

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY

SHEET 1 OF 3 SHEETS

TRACT NO. 29160

BEING A SUBDIVISION OF PORTIONS OF LOTS 3, 6, 11 AND 14 IN BLOCK 56 OF THE SUBDIVISION OF BLOCKS 52, 53, 55 AND 56 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS PER MAP RECORDED IN BOOK 1, PAGE 44 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, BEING LOCATED IN SECTIONS 27 & 28 T 3S, R 6W, S B M AS SHOWN BY THE MAP OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN MAP BOOK 7, PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

W J McKEEVER, INC - CIVIL ENGINEERING - AUGUST, 1999

OWNERS 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 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 LOT "A" MAGNOLIA AVENUE

AS A CONDITION OF DEDICATION OF LOT "A" (MAGNOLIA AVENUE) THE OWNERS OF LOT 1 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL ALSO EXCEPTING ONE FORTY FOOT OPENING FOR LOT 1 AS SHOWN HEREON ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED

WE HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG INDIANA AVENUE TO THE PUBLIC THE OWNERS OF LOT 2 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL ALSO EXCEPTING ONE FORTY FOOT OPENING FOR LOT 2 AS SHOWN HEREON ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED

WE HEREBY RETAIN THE EASEMENTS INDICATED AS PRIVATE ROAD EASEMENTS (P R E) 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 SEWER (S E) WATER (W E) EASEMENTS FOR PUBLIC UTILITY PURPOSES (P U E) AND SIDEWALK EASEMENTS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS 1 AND 2

JMS SAVANNAH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
James M. Savanna

BENEFICIARY US Bank Formerly known as
SOUTHERN CALIFORNIA BANK BENEFICIARY UNDER DEED OF TRUST RECORDED
11/2/99 AS INSTRUMENT NO 484162 OFFICIAL RECORDS
Cher S George, V P *David C Torgerson*
US BANK US Bank

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA | SS
COUNTY OF Orange
ON June 26, 2000 BEFORE ME Jennifer E Brining, Notary Public
PERSONALLY APPEARED James D. Fahn, Jr

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 THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED EXECUTED THE INSTRUMENT

WITNESS MY HAND

SIGNATURE Jennifer E Brining
MY COMMISSION EXPIRES March 24, 2004

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA | SS
COUNTY OF Orange
ON June 26, 2000 BEFORE ME Lynne Johnson
PERSONALLY APPEARED Cher S. George AND DAVID C TORGERSO

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 THE ENTIT, UPON BEHALF OF WHICH THE PERSON(S) ACTED EXECUTED THE INSTRUMENT

WITNESS MY HAND

SIGNATURE Lynne Johnson
MY COMMISSION EXPIRES December 4, 2004

ENGINEER S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 3 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING 1999 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

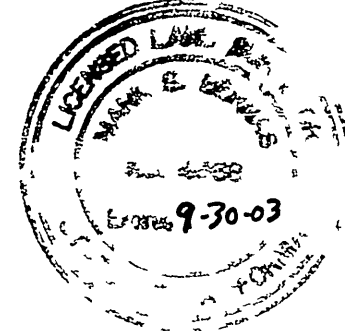
DATED 6/26, 2000
William J McKeever
WILLIAM J McKEEVER R C E 22502
EXP 12/31/2001



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 NO 29160 AS FILED AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 6 1999 THE EXPIRATION DATE BEING JUNE 29 2002 AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT

DATED July 12, 2000
Mark S Bernas
MARK S BERNAS
COUNTY SURVEYOR
L S 4568 EXP 9/30/03



BOARD OF SUPERVISORS STATEMENT

THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA BY ITS BOARD OF SUPERVISORS HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFER(S) OF DEDICATION MADE HEREON 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 SEWER WATER SIDEWALK AND PUBLIC UTILITY EASEMENTS DEDICATED HEREON ARE HEREBY NOT ACCEPTED

DATED 7/18 2000 COUNTY OF RIVERSIDE STATE OF CALIFORNIA
By Mark S Bernas
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST

GERALD A MALONEY
CLERK OF THE BOARD OF SUPERVISORS
By Maqui Ogino DEPUTY

RECORDER S STATEMENT

FILED THIS 20th DAY OF JULY, 2000,
AT 8:00 A.M. IN BOOK 294, OF MAPS,
AT PAGES 28-30, AT THE REQUEST
OF THE CLERK OF THE BOARD

NO 2000-280334
FEE \$10.00

GARY L ORSO, COUNTY ASSESSOR-CLERK-RECORDER
G. Orso, DEPUTY
SUBDIVISION GUARANTEE
ORANGE COAST TITLE COMPANY

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 REAL PROPERTY SHOWN UPON THE ANNEXED MAP FOR UNPAID STATE COUNTY MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE ESTIMATED TO BE \$7100

DATED 7-6 2000
PAUL McDONNELL COUNTY TAX COLLECTOR
By Paul Abbott DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 7100 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE STATE OF 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 THE ANNEXED 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 7-6 2000
GERALD A MALONEY CLERK OF THE BOARD OF SUPERVISORS
CASH TAX BOND
PAUL McDONNELL COUNTY TAX COLLECTOR
By Paul Abbott DEPUTY

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

A RIGHT OF WAY RESERVED TO RIVERSIDE WATER COMPANY ITS SUCCESSORS AND ASSIGNS FOR CONSTRUCTION AND MAINTENANCE DOMESTIC AND IRRIGATION WATER CONDUITS SAID RIGHT OF WAY CANNOT BE LOCATED OF RECORD

ROBERT PAUL STRUB ET AL OWNER OF AN EASEMENT FOR STORM DRAIN PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DOCUMENT RECORDED 1/20/71 AS INSTRUMENT NO 6124 OF OFFICIAL RECORDS SAID EASEMENT CANNOT BE LOCATED OF RECORD

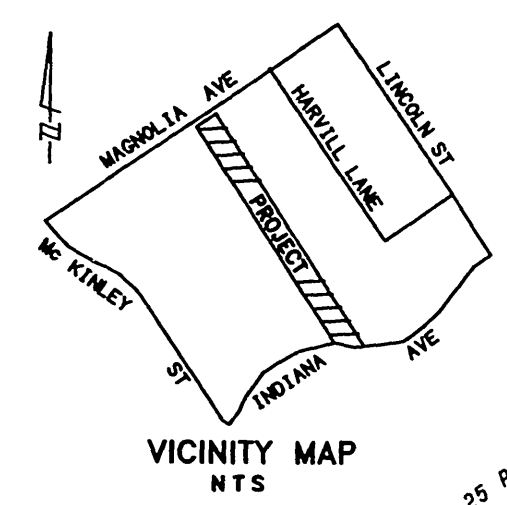
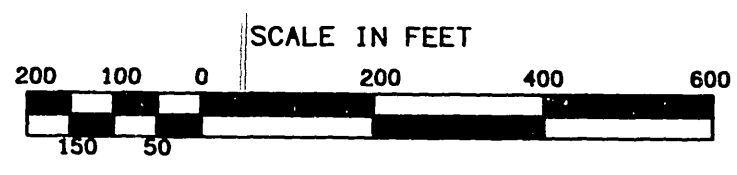
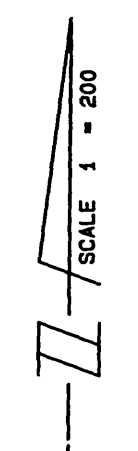
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY

TRACT NO. 29160

BEING A SUBDIVISION OF PORTIONS OF LOTS 3, 6, 11 AND 14 IN BLOCK 56 OF THE SUBDIVISION OF BLOCKS 52, 53, 55 AND 56 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS PER MAP RECORDED IN BOOK 1, PAGE 44 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, BEING LOCATED IN SECTIONS 27 & 28, T 3S, R 6W, S 8M AS SHOWN BY THE MAP OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN MAP BOOK 7, PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

W J McKEEVER, INC - CIVIL ENGINEERING - AUGUST, 1999



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 30, PAGE 26. THIS AFFECTS LOTS 1 AND 2

FD 1 1/2 BRASS CAP RIV CO SUR C/L INTER PER C R 88-102

FD 60d SPIKE ON 0 05 OVER CONC MON FD ON 1 6 ACCEPTED FOR C/L INTX JOHNSON & MAGNOLIA PER T B 78/52

FD 3/4 IP W/PLAST PLUG ILLEG UP 0 1 0 12 S E LY OF R/W LINE ACCEPTED FOR LINE ON BDY AS RCF&MCO NOM PER R S 58/95-100

FD 3/4 IP W/PLAST PLUG ILLEG ON 0 9 ACCEPTED AS RCF&MCO MON PER R S 58/95-100

FD NAIL & WASHER "RIVERSIDE COUNTY SURVEYOR W/X-TIES FLUSH FOR C/L INTERSECT PER T B 96/8

MONUMENT NOTES

- 1 FD 3" BRASS DISK "SCE ML-V-43 RCE 7211" PER R S 58/14-36
- 2 FD 1" IP TAGGED "RCE 11842 PER TR 21244 M B 164/25-29
- 3 FD NAIL & TAG "RCE 11842 IN N W FACE BLOCK WALL IN LIEU OF 1" IP PER TR NO 21244 M B 165/25-29
- 4 FD NAIL & TAG "RCE 11842" IN N W FACE BLOCK WALL IN LIEU OF 1" IP PER TR NO 21244 M B 165/25-29
- 5 FD SPIKE & TIN ON C/L HARVILL LANE PER TR 3466 TIES RIV CO T B 19/83-84
- 6 FD SPIKE & TIN ON C/L HARVILL LANE PER TR 3466 TIES RIV CO T B 19/83-84
- 7 FD SPIKE & TIN ON C/L HARVILL LANE PER TR 3466 TIES RIV CO T B 19/83-84
- 8 FD 1" IP FLUSH TAG ILLEG ACCEPTED AS B C PER TR NO 21291-1 M B 168/16-26
- 9 FD 1" IP TAGGED LS 4599 FLUSH PER TR NO 21291-1 M B 168/16-26
- 10 FD 1" IP TAGGED LS 4599 FLUSH PER TR NO 21291-1 M B 168/16-26 S E 0 08 OF REC RAD HELU FOR RAD BR6
- 11 FD 1" IP TAGGED LS 4599 PER TR 21512 M B 168/65-74
- 12 FD 1" IP TAGGED LS 4599 PER TR 21512 M B 168/65-74

FD 1" IP W/NAIL & TAG "RCE 11842" ON 0 05 IN LIEU OF 2" IP TAGGED "LS 2921" AS PER TR NO 21244 M B 164/25-29 ACCEPTED AS N TR BDY & S E LINE LOT 7 INTX W/ C/L

ENGINEER'S NOTES

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES SET 1 IP W/PLAST PLUG RCE 22502 SET FLUSH OR LEAD & TAG RCE 22502 SET IN CONC
- () INDICATES VARIOUS RECORD DATA AS NOTED
- < > INDICATES RECORD DATA PER TRACT NO 21512 M B 168/65-74
- [] INDICATES RECORD DATA PER R S 58/95-100
- [] INDICATES RECORD DATA PER R S 58/14-36
- PRE INDICATES PRIVATE ROAD EASEMENT
- WE INDICATES WATER EASEMENT
- SE INDICATES SEWER EASEMENT
- PUE INDICATES PUBLIC UTILITY EASEMENT
- //// INDICATES RESTRICTED ACCESS

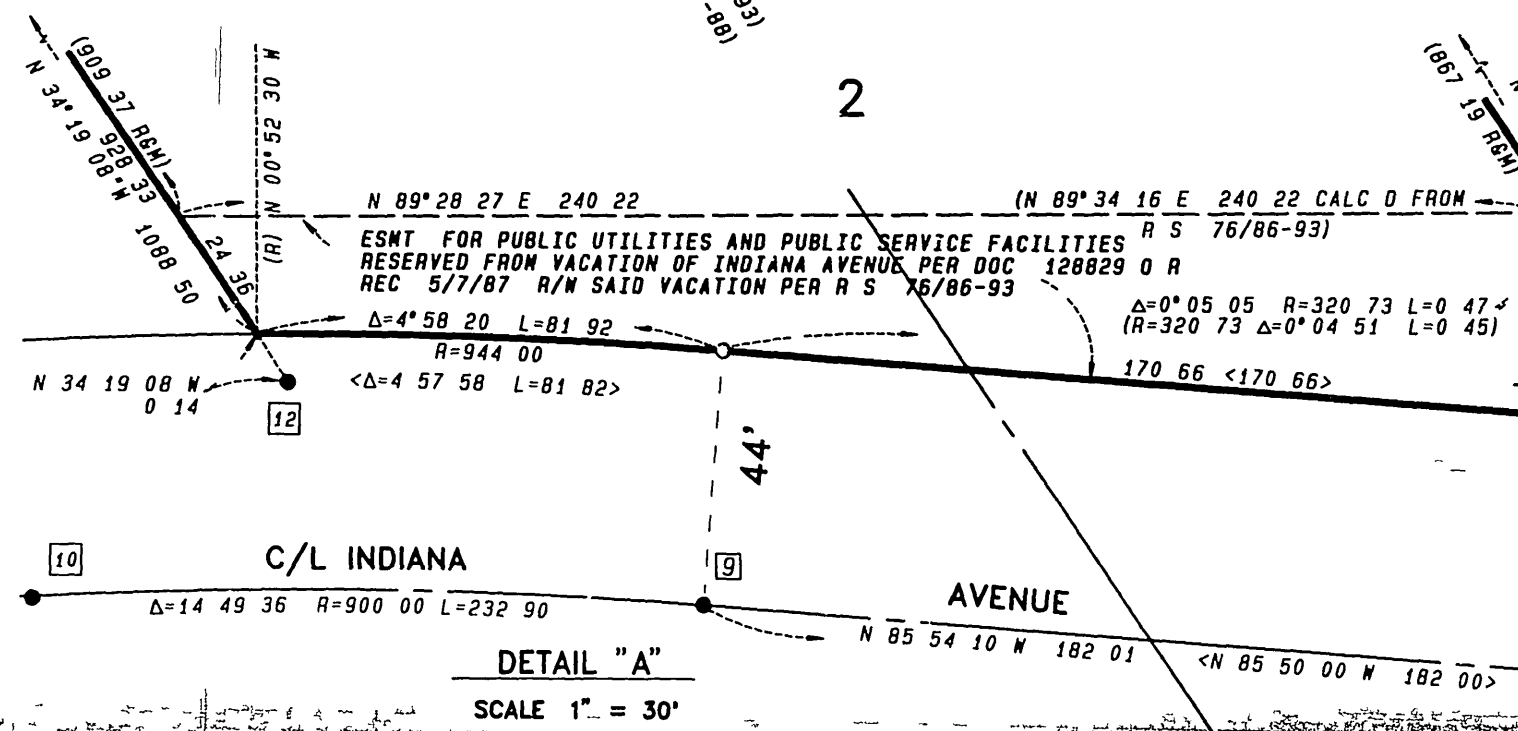
BASIS OF BEARINGS WAS DERIVED FROM THE CENTERLINE OF MAGNOLIA AVENUE AS SHOWN ON MAP OF TRACT NO 3466 N B 56/16-18 BEING N 55°41'45" E

THIS TRACT CONTAINS 10 16 AC GROSS
10 15 AC NET

C C & R S PER INST NO 2000-280335 RECORDED JULY 20 2000

- 1 N 85°54'10" W 182 01
<N 85°50'00" W 182 00>
- 2 N 85°54'10" W 170 66
<N 85°50'00" W 170 66>
- 3 Δ=14°49'36" R=900 00 L=232 90
<R=900 00 Δ=14°50'00" L=233 00>
- 4 Δ=4°58'20" R=944 00 L=81 92
<R=944 00 Δ=4°57'58" L=81 82>

SEE DETAIL "A"



DETAIL "A"
SCALE 1" = 30'

MR 294/29

MR 294/29

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY

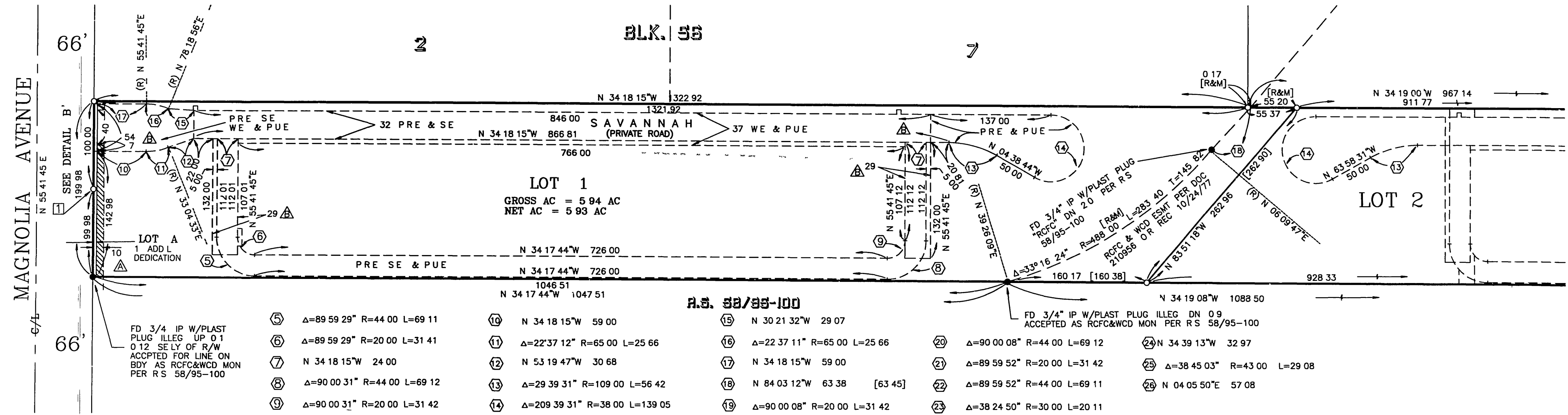
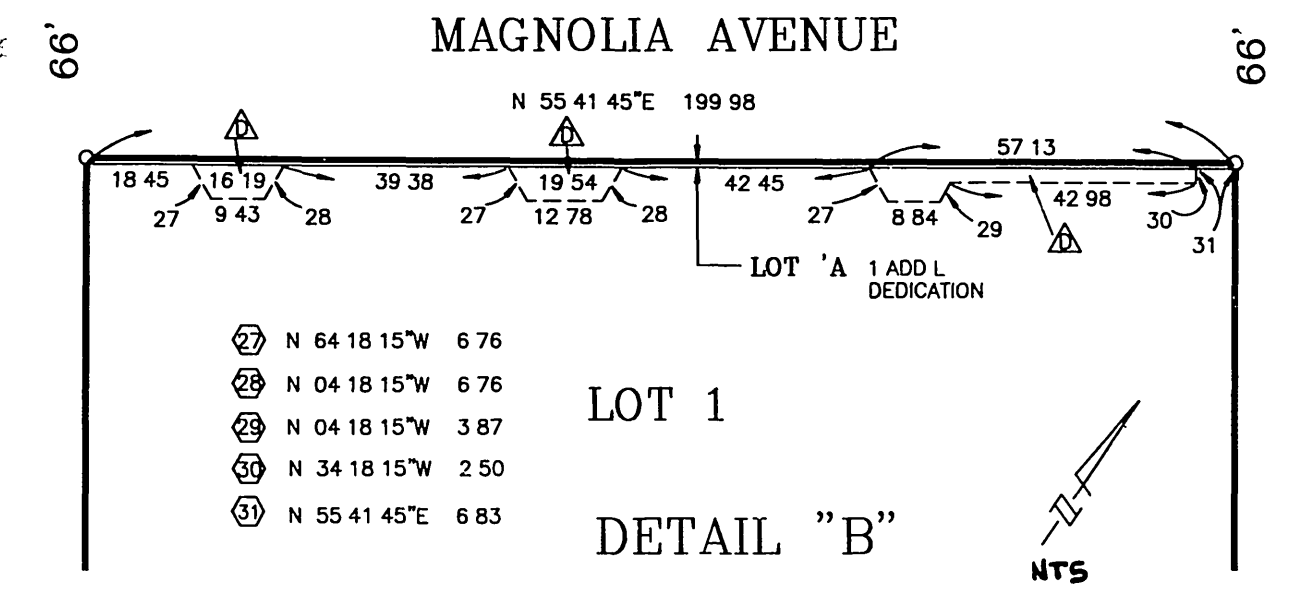
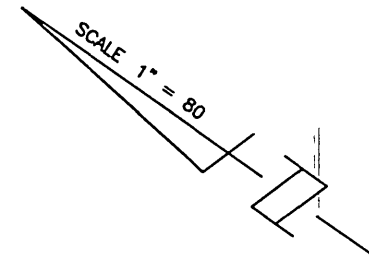
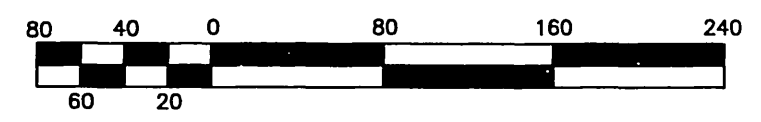
TRACT NO. 29160

BEING A SUBDIVISION OF PORTIONS OF LOTS 3, 6, 11 AND 14 IN BLOCK 56 OF THE SUBDIVISION OF BLOCKS 52, 53, 55 AND 56 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS PER MAP RECORDED IN BOOK 1, PAGE 44 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, BEING LOCATED IN SECTIONS 27 & 28, T 3S, R 6W, S B M AS SHOWN BY THE MAP OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN MAP BOOK 7, PAGE 10, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

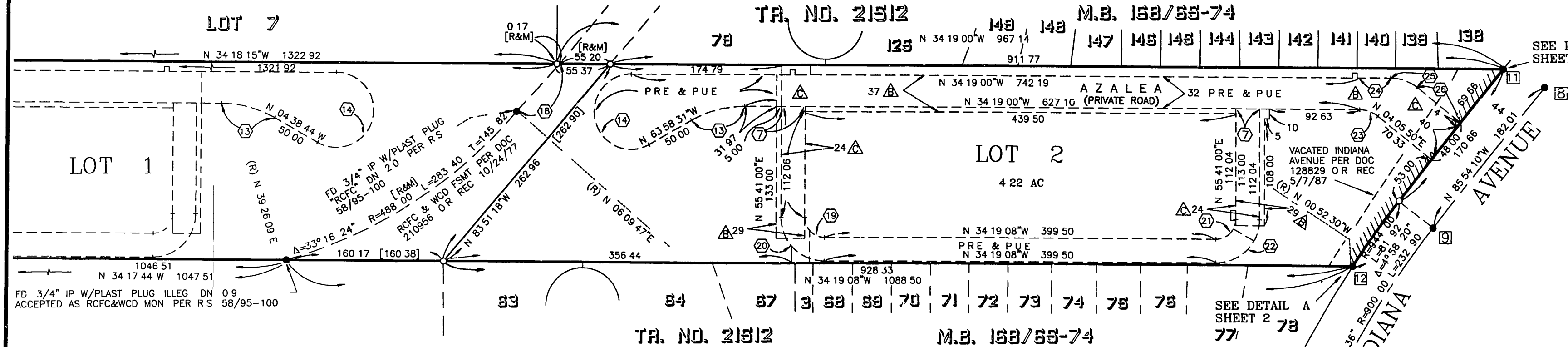
FOR CONDOMINIUM PURPOSES

W J McKEEVER, INC - CIVIL ENGINEERING - AUGUST, 1999

SCALE IN FEET



5	Δ=89 59 29" R=44 00 L=69 11	10	N 34 18 15"W 59 00	15	N 30 21 32"W 29 07	20	Δ=90 00 08" R=44 00 L=69 12	25	Δ=38 45 03" R=43 00 L=29 08
6	Δ=89 59 29" R=20 00 L=31 41	11	Δ=22 37 12" R=65 00 L=25 66	16	Δ=22 37 11" R=65 00 L=25 66	21	Δ=89 59 52" R=20 00 L=31 42	26	N 04 05 50"E 57 08
7	N 34 18 15"W 24 00	12	N 53 19 47"W 30 68	17	N 34 18 15"W 59 00	22	Δ=89 59 52" R=44 00 L=69 11		
8	Δ=90 00 31" R=44 00 L=69 12	13	Δ=29 39 31" R=109 00 L=56 42	18	N 84 03 12"W 63 38 [63 45]	23	Δ=38 24 50" R=30 00 L=20 11		
9	Δ=90 00 31" R=20 00 L=31 42	14	Δ=209 39 31" R=38 00 L=139 05	19	Δ=90 00 08" R=20 00 L=31 42				



- △ 10 ESMT FOR WATER MAINS AND SERVICES TO SOUTHWEST WATER CO PER DOC 117703 OR REC 9/28/64
- △ ESMT FOR WATER LINES TO THE CITY OF RIVERSIDE PER INST NO 267190 OR RECORDED 7/11/2000
- △ ESMT FOR SEWER LINES TO WESTERN MUNICIPAL WATER DISTRICT PER INST NO 2000 108081 OR RECORDED 6/21/2000
- △ SIDEWALK ESMT DEDICATED HEREON

MB 294 / 30

MB 200 / 30