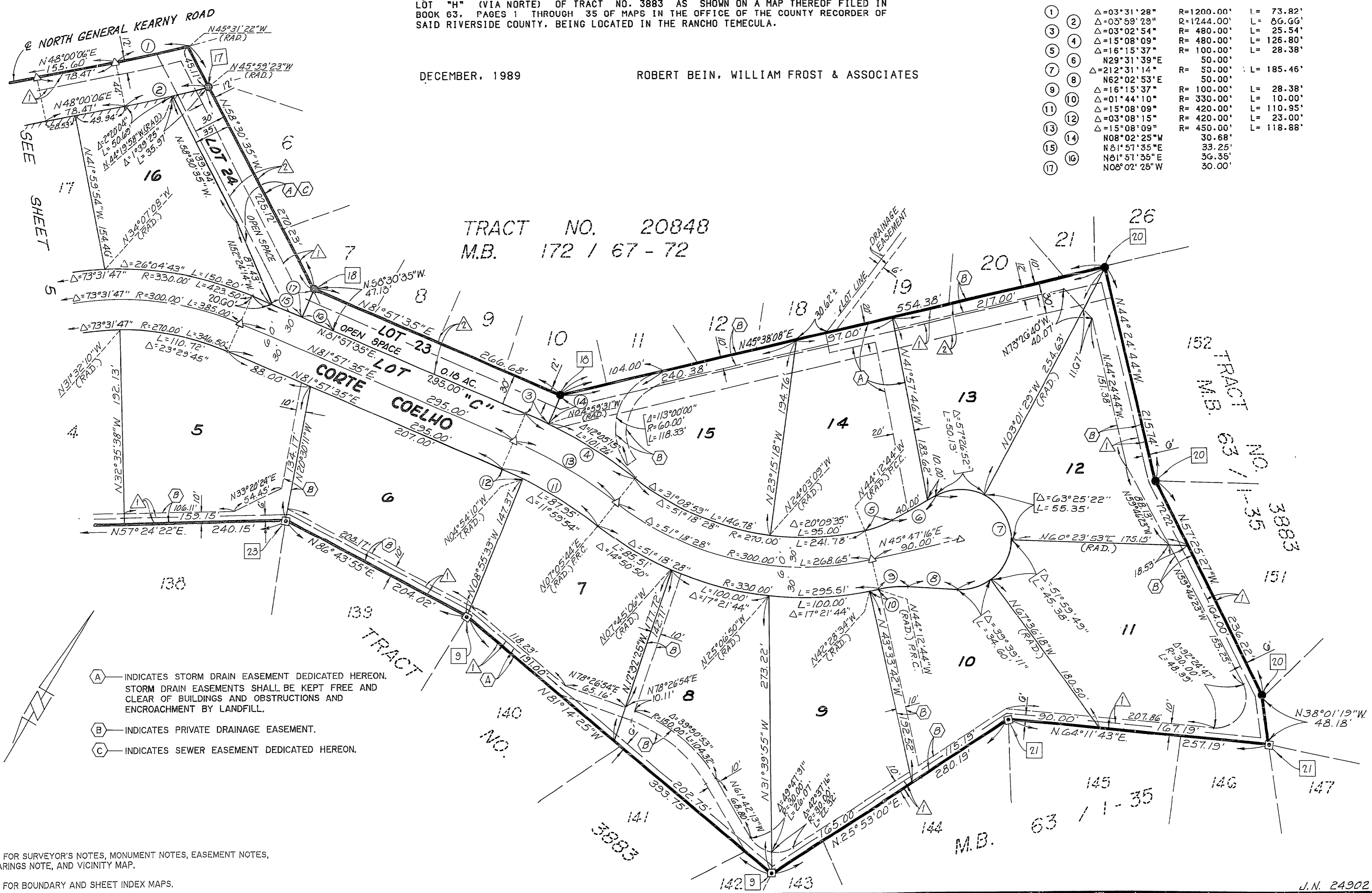


TABLE OF COURSES

①	Δ=03°31'28"	R=1200.00'	L= 73.82'
②	Δ=03°59'29"	R=1244.00'	L= 86.66'
③	Δ=03°02'54"	R= 480.00'	L= 25.54'
④	Δ=15°08'09"	R= 480.00'	L=126.80'
⑤	Δ=16°15'37"	R= 100.00'	L= 28.38'
⑥	N29°31'39"E	50.00'	
⑦	Δ=212°31'14"	R= 50.00'	L=185.46'
⑧	N62°02'53"E	50.00'	
⑨	Δ=16°15'37"	R= 100.00'	L= 28.38'
⑩	Δ=01°44'10"	R= 330.00'	L= 10.00'
⑪	Δ=15°08'09"	R= 420.00'	L=110.95'
⑫	Δ=03°08'15"	R= 420.00'	L= 23.00'
⑬	Δ=15°08'09"	R= 450.00'	L=118.88'
⑭	N08°02'25"W	30.68'	
⑮	N81°57'35"E	33.25'	
⑯	N81°57'35"E	36.35'	
⑰	N08°02'25"W	30.00'	

TRACT NO. 20848
 M.B. 172 / 67 - 72



- (A) INDICATES STORM DRAIN EASEMENT DEDICATED HEREON. STORM DRAIN EASEMENTS SHALL BE KEPT FREE AND CLEAR OF BUILDINGS AND OBSTRUCTIONS AND ENCROACHMENT BY LANDFILL.
- (B) INDICATES PRIVATE DRAINAGE EASEMENT.
- (C) INDICATES SEWER EASEMENT DEDICATED HEREON.

SEE SHEET 2 FOR SURVEYOR'S NOTES, MONUMENT NOTES, EASEMENT NOTES, BASIS OF BEARINGS NOTE, AND VICINITY MAP.

SEE SHEET 3 FOR BOUNDARY AND SHEET INDEX MAPS.