

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

TRACT NO. 28956

BEING A SUBDIVISION OF LOTS 55, 56, 67, 68, 74 THROUGH 82 INCLUSIVE, 84 AND 91 THROUGH 93 INCLUSIVE, OF TRACT NO 20782, AS SHOWN ON A MAP FILED IN BOOK 213 PAGES 49 THROUGH 56 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

PSOMAS

AUGUST, 1999

RECORDER'S STATEMENT

FILED THIS 19th DAY OF JUNE 2000 AT 8:00 AM IN BOOK 293 OF MAPS AT PAGES 34-37 AT THE REQUEST OF THE CLERK OF THE BOARD

FEE \$12.00

NO 2000-233502

GARY L ORSO COUNTY ASSESSOR CLERK-RECORDER

BY [Signature] DEPUTY

SUBDIVISION GUARANTEE INVESTORS TITLE COMPANY

2000-233502 ORIGINAL

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 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" INCLUSIVE WE HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG THE WESTERLY SIDE OF McALLISTER ROAD TO THE PUBLIC THE OWNERS OF LOTS 15 AND 23 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 RIGHT AS TO THE PART VACATED WE HEREBY RETAIN THE PRIVATE EASEMENT RESERVED FOR DRAINAGE PURPOSES AS SHOWN ON SAID MAP FOR THE SOLE BENEFIT OF OURSELVES OUR SUCCESSORS ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP WE HEREBY RETAIN THE EASEMENTS INDICATED AS "10' WIDE RECIPROCAL EASEMENT RESERVED FOR INGRESS & EGRESS PURPOSES" FOR THE SOLE BENEFIT OF OURSELVES OUR SUCCESSORS ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP

BEAZER HOMES HOLDINGS CORP, A DELAWARE CORPORATION OWNER

[Signature] PRESIDENT
[Signature] SECRETARY

STATE OF CALIFORNIA)
COUNTY OF Orange) SS

ON May 18, 2000 BEFORE ME Victoria Mata A NOTARY PUBLIC PERSONALLY APPEARED Gerald A. Gates and James O'Malley PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED EXECUTED THE INSTRUMENT

Victoria Mata
NOTARY PUBLIC IN AND FOR SAID STATE

PRINT NAME Victoria Mata
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY
MY COMMISSION EXPIRES # 1229059 Exp. Aug 13, 2003

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 4 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING AUGUST 1999 THAT ALL THE 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 5 18 00

[Signature]
JEREMY L EVANS LS 5282
MY REGISTRATION EXPIRES 12/31/03

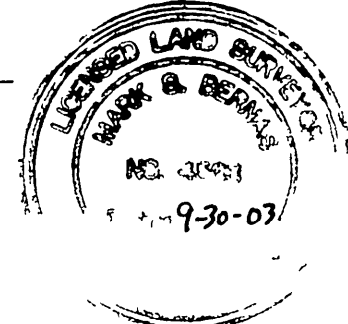


COUNTY SURVEYOR'S STATEMENT

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 DIRECTION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 28956 AS FILED AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON 11-23-1999 THE EXPIRATION DATE BEING 11-23-2002 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT

DATE June 2, 2000

[Signature]
MARK S BERNAS
LS 4568 EXP 9/30/03
COUNTY SURVEYOR



BOARD OF SUPERVISORS STATEMENT

THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA BY ITS BOARD OF SUPERVISORS HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS THE OFFER OF ABUTTERS RIGHTS OF ACCESS IS HEREBY ACCEPTED

DATED June 13, 2000
COUNTY OF RIVERSIDE STATE OF CALIFORNIA

BY [Signature]
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST
GERALD A. MALONY
CLERK OF THE BOARD OF SUPERVISORS

BY [Signature]

TAX COLLECTORS 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 \$ 9900

PAUL MCDONNELL
COUNTY TAX COLLECTOR

DATED 5-31-2000 BY [Signature] DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 9,900.00 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

DATED June 13, 2000
GERALD A. MALONY
CLERK OF THE BOARD OF SUPERVISORS
BY [Signature] DEPUTY

CASH TAX BOND
PAUL MCDONNELL
COUNTY TAX COLLECTOR

BY _____ DEPUTY

9000-233502 ORIGINAL

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

TRACT NO. 28956

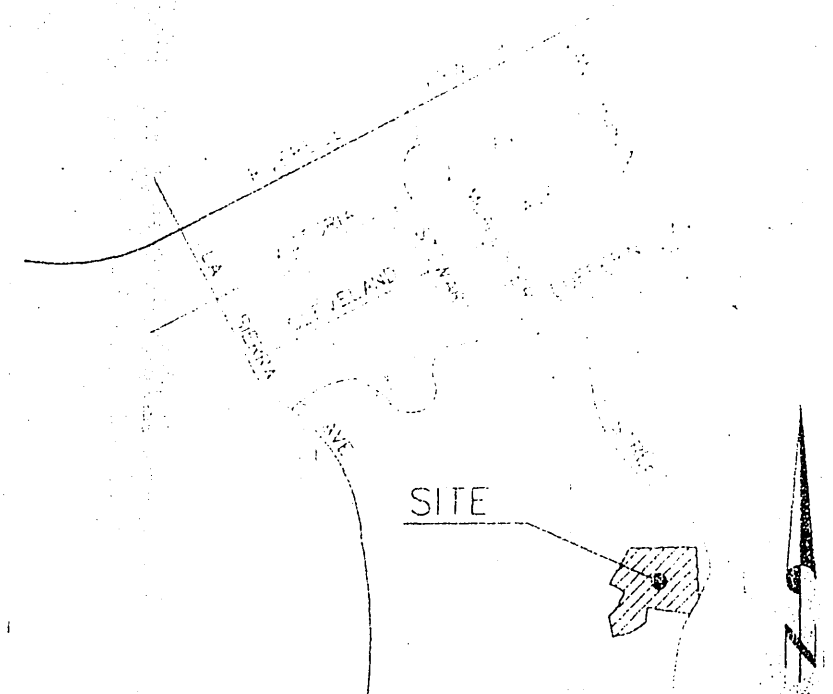
BEING A SUBDIVISION OF LOTS 55, 56, 67, 68, 74 THROUGH 82 INCLUSIVE, 84 AND 91 THROUGH 93 INCLUSIVE, OF TRACT NO. 20782, AS SHOWN ON A MAP FILED IN BOOK 213 PAGE 49 THROUGH 56 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PSOMAS

AUGUST, 1999

SURVEYORS NOTES

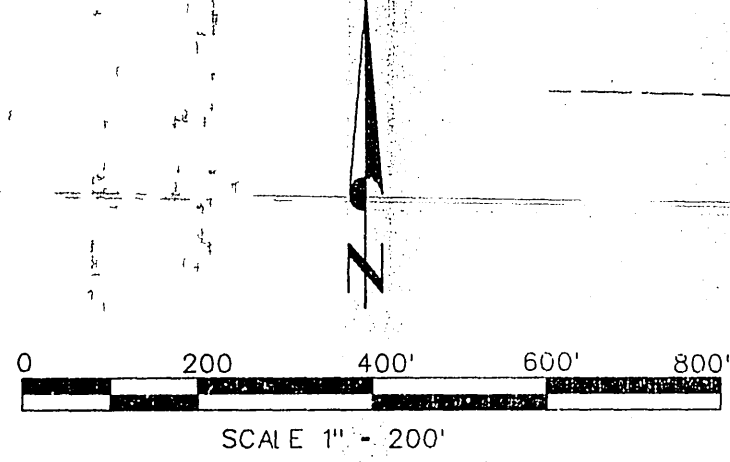
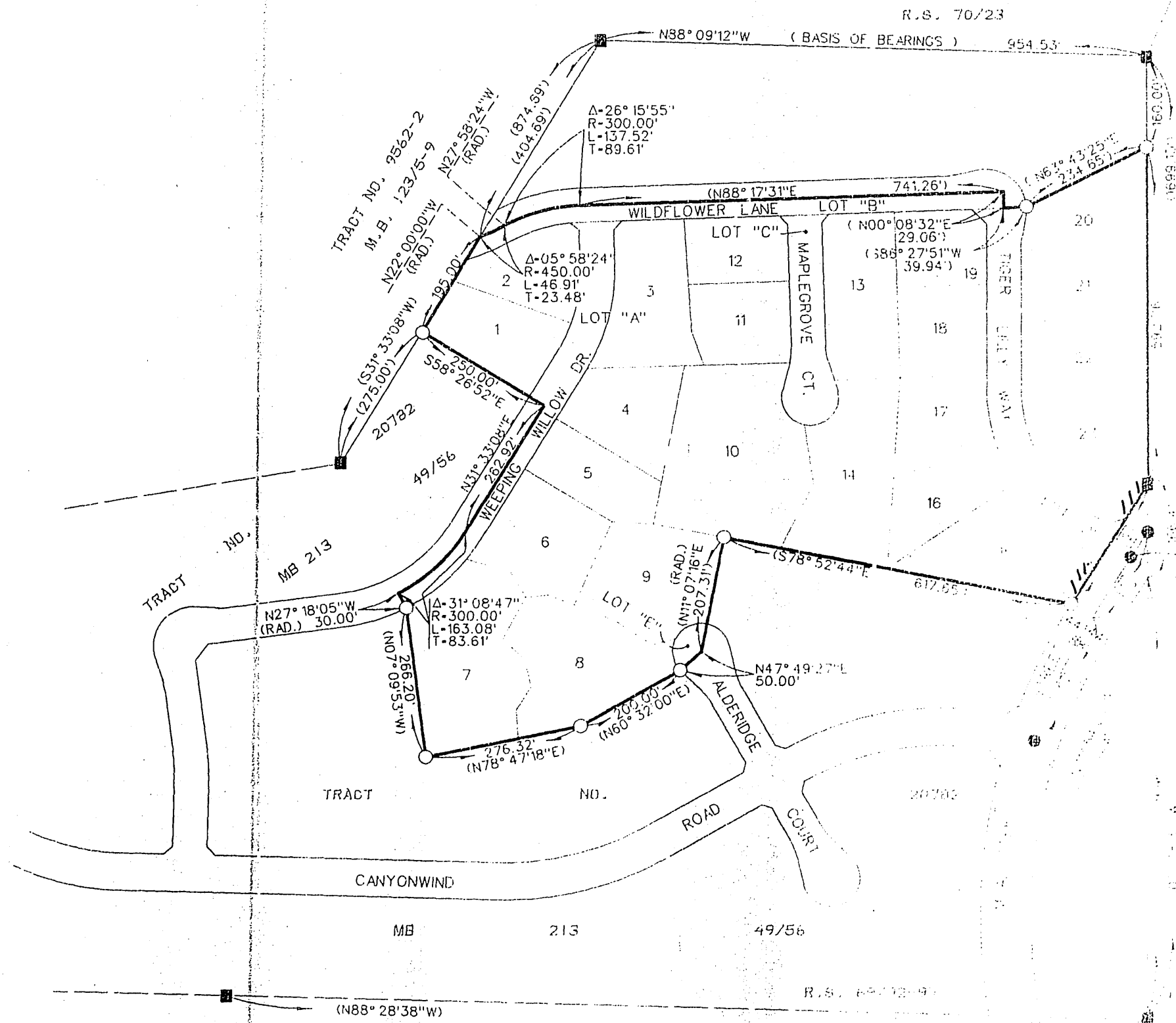
- 1 BASIS OF BEARINGS THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 10 T 3 S R 5 W, BEING NORTH 88° 09' 12" WEST AS SHOWN ON A MAP FILED IN BOOK 65 PAGE 67 OF RECORD OF SURVEYS OF RIVERSIDE COUNTY.
- 2 ○ INDICATES SET 1 IP L.S. 5282 FLUSH, UNLESS NOTED OTHERWISE.
- 3 ■ INDICATES FOUND 1 IP L.S. 3258 FLUSH PER R.S. 65/87, UNLESS NOTES OTHERWISE.
- 4 ● INDICATES FOUND 1 IP AND TAG L.S. 3258 PER TRACT NO. 20782, MB 213/49-56 UNLESS NOTED OTHERWISE.
- 5 SET 1 IP AND TAG L.S. 5282 FLUSH (RIV. CO. STD. "D") AT REAR LOT CORNERS, ANGLE POINTS AND LEAD AND TAG L.S. 5282 (RIV. CO. STD. "E") IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES FOR FRONT LOT CORNERS, UNLESS OTHERWISE NOTED.
- 6 ALL MONUMENTS SET PER ORDINANCE NO. 461.9
- 7 () INDICATES RECORD AND MEASURED DATA PER TRACT NO. 20782, MB 213/49-56.
- 8 ALL MONUMENTATION SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
- 9 (RAD) INDICATES RADIAL BEARING
10. // INDICATES RESTRICTED ACCESS.
11. ~~-----~~ INDICATES ~~RESTRICTED ACCESS~~.
12. NO BUILDINGS, OBSTRUCTIONS OR ENCROACHMENTS BY LAND FILLS ARE ALLOWED WITHIN THE DRAINAGE EASEMENTS.
13. (A) INDICATES PRIVATE EASEMENT RESERVED FOR DRAINAGE PURPOSE.
14. (B) INDICATES RECIPROCAL EASEMENT RESERVED FOR INGRESS AND EGRESS.
15. THIS TRACT CONTAINS 20.63 ACRES.



E 1/4 COR. SEC. 30,
 FD. 3/4 1P TAGGED
 862 PER R.S. 53/79,
 R.S. 65/87 MB 123/5-9
 & R.S. 65/26 OF 005

NO.	RADIUS	DELTA	LENGTH	TANGENT
(1)	R-124.50	13° 58' 05"	L-243.79	T-122.50'

NO.	BEARING	DISTANCE
(1)	N32° 04' 05" E	180.50'
(2)	N32° 04' 05" E	251.12'



BOUNDARY MAP
 SHEET INDEX
 1" = 200'

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE COUNTY CLERK IN E.C.S. BOOK 30 PAGE 13. THIS AFFECTS LOTS 3, 4, 5, 14, 16, 17, 18, 19, 20.

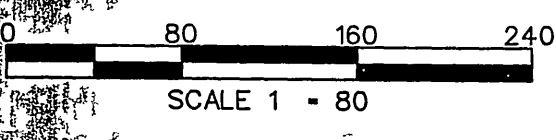
SCALE 1" = 80'

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

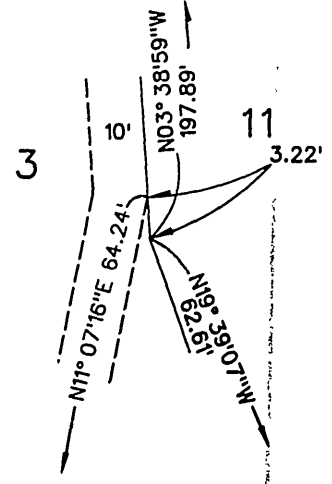
SHEET 3 OF 4 SHEETS

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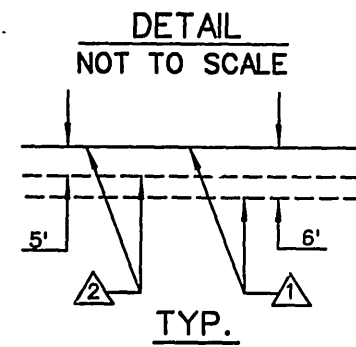


DETAIL "A"
NOT TO SCALE



CURVE DATA

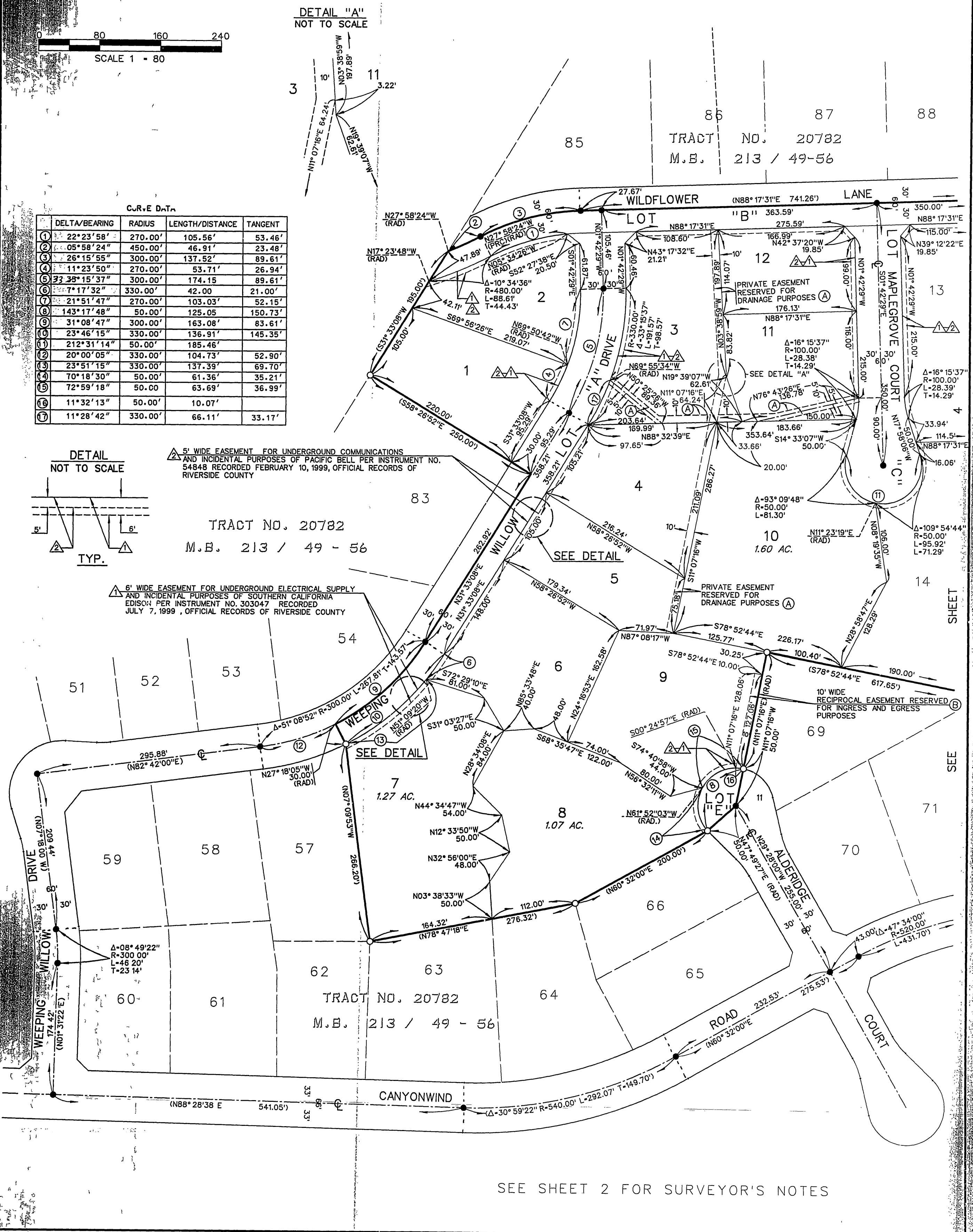
NO.	DELTA/BEARING	RADIUS	LENGTH/DISTANCE	TANGENT
1	22° 23' 58"	270.00'	105.56'	53.46'
2	05° 58' 24"	450.00'	46.91'	23.48'
3	26° 15' 55"	300.00'	137.52'	89.61'
4	11° 23' 50"	270.00'	53.71'	26.94'
5	33° 39' 15' 37"	300.00'	174.15'	89.61'
6	7° 17' 32"	330.00'	42.00'	21.00'
7	21° 51' 47"	270.00'	103.03'	52.15'
8	143° 17' 48"	50.00'	125.05'	150.73'
9	31° 08' 47"	300.00'	163.08'	83.61'
10	23° 46' 15"	330.00'	136.91'	145.35'
11	212° 31' 14"	50.00'	185.46'	
12	20° 00' 05"	330.00'	104.73'	52.90'
13	23° 51' 15"	330.00'	137.39'	69.70'
14	70° 18' 30"	50.00'	61.36'	35.21'
15	72° 59' 18"	50.00'	63.69'	36.99'
16	11° 32' 13"	50.00'	10.07'	
17	11° 28' 42"	330.00'	66.11'	33.17'



5' WIDE EASEMENT FOR UNDERGROUND COMMUNICATIONS AND INCIDENTAL PURPOSES OF PACIFIC BELL PER INSTRUMENT NO. 54848 RECORDED FEBRUARY 10, 1999, OFFICIAL RECORDS OF RIVERSIDE COUNTY

TRACT NO. 20782
M.B. 213 / 49 - 56

6' WIDE EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY AND INCIDENTAL PURPOSES OF SOUTHERN CALIFORNIA EDISON PER INSTRUMENT NO. 303047 RECORDED JULY 7, 1999, OFFICIAL RECORDS OF RIVERSIDE COUNTY



SEE SHEET 2 FOR SURVEYOR'S NOTES

SACLE 1" = 80'

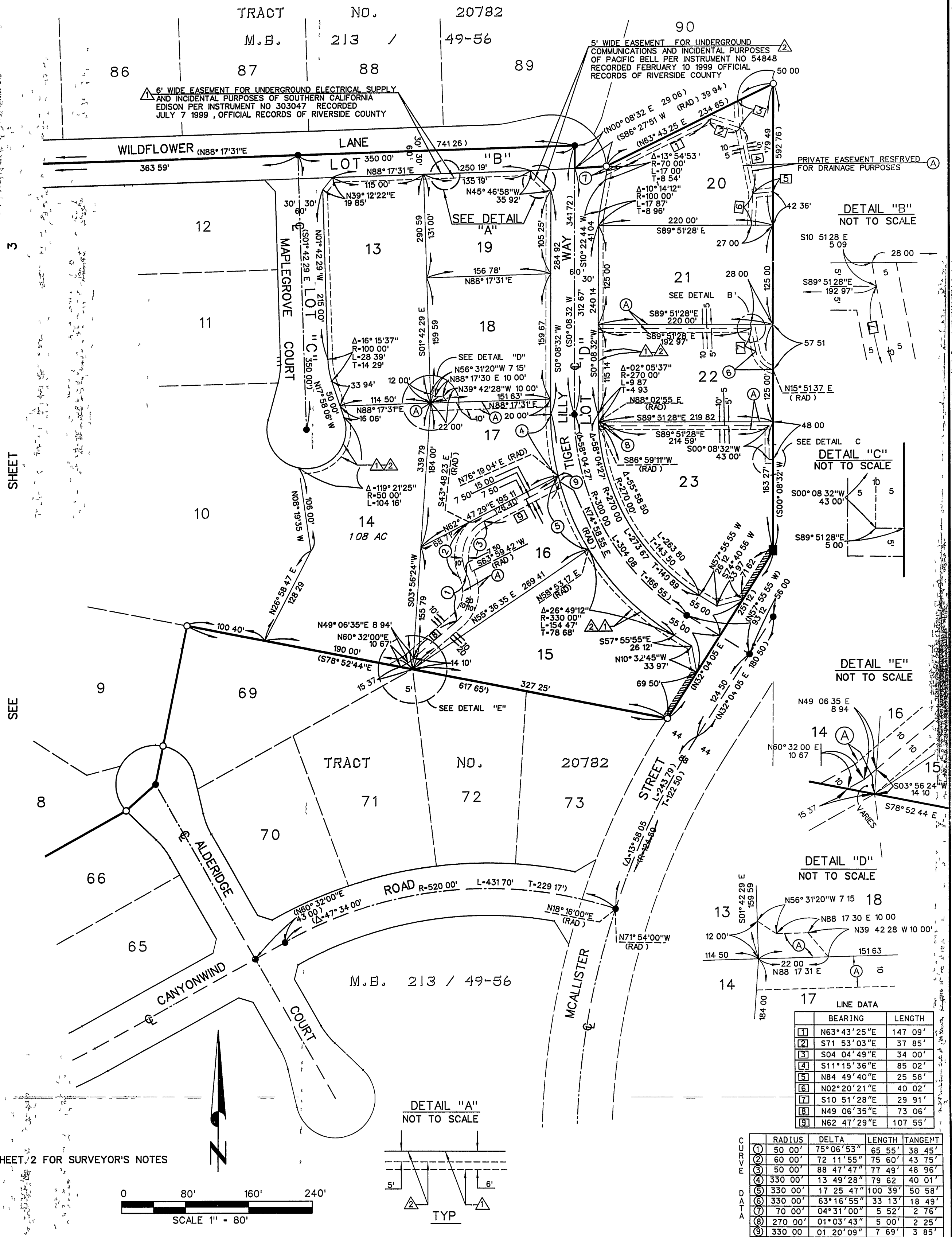
SHEET 4 OF 4 SHEETS

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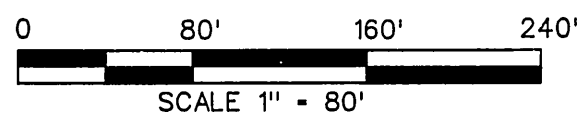
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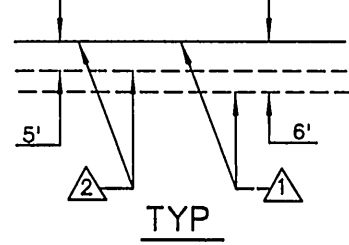
2000-233502 ORIGINAL



SEE SHEET 2 FOR SURVEYOR'S NOTES



DETAIL "A" NOT TO SCALE



MB 293 / 37