

NUMBERED LOTS: 135
LETTERED LOTS: 20
GROSS ACREAGE: 29.994 ACRES
NET ACREAGE: 21.234 ACRES

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

SHEET 1 OF 8 SHEETS

TRACT NO. 38443

BEING A SUBDIVISION OF LOT 3, LOT 6 AND LOT 7 OF BLOCK 92 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY

PROACTIVE ENGINEERING CONSULTANTS, INC.

AUGUST, 2021

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____
AT _____, M. IN BOOK _____ OF MAPS, AT
PAGES _____, AT THE REQUEST OF THE
CITY CLERK OF THE CITY OF MORENO VALLEY.
NO. _____ FEE _____
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER
BY: _____, DEPUTY
SUBDIVISION GUARANTEE
FIDELITY NATIONAL 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 LOT 'A' (SUNSET CROSSINGS DRIVE), LOT 'B' (EVENING SUN LANE), LOT 'C' (NIGHT STAR AVENUE), LOT 'D' AND LOT 'H' (CELESTIAL ROAD), LOT 'E' (MOONRAY AVENUE), LOT 'F' (SUNDANCE STREET), LOT 'G' (AMBER SKY PLACE), LOT 'I' (COTTONWOOD AVENUE), AND LOT 'J' (BAY AVENUE), TO THE PUBLIC, FOR STREET AND PUBLIC UTILITY PURPOSES, AS SHOWN ON SAID MAP.

WE ALSO HEREBY DEDICATE TO THE CITY OF MORENO VALLEY EASEMENT (A) AS SHOWN HEREON FOR PUBLIC TRAIL PURPOSES.

WE ALSO HEREBY DEDICATE TO THE CITY OF MORENO VALLEY EASEMENT (B) AS SHOWN HEREON FOR STORM DRAIN PURPOSES.

WE ALSO HEREBY DEDICATE TO THE CITY OF MORENO VALLEY, FOR THEMSELVES, SUCCESSORS OR ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY OVER LOTS 1 THROUGH 135, AND LOT 'L' THROUGH LOT 'T' FOR MUNICIPAL UTILITY PURPOSES, INCLUDING INGRESS AND EGRESS, FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING MUNICIPAL SERVICE FACILITIES AND READING METERS OVER, UNDER, UPON, AND ACROSS THE REAL PROPERTY.

WE ALSO HEREBY DEDICATE IN FEE LOT 'K' TO THE CITY OF MORENO VALLEY FOR PUBLIC PARK, RECREATION AND PUBLIC UTILITY PURPOSES.

WE HEREBY RETAIN LOT 'L' THROUGH LOT 'T' AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES.

D.R. HORTON LOS ANGELES HOLDING COMPANY, INC.,
A CALIFORNIA CORPORATION

BY: Jennifer L. O'Leary
NAME: JENNIFER L. O'LEARY

TITLE: VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Riverside

ON 3/13/2026, BEFORE ME, Ashley Arnyann Donovan, NOTARY PUBLIC,
(INSERT NAME)

PERSONALLY APPEARED Jennifer L. O'Leary
WHO 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 THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

Ashley Arnyann Donovan Ashley Arnyann Donovan
NAME PRINTED SIGNATURE

MY COMMISSION NO: 2417574 MY COMMISSION EXPIRES 11/22/2026

MY PRINCIPAL PLACE OF BUSINESS IS Riverside COUNTY.

SIGNATURE OMISSIONS

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A)(i-vii) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

SOUTHERN CALIFORNIA EDISON COMPANY, SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER & TELEPHONE COMPANY, HOLDER OF AN EASEMENT FOR ELECTRIC LINE, TELEPHONE LINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 11, 1963 AS INSTRUMENT NO. 107711 OF O.R.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HIGHPOINTE MV I LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN AUGUST, 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

Charles J. Moore March 11, 2026
CHARLES J. MOORE, L.S. 9106 DATE



CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF THE TRACT MAP AS FILED AND APPROVED BY THE CITY OF MORENO VALLEY CITY COUNCIL ON SEPTEMBER 17, 2024 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL KNOWN PROVISIONS OF THE STATE LAW AND CITY REGULATIONS APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

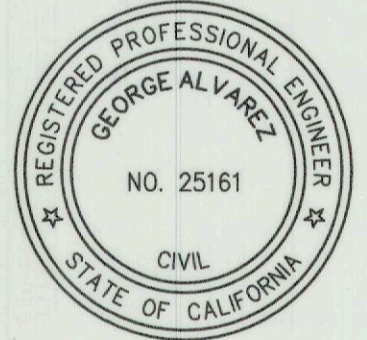
Melissa Walker _____ DATE
RCE NO. 62940
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND HAVE FOUND THAT IT CONFORMS WITH MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT, AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

George Alvarez _____ DATE
RCE 25161
AUTHORIZED AGENT OF CITY ENGINEER,
CITY OF MORENO VALLEY



CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DULY APPROVES THIS TRACT MAP AND ACCEPTS ON BEHALF OF THE PUBLIC THE DEDICATION OF LOT 'A' (SUNSET CROSSINGS DRIVE), LOT 'B' (EVENING SUN LANE), LOT 'C' (NIGHT STAR AVENUE), LOT 'D' AND LOT 'H' (CELESTIAL ROAD), LOT 'E' (MOONRAY AVENUE), LOT 'F' (SUNDANCE STREET), LOT 'G' (AMBER SKY PLACE), LOT 'I' (COTTONWOOD AVENUE), AND LOT 'J' (BAY AVENUE), SUBJECT TO THE COMPLETION OF PUBLIC STREET AND PUBLIC UTILITY IMPROVEMENTS BEING ACCEPTED INTO AND BECOMING PART OF THE CITY MAINTAINED STREET SYSTEM.

AND DO ACCEPT ON BEHALF OF THE CITY OF MORENO VALLEY:

AN EASEMENT FOR PUBLIC TRAIL PURPOSES SHOWN HEREON AS (A), SUBJECT TO COMPLETION AND ACCEPTANCE OF IMPROVEMENTS.

AN EASEMENT FOR STORM DRAIN PURPOSES SHOWN HEREON AS (B), SUBJECT TO COMPLETION AND ACCEPTANCE OF IMPROVEMENTS.

A NON-EXCLUSIVE EASEMENT OVER LOTS 1 THROUGH 135, INCLUSIVE, LOT 'L' THROUGH LOT 'T' FOR MUNICIPAL UTILITY PURPOSES, INCLUDING INGRESS AND EGRESS, FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING MUNICIPAL SERVICE FACILITIES AND READING METERS OVER, UNDER, UPON, AND ACROSS SAID LOTS, SUBJECT TO COMPLETION AND ACCEPTANCE OF IMPROVEMENTS.

AND DO ACCEPT IN FEE ON BEHALF OF THE CITY OF MORENO VALLEY:

LOT 'K' FOR PUBLIC PARK, RECREATION AND PUBLIC UTILITY PURPOSES, SUBJECT TO COMPLETION AND ACCEPTANCE OF IMPROVEMENTS.

I HEREBY CERTIFY THAT PURSUANT TO SECTIONS 66434 AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

1. THE SOUTHERLY 40.00 FEET OF COTTONWOOD AVENUE, AS SHOWN BY MAP NO. 1 OF THE BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY FILED IN BOOK 11, PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
2. THE NORTHERLY 40.00 FEET OF BAY AVENUE, AS SHOWN BY MAP NO. 1 OF THE BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY FILED IN BOOK 11, PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

I ALSO HEREBY STATE THAT APPROVAL OF THE SUBJECT MAP IS PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) (3) (A) OF THE SUBDIVISION MAP ACT.

DATED _____, 20____
M. PATRICIA RODRIGUEZ, ACTING CITY CLERK
CITY CLERK OF THE CITY MORENO VALLEY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$58,800.00 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 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.

DATE: MARCH 18, 2026
CASH OR SURETY BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

THIS CERTIFICATION EXCLUDES ANY
SUPPLEMENTAL TAX ASSESSMENTS NOT
YET EXTENDED

BY: Matthew Jennings, DEPUTY

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 \$ 58,800.00

DATE: MARCH 18, 2026
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

THIS CERTIFICATION EXCLUDES ANY
SUPPLEMENTAL TAX ASSESSMENTS NOT
YET EXTENDED

BY: Matthew Jennings, DEPUTY

TRACT NO. 38443

BEING A SUBDIVISION OF LOT 3, LOT 6 AND LOT 7 OF BLOCK 92 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE VI, BASED LOCALLY ON CONTROL STATIONS "MAT2", "MLFP", & "PPBF" NAD83 (NSRS2011) EPOCH 2010.00, AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID, QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.9999346285. CALCULATIONS ARE MADE AT CONTROL POINT #519 WITH COORDINATES OF N: 2280033.45 E: 6276690.17.

PROACTIVE ENGINEERING CONSULTANTS, INC.

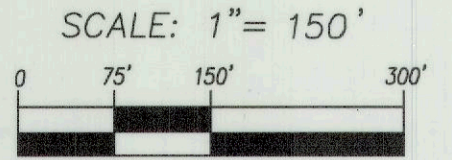
AUGUST, 2021

BOUNDARY ESTABLISHMENT

SURVEYOR'S NOTES

C. - CALCULATED
DN. - DOWN
IP - IRON PIPE
SNF - SEARCHED, NOTHING FOUND
M&R - MEASURED AND RECORD

LINE TABLE (THIS SHEET ONLY)		
NO.	BEARING	DISTANCE
L1	N89°01'58"W	16.00'
L2	N89°45'49"W	16.00'
L3	N89°33'33"W	16.00'
L4	N89°36'52"W	16.05'
L5	N89°32'57"W	16.01'



MONUMENT NOTES

SET A 1" IRON PIPE & TAG "LS 9106", DN. 0.1' OR LEAD, TACK, & TAG "LS 9106" AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY, UNLESS OTHERWISE NOTED.

SET LEAD, TACK, & TAG "LS 9106" FLUSH IN TOP OF CURB ON SIDE LOT LINES PROJECTED.

SET LEAD, TACK, & TAG "LS 9106" FLUSH IN TOP OF CURB FOR BC, EC, PCC, PRC, & CORNER CUTBACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE.

ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH COUNTY ORDINANCE 461.10 AND IN ACCORDANCE WITH THE TERMS OF THE MONUMENTATION AGREEMENT FOR THIS MAP.

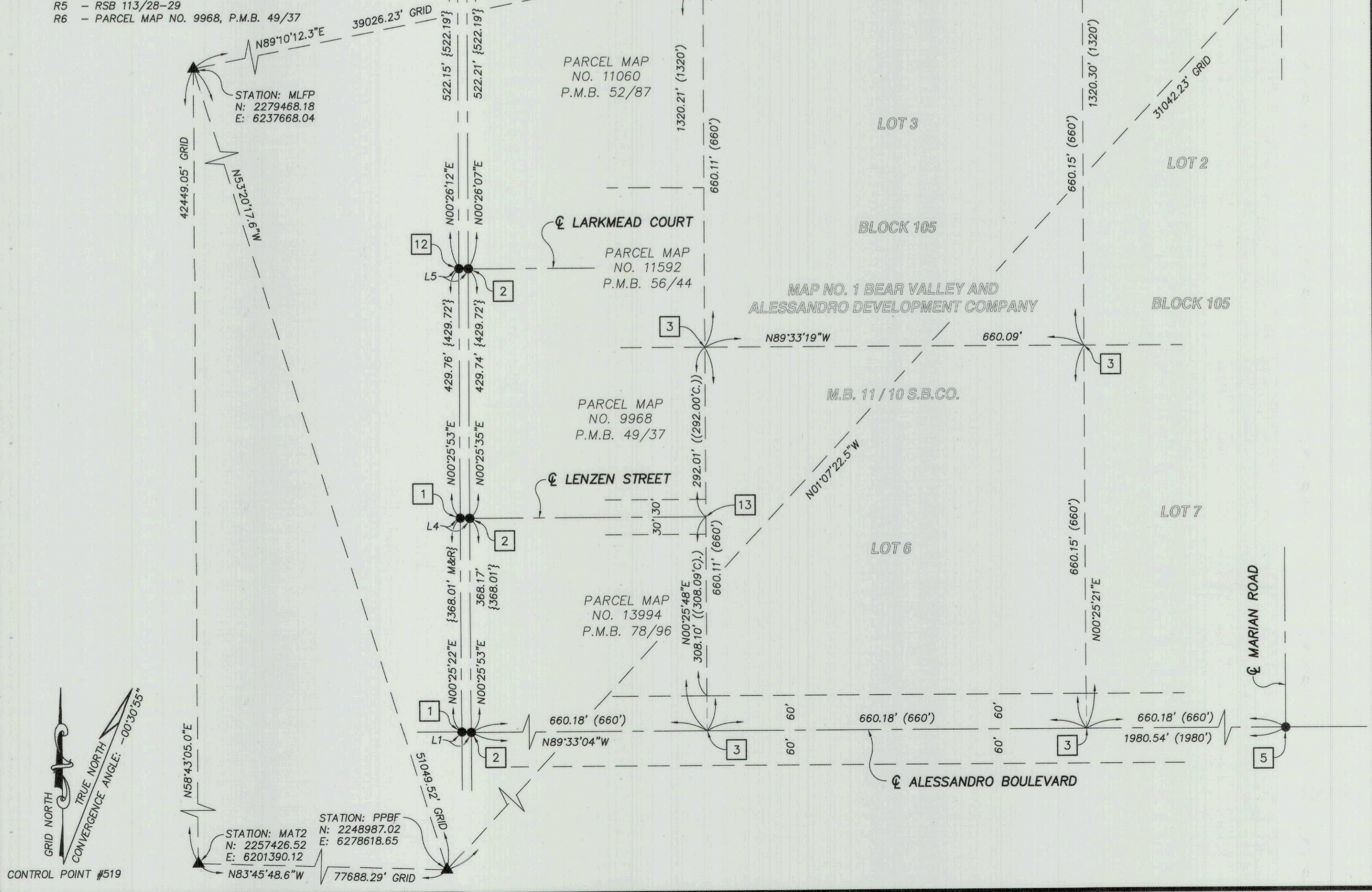
○ - SET 1-1/2" COPPERWELD STAMPED "LS 9106", FLUSH, UNLESS OTHERWISE NOTED.

● - MONUMENT FOUND AS NOTED. SET TAG "LS 9106" ON ALL MONUMENTS FOUND UNTAGGED OR ILLEGIBLE, UNLESS OTHERWISE NOTED.

- 1 - FOUND 1" IP & PLASTIC PLUG "H-G LLC PLS 5137", DN. 0.6' IN MONUMENT WELL, PER R5
- 2 - FOUND 1-1/2" BRASS DISK STAMPED "LS 5346" DN. 0.4' IN MONUMENT WELL, NO REFERENCE, ACCEPTED AS CENTERLINE INTERSECTION PER R5
- 3 - SNF, ESTABLISHED BY PROPORTION, PER R1
- 4 - SNF, ESTABLISHED BY INTERSECTION
- 5 - FOUND 1" IP & TAG "LS 4230", FLUSH IN A.C. PAVEMENT, PER R5
- 6 - FOUND 1-1/4" IP & TAG "LS 4343", DN. 0.9', PER RSB 65/49
- 7 - FOUND 3/4" IP & TAG "LS 2992" UP 0.7', PER R2 & R3
- 8 - FOUND 1" IP & PLASTIC PLUG "LS 3018", DN. 0.1' IN A.C. PAVEMENT, PER R4
- 9 - FOUND 1" IP & PLASTIC PLUG "LS 3018", DN. 0.1' IN MONUMENT WELL, PER R4
- 10 - FOUND 3/4" IP EMPTY, DN. 1.8', ACCEPTED AS NE CORNER OF LOT 7, BLOCK 92, PER R2 & R3
- 11 - FOUND 1-1/2" BRASS DISK STAMPED "LS 5346" DN. 0.4' IN MONUMENT WELL, PER CORNER RECORD 2023-0043
- 12 - FOUND LEAD, TACK, & TAG "LS 5346" FLUSH IN CONCRETE MEDIAN, NO REFERENCE, ACCEPTED AS INTERSECTION OF ϕ OF IMPROVEMENTS AND ϕ LARKMEAD COURT PER R5
- 13 - SNF, ESTABLISHED BY PROPORTION, PER R6

RECORD REFERENCES

- () - M.B. 11/10 S.B.C.O. (R1)
- [] - MB 165/42-43 (R4)
- { } - RSB 113/28-29 (R5)
- { () } - P.M.B. 49/37 (R6)
- R1 - MAP NO. 1 OF THE BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO., M.B. 11/10 S.B.C.O.
- R2 - RSB 30/93
- R3 - PARCEL MAP NO. 7634, P.M.B. 27/29
- R4 - TRACT 19879-1, MB 165/42-43
- R5 - RSB 113/28-29
- R6 - PARCEL MAP NO. 9968, P.M.B. 49/37



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

TRACT NO. 38443

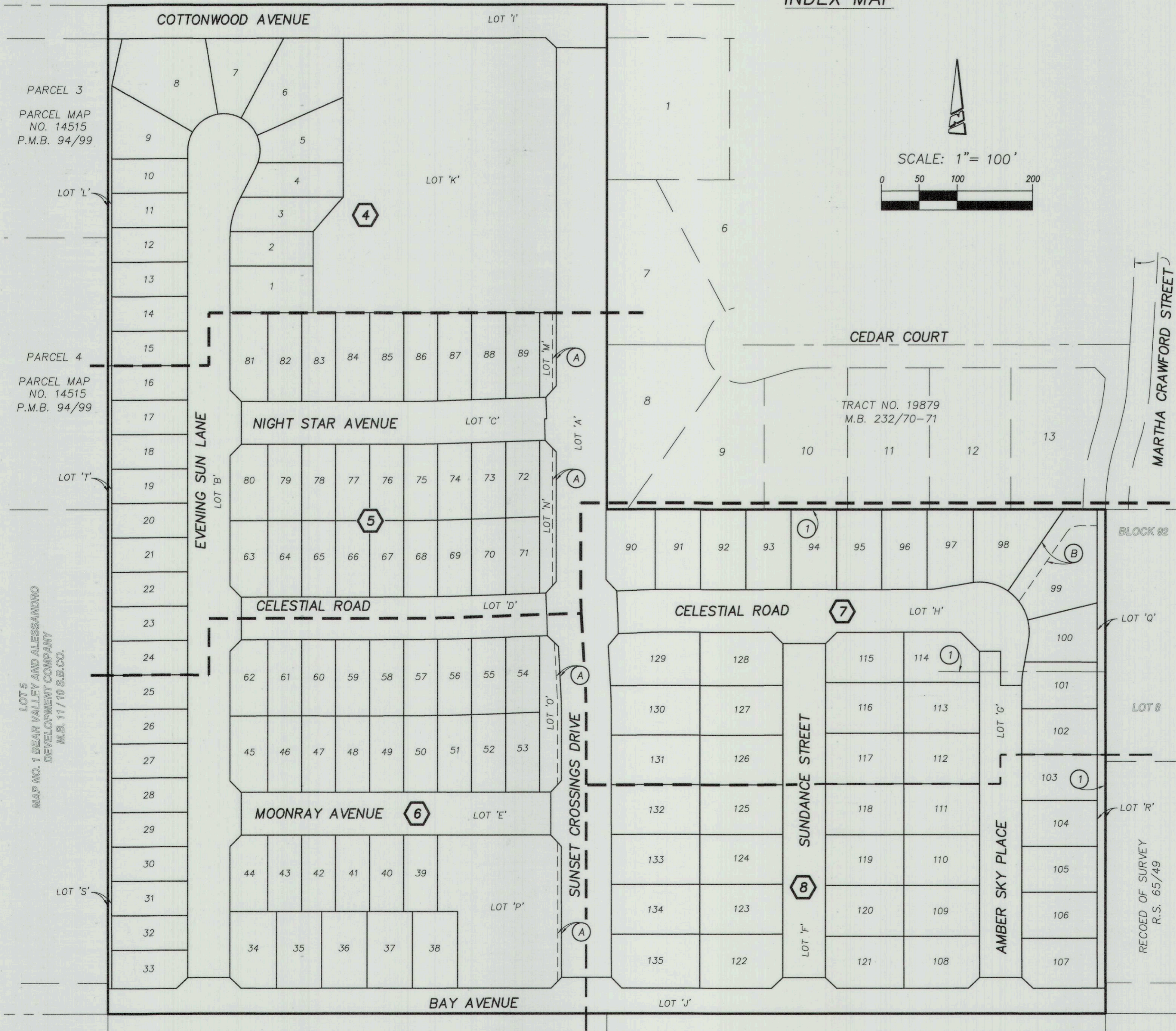
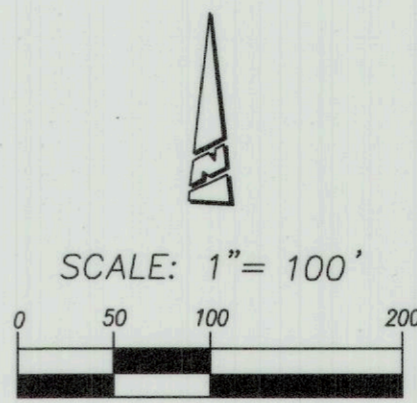
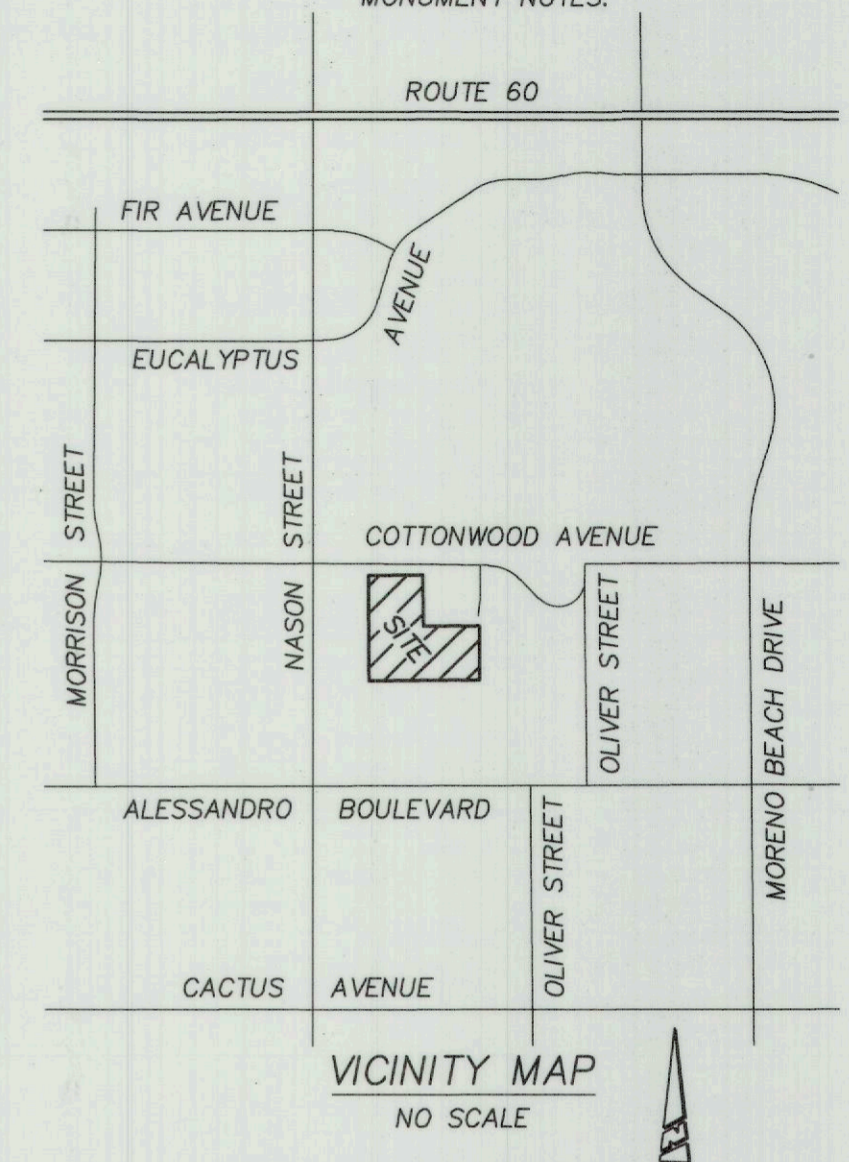
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PROACTIVE ENGINEERING CONSULTANTS, INC.

AUGUST, 2021

INDEX MAP

SHEET 3 OF 8 SHEETS
SEE SHEET 2 FOR BASIS OF BEARINGS,
BOUNDARY ESTABLISHMENT AND
MONUMENT NOTES.



C.C.&R. NOTE

C.C.R.'S PER INST. NO. 2025-0396587, REC. 12-23-2025, O.R., FIRST AMENDMENT TO C.C.R.'S PER INST. NO. _____, REC. _____ -2026, O.R., AND SUPPLEMENTARY DECLARATION OF C.C.R.'S PER INST. NO. _____, REC. _____ -2026, O.R.

NOTES

- LOTS 'A' THROUGH 'J', INCLUSIVE ARE NOT SEPARATE BUILDING SITES AND ARE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.
- LOT 'K' IS NOT SEPARATE BUILDING SITE AND IS FOR PUBLIC PARK, RECREATION AND PUBLIC UTILITY PURPOSES.
- LOTS 'L', 'Q' THROUGH 'T' ARE NOT SEPARATE BUILDING SITES AND ARE FOR PRIVATE DRAINAGE PURPOSES.
- LOTS 'M' THROUGH 'O' ARE NOT SEPARATE BUILDING SITES AND ARE FOR LANDSCAPE AND PUBLIC TRAIL PURPOSES.
- LOT 'P' IS NOT A SEPARATE BUILDING SITE AND IS FOR WATER QUALITY BASIN PURPOSES.

EASEMENT NOTES

DRAINAGE EASEMENT - NO BUILDING, OBSTRUCTIONS, OR ENCROACHMENTS BY LANDFILLS ARE ALLOWED.

- (A) - EASEMENT FOR PUBLIC TRAIL PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY, DEDICATED HEREON.
- (B) - EASEMENT FOR STORM DRAIN PURPOSES IN FAVOR OF THE CITY OF MORENO VALLEY, DEDICATED HEREON.

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY OVER LOTS 1 THROUGH 135, AND LOT 'L' THROUGH LOT 'T' FOR MUNICIPAL UTILITY PURPOSES, INCLUDING INGRESS AND EGRESS, FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, AND REPAIRING MUNICIPAL SERVICE FACILITIES AND READING METERS OVER, UNDER, UPON, AND ACROSS SAID LOTS IN FAVOR OF THE CITY OF MORENO VALLEY, DEDICATED HEREON.

EXISTING EASEMENTS

- (1) - CENTERLINE OF AN EASEMENT FOR ELECTRIC LINE, TELEPHONE LINES AND INCIDENTAL PURPOSES, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER & TELEPHONE COMPANY, RECORDED OCTOBER 11, 1963 AS INSTRUMENT NO. 107711 OF OFFICIAL RECORDS. EASEMENT WIDTH IS NOT DEFINED IN SAID DOCUMENT, CENTERLINE IS SHOWN HEREON.
SEE CC&R'S RECORDED CONCURRENTLY HERewith AND REFERENCED HEREON FOR ADDITIONAL INFORMATION.

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

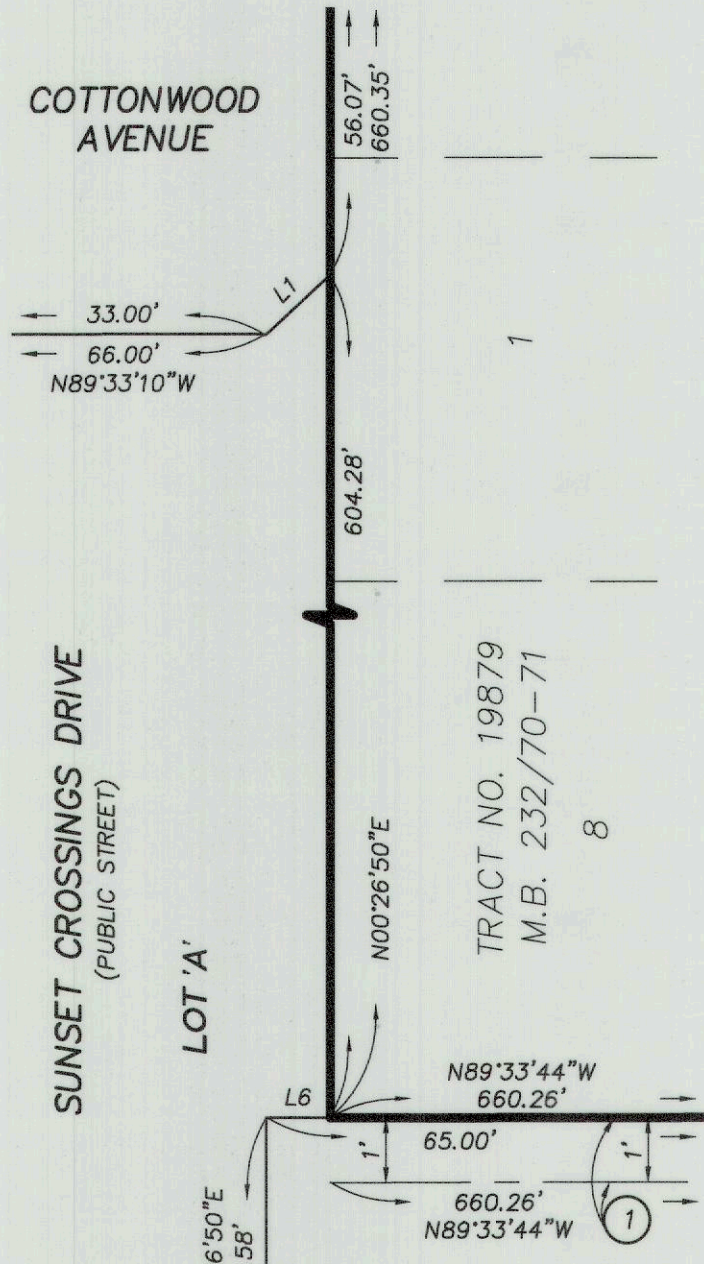
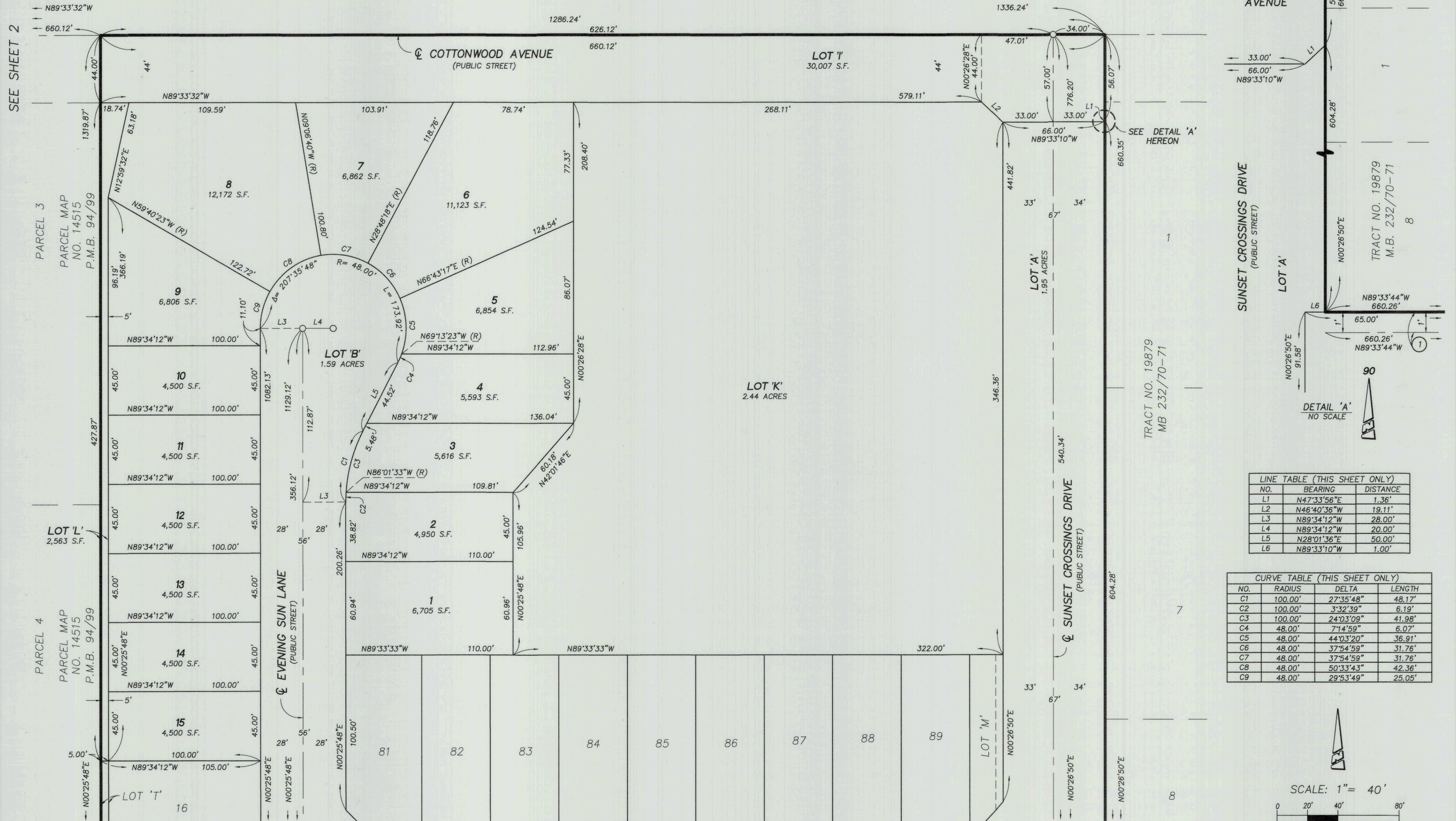
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PROACTIVE ENGINEERING CONSULTANTS, INC.

AUGUST, 2021

SHEET 4 OF 8 SHEETS
SEE SHEET 2 FOR BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT AND MONUMENT NOTES. SEE SHEET 3 FOR INDEX MAP, VICINITY MAP AND EASEMENT NOTES.

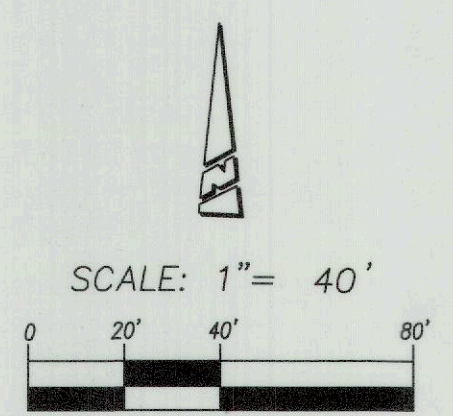


LINE TABLE (THIS SHEET ONLY)

NO.	BEARING	DISTANCE
L1	N47°33'56"E	1.36'
L2	N46°40'36"W	19.11'
L3	N89°34'12"W	28.00'
L4	N89°34'12"W	20.00'
L5	N28°01'36"E	50.00'
L6	N89°33'10"W	1.00'

CURVE TABLE (THIS SHEET ONLY)

NO.	RADIUS	DELTA	LENGTH
C1	100.00'	27°35'48"	48.17'
C2	100.00'	3°32'39"	6.19'
C3	100.00'	24°03'09"	41.98'
C4	48.00'	7°14'59"	6.07'
C5	48.00'	44°03'20"	36.91'
C6	48.00'	37°54'59"	31.76'
C7	48.00'	37°54'59"	31.76'
C8	48.00'	50°33'43"	42.36'
C9	48.00'	29°53'49"	25.05'



SEE SHEET 2

SEE SHEET 5

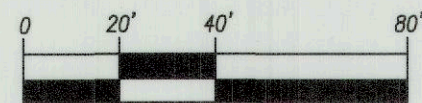
IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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SHEET 5 OF 8 SHEETS
SEE SHEET 2 FOR BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT AND MONUMENT NOTES. SEE SHEET 3 FOR INDEX MAP, VICINITY MAP AND EASEMENT NOTES.

SCALE: 1" = 40'

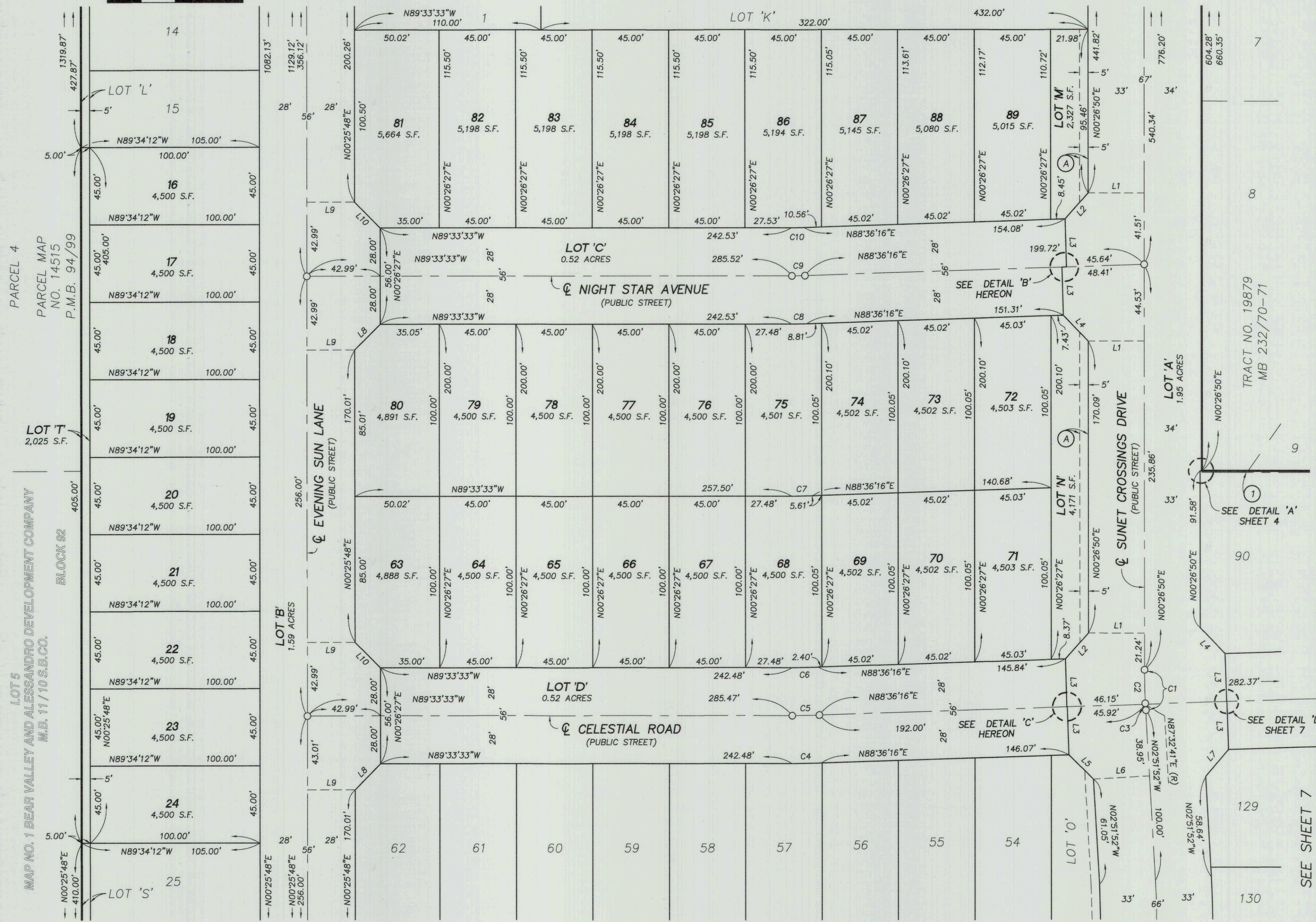


SEE SHEET 4

PROACTIVE ENGINEERING CONSULTANTS, INC.

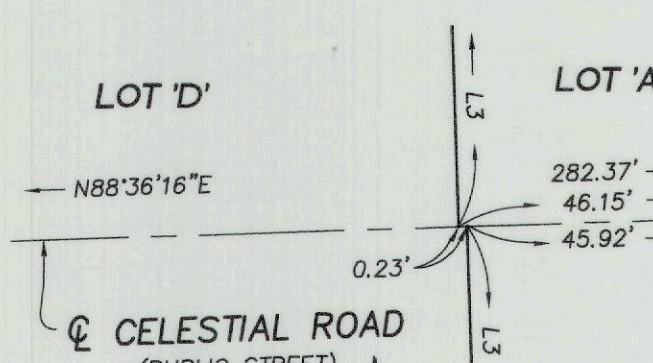
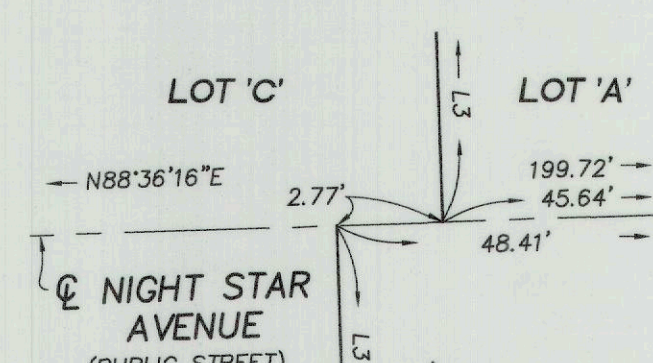
AUGUST, 2021

SEE SHEET 4



NO.	BEARING	DISTANCE
L1	N89°33'10"W	33.00'
L2	N42°29'11"E	20.19'
L3	N01°23'44"W	28.00'
L4	N43°33'42"W	20.84'
L5	N45°06'14"W	20.25'
L6	N87°08'08"E	33.00'
L7	N40°56'42"E	20.78'
L8	N45°26'08"E	21.19'
L9	N89°34'12"W	28.00'
L10	N44°33'52"W	21.21'

NO.	RADIUS	DELTA	LENGTH
C1	400.00'	3°18'42"	23.12'
C2	400.00'	2°54'09"	20.26'
C3	400.00'	0°24'33"	2.86'
C4	528.00'	1°50'11"	16.92'
C5	500.00'	1°50'11"	16.03'
C6	472.00'	1°50'11"	15.13'
C7	372.00'	1°50'11"	11.92'
C8	272.00'	1°50'11"	8.72'
C9	244.00'	1°50'11"	7.82'
C10	216.00'	1°50'11"	6.92'



SEE SHEET 6

SEE SHEET 7

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

TRACT NO. 38443

BEING A SUBDIVISION OF LOT 3, LOT 6 AND LOT 7 OF BLOCK 92 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY

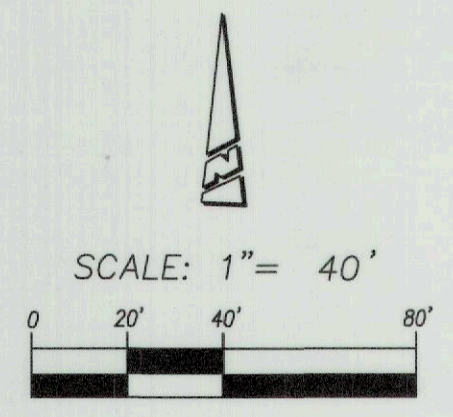
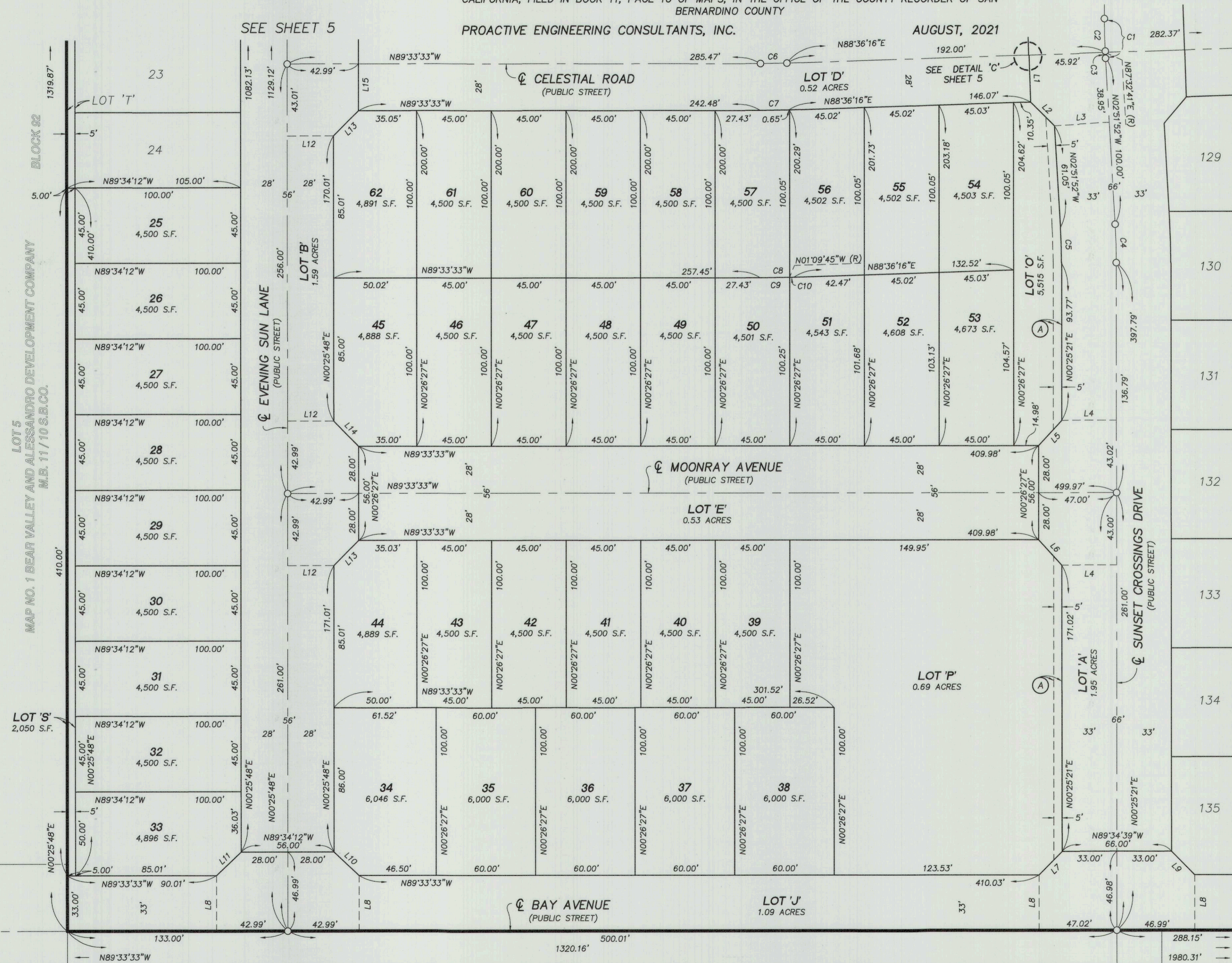
SHEET 6 OF 8 SHEETS
SEE SHEET 2 FOR BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT AND MONUMENT NOTES. SEE SHEET 3 FOR INDEX MAP, VICINITY MAP AND EASEMENT NOTES.

PROACTIVE ENGINEERING CONSULTANTS, INC.

AUGUST, 2021

SEE SHEET 5

SEE SHEET 5



LINE TABLE (THIS SHEET ONLY)		
NO.	BEARING	DISTANCE
L1	N01°23'44"W	28.00'
L2	N45°06'14"W	20.25'
L3	N87°08'08"E	33.00'
L4	N89°34'39"W	33.00'
L5	N43°25'29"E	20.51'
L6	N42°35'34"W	20.53'
L7	N45°25'54"E	19.76'
L8	N00°26'27"E	33.00'
L9	N44°34'06"W	19.80'
L10	N46°32'24"W	20.52'
L11	N47°24'36"E	20.50'
L12	N89°34'12"W	28.00'
L13	N45°26'08"E	21.19'
L14	N44°33'52"W	21.21'
L15	N00°26'27"E	28.00'

CURVE TABLE (THIS SHEET ONLY)			
NO.	RADIUS	DELTA	LENGTH
C1	400.00'	3°18'42"	23.12'
C2	400.00'	2°54'09"	20.26'
C3	400.00'	0°24'33"	2.86'
C4	400.00'	3°17'13"	22.95'
C5	367.00'	3°17'13"	21.05'
C6	500.00'	1°50'11"	16.03'
C7	528.00'	1°50'11"	16.92'
C8	628.00'	1°50'11"	20.13'
C9	628.00'	1°36'12"	17.57'
C10	628.00'	0°13'59"	2.55'

SEE SHEET 7

SEE SHEET 8

MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY
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0.52 ACRES

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0.53 ACRES

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

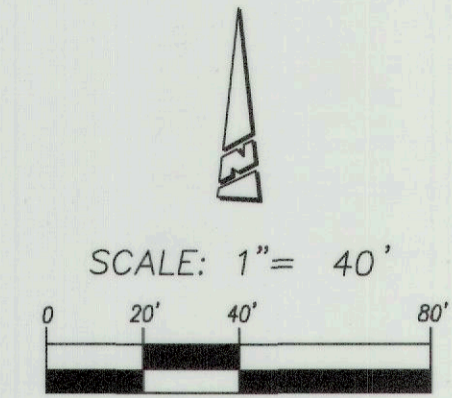
TRACT NO. 38443

BEING A SUBDIVISION OF LOT 3, LOT 6 AND LOT 7 OF BLOCK 92 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY

PROACTIVE ENGINEERING CONSULTANTS, INC.

AUGUST, 2021

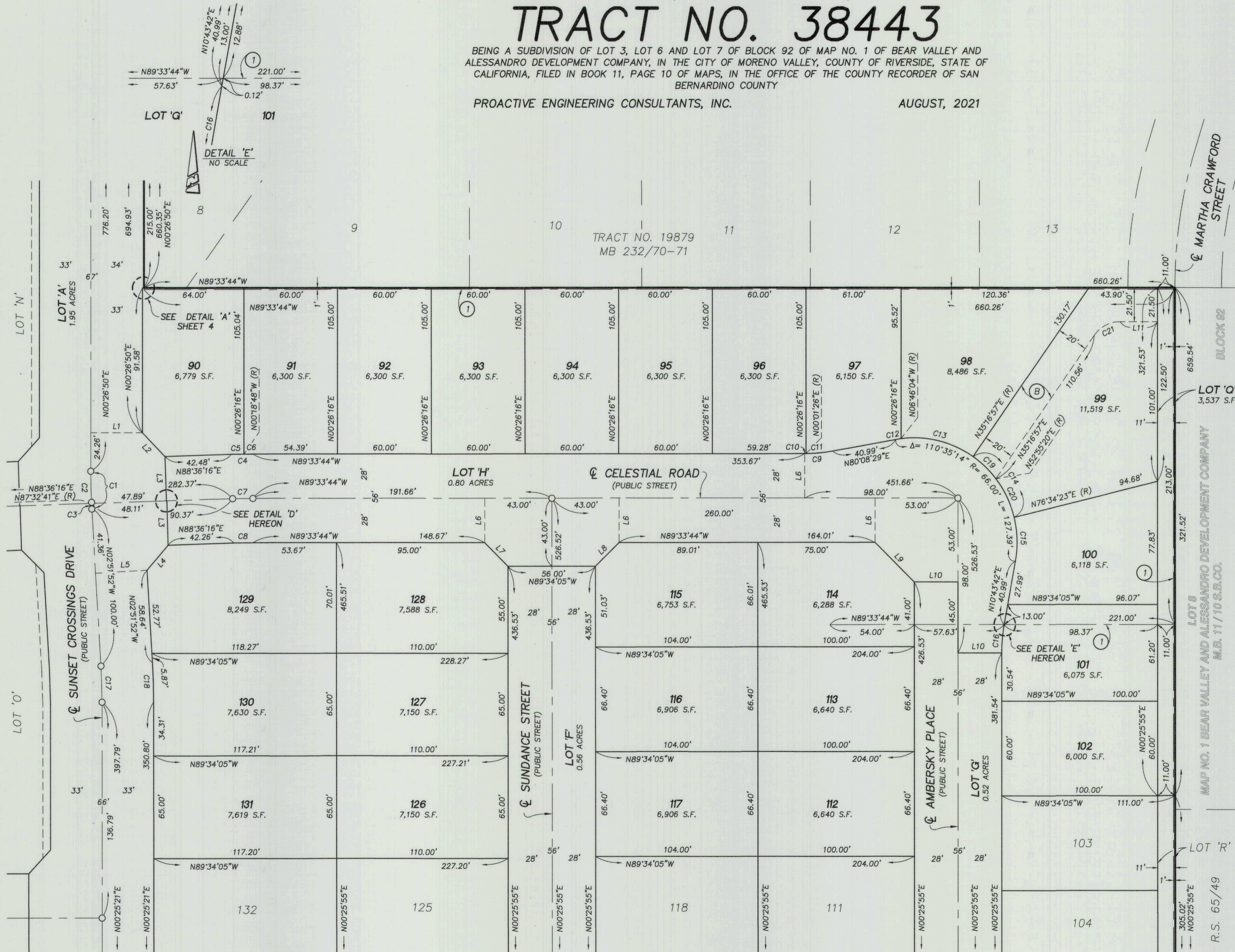
SHEET 7 OF 8 SHEETS
SEE SHEET 2 FOR BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT AND MONUMENT NOTES. SEE SHEET 3 FOR INDEX MAP, VICINITY MAP AND EASEMENT NOTES.



SEE SHEET 5

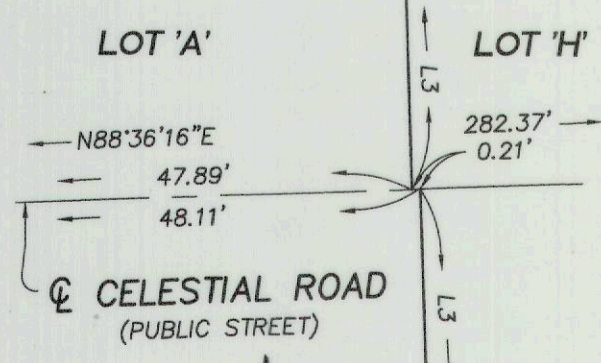
SEE SHEET 6

SEE SHEET 8



CURVE TABLE (THIS SHEET ONLY)			
NO.	RADIUS	DELTA	LENGTH
C1	400.00'	318°42"	23.12'
C2	400.00'	2°54'09"	20.26'
C3	400.00'	0°24'33"	2.86'
C4	428.00'	1°50'00"	13.70'
C5	428.00'	1°04'55"	8.08'
C6	428.00'	0°45'05"	5.61'
C7	400.00'	1°50'00"	12.80'
C8	372.00'	1°50'00"	11.90'
C9	100.00'	10°17'48"	17.97'
C10	100.00'	0°24'51"	0.72'
C11	100.00'	9°52'57"	17.25'
C12	66.00'	3°05'27"	3.56'
C13	66.00'	42°03'02"	48.44'
C14	66.00'	41°17'26"	47.56'
C15	66.00'	24°09'19"	27.82'
C16	100.00'	10°17'48"	17.97'
C17	400.00'	3°17'13"	22.95'
C18	433.00'	3°17'13"	24.84'
C19	66.00'	17°38'23"	20.32'
C20	66.00'	23°39'03"	27.24'
C21	20.00'	55°09'19"	19.25'

LINE TABLE (THIS SHEET ONLY)		
NO.	BEARING	DISTANCE
L1	N89°33'10"W	33.00'
L2	N43°33'42"W	20.84'
L3	N01°23'44"W	28.00'
L4	N40°56'42"E	20.78'
L5	N87°08'08"E	33.00'
L6	N00°26'16"E	28.00'
L7	N44°33'54"W	21.21'
L8	N45°26'06"E	21.20'
L9	N44°33'54"W	35.36'
L10	N89°34'05"W	28.00'
L11	N89°33'44"W	24.05'



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

TRACT NO. 38443

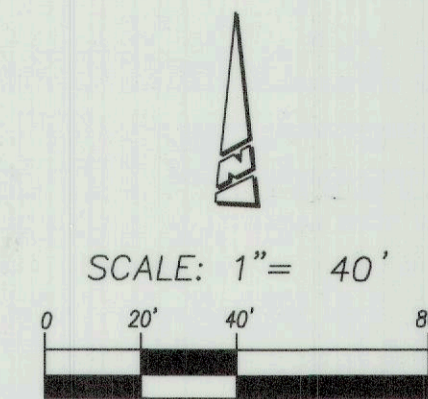
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PROACTIVE ENGINEERING CONSULTANTS, INC.

AUGUST, 2021

SHEET 8 OF 8 SHEETS
SEE SHEET 2 FOR BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT AND MONUMENT NOTES. SEE SHEET 3 FOR INDEX MAP, VICINITY MAP AND EASEMENT NOTES.

LINE TABLE (THIS SHEET ONLY)		
NO.	BEARING	DISTANCE
L1	N00°26'27"E	33.00'
L2	N46°32'20"W	20.52'
L3	N47°24'40"E	20.50'
L4	N44°34'06"W	19.80'
L5	N45°25'54"E	19.76'
L6	N47°33'56"E	1.36'
L7	N89°33'10"W	1.00'



SEE SHEET 7



SEE SHEET 6

R.S. 65/49

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

TRACT NO. 38443

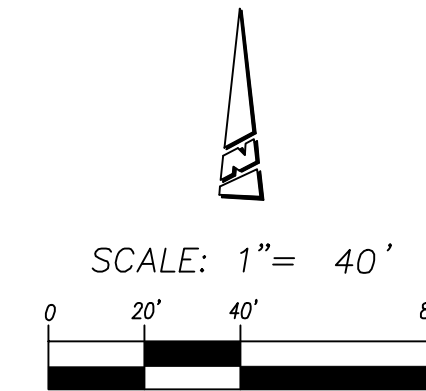
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PROACTIVE ENGINEERING CONSULTANTS, INC.

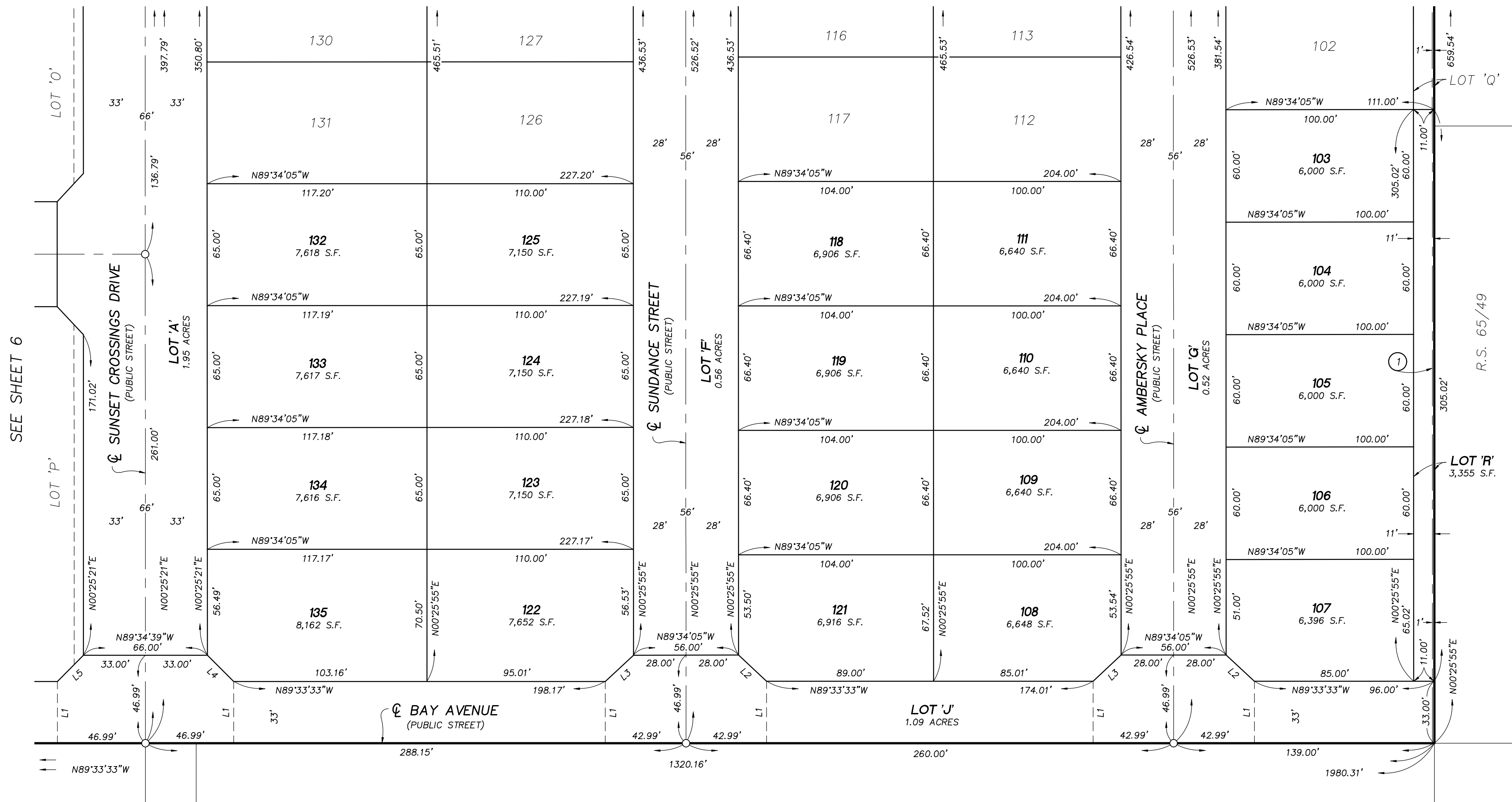
AUGUST, 2021

SHEET 8 OF 8 SHEETS
SEE SHEET 2 FOR BASIS OF BEARINGS, BOUNDARY ESTABLISHMENT AND MONUMENT NOTES. SEE SHEET 3 FOR INDEX MAP, VICINITY MAP AND EASEMENT NOTES.

LINE TABLE (THIS SHEET ONLY)		
NO.	BEARING	DISTANCE
L1	N00°26'27"E	33.00'
L2	N46°32'20"W	20.52'
L3	N47°24'40"E	20.50'
L4	N44°34'06"W	19.80'
L5	N45°25'54"E	19.76'
L6	N47°33'56"E	1.36'
L7	N89°33'10"W	1.00'



SEE SHEET 7



R.S. 65/49