

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

SHEET 1 OF 3 SHEETS

# TRACT NO. 31552

BEING A SUBDIVISION OF A PORTION OF LOT 4 IN BLOCK 56 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS PER MAP OF SUBDIVISION OF BLOCKS 52, 53, 55 AND 56 FILED IN BOOK 1, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 6 WEST, ALSO LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO.

HUNSAKER AND ASSOCIATES IRVINE, INC.  
RORY S. WILLIAMS, L.S. 6654 DATE OF SURVEY: AUGUST, 2005

## FOR CONDOMINIUM PURPOSES

RECORDER'S STATEMENT  
FILED THIS 25<sup>th</sup> DAY OF August  
2006, AT 8 A.M.  
IN BOOK 409 OF TRACT MAPS,  
AT PAGES 18-20  
AT THE REQUEST OF THE CLERK OF THE BOARD.

FEE: \$ 11.-  
NO. 2006-0631496  
LARRY W. WARD, COUNTY ASSESSOR-CLERK-RECORDER  
BY: A. Weir DEPUTY  
SUBDIVISION GUARANTEED BY:  
COMMERCE TITLE COMPANY

### 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 A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS TRACT MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE PUBLIC FOR STREET AND PUBLIC UTILITY PURPOSES: LOT "A".

WE HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG MAGNOLIA AVENUE TO THE PUBLIC, THE OWNER(S) OF LOT 1, 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 DEDICATION AS TO THE PART VACATED.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER DISTRIBUTION FACILITIES, THE EASEMENT DESIGNATED AS "BLANKET PUE", AS SHOWN HEREON.

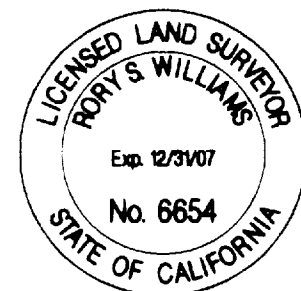
WE HEREBY RETAIN THE EASEMENT INDICATED AS A PRIVATE EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN THE EASEMENT INDICATED AS SANITARY SEWER EASEMENT PURPOSES FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN THE EASEMENT INDICATED AS STORM DRAIN EASEMENT FOR DRAINAGE AND WATER QUALITY PURPOSES FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

### 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 CENTEX HOMES ON AUGUST, 2005. 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 THE 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.



Rory S. Williams 5/01/06  
RORY S. WILLIAMS, L.S. 6654  
LICENSE EXPIRES: 12/31/07

### 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 TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 31552, AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 19, 2004, THE EXPIRATION DATE BEING OCTOBER 19, 2007, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

B. H. Hess  
BRIAN H. HESS  
COUNTY SURVEYOR  
L.S. 4993, EXP. 12-31-07  
DATE 7-28-2006



CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP

BY: Richard P. Douglas  
NAME: RICHARD P. DOUGLASS  
TITLE: DIVISION PRESIDENT

### NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA } ss.  
COUNTY OF ORANGE  
ON May 1, 2006, BEFORE ME, MICHELLE L. WEHR, NOTARY PUBLIC, PERSONALLY APPEARED RICHARD P. DOUGLASS, 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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:  
MICHELLE L. WEHR  
SIGNATURE  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.  
MY COMMISSION EXPIRES: APR. 9, 2008

### 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 \$ 23,600

PAUL MCDONNELL  
COUNTY TAX COLLECTOR  
BY: J. J. Rij DEPUTY  
DATED June 16, 2006

### TAX BOND CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 23,600 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 THE SAID BOARD OF SUPERVISORS.

DATED June 16, 2006.  
NANCY ROMERO  
CLERK OF THE BOARD OF SUPERVISORS  
BY: \_\_\_\_\_ DEPUTY  
CASH TAX BOND  
PAUL MCDONNELL  
COUNTY TAX COLLECTOR  
BY: J. J. Rij DEPUTY

### CITY OF RIVERSIDE EASEMENT ACCEPTANCE STATEMENT:

THIS IS TO CERTIFY THAT THE BLANKET PUE EASEMENT DEDICATION MADE IN THE OWNER'S STATEMENT, IS HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF WATER DISTRIBUTION FACILITIES AND THE CITY OF RIVERSIDE HEREBY CONSENTS TO THE MAP RECORDATION.

DATED July 5, 2006.  
David H. Wright  
DAVID H. WRIGHT  
PUBLIC UTILITIES GENERAL MANAGER  
CITY OF RIVERSIDE  
DATED July 3, 2006.  
Kris Martinez  
KRIS MARTINEZ  
GENERAL SERVICES DIRECTOR  
CITY OF RIVERSIDE

### 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 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.

DATE August 15, 2006.  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BY: Job Bustin  
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:  
NANCY ROMERO  
CLERK OF THE BOARD OF SUPERVISORS  
BY: Shirley Ann Smith DEPUTY

### SIGNATURE OMISSIONS:

PURSUANT TO THE SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

RIVERSIDE WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPES AND INCIDENTAL PURPOSES RECORDED APRIL 26, 1882 IN BOOK 28, PAGE 635 AND AUGUST 14, 1885 IN BOOK 42, PAGES 294 AND 296, BOTH OF DEEDS. (NOT PLOTTABLE)

SOUTHWEST WATER COMPANY, HOLDER OF AN EASEMENT FOR WATER SERVICES AND MAINS AND INCIDENTAL PURPOSES RECORDED AUGUST 11, 1964 AS INSTRUMENT NO. 98602 OF OFFICIAL RECORDS.

### NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA } ss.  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_, PERSONALLY APPEARED \_\_\_\_\_, 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 ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:  
SIGNATURE \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY PRINCIPAL PLACE OF BUSINESS IS IN \_\_\_\_\_ COUNTY.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
(NAME PRINTED)

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

# TRACT NO. 31552

BEING A SUBDIVISION OF A PORTION OF LOT 4 IN BLOCK 56 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS PER MAP OF SUBDIVISION OF BLOCKS 52, 53, 55 AND 56 FILED IN BOOK 1, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING IN SECTION 28, TOWNSHIP 3 SOUTH, RANGE 8 WEST, ALSO LYING WITHIN RANCHO EL SOBRANTE DE SAN JACINTO.

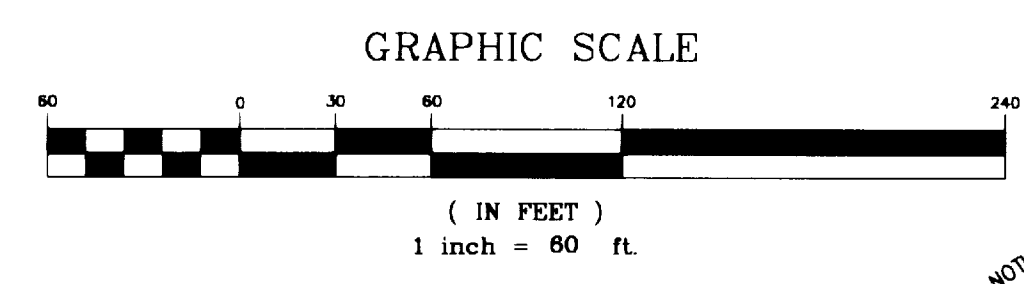
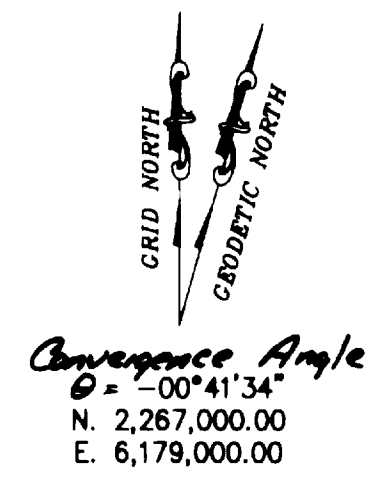
HUNSAKER AND ASSOCIATES IRVINE, INC.  
RORY S. WILLIAMS, L.S. 6654 DATE OF SURVEY: AUGUST 2005

## FOR CONDOMINIUM PURPOSES

### BOUNDARY SURVEY AND GPS CONTROL MAP

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE LINE BETWEEN NGS CORRS STATIONS "PPBF" AND "CCCS", BOTH AS PUBLISHED ON NGS DATA SHEETS, BEING N86°35'08"W (2000.35 EPOCH)

**DATUM STATEMENT:**  
COORDINATES SHOWN HEREON ARE GRID COORDINATES. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, GRID DISTANCES, PER THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NAD83 MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCES BY A COMBINATION FACTOR OF 0.999973.



- SURVEYOR'S NOTES:**
- SET 1" IRON PIPE TAGGED L.S. 6654 (RIV. CO. STD. "A" MON.) OR LEAD & TAG L.S. 6654, IN CONCRETE, (RIV. CO. STD. "E" MON.) UNLESS OTHERWISE NOTED.
  - ALL MONUMENTS SHOWN AS "SET" SHALL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.
  - ALL MONUMENTS ARE SET ACCORDING TO RIVERSIDE COUNTY ORDINANCE NO. 461.9.
  - INDICATES FOUND MONUMENT AS NOTED HEREON.
  - ▲ INDICATES CONTINUOUSLY OPERATING REFERENCE STATION

- M1 FD. 1 1/2" BRASS DISC. STAMPED "RIVERSIDE COUNTY SURVEYOR", DN. 0.5", PER R1 & R2.
- M2 FD. 1" IRON PIPE TAGGED LS 7083, DN. 0.2" PER R3, AT MOST WLY TRACT BOUNDARY CORNER PER R1.
- M3 FD. 1" IRON PIPE TAGGED LS 7083, DN. 0.4", PER R3, AT ANGLE POINT IN BOUNDARY OF R1.
- M4 FD. LEAD, TACK & TAG LS 5921 ON TOP OF CURB PER R1.
- M5 FD. 1" IRON PIPE TAGGED LS 5921, FLUSH, PER R1.
- M6 FD. 1" IRON PIPE W/ PLASTIC PLUG MARKED LS 5921, FLUSH, IN LIEU OF 1" IRON PIPE TAGGED LS 5921 PER R1.
- M7 FD. LEAD, TACK & TAG LS 5921 ON CURB FACE IN LIEU OF 1" IRON PIPE TAGGED LS 5921 PER R1.
- M8 FD. 1" IRON PIPE TAGGED LS 5921, FLUSH, PER R1.
- M9 FD. 1" IRON PIPE TAGGED LS 5921, FLUSH PER R1.
- M10 FD. LEAD, TACK & TAG, LS 5921, IN LIEU OF 1" IRON PIPE TAGGED LS 5921 PER R1.
- M11 FD. 1" IRON PIPE TAGGED RCE 21769, FLUSH PER R1 & R2.
- M12 FD. NOTHING AT STREET INTERSECTION.

M13 FD. PK NAIL AND WASHER STAMPED "RIVERSIDE CITY ENGINEER" PER CITY RIVERSIDE FIELD BOOK 1038/20.

GROSS AREA = 2.03 ACRES WITHIN THIS MAP  
INDICATES RESTRICTED ACCESS RIGHTS

**RECORD MAP AND DATA NOTES:**

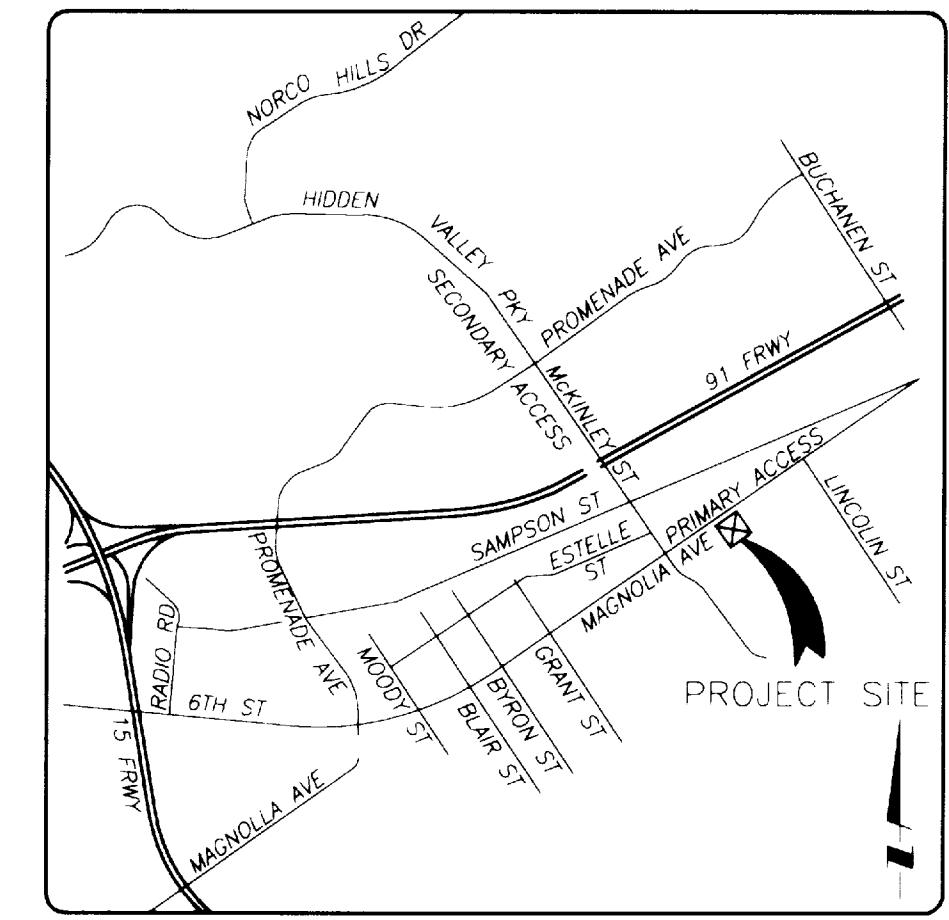
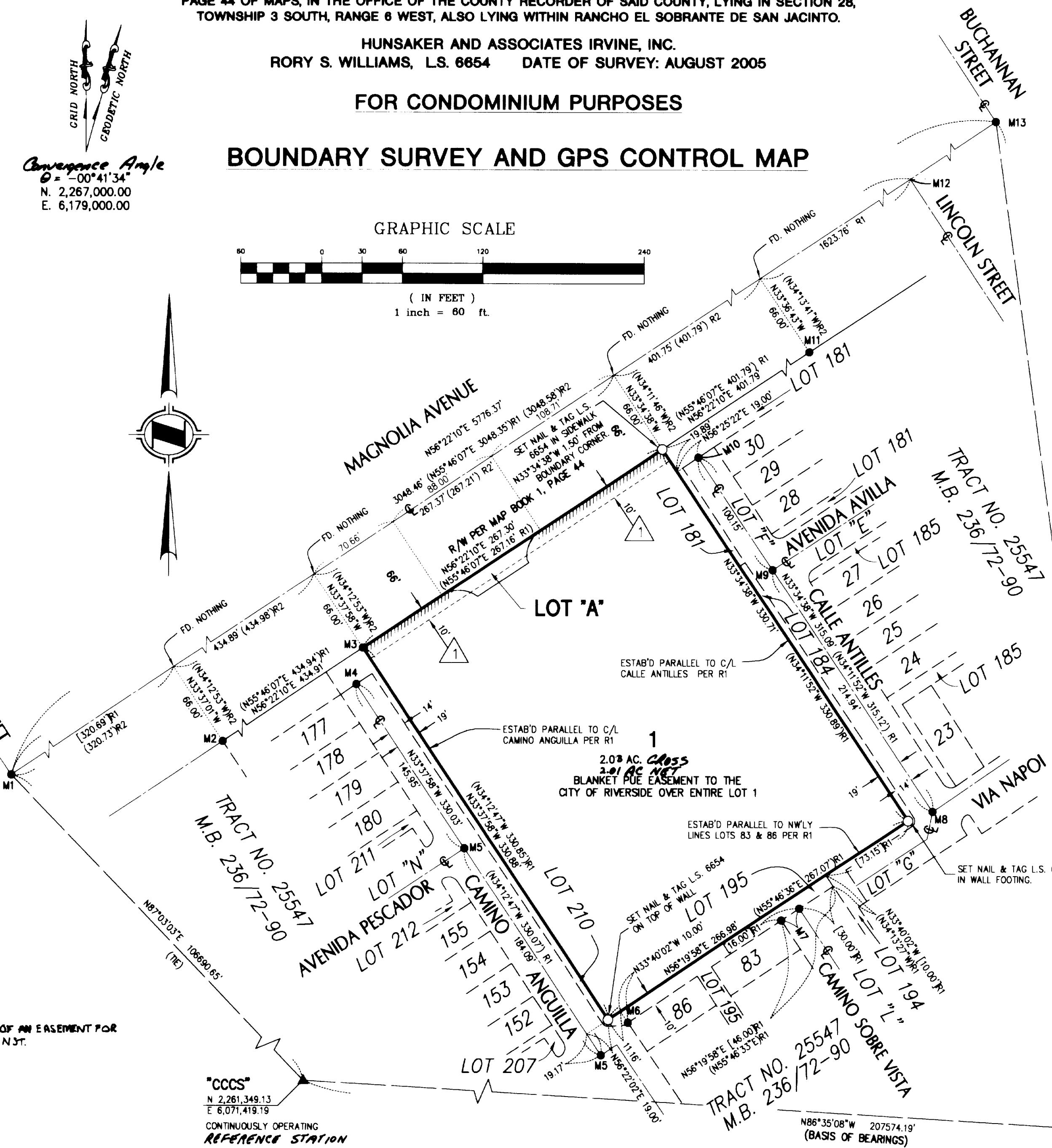
- ( ) INDICATES RECORD DATA AS NOTED.
- [ ] INDICATES RECORD AND MEASURED DATA AS NOTE.
- R1 INDICATES TRACT NO. 25547, M.B. 236/72-90.
- R2 INDICATES TRACT NO. 21291-1, M.B. 16B/16-26.
- R3 INDICATES CERTIFICATE OF CORRECTION RECORDED MARCH 29, 1999 AS INST. NO. 128083.

**EASEMENT NOTES:**

- 1 INDICATES AN EASEMENT IN FAVOR OF SOUTHWEST WATER CO. FOR WATER SERVICES AND MAINS AND INCIDENTAL PURPOSES RECORDED AUGUST 11, 1964, AS INSTRUMENT NO. 98602 OF OFFICIAL RECORDS.
- 2 INDICATES A PRIVATE EASEMENT RETAINED HEREON FOR INGRESS AND EGRESS PURPOSES FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND ALL LOT OWNERS WITHIN THIS TRACT MAP.
- 3 INDICATES STORM DRAIN EASEMENT FOR DRAINAGE AND WATER QUALITY PURPOSES RETAINED HEREON.
- 4 INDICATES A SANITARY SEWER EASEMENT PURPOSES RETAINED HEREON.

SOUTHERN CALIFORNIA GAS COMPANY A CALIFORNIA CORPORATION HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED APRIL 20, 2006 AS INST. 2006-0285051 OF O.R. (NOT PLOTTABLE)

**NOTES:**  
ALL DRAINAGE EASEMENTS SHALL BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS.  
THE C., C., AND R.'S IS RECORDED AUGUST 25, 2006, AS INSTRUMENT NO. 2006-0631496



VICINITY MAP  
N.T.S.

"CCCS"  
N 2,261,349.13  
E 6,071,419.19  
CONTINUOUSLY OPERATING  
REFERENCE STATION

"PPBF"  
N 2,248,986.27  
E 6,278,619.28  
CONTINUOUSLY OPERATING  
REFERENCE STATION

SEE SHEET 2 FOR BASIS OF BEARINGS, DATUM STATEMENT, SURVEYOR'S NOTES, RECORD MAP AND DATA NOTES, EASEMENT NOTE, NOTE AND BOUNDARY SURVEY AND CONTROL MAP.

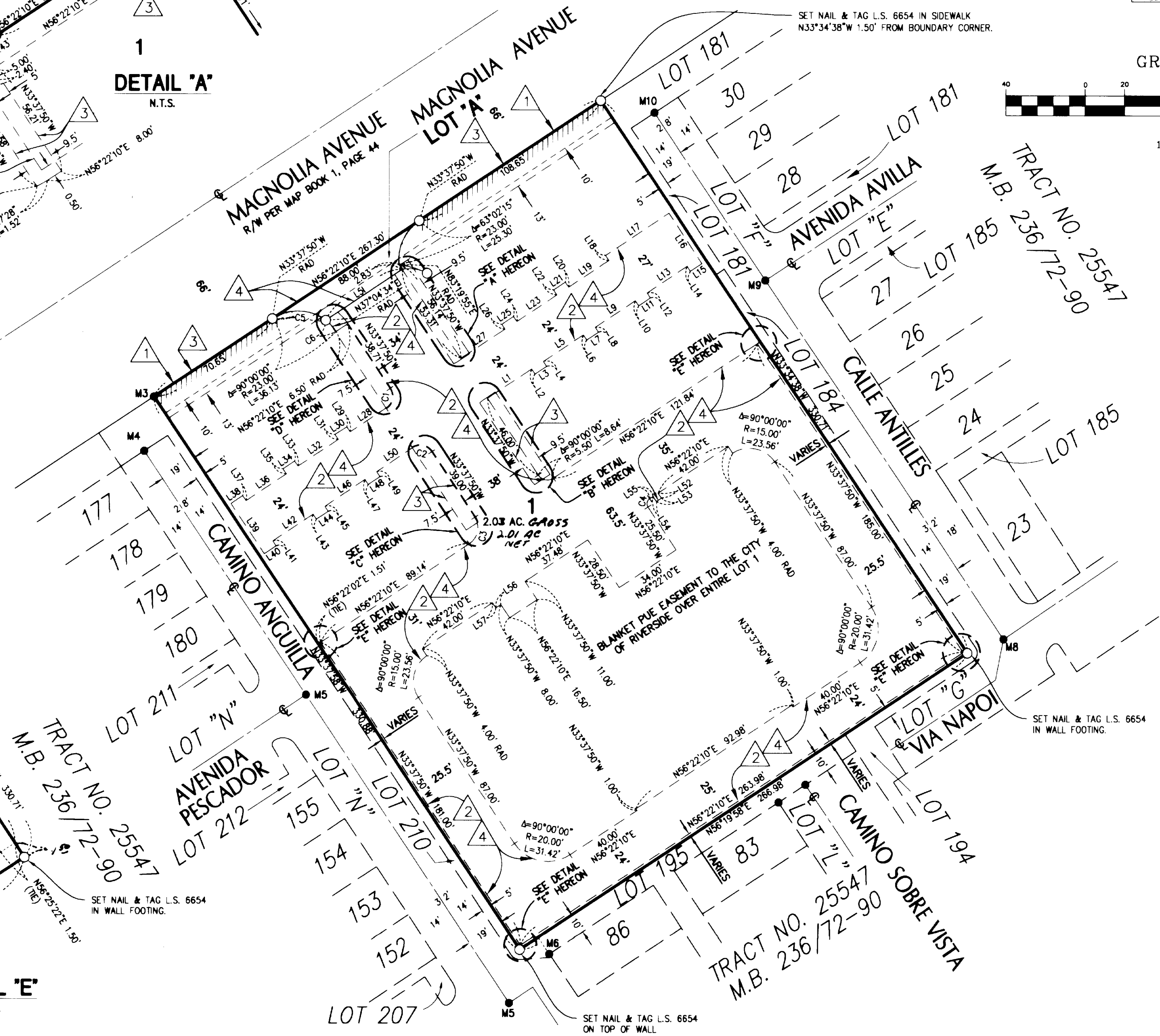
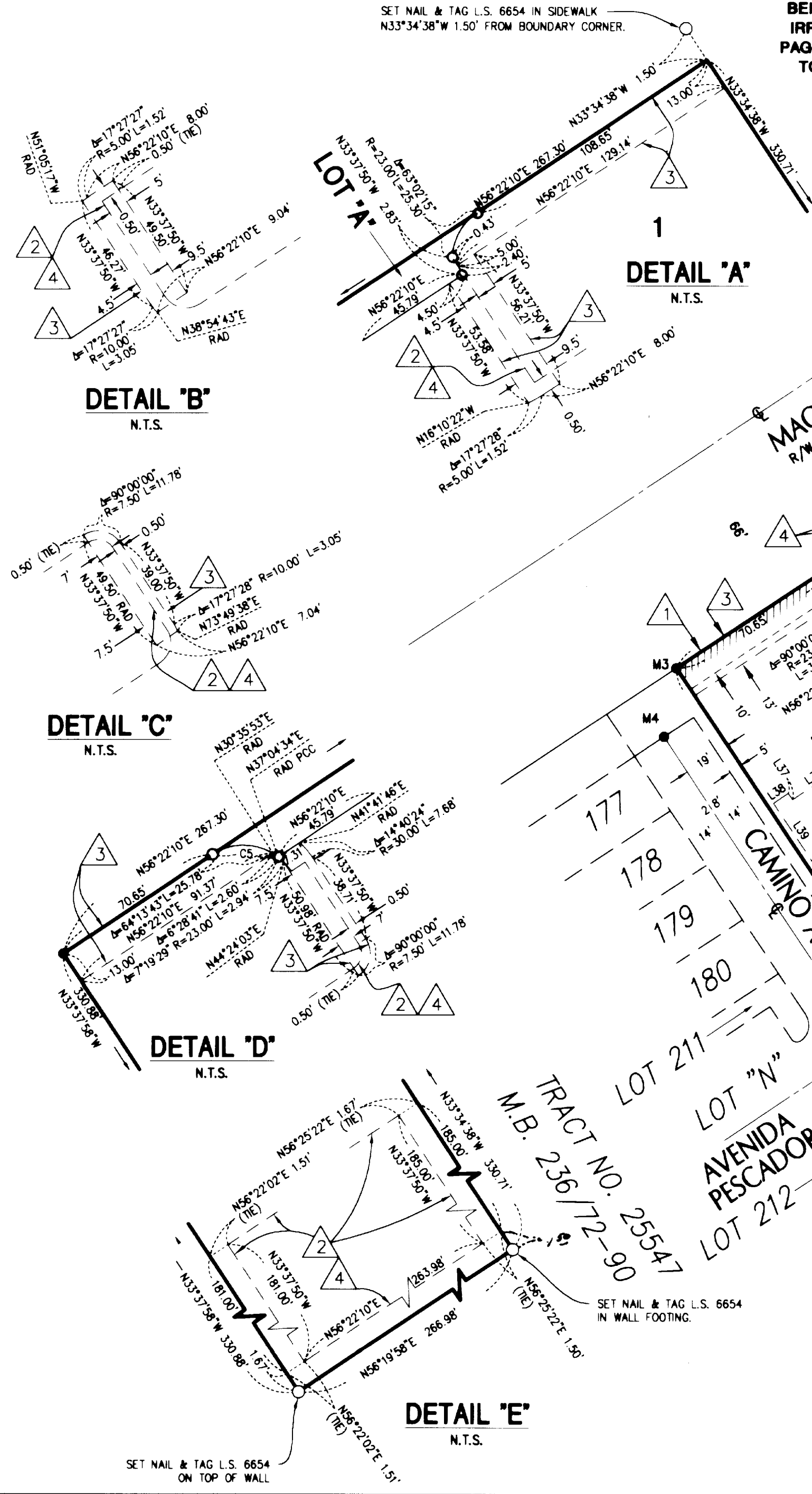
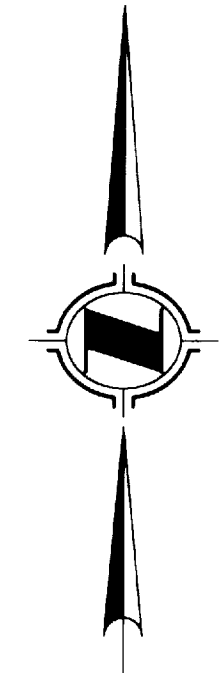
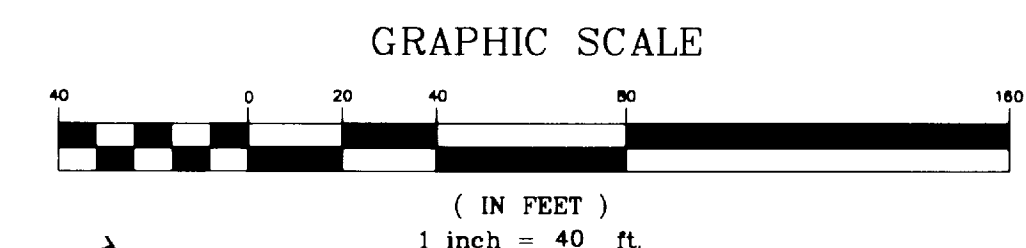
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HUNSAKER AND ASSOCIATES IRVINE, INC.  
RORY S. WILLIAMS, L.S. 6654 DATE OF SURVEY: AUGUST 2005  
FOR CONDOMINIUM PURPOSES

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	7.00'	11.00'
C2	90°00'00"	7.00'	11.00'
C3	90°00'00"	9.50'	14.92'
C4	90°00'00"	3.00'	4.71'
C5	70°42'24"	23.00'	28.38'
C6	19°17'36"	23.00'	7.74'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N56°22'10"E	26.50'
L2	N33°37'50"W	3.00'
L3	N56°22'10"E	7.00'
L4	N33°37'50"W	3.00'
L5	N56°22'10"E	24.00'
L6	N33°37'50"W	3.00'
L7	N56°22'10"E	7.00'
L8	N33°37'50"W	3.00'
L9	N56°22'10"E	24.00'
L10	N33°37'50"W	3.00'
L11	N56°22'10"E	7.00'
L12	N33°37'50"W	3.00'
L13	N56°22'10"E	24.00'
L14	N33°37'50"W	3.00'
L15	N56°22'10"E	7.00'
L16	N33°37'50"W	30.00'
L17	N56°22'10"E	38.00'
L18	N33°37'50"W	3.00'
L19	N56°22'10"E	24.00'
L20	N33°37'50"W	3.00'
L21	N56°22'10"E	7.00'
L22	N33°37'50"W	3.00'
L23	N56°22'10"E	24.00'
L24	N33°37'50"W	3.00'
L25	N56°22'10"E	7.00'
L26	N33°37'50"W	3.00'
L27	N56°22'10"E	26.50'
L28	N56°22'10"E	21.50'
L29	N33°37'50"W	3.00'
L30	N56°22'10"E	7.00'
L31	N33°37'50"W	3.00'
L32	N56°22'10"E	24.00'
L33	N33°37'50"W	3.00'
L34	N56°22'10"E	7.00'
L35	N33°37'50"W	3.00'
L36	N56°22'10"E	24.00'
L37	N33°37'50"W	3.00'
L38	N56°22'10"E	7.00'
L39	N33°37'50"W	30.00'
L40	N56°22'10"E	7.00'
L41	N33°37'50"W	3.00'
L42	N56°22'10"E	24.00'
L43	N33°37'50"W	3.00'
L44	N56°22'10"E	7.00'
L45	N33°37'50"W	3.00'
L46	N56°22'10"E	24.00'
L47	N33°37'50"W	3.00'
L48	N56°22'10"E	7.00'
L49	N33°37'50"W	3.00'
L50	N56°22'10"E	21.50'
L51	N56°22'10"E	45.79'
L52	N33°37'50"W	3.00'
L53	N56°22'10"E	3.00'
L54	N33°37'50"W	3.00'
L55	N56°22'10"E	2.00'
L56	N56°22'10"E	3.00'
L57	N33°37'50"W	3.00'