IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 22551

BEING A DIVISION OF A PORTION OF LOTS 1 AND 4 IN BLOCK 27, LOTS 1 AND 4 IN BLOCK 28, LOTS 2 AND 3 IN BLOCK 37, LOTS 1, 3 AND 4 IN BLOCK 38, AND ALL OF LOT 2 IN BLOCK 38, ALSO A PORTION OF BARTON STREET, ALEXANDER STREET (VACATED), GENTIAN AVENUE (VACATED) AND IRIS STREET (VACATED), ALL BEING OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. - IN SEC. 21, T.3S., R.4W., S.B.M.

JULY 1987 — SCALE: 1"=200'

J. F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

Bearings are based upon the centerline of VAN BUREN BOULEVARD as being N.75°11'13"W. as shown on Tract 19958-1 by map on file in Book 170 of Maps at Pages 67-71 thereof, Records of Riverside County, California.

—●— Indicates Found Monuments as noted.

—○— Indicates Set 1" I.P. with plastic plug stamped L.S.3018, Flush unless otherwise noted.

(~) Indicates Record Data per R.S. 45/19, unless otherwise noted.

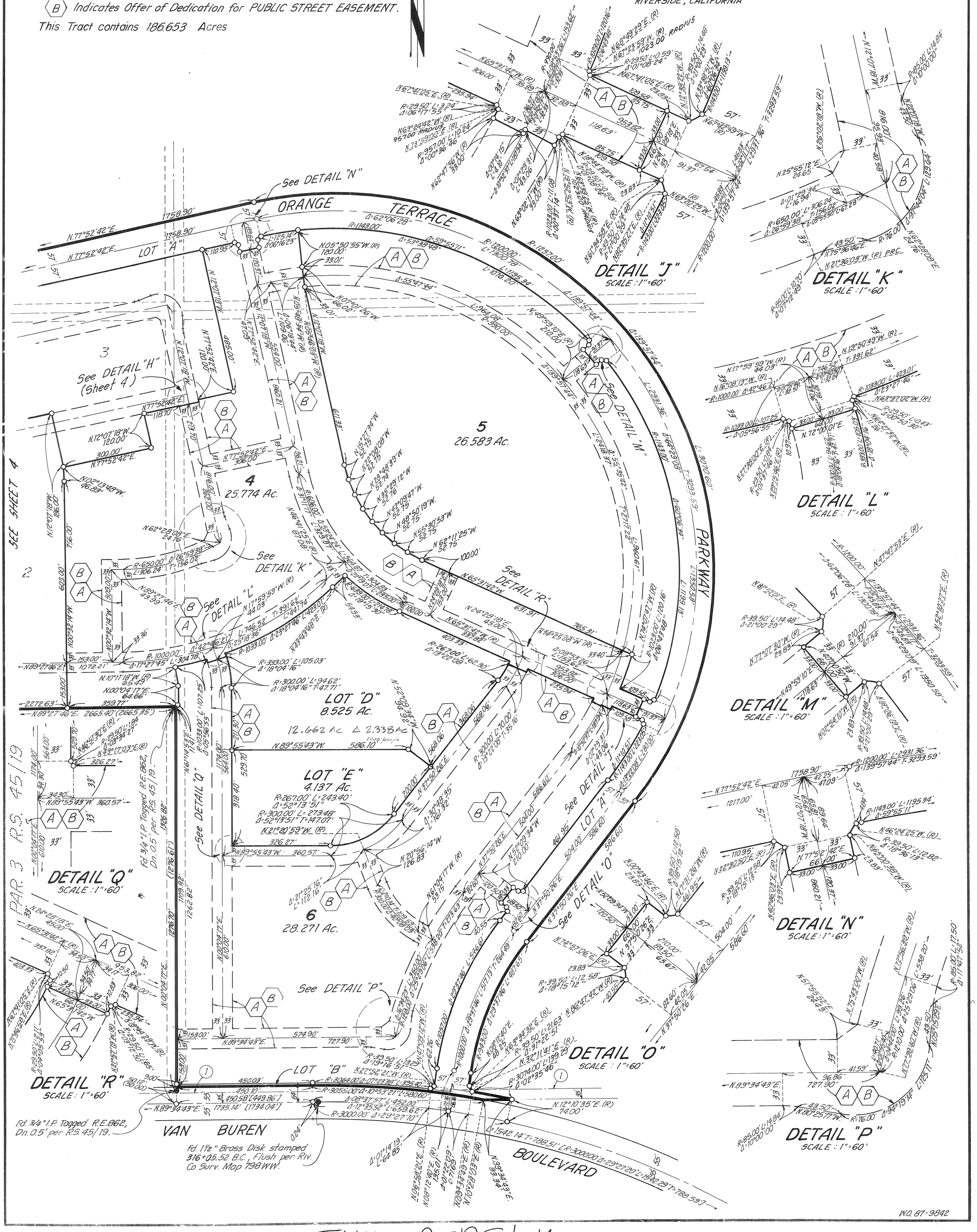
[~] Indicates Record Data per Riv. Co. Surv. Map 798WW.

//// Indicates Vehicular Access Rights Waived.

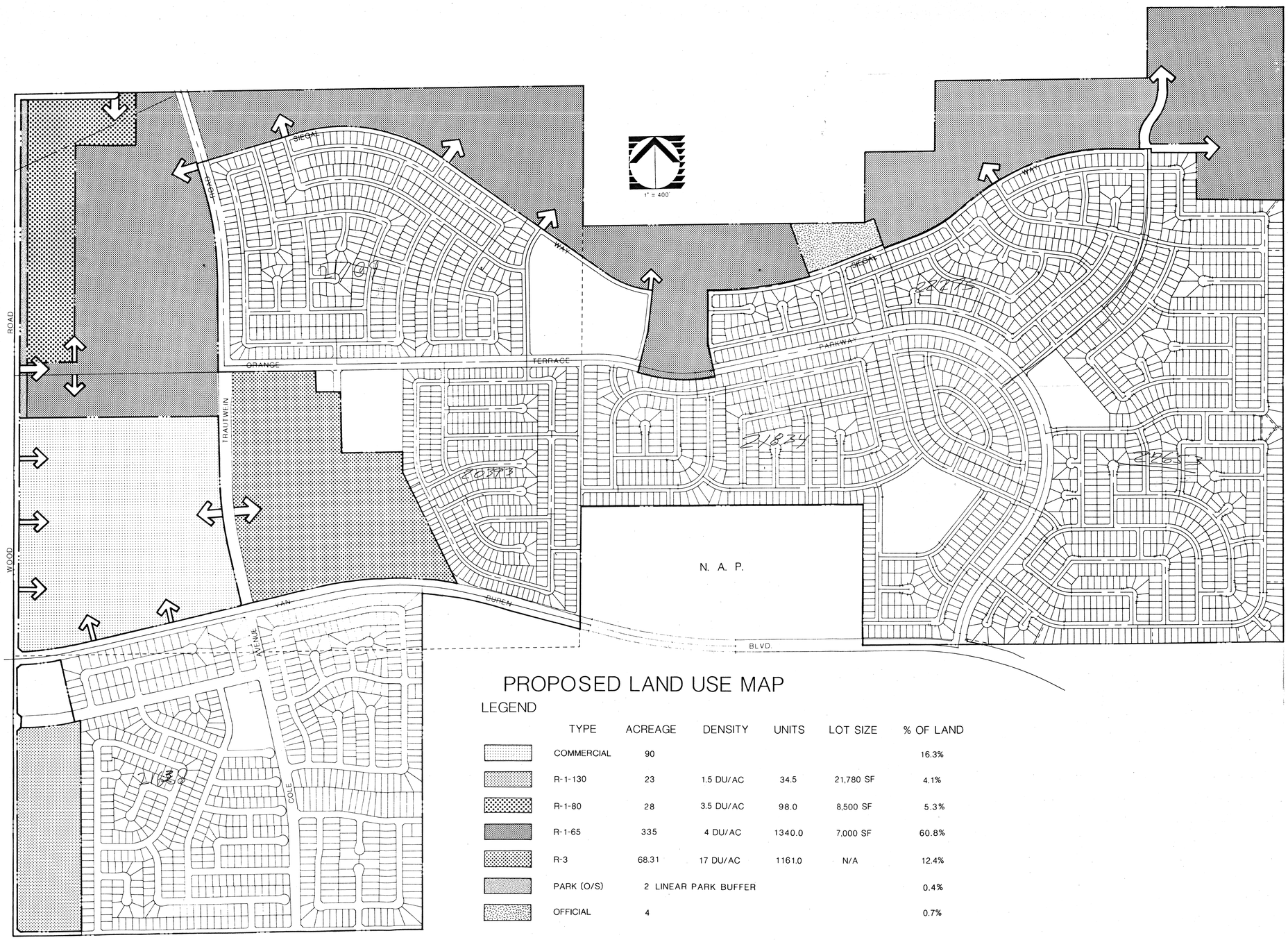
(A) Indicates ELECTRIC AND SEWER EASEMENT.

(B) Indicates Offer of Dedication for PUBLIC STREET EASEMENT.

This Tract contains 186.653 Acres



THUNDERSKY



APPROVED TRACTS		NO. OF UNITS	STATUS
TRACT	19958	390	UNDER CONSTRUCTION
TRACT	21638	391	UNDER CONSTRUCTION
TRACT	20393	441	UNDER CONSTRUCTION
TRACT	21834	622	UNDER CONSTRUCTION
TRACT	22653	824	ENGINEERING
TRACT	22275	395	UNDER CONSTRUCTION
TRACT	21709-R	532	ENGINEERING
TOTAL		3595 UNITS	

UNDEVELOPTED	DENSITY	LOTS	STATUS
R-A-1	1 DU/AC	138	PLANNING
R-1-65	2-4 DU/AC	246	PLANNING
MULTI - FAMILY	8-10 DU/AC	520	PLANNING
TOTAL		904	
ACTUAL	TOTAL	4499	
APPROVED PER SP 178 & ANNEXATION 57		4485	

PROPOSED LAND USE MAP

LEGEND

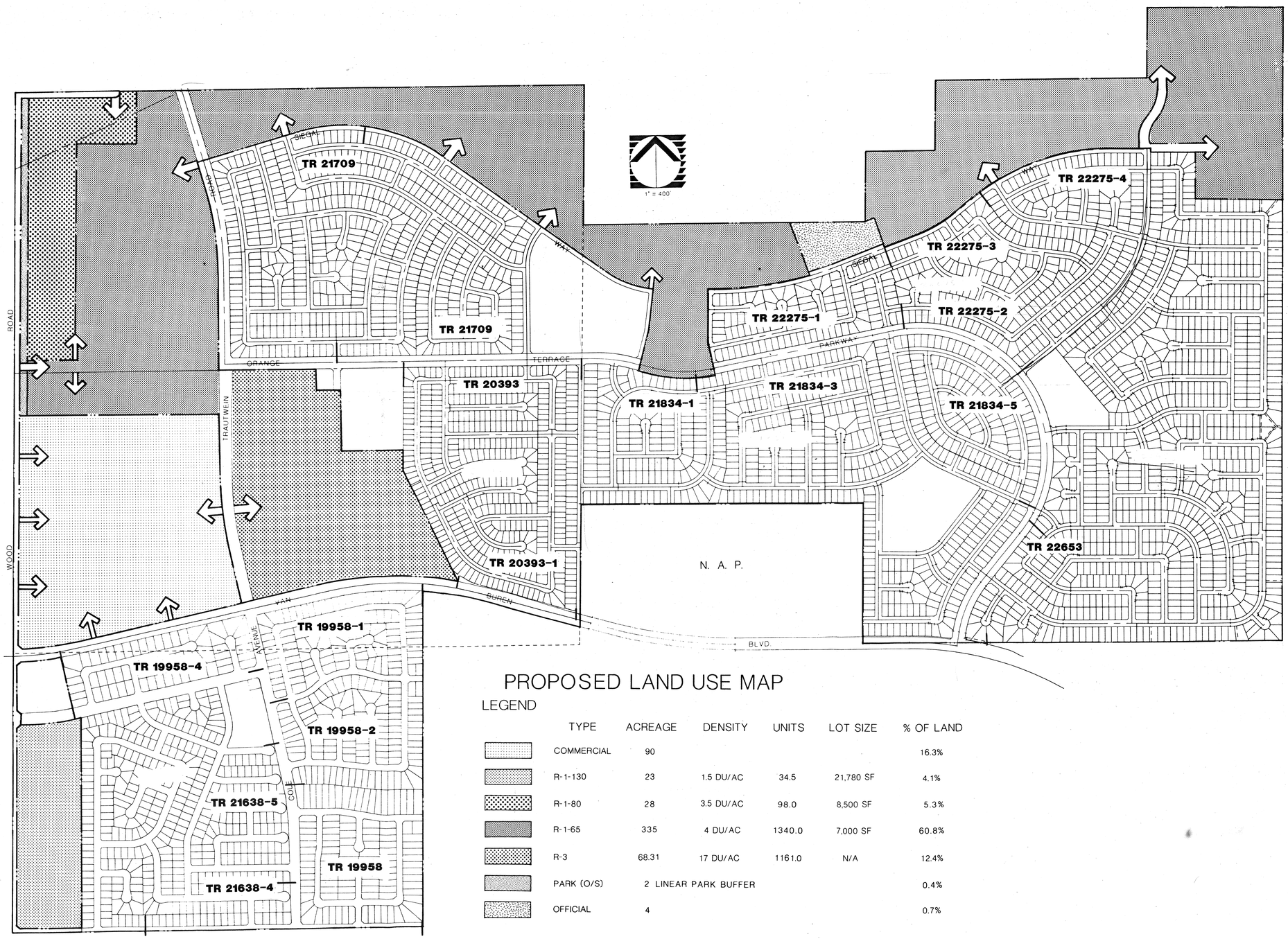
TYPE	ACREAGE	DENSITY	UNITS	LOT SIZE	% OF LAND
COMMERCIAL	90				16.3%
R-1-130	23	1.5 DU/AC	34.5	21,780 SF	4.1%
R-1-80	28	3.5 DU/AC	98.0	8,500 SF	5.3%
R-1-65	335	4 DU/AC	1340.0	7,000 SF	60.8%
R-3	68.31	17 DU/AC	1161.0	N/A	12.4%
PARK (O/S)	2 LINEAR PARK BUFFER				0.4%
OFFICIAL	4				0.7%
TOTALS	551		2633.5		100%

ORANGECREST SPECIFIC PLAN

AMENDMENT NO. ONE

SEPTEMBER 3, 1989

J. F. DAVIDSON ASSOCIATES, INC.
Engineering Planning Surveying
Architecture Landscape Architecture
3880 LEMON ST. RIVERSIDE CA 92502
(714) 686-0844



TRACTS RECORDED

		NO. OF UNITS	STATUS
TRACT	19958	390	UNDER CONSTRUCTION
TRACT	21638	391	UNDER CONSTRUCTION
TRACT	20393-1,-2	441	UNDER CONSTRUCTION
TRACT	21834	622	UNDER CONSTRUCTION
TRACT			
TRACT	22275	395	UNDER CONSTRUCTION

TRACTS UNRECORDED

TRACT	20393-3
TRACT	20393
TRACT	21709
TRACT	22653

COMPLIANCE WITH SPECIFIC PLAN

NON-COMPLIANCE RECORDED TRACT

NON-COMPLIANCE UNRECORDED TRACT

ORANGECREST SPECIFIC PLAN

PROPOSED LAND USE MAP

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JFD

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