

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 30736

BEING A SUBDIVISION OF A PORTION OF LOTS 104 AND 105 (OPEN SPACE) AND ALL OF LOT 106 (OPEN SPACE) OF TRACT 29386-3 PER M.B. 315 / 32 - 37 AND ALL OF PARCEL 6 OF RECORD OF SURVEY PER R.S. 48 / 10, BOTH BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; ALSO BEING A PORTION OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO PER M.B. 1 / 8, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

JANUARY 2003
CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

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 and that we consent to the making and recording of this subdivision map shown within the distinctive border line.
We hereby dedicate to public use, easements for public utility purposes, together with the right of ingress and egress for emergency vehicles within Lots "A" through "D" inclusive.
We hereby retain Lots "A" through "D" inclusive, indicated as "Private Street", for private use for the sole benefit of ourselves, successors, assignees and lot owners within this Tract Map.
We hereby retain Lots 42 through 45, indicated as "OPEN SPACE", for private use for the sole benefit of ourselves, successors, assignees and lot owners within this Tract Map.
We hereby retain the easement indicated as "PRIVATE DRAINAGE EASEMENT" and "PRIVATE BLANKET DRAINAGE EASEMENT", for private use for the sole benefit of ourselves, successors, assignees and lot owners within this Tract Map.
We hereby dedicate to Western Municipal Water District of Riverside County for the construction and maintenance of sewer and water facilities, Lots "A" through "D" inclusive.

HEARTHSTONE HOMES, INC., a California corporation

Michael J. Rafferty President
John W. Marshall Senior Vice President

~~COMERICA BANK - CALIFORNIA, a Banking corporation, as Beneficiary under Deed of Trust recorded as inst. no. _____, Official Records of Riverside County, California.~~

~~Darryl J. Corien Senior Vice President
Anthony Lopinato Senior Vice President - Western Division~~

NOTARY ACKNOWLEDGEMENT

State of CALIFORNIA
County of ORANGE) SS

On January 28, 2004 before me, S. Yearry
A Notary Public in and for said County and State, personally appeared MICHAEL J. RAFFERTY AND JOHN W. MARSHALL
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: My commission expires FEBRUARY 21, 2007

S. Yearry
Notary Public in and for said State (Print Name)
My principal place of business is in ORANGE County

NOTARY ACKNOWLEDGEMENT

State of California
County of Los Angeles) SS

~~On February 11, 2004 before me, Kathy A. Doyle
A Notary Public in and for said County and State, personally appeared BARRY S. CORIEN AND ANTHONY LOPINATO
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: My commission expires July 4, 2004~~

~~Kathy A. Doyle
Notary Public in and for said State (Print Name)
My principal place of business is in Los Angeles County~~

BOARD OF SUPERVISORS STATEMENT

The County of Riverside, State of California, by its Board of Supervisors, hereby approves the Tract Map. The offer of dedication for public utility purposes, together with the right of ingress and egress for emergency vehicles within Lots "A" through "D" inclusive, is hereby accepted.

Date May 18, 2004
County of Riverside, State of California
By: Jeffrey D. Sims
Chairman of the Board of Supervisors

ATTEST:
NANCY ROMERO
Clerk to the Board of Supervisors
By: Gloria Teri-Smith
Deputy

WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY ACCEPTANCE CERTIFICATE

This is to certify that the interest in real property conveyed within the owners statement hereon, dated 1/28/04, from Hearthside Homes, Inc. to Western Municipal Water District of Riverside County, a Political Corporation and/or Governmental Agency, is hereby accepted and consents to its recordation.

Date 4/14/04
Jeffrey D. Sims
JEFFREY D. SIMS R.C.E. 46212

RECORDER'S STATEMENT

Filed this 20TH day of MAY, 2004
at 8:00 AM in Book 356 of Maps at
Pages 99-102 at the request of the
Clerk of the Board.
Fee: \$ 13.00
No. 2004-0378136
GARY L. ORSO, County Assessor - Clerk - Recorder
By: James D. Brumm
Deputy

Subdivision Guarantee: FIRST AMERICAN TITLE INSURANCE 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 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 \$17,000.

Date April 12, 2004
PAUL McDONNELL
County Tax Collector
By: Sumner Arnold
Deputy

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$17,000 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 May 18, 2004
NANCY ROMERO
Clerk to the Board of Supervisors
By: Gloria Teri-Smith
Deputy

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 supervision and found it to be substantially the same as it appeared on the Tentative Map of Tract 30736 as filed, amended, and approved by the Board of Supervisors on March 4, 2003, the expiration date being March 4, 2006, and that I am satisfied that this map is technically correct.

Date May 6, 2004
Mark S. Bernas
MARK S. BERNAS, County Surveyor
L.S. 4568 Lic. Exp. 9/30/05



ENGINEER'S STATEMENT

I hereby state that I am a Registered Civil Engineer of the State of California and that this map consisting of Four (4) Sheets correctly represents a survey made under my supervision during July of 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.

Date Feb. 19, 2004
John W. Canty
JOHN W. CANTY R.C.E. 17550



NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Southwest Riverside 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 that said property is subject to fees for said Drainage Area.
Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said lots, whichever occurs first, and that the owner of each lot, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

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TRACT 30736

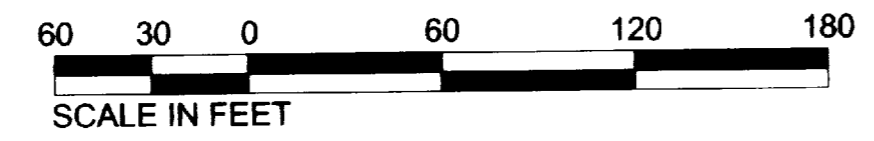
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JANUARY 2003 SCALE: 1" = 60'
CANTY ENGINEERING GROUP, INC.

RIVERSIDE, CALIFORNIA

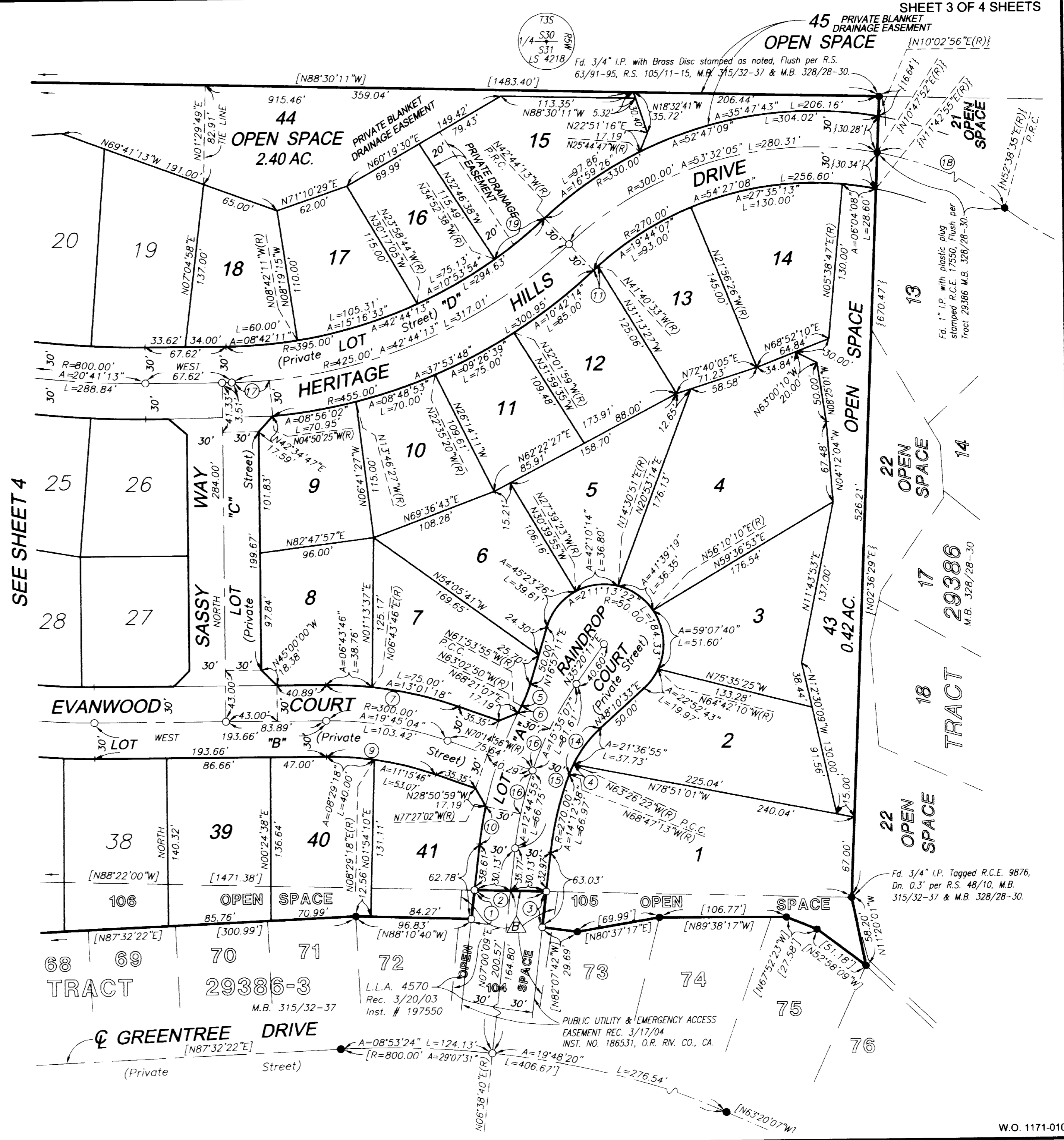
ENGINEER'S NOTES
SEE SHEET 2

EASEMENT NOTES
SEE SHEET 2



COURSE DATA

- ① N07°00'09"E 24.17'
- ② N88°22'00"W 60.26'
- ③ N07°00'09"E 30.06'
- ④ R=100.00' A=05°20'51" L=9.33'
- ⑤ R=100.00' A=11°08'54" L=19.46'
- ⑥ R=330.00' A=01°08'55" L=6.61'
- ⑦ R=330.00' A=19°45'04" L=113.76'
- ⑧ R=270.00' A=19°45'04" L=93.07'
- ⑨ R=330.00' A=05°32'49" L=31.95'
- ⑩ R=270.00' A=01°03'40" L=5.00'
- ⑪ R=100.00' A=26°57'46" L=47.06'
- ⑫ R=300.00' A=28°20'02" L=148.36'
- ⑬ R=300.00' A=07°12'06" L=37.71'
- ⑭ R=425.00' A=04°50'25" L=35.90'
- ⑮ R=300.00' A=41°50'43" L=219.10'
- ⑯ R=395.00' A=07°51'35" L=54.19'



IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 4 OF 4 SHEETS

TRACT 30736

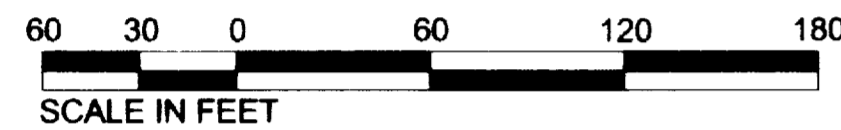
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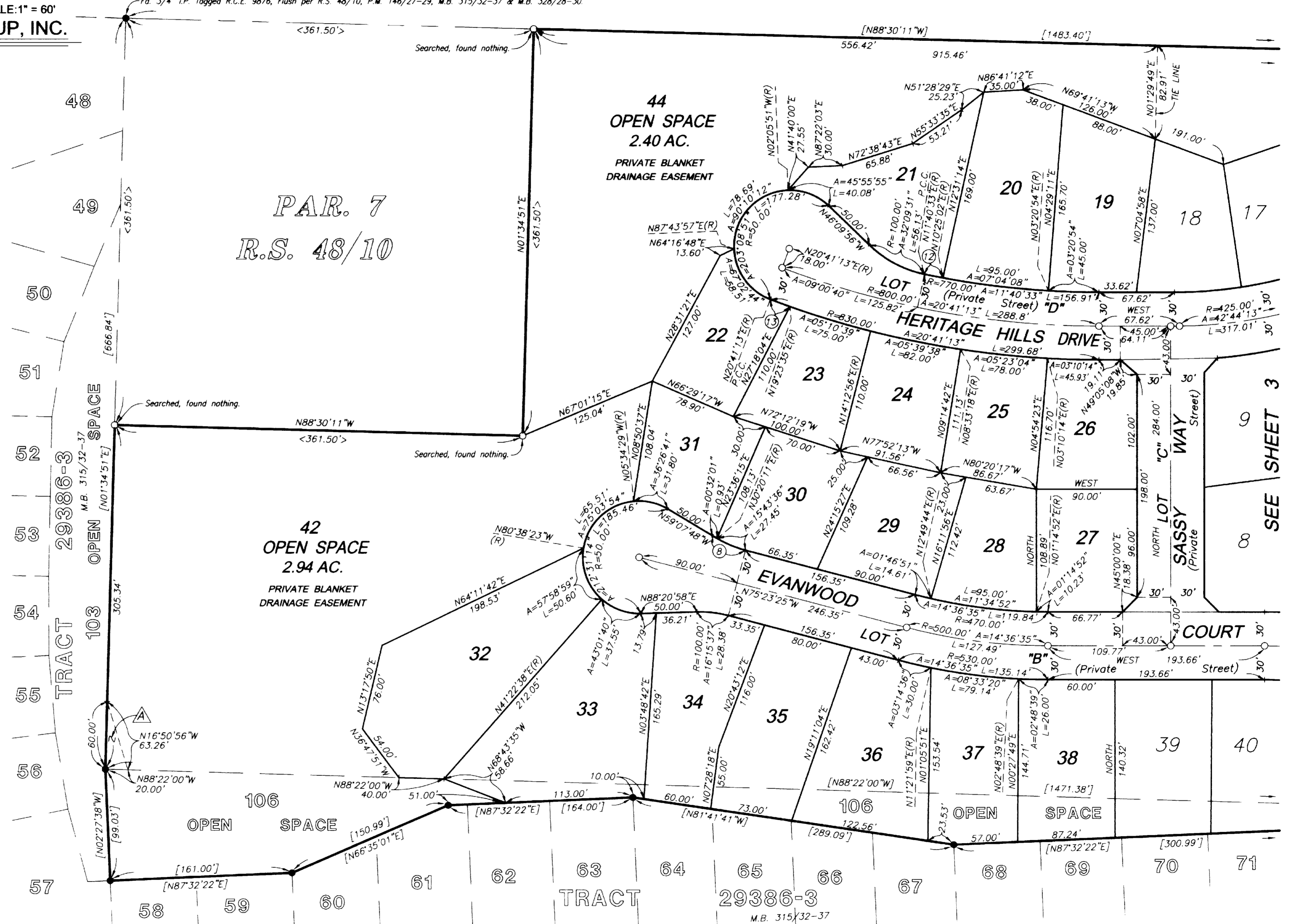
ENGINEER'S NOTES
SEE SHEET 2

EASEMENT NOTES
SEE SHEET 2



COURSE DATA

- ⑧ R=100.00' A=16°15'37" L=28.38'
- ⑫ R=770.00' A=01°15'31" L=16.91'
- ⑬ R=830.00' A=01°17'38" L=18.75'



SEE SHEET 3