



IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF A PORTION OF PARCELS 12, AND 13 OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF THE CLERK OF THE BOA FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, NO. 2001-699465 LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411 SEPTEMBER, 2002

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBMISSION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LANJ; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "G".

WE ALSO DEDICATE TO THE CITY OF BEAUMONT FOR OPEN SPACE PURPOSES, LOTS "I" THROUGH "M".

TEMECULA VALLEY, LLC.,
A DELAWARE LIMITED LIABILITY COMPANY

BY: GREYSTONE HOMES, INC. A DELAWARE CORPORATION ITS MANAGER

BY: 1 cm. 1 NAME: Tom Banks TITLE: VP

BENEFICIARY: WESTBROOK OAK VALLEY PROPERTIES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 23, 2002 AS INSTRUMENT NO. 2002-00402804 OF OFFICIAL RECORDS.

BY: STEAM T. ST. CLAIR (TITLE) MEMBER

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA]
COUNTY OF RIVERSIDE]

CHARGE IN THE MAIN IN THE MAIN ACKNOWLEDGED TO ME THAT SUCH LIMIT AND ACKNOWLEDGED TO ME THAT SECURED THE MAIN IN THE MAIN MORN AS THE LICE DESIGNATION THE PART OF THE MAIN MAIN THE MAIN MAIN AS THE LICE DESIGNATION THAT EXECUTED THE WITHIN INSTRUMENT AS THE LICE DESIGNATION THAT EXECUTED THE MAIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH LIMITED THAT EXECUTED THE MAIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH LIMITED THAT EXECUTED THE SAME.

MY COMMISSION EXPIRES MAY 17, 2006 WITNESS MY HAND AND OFFICIAL SEAL.



NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA]
COUNTY OF RUFERIUS]
ON NONEMBER 13.2002 BEFORE ME, Linda Ouran ON NONEMBER 13:202 BEFORE ME, Linda DUYAN. A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SAICHT, 1.54-CLAIP. (PERSONALLY KNOWN ID GEPPROVED TO ME ON THE BASIS OF SAISFACTORY EVIDENCE) TO BE THE CEPESON, WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNER(S) OF WASTEROOK DEVIAND OPPORTUNITY OF THE NAME OF THE NAME OF THE SAIGHT OF T

MY COMMISSION EXPIRES MAN 17, 2006 WITNESS MY HAND AND OFFICIAL SEAL.



Linda Duran

Clinda Cunan

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I MAVE EXAMINED THE WITHIN MAP: THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 29186, BY THE BEALMONT CITY COUNCIL ON JULY 16, 2002, AND ANY APPROVED ALTERATION THEREOF. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP OF TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT PLANS FOR PRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE COMPLETE SET OF AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING SAME.

FOR: DEEPAK MOORJANI, R.C.E. 51047 CITY ENGINEER, CITY OF BEAUMONT

DATED ZZ NOVEMBEZ

DENNIS WAYNE JANDA, A.S. 6359 (LIC. EXPIRES 12/31/2002)



SHEET 1 OF 6 SHEETS

RECORDER'S STATEMENT:

FILED THIS 26TD AY OF NOV., 2002, AT BOOK 326 OF MAPS, AT PAGES 91-96, AT THE REQUEST OF THE CLERK OF THE BOARD.

FEE \$ 17.00

GARY ORSO, COUNTY RECORDER
BY: January .DEPUTY

SUBDIVISION GUARANTEE: NORTH AMERICAN

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF SIX (6) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER OF 1998; 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 //-/3-02

LARR W CASE, L.S. 5411 LICENSE EXPIRES: 09/30/04



SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED:

AN EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS.

A "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, LLC. A DELAWARE LIMITED LIBBLITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS.

AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTINERS, L. P., A TEXAS LIMITED PARTNERSHIP AS GRANTOR AND WESTBROOK OAK VALLEY PARTNERS, LLC. A DELAWARE UMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS.

TAX BOND CERTIFICATE:

HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERBIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY MUNICIPAL, OR TECAL AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THE MAP WITH THE COUNTY RECORDER AREA LEN AGAINST SAID PROPERTY BUT NOT THE TAXBLE AND SAID BOARD OF SUPERVISORS.

DATED ATTEST: GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND PAUL McDONNELL COUNTY TAX COLLECTOR

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 STAKE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED Amender 18, 2002

PAUL MCDANNELL COUNTY TAX COLLECTOR BY: Burnica Grand DEPUTY

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING THEREOF HELD ON THE 16 DAY OF JULY 2002, AND THAT THERE UPON SAID COUNCIL DID BY THE ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, THE DEDICATION TO THE PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "G" INCLUSIVE.

ALSO DID ACCEPT FOR OPEN SPACE PURPOSES, LOTS "I" THROUGH "M" INCLUSIVE.

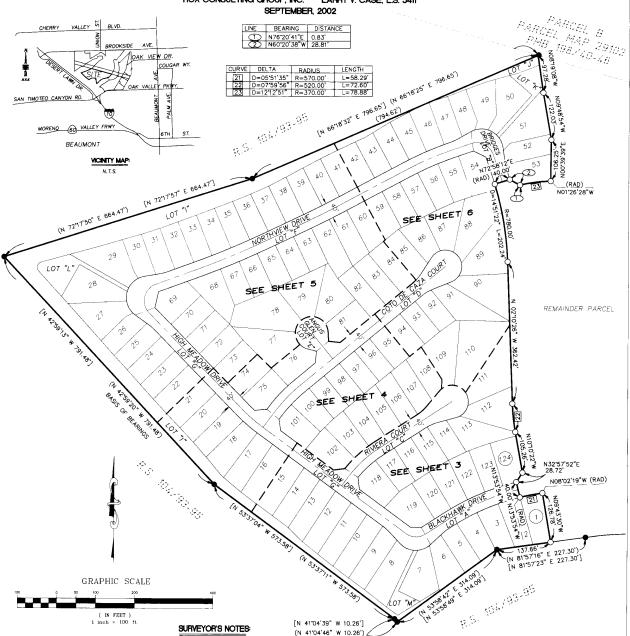
BY: Marona L. Chance MARTHA L. CHANCE CITY CLERK OF THE CITY OF BEAUMONT

SOILS REPORT:

SHEET 2 OF 6 SHEETS

BEING A SUBDIVISION OF A PORTION OF PARCELS 12, AND 13 OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LIVING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDING BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411 SEPTEMBER, 2002



- () INDICATES RECORD AND MEASURED DATA PER PARCEL MAP NO. 29102, MB 198/40-46.
- [] INDICATES RECORD DATA PER RECORD OF SURVEY, RS 104/93-95.

EASEMENT NOTES:

- (A) INDICATES AN EXISTING EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- (B) INDICATES AN EXISTING "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, LLC. A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- (© INDICATES AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AS GRANTOR AND WESTBROOK OAK VALLEY PARTNERS, LLC. A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED COTOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT DE PLOTTED ON THIS MAP.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THAT SOUTHWESTERLY LINE OF PARCEL 13 OF PARCEL MAP NO. 29102, RECORDED DECEMBER 28, 2000, IN BOOK 198, PAGES 40-46, OFFICIAL RECORDS, BEING NORTH 42' 59' 20' WEST.

MONUMENT NOTES:

- INDICATES FOUND " I.P. W/PLASTIC PLUG STAMPED LS 5346, FLUSH AS SET PER RS 104/93-95
- INDICATES FOUND MONUMENT, AS NOTED.
- INDICATES SET 2" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL TRACT BOUNDARY CORNERS. UNLESS OTHERWISE NOTED.

1" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE. OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL CORNERS. UNLESS OTHERWISE NOTED.

8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A 2" I.P. TAGGED L.S. 5411 IN MEDIAN STRIP OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, AND ALL OTHER CENTERLINE POINTS OF CONTROL.

ALL MONUMENTS SHOWN AS, "SET" SHALL BE IN ACCORDANCE WITH THE TERMS OR THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.



* # 98.59.

108

107

106

97

98

SEE SHEET

L=35.00' D=47'44'47" 24.12' 6" NO2'38'20"E

L=157.75' R=42.00' D=215'12'04'

111

N55'49'16"E (RAD)

SEE SHEET 3



S. 6

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF A PORTION OF PARCELS 15, 16 AND "C" OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF THE CLERK OF THE FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, NO. 2002-101097 LYING IN SECTIONS 32 AND 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

FEE \$17.00

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411 SEPTEMBER, 2002

RECORDER'S STATEMENT:

FILED THIS 26TH DAY OF NOV , 2002 AT 2001 M. IN BOOK 376 OF MAPS, AT PAGES 91-96 , AT THE REQUEST OF THE CLERK OF THE BOARD.

SHEET 1 OF 6 SHEETS

FEE \$ 17.00

GARY ORSO, POUNTY RECORDER BY: .DEPUTY

SUBDIVISION GUARANTEE: NORTH AMERICAN TITLE COMPANY

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 A 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 THE PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "H".

WE ALSO DEDICATE TO THE CITY OF BEAUMONT FOR STORM DRAIN PURPOSES, LOT 1 AND FOR OPEN SPACE PURPOSES, LOTS "J" THROUGH "N".

TEMECULA VALLEY, LLC.,
A DELAWARE LIMITED LIABILITY COMPANY

BY: GREYSTONE HOMES, INC., A DELAWARE CORPORATION ITS MANAGER

BY: Tamil NAME: Jom Banks TITLE: VP

BENEFICIARY: WESTBROOK OAK VALLEY PROPERTIES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 23, 2002 AS INSTRUMENT NO. 2002-00402804 OF OFFICIAL RECORDS.

BY: STEAD T. ST. CHAITE (TITLE) MEMBERS

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA COUNTY OF REVERSIDE 1

C YEATHS !: C. YEA

MY COMMISSION EXPIRES MAY 17, 2006 WITNESS MY HAND AND OFFICIAL SEAL.



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NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA COUNTY OF RIVERSIDE

COUNTY OF RETRIES.

ON NOTIFIED TO BE A SECURITY OF THE WITHIN INSTRUMENT AND FOR SAID STATE, PERSONALLY APPEARED SECURITY. GERSONALLY KNOWN TO GEROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE GERSONIC WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNER(S) OF CONTROL OF THE WITHIN INSTRUMENT AS THE GENERAL PARTNER(S) OF CONTROL OF THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES May 17, 2006 __ WITNESS MY HAND AND OFFICIAL SEAL.



Sinda Puran

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF SIX (6) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER OF 1998; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIM POSITIONS ARE CORRECTLY SHOWN, OR MILL 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 11-13-02 LARRY CASE, L.S. 5411 LICENSE EXPIRES: 09/30/04



SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED:

AN EASEMENT TO THE CITY OF BEAUMONT FOR INGRESS AND EGRESS PURPOSES, SHOWN OR DEDICATED BY PARCEL MAP NO. 29102, FILED IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS.

A "GRANT OF EASEMENT AND COVENANT AGREEMENT" DOCUMENT, EXECUTED BY AND BETWEEN CALIFORNIA OAK VALLEY GOLF & RESORT, LLC AND OAK VALLEY PARTNERS, LP, FOR OPERATING AND MAINTAINING AN EXISTING WATER WELL PURPOSES, RECORDED SEPTEMBER 30, 1997 AS INSTRUMENT NO. 3557'4, OF OFFICIAL RECORDS. AND A AMENDMENT EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L.P., CALIFORNIA OAK VALLEY OLF & RESORT, LLC AND NOBLE CREEK VILLAGE, LLC, RECORDED JUNE 23, 1998 AS INSTRUMENT NO. 255345 OF OFFICIAL RECORDS.

A "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, LIC. A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS.

AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTINERS, L. P., A TEXAS LIMITED PARTNERSHIP AS GRANTOR AND WESTBROOK OAK VALLEY PARTNERS, LLC. A DELAWARE UMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS.

TAX BOND CERTIFICATE:

ATTEST: GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND PAUL MCDONNELL COUNTY TAX COLLECTOR

DEPUTY

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.

DATED November 18, 2002

PANL MEDONNELL COUNTY TAX COLLECTOR BY: Service Frank

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REQULAR MEETING THEREOF HELD ON THE 16 DAY OF JULY 2002, AND THAT THERE UPON SAID COUNCIL DID BY THE ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO MPROVEMENTS, THE DEDICATION TO THE PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "H" INCLUSIVE.
ALSO DID ACCEPT FOR STORM DRAIN PURPOSES, LOT 1 AND FOR OPEN SPACE PURPOSES, LOTS "J" THROUGH "N" INCLUSIVE.

BY: Martie Chare MARTHA L. CHANCE CITY CLERK OF THE CITY OF BEAUMONT

SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED ON THE 18TH DAY OF DECEMBER, 1998, AS A REQUIRED BY SECTION 17953 OF THE HEALTH AND SAFETY CODE OF CALIFORNIA, BY LOR GEOTECHNICAL GROUP, INC., AND IS ON FILE WITH RIVERSIDE COUNTY PLANNING DEPARTMENT.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 29189, BY THE BEAUMONT CITY COUNCIL ON JULY 16, 2002, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLEE WITH, THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT PLANS FOR DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT TALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OF THAT THE SUBDIMISER HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OF THAT THE SUBDIMISER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING SAME.

FOR: DEEPAK MOORJANI, R.C.E. 51047 CITY ENGINEER, CITY OF BEAUMONT

DATED ZZNOVEMBER . 2002

DENNIS WAYNE JANDA, L.S. 6359 (LIC. EXPIRES 12/31/2002)

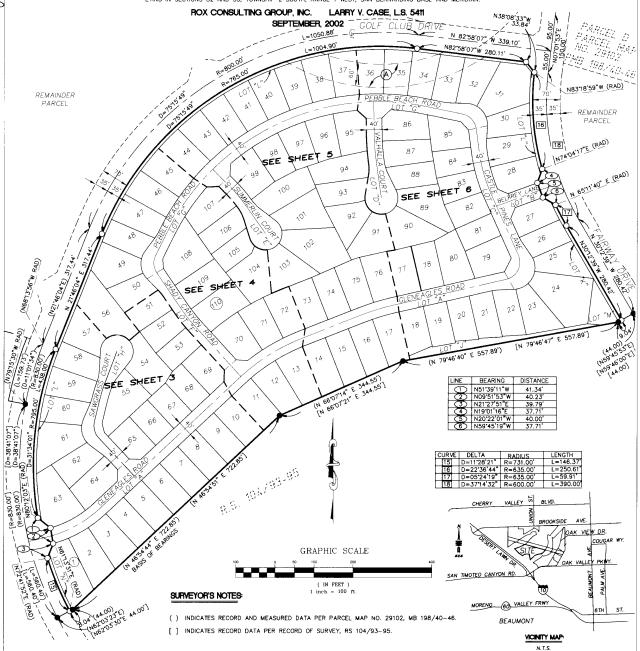


Α.

SHEET 2 OF 6 SHEETS

TRACT NO. 29189

BEING A SUBDIVISION OF A PORTION OF PARCELS 15, 16 AND "C" OF PARCEL MAP, 29102 AS SHOWN ON A MAP THEREOF FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTROL LYING IN SECTIONS 32 AND 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDING BASE AND MERIDIAN.



MONUMENT NOTES:

- INDICATES FOUND " I.P. W/PLASTIC PLUG STAMPED LS 5346, FLUSH AS SET PER RS 104/93-95
- INDICATES FOUND MONUMENT, AS NOTED.
- O INDICATES SET 2" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL TRACT BOUNDARY CORNERS. UNLESS OTHERWISE NOTED.
 - 1" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE. OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL CONNERS. UNLESS OTHERMSE NOTED.
 - 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A 2" I.P. TAGGED L.S. 5411 IN MEDIAN STRIP OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, AND ALL OTHER CENTERLINE POINTS OF CONTROL.
- ALL MONUMENTS SHOWN AS, "SET" SHALL BE IN ACCORDANCE WITH THE TERMS OR THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THAT SOUTHEASTERLY LINE OF PARCEL 15 OF PARCEL MAP NO. 29102, RECORDED DECEMBER 28, 2000, IN BOOK 198, PAGES 40-46, OFFICIAL RECORDS, BEING NORTH 46' 54' 44' EAST.

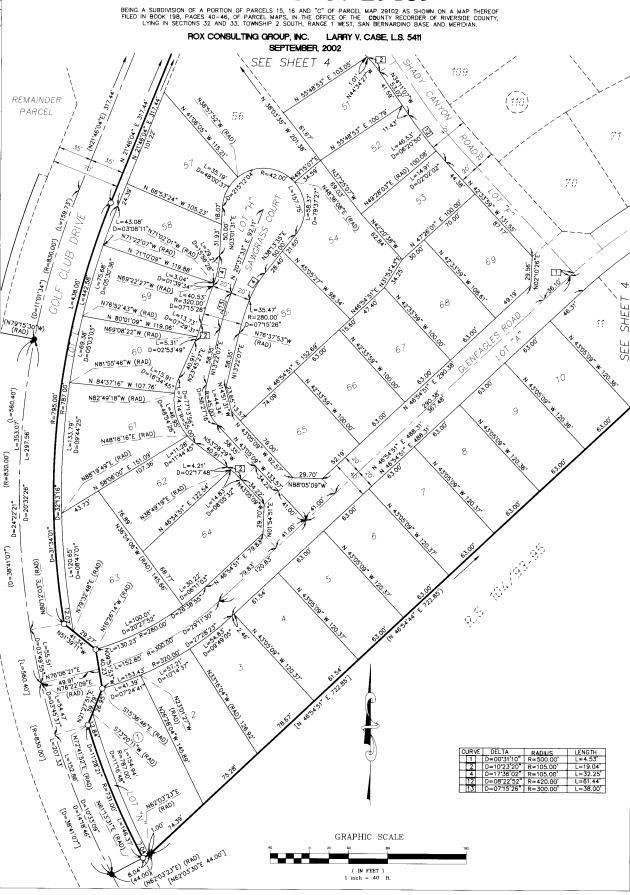
EASEMENT NOTES:

- (A) INDICATES AN EXISTING EASEMENT TO THE CITY OF BEAUMONT FOR INGRESS AND EGRESS PURPOSES, SHOWN OR DEDICATED BY PARCEL MAP NO. 29102, FILED IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA. TO BE ABANDONED HEREON.
- (B) INDICATES AN EXISTING EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- (© INDICATES AN EXISTING GRANT OF EASEMENT AND COVENANT AGREEMENT BY AND BETWEEN CALIFORNIA OAK VALLEY GOLF & RESORT LLC AND OAK VALLEY PARTNERS, LP, FOR OPERATING AND MAINTAINING AN EXISTING WATER WELL PURPOSES, RECORDED SEPTEMBER 30, 1997 AS INSTRUMENT NO. 355714, AND RE-RECORDED JUNE 23, 1998 AS INSTRUMENT NO. 255345 OF OFFICIAL RECORDS. HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- (D) INDICATES AN EXISTING "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, L.C. A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.

 (E) INDICATES AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AS GRANTOR AND WESTBROOK OAK VALLEY PARTNERS, LLC. A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER I, 1998 AS INSTRUMENT NO. 424597 OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.

CT NO 29189

SHEET 3 OF 6 SHEETS



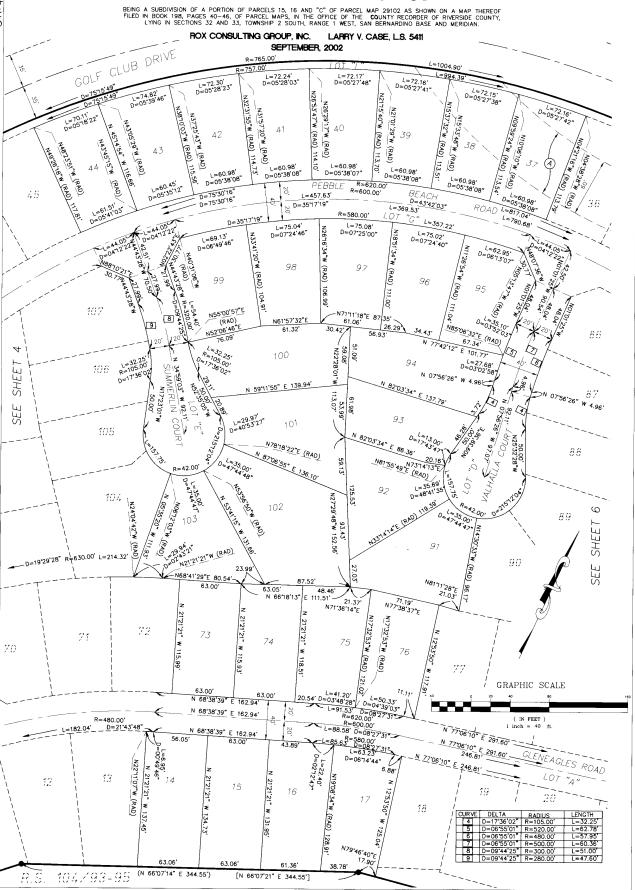
SHEET 4 OF 6 SHEETS

TRACT NO. 29189

BEING A SUBDIVISION OF A PORTION OF PARCELS 15, 16 AND "C" OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, L'YING IN SECTIONS 32 AND 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDING BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411 SEPTEMBER, 2002 RADIUS R=500.0 0=05:30:08° REMAINDER PARCEL NETST SE W RAD RESTORMENT 158. L=790.68 ROAD PEBBLE BEACH R=600.00 Ness of Rick of Robb 18012.18.18 (RE) 160 RE. D=75'30'16" D= 75'30'16" 93 D=14.48 23 W88 1 47 0 00; La contractor Ne. 4.56.7.5 W. (R.40.) છુછ COLE CINE 107 L=39.24 D=080143 5 155.30 5.5 in (P.10) SHEET 86.3.7.00. M. 108.63. N76:42:30°W (RAQ) N55700'57"E (RAD) (#32.1) N 52.58.33" E 124.26 *100* SEE SUMMERLIN N 52'58'33" E 113.15' N6410'27"E (RAD) 108 107 N 66'32'15" E 102.49' L=18.00' D=18'44'54' N413744E (RAD) 50 NA5-25-33"E N 55'48'53" E 122.05' N 41.06,05, M 115.21 1500 kg R=42.00 N 55'48'53" E 103.05 56 109 *10*,2 SHEET 57 N24:04'42"W 104 L=14.71 0=0273'00" N53'35'53"E (RAO) 127.58 5,2 W (RAD) SEE D=21512'04 , Santa Scolet L=214.32' L=59.10' D=05'22'31" 5,3 N68'41'29"E 80.54'-D=19:29:28" L=53.81' D=04*53'38")17.54' N21'21'21"W (RAD) L=74.91' D=06'48'45" L=125.28 N2678'26"W (RAD) D=07.47.05 N3303'44"W (RAD) 116:11" 21'21'21" N33'03'08"W (RAD) N2674'59"W (RAD) RAD ŝŢ N40'50'49"W (RAD) 23 54 72 31.22' L=44.93' 44'42" D=04'57'05" 16.40 R=520.00' D=16'51'51" N6 L=61.22' D=06'44'42 N68'38'39"E 162.94" 60 LOT L=153.05 D=16'51'51" L=147.17 GLENEAGLES ROAD 6. R=500.00 D=21'43'48" $\mathcal{O}_{\widehat{\mathcal{S}}}$ R=480.00 =182.04 L=78.17' D=09'19'52" L=6.95' D=00'49'46" N 21'21'21" ' 63 N22"11"07"W (RAD) 75 13 12 11 GRAPHIC SCALE 10 (N66'07'14"E 344.55') [N66°07'21"E 344.55'] (IN FEET) 1 inch = 40 ft. (N46"54"44"E) (N46"54"44"E) (N46"54"51"E) R.S. 1047/93-95

SHEET 5 OF 6 SHEETS



SHEET 6 OF 6 SHEETS

A PORTION OF PARCELS 15, 16 AND "C" OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF S 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, 32 AND 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN. [CURY DELTA
D=10"23"20"
D=01"00"56"
D=17"36"02" CURVE 2 3 4 5 6 7 14 19 LENGTH L=19.04' L=7.09' L=32.25' L=62.78' L=57.95' L=60.36' L=71.96' L=56.60' D=7515'49" R=800.00° ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411 L=1050.88 SEPTEMBER, 2002 D≈75*15'49* GOLF R=765.00 CLUB DRIVE R=757.00 L=1004.90' L=72.18' D=05'27'51" L=994.39 N 82'58'07" W 178.76' NO4.21 (RAD) GRAPHIC SCALE NO4"38"28"W (RAD) N00'49'23"E NO176'51"E (RAD) 1. 16"W (RAD) (IN FEET) 1 inch = 40 ft. D=053807 L=6 D=053807 D=05 D=0553807 R=600.00 L=6 D=153016° R=600.00 L=133 L=44.05 L=44.05 D=05 N38 08'33"W 22.56 i de de la company N83"18'59"W (RAD) PEBBI F 5 → N89'36'23"E (RAD) N69'07'05"E (RAD) SHEE 95 L=286.92' L=390.00' N 71'32'31" E 116.4 ≥ L=10.98' > D=01'18'39" N87'39'56"E (RAD) 122.03' SEE L=22.89' D=23'51'02"30 L=46.97. N87'01'53"W (RAD) [2] 85 6 N82'39'09"E (RAD) N 82'55'57" E 114.77 N 07'56'26" W 4.96' L=16.40' D=08'57'10" N 82'03'34" E 122.73' NO7'56'26 N74'04'17"E (RAD) [4] N09'50'34"W 68.79' 07°25'13"W 3.24' N73'06'24"E (RAD) D=08'38'52" 0 46.78 50.00 W N25'32'28"W 40, REMAINDER N77'20'29"E (RAD) 92.11" 5'26" W 97.07" 88 PARCEL N75*59'49"E (RAD) 118.94 77'46'59" E 99.95 N76"18'25"E (RAD) N 82'03'34" E 108.59' 28 05 8. N73'03'51"E (RAD)" N 69'37'59" E (RAD) N67'01'44"E (RAD) 38.55 N 693759 E 79.34 (
38.55 N 693759 E 74.27 (
A3.68 N 693759 E 74.27 (
N 693759 E 74.27 (
N 693759 E 74.27 (
N 693759 E 74.27 (N6874'42"E (RAD)4 N 7171'24" E 101.34 L=16.36' D=02'13'54 D=3714.32. N 6571.40 E (RAD) N62'15'27" (RAD) [50.67. N14.30.33"W (RAD) 96.17 82 91 90 66'00'48" E 100.00' 41.82 N 61'44'54" E (RAD) 81 N76*22'52"E 102.03' N 66'00'48" E 112.06' 42.03'-60.00 N 66'00'48" E 100.00 N63.42'48"E (RAD) D=01'57'33" 21.03' N81"11'28"E 2 L=14.83')=08'05'20" 26 12.53'50" SHEE 79 L=7.10' D=07'23'28" 78 80 77 N 66.00'48" E N 63'00'56" E (RAD) 116.94 SEE 0=1010522° D=3639'55" N 8079'09" W (RAD) N 30-12, 39 N 280.42 77.00 60.00' 80.49 N 77'06'10" E 291.60' 63.00 R=620.00 L=91.53 D=08'27'3' GLENEAGLES ROAD N 83'04'28" W 151.38" N 77'06'10" E 291.60' DRIVE LOT "A" 1 200 M. A. 4 (R.B.) N 77'06'10" E 246.81' 60.00 60.00 63.00 12.53'50" 06.37.02 12'53'50" 1.93' 53'50" W 121. 20 19 18 21 23 <u>6</u> 21.10' (RAD) LOT N86°24'37"E 60.70 60.83 100.37' 58.82 N 79'46'40" E 159.19' 37.02 1.80' 60.80 497.70

[N 79°46'47" E 557.89']

R.S. 104/93-95

(N 79'46'40" E 557.89')

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

TRACT NO. 29190

BEING A SUBDIVISION OF A PORTION OF PARCEL 16 OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING IN SECTIONS 32 AND 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411 SEPTEMBER, 2002

FILED THIS 26TM DAY OF NOV. 2002, AT 2001, M. IN BOOK 372 OF MAPS, AT PAGES 37-96, AT THE REQUEST OF THE CLERK OF THE BOARD. NO. 2002-701331

SHEET 1 OF 2 SHEETS RECORDER'S STATEMENT:

FEE \$9.00
GARY ORSO, COUNTY RECORDER
BY:

SUBDIVISION GUARANTEE: NORTH AMERICAN TITLE COMPANY

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 A 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 ALSO DEDICATE TO THE CITY OF BEAUMONT FOR OPEN SPACE PURPOSES, LOT "A".

TEMECULA VALLEY, ELC.,
A DELAWARE LIMITED LIABILITY COMPANY BY: GREYSTONE HOMES, INC., A DELAWARE CORPORATION ITS MANAGER

BY: I cun FZ NAME: 10m Pranks TITLE: VP

BENEFICIARY: WESTBROOK OAK VALLEY PROPERTIES, L.L.C., A DELAWARE LIMITED LIABIUTY COMPANY, BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 23, 2002 AS INSTRUMENT NO. 2002-00402804 OF OFFICIAL RECORDS.

BY: STEVENT ST. CLAIR (TITLE) MEMPSOR

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA I COUNTY OF RIVERSING ()

ON NOUTHER 19,2002 BEFORE ME, LINGO LUZON A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TION PAINES.

(PERSONALLY APPEARED TION PERSONALLY KNOWN TO ME /PROPERTON OF THE BASIS OF EASTER ACTION PENDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WHITHIN INSTRUMENT AS THE VICE PRESIDENT. THE COMPANY OF THE MATTER OF T WITHIN INS THE SAME.

MY COMMISSION EXPIRES MAN 71, 2006 WITNESS MY HAND AND OFFICIAL SEAL.



Stinda Dunan

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA] COUNTY OF RIVERSIDE]

ON NORMED IS ZOR BEFORE ME, LINGA DUFTIN. A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SICKUR. T.St. Clour. (PERSONALLY KNOWN TO METPROVED TO ME ON THE BASIS OF SAIDS ACTORY EVIDENCE) TO BE THE CERSONALLY WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTINER(S) OF METHOD CORNELLY PROPERTY OF THE MEMORY AND ACKNOWLEDGED TO ME THAT SUCH PARTINERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTINERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES MON 11, 2006 WITNESS MY HAND AND OFFICIAL SEAL.



Tinda Curan

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER OF 1998; 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 //-/3-02 LARRY V. CASE, L.S. 5411 LICENSE EXPIRES: 09/30/04



SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED:

AN EASEMENT TO THE CITY OF BEAUMONT FOR INGRESS AND EGRESS PURPOSES, SHOWN OR DEDICATED BY PARCEL MAP NO. 29102, FILED IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS.

A "GRANT OF EASEMENT AND COVENANT AGREEMENT" DOCUMENT, EXECUTED BY AND BETWEEN CALIFORNIA OAK VALLEY GOLF & RESORT, LLC AND OAK VALLEY PARTNERS, LP, FOR OPERATING AND MAINTAINING AN EXISTING WATER WELL PURPOSES, RECORDED SEPTEMBER 30, 1997 AS INSTRUMENT NO. 355714, OF OFFICIAL RECORDS. AND A AMENDMENT EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L.P., CALIFORNIA OAK VALLEY OLD & RESORT, LLC AND NOBLE CREEK VILLAGE, LLC, RECORDED JUNE 23, 1998 AS INSTRUMENT NO. 255345 OF OFFICIAL RECORDS.

A "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, LL C. A DELAWARE LIMITED LABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 244596 OF OFFICIAL RECORDS.

TAX BOND CERTIFICATE:

DATED	
ATTEST: GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS	CASH TAX BOND PAUL MCDONNELL COUNTY TAX COLLECTOR
BY	BY

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.

DATED Rovember B, 2002

PAUL MCDANNELL COUNTY TAX COLLECTOR BY: BINICO ARAND DEPUTY

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING THEREOF HELD ON THE 16 DAY OF JULY 2002, AND THAT THERE UPON SAID COUNCIL DID BY THE ORDET DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT, FOR OPEN SPACE PURPOSES, LOT "A".

BY: marked chance MARTHA L. CHANCE CITY CLERK OF THE CITY OF BEAUMONT

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 29190, BY THE BEAUMONT CITY COUNCIL ON JULY 16, 2002, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF THE TENTATIVE MAP HAVE BEEN COMPILED WITH: THAT I AM SATISFED THAT APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPILED WITH: THAT I AM SATISFED THAT THAM P IS TECHNICALLY CORRECT; THAT PLANS FOR DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED; THAT A COMPILETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVLOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN CHECKED AND APPROVED; AND THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF BEAUMONT COVERING COMPILETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING SAME.

FOR: DEEPAK MOORJANI, R.C.E. 51047 CITY ENGINEER, CITY OF BEAUMONT

DATED ZZ NOVEMBER

DENNIS WAYNE JANDA L.S. 6359 (LIC. EXPIRES 12/31/2002)



SOILS REPORT:

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. SHEET 2 OF 2 SHEETS - 701331 INAL BEING A SUBDIVISION OF A PORTION OF PARCEL 16 OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, LYING IN SECTIONS 32 AND 33, TOWNSHIP 2 SOUTH, RANGE I WEST, SAN BERNARDING BASE AND MERDIONA. GOLF CLUB DR. 95.00' E 150.0 PARCEL D 2007 Ġ PARCEL MAP 29102 ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411 PMB 198740-46 SEPTEMBER, 2002 55.00' N N73'37'46"W PARCEL D PMB 198740-46 65 ą. (0.49')(N30'00'59"E) (N23-423-2-(N23-423-2-2-5) (103-423-2-5) (103-12-7-5) N 73'37'46" W 703.13' [N30*01'06"E] DETAIL "A" =390.00 D=27'23'55 N.T.S. SEE DETAIL "A" ABOVE R=600.00 N75'02'32"E (RAD) 35 NE473'25"E (RAD) 53"14'01" E (RAD) المرابع DETAIL "B" ENRANDA OR N.T.S. . W 171.02' (1) 19.00. ę. 130.12.36.W "A FAIRWAY 157.5. CO. SEE DETAIL "B" ABOVE VALLEY ORN. CHERRY REMAINDER Sales Composition of 6277'31° W 171.02' DOAK VIEW DR. BASIS OF COUGAR WY PARCEL Ī 0.10 N3012'39"W SAN TIMOTEO CANYON RD. PALM MORENO 60 VALLEY FRWY 6ТН ST. BEAUMONT VICINITY MAP: N.T.S. GRAPHIC SCALE **EASEMENT NOTES:** (A) INDICATES AN EXISTING EASEMENT TO THE CITY OF BEAUMONT FOR INGRESS AND ECRESS PURPOSES, SHOWN OR DEDICATED BY PARCEL MAP NO. 29102, FILED IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA. TO BE ABANDONED HEREON. (IN FEET) 1 inch = 50 ft. SURVEYOR'S NOTES: (B) INDICATES AN EXISTING EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND ECRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP. () INDICATES RECORD AND MEASURED DATA PER PARCEL MAP NO. 29102, MB 198/40-46. [] INDICATES RECORD DATA PER RECORD OF SURVEY, RS 104/93-95. © INDICATES AN EXISTING GRANT OF EASEMENT AND COVENANT AGREEMENT BY AND BETWEEN CALIFORNIA OAK VALLEY GOLF & RESORT LIC AND OAK VALLEY PARTNERS, LP, FOR OPERATING AND MAINTAINING AN EXISTING WATER WELL PURPOSES, RECORDED SEPTEMBER 30, 1997 AS INSTRUMENT NO. 355714, AND RE-RECORDED JUNE 23, 1998 AS INSTRUMENT NO. 253345 OF OFFICIAL RECORDS. HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP. MONUMENT NOTES: (D) INDICATES AN EXISTING "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, LLC. A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP. INDICATES FOUND " I.P. W/PLASTIC PLUG STAMPED LS 5346, FLUSH AS SET PER RS 104/93-95

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THAT SOUTHEASTERLY LINE OF PARCEL 16 OF PARCEL MAP NO. 29102, RECORDED DECEMBER 28, 2000, IN BOOK 198, PAGES 40-46, OFFICIAL RECORDS, BEING NORTH 47* 41', 19" EAST.

€ INDICATES AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AS GRANTOR AND WESTBROOK OAK VALLEY PARTNERS, LLC. A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.

- INDICATES FOUND MONUMENT, AS NOTED.
- INDICATES SET 2" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAWING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL TRACT BOUNDARY CORNERS. UNLESS OTHERWISE NOTED.
 - 1" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE. OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL CORNERS. UNLESS OTHERWISE NOTED.
 - 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A 2" I.P. TAGGED L.S. 5411 IN MEDIAN STRIP OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, AND ALL OTHER CENTERLINE POINTS OF CONTROL.
 - ALL MONUMENTS SHOWN AS, "SET" SHALL BE IN ACCORDANCE WITH THE TERMS OR THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.



IN THE CITY OF BEAUMONT COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

AMENDING MAP

AMENDED TRACT 29186, BEING A SUBDIVISION OF LOTS 1 THRU 124, LETTERED LOTS A THRU G AND I THRU M, OF TRACT 29186 GARY ORSO, COUNTY RECORDER AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 81 THROUGH 86, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

BY: White the section of the s

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411

MAY, 2003

SHEET 1 OF 6 SHEETS

RECORDER'S STATEMENT:

AT BA.M. IN BOOK 321 OF MAPS, AT PAGES 6368, AT THE REQUEST OF THE CLERK OF THE BOARD. NO. 2003-472330

.DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

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 A 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 RETAIN LOTS "A" THROUGH "G", INDICATED AS "PRIVATE STREETS" AND WILL OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION, AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNORS, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOTS "K" THROUGH "N" FOR OPEN SPACE, AND WILL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION, AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT, AN EASEMENT FOR INGRESS, EGRESS AND ACCESS PURPOSES WITHIN LOTS "K" "L" AND "M" AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE TO THE CITY OF BEAUMONT, AN EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RICHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THOROUGH "G", INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR OPEN SPACE AND CFD MAINTENANCE DISTRICT EASEMENT PURPOSES, LOTS "I" AND "J", AS SHOWN HEREON.

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

BY: Monald & Fakuras
RONALD J. RAKUNAS
DIVISION PRESIDENT SOUTHERN CALIFORNIA ACTIVE ADULT

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA]
COUNTY OF RIVERSIDE]

COUNT OF RIVERSIDE J

ON MAN LIE SAME BEFORE ME MALE D. VOCAMES A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED AND A SATISFACTORY EMBENCE TO BE THE PERSON(8) WHO EXECUTED THE WHITHIN INSTRUMENT AS THE SAME.

THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH EXECUTED THE SAME.

THE SAME.

THE SAME.

MY COMMISSION EXPIRES Der. 22, 2001 WITNESS MY HAND AND OFFICIAL SEAL.

Auci D. Varque

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, AND THE ONLY CORRECTIONS SHOWN ON THIS AMENDING MAP ARE THOSE PROVIDED FOR IN SECTION 66469 OF THE SUBDIVISION MAP ACT, AND THE NAMES OF THE PRESENT FEE OWNERS OF THE PROPERTY AFFECTED ARE AS FOLLOWS:

DATED 5.21-03 ARRY V. CASE, L.S. 5411 DENSE EXPIRES: 09/30/04



SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED:

AN EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS.

A "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, LLC. A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1988 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS.

AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTINERS, L. P., A TEXAS LIMITED PARTINERSHIP AS GRANTOR AND WESTBROOK OAK VALLEY PARTINERS, LLC. A DELAWARE UMITED LABLITY COMPANY, AS GRANTEE, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS.

TAX BOND CERTIFICATE:

I HERSRY CERTIFY THAT A BOND IN THE SUM OF \$ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, SONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY OF RIVERSIDE, AND CALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDED ARE A LIEN AGAINST SAID PROPERTY BUT NOT-YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED			
	NCY ROMERO E BOARD OF SUPERVISORS	CASH TAX BOND PAUL McDONNELL COUNTY TAX COLLECTOR	
DEPUTY		DEPUTY	

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.

ATED		
		COUNTY TAX COLLECTO
	BY:	DEPUTY

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REQULAR MEETING THEREOF HELD ON THE 16 DAY OF JULY 2002, AND THAT THERE UPON SAID COUNCIL DID BY THE ORDER DULY PASSED AND ENTERED. APPROVED SAID MAP AND DID ACCEPT THE DEDICATION OF AN EASEMENT FOR INGRESS, EGRESS AND ACCESS PURPOSES WITHIN LOTS "K", "L" AND "M" AS SHOWN HEREON, ALSO DID ACCEPT THE EASEMENT FOR PUBLIC UTILITY UPPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THROUGH "G", INCLUSIVE, AND DID ACCEPT THE DEDICATION FOR OPEN SPACE AND CFD MAINTEMANCE DISTRICT EASEMENT PURPOSES IN FEE SIMPLE, LOTS "1" AND "J", AS SHOWN HEREON.

BY: Mate L. Chance MARTHA L. CHANCE CITY CLERK OF THE CITY OF BEAUMONT

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP: THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 29186, BY THE BEAUMONT CITY COUNCIL ON JULY 16, 2002, AND ANY APPROVED LITTLE BETTER THE THE COUNCIL COLUMBRICATION OF THE THAT A CIT AND APPROVED LITTLE BETTER THE COUNCIL COLUMBRICATION OF THE THAT A CIT AND THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT PLANS FOR DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED. THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE CONFIDENCE ON THE THAT THAT IS AND AND APPROVED, AND THAT ALL LIMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CHY OF BEAUMONT COVERING COMPLETION OF ALL SUBDIVIDER HAS ENTERED INTO ACREEMENT WITH THE CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING SAME.

FOR: DEEPAK MOORJANI, R.C.E. 51047 CITY ENGINEER, CITY OF BEAUMONT

DATED 10 JUNE

BY Wennis Warne Junder 6359 DENNIS WAYNE JANDA, L.S. ((LIC. EXPIRES 12/31/2006)



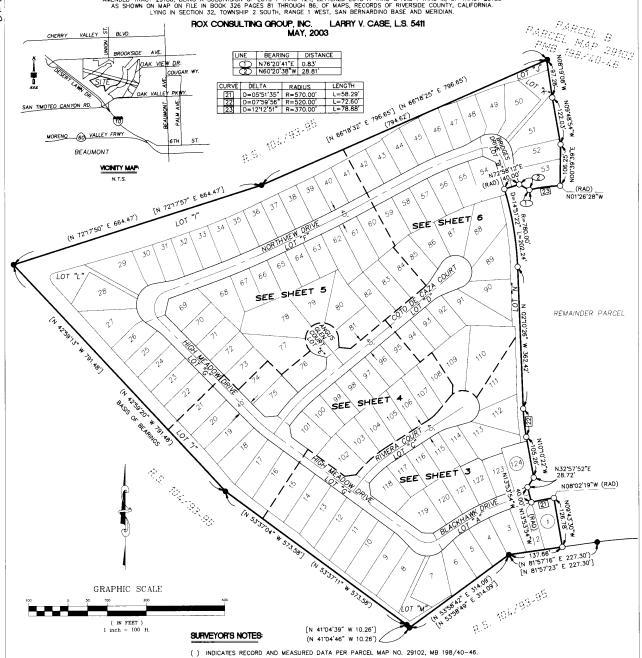
SOILS REPORT:

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IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

DING MAP

BEING A SUBDIVISION OF LOTS 1 THRU 124, LETTERED LOTS A THRU G AND I THRU M, OF TRACT 29186 IN FILE IN BOOK 326 PAGES 81 THROUGH 86, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDING BASE AND MERIDIAN.



[] INDICATES RECORD DATA PER RECORD OF SURVEY, RS 104/93-95.

EASEMENT NOTES:

- (A) INDICATES AN EXISTING EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND ECRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- (B) INDICATES AN EXISTING "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, LLC. A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424598 OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- © INDICATES AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHEAS GRANTOR AND MESTBROOK OAK VALLEY PARTNERS, L. LC. A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED CITOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THAT SOUTHWESTERLY LINE OF PARCEL IN 30 P PARCEL MAP NO. 29102, RECORDED DECEMBER 28, 2020, IN BOOK 198, PAGES 40-46, OFFICIAL RECORDS, BEING NORTH 42" 59" 20" WEST.

MONUMENT NOTES:

- INDICATES FOUND " I.P. W/PLASTIC PLUG STAMPED LS 5346, FLUSH AS SET PER RS 104/93-95
- INDICATES FOUND MONUMENT, AS NOTED.
- INDICATES SET 2" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL TRACT BOUNDARY CORNERS. UNLESS OTHERWISE NOTED.

1" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE. OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL CORNERS. UNLESS OTHERWISE NOTED.

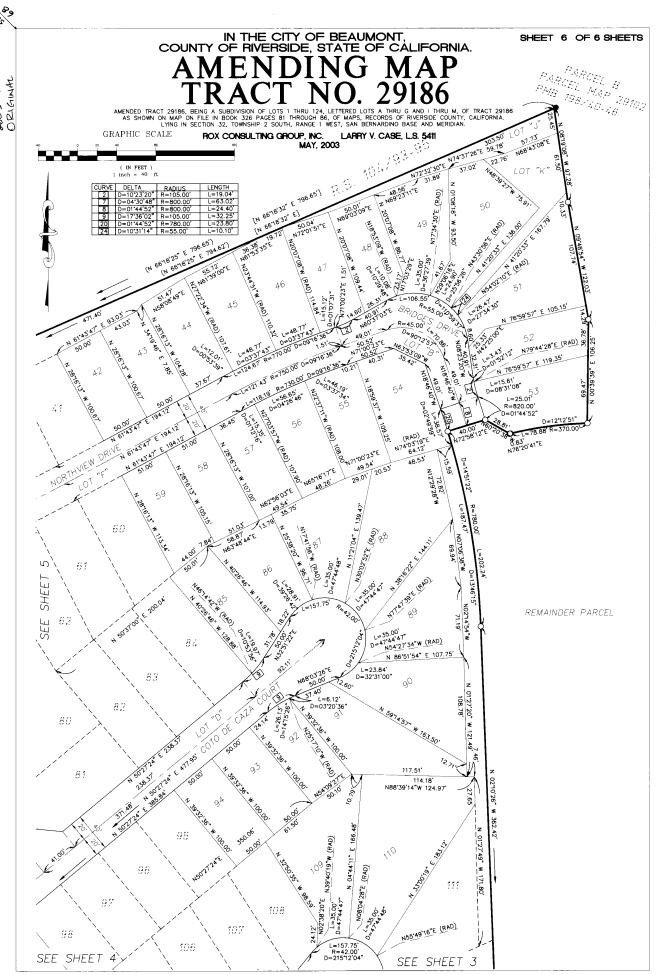
SHEET 2 OF 6 SHEETS

8" S. & W. STAMPED LS. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A 2" I.P. TAGGED LS. 5411 IN MEDIAN STRIP OR A LEAD AND TAG STAMPED LS. 5411 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, AND ALL OTHER CENTERLINE POINTS OF CONTROL.

ALL MONUMENTS SHOWN AS, "SET" SHALL BE IN ACCORDANCE WITH THE TERMS OR THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.



حکر







IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

AMENDING MAP

AMENDED MAP 29187, BEING A SUBDIVISION OF LOTS 1 THROUGH 50, PORTIONS OF LOTS 51 AND 52, AND 53 THROUGH 57, GARY ORSO, COUNTY RECORDER LETTER LOTS A THROUGH D, F. G, AND H, OF TRACE 29187 AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 87 THROUGH 90, BY:

LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDING BASE AND MERIDIAN.

SUBDIVISION GLIARANTEF: FIRST

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411

MAY. 2003

SHEET 1 OF 4 SHEETS

RECORDER'S STATEMENT:

FILED THIS 200 DAY OF SUME, 2003, AT 2 AM. IN BOOK 351 OF MAPS, AT PAGES 69-12, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 2003-472479

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

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 A CLEAR TITLE TO SAID LAN; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER

WE HEREBY RETAIN LOTS "A" THROUGH "D", INDICATED AS "PRIVATE STREETS" AND WILL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION, AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNORS, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOTS "G" AND "H" FOR OPEN SPACE PURPOSES, AND WILL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION, AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT, AN EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THROUGH "D", INCLUSIVE.

WE ALSO HEREBY DEDICATE TO THE CITY OF BEAUMONT FOR OPEN SPACE AND CFD MAINTENANCE DISTRICT EASEMENT PURPOSES, LOT "F" AS SHOWN HEREON.

PULTE HOME CORPORATION. A MICHIGAN CORPORATION

fell 1. fales -RONALD J. RAKUNAS AKA RON J. RAKUNAS DIVISION PRESIDENT SOUTHERN CALIFORNIA ACTIVE ADULT

NOTARY	ACKNOWL	EDGEMENT:

MY COMMISSION EXPIRES LONGON 16, 2005 WITNESS MY HAND AND OFFICIAL SEAL.

Sancy I. abboth

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THE ONLY CORRECTIONS SHOWN ON THIS AMENDING MAP ARE THOSE PROVIDED FOR IN SECTION 66469 OF THE SUBDIVISION MAP ACT, AND THE NAMES OF THE PRESENT FEE OWNERS OF THE PROPERTY AFFECTED ARE AS FOLLOWS:

PULTE HOME CORPORATION A MICHIGAN CORPORATION DATED 6-2-03 LARRY V./CASE, L.S. 5411 LICENSE EXPIRES: 09/30/04



SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED:

AN EASEMENT TO THE CITY OF BEAUMONT FOR INGRESS AND EGRESS PURPOSES, SHOWN OR DEDICATED BY PARCEL MAP NO. 29102, FILED IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS.

A "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, LIC. A DELAWARE LIMITED LIBBILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS.

AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AS GRANTOR AND WESTBROOK OAK VALLEY PARTNERS, LLC. A DELAWARE UMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS.

TAX BOND CERTIFICATE:

NEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 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, WONICIPAL, 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.

ATTEST: NANCY ROMERO
CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND PAUL McDONNELL COUNTY TAX COLLECTOR

TAX COLLECTOR'S CERTIFICATE:

THEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED		-	
	/		COUNTY TAX COLLECTOR
_		BY:	DEPUTY

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 29187, BY THE BEAUMONT CITY COUNCIL ON JULY 16, 2002, AND ANY APPROVED ALTERATION THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF TITLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATSIFIC THAT THE MAP IS TECHNICALLY CORRECT; THAT PLANS FOR DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION, FROM FLOODS HAVE BEEN APPROVALD: THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CAPT OF THE CONSTRUCTION OF THAT THE SUBDIVIDER HAS ENTERED INTO ACREAMENT WITH THE CITY OF BEAUMONT COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING SAME.

FOR: DEEPAK MOORJANI, R.C.E. 51047 CITY ENGINEER, CITY OF BEAUMONT

DATED 10 JUNE BY Dennis Wayne Janda, LS, 6359 (LIC. EXPIRES 12/31/2006)



CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING THEREOF HELD ON THE 16 DAY OF JULY 2002, AND THAT THERE UPON SAID COUNCIL DID BY THE ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT THE DEDICATION OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THROUGH "D", INCLUSIVE. ALSO DID ACCEPT THE DEDICATION FOR OPEN SPACE AND GFO MAINTENANCE DISTRICT EASEMENT PURPOSES IN FEE SIMPLE, LOT "F" AS SHOWN HEREON.

BY: MARTHA L. CHANCE
CITY CLERK OF THE CITY OF BEAUMONT

SOILS REPORT:

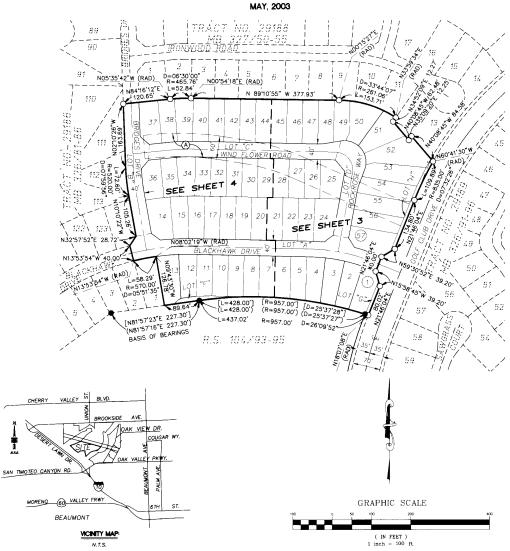


SHEET 2 OF 4 SHEETS

NDING MAP TRACT NO. AMENDED MAP 29187, BEING A SUBDIVISION OF LOTS 1 THROUGH 50, PORTIONS OF LOTS 51 AND 52, AND 53 THROUGH 57, LETTER LOTS A THROUGH D, F, G, AND H, OF TRACT 29187 AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 87 THROUGH 90, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 MEST, SAN BERNARDING BASE AND MERIDIAN. NO. 29187

LARRY V. CASE, L.S. 5411

ROX CONSULTING GROUP, INC.



SURVEYOR'S NOTES:

- INDICATES RECORD AND MEASURED DATA PER PARCEL MAP NO. 29102, MB 198/40-46.
- [] INDICATES RECORD DATA PER RECORD OF SURVEY, RS 104/93-95.

EASEMENT NOTES:

- (A) INDICATES AN EXISTING EASEMENT TO THE CITY OF BEAUMONT FOR INGRESS AND ECRESS PURPOSES, SHOWN OR DEDICATED BY PARCEL MAP NO. 29102, FILED IN BOOK 198, POGES 40-46 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA. TO BE ABANDONED HEREON.
- (B) INDICATES AN EXISTING EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INCRESS AND ECRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- © INDICATES AN EXISTING "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, LLC. A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424586 OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.
- (indicates an existing easements contained in a grant deed executed by oak valley partners, i. P., a texas limited partnership as grantor and westbrook oak valley partners, i.l.c. a delaware limited liability company, as granter, recorded october 1, 1998 as instrument no. 424597 of official records, has no location set forth and cannot be plotted on this map.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THAT SOUTHERLY LINE OF PARCEL 13 OF PARCEL MAP NO. 29102, RECORDED DECEMBER 28, 2000, IN BOOK 198, PAGES 40-46, OFFICIAL RECORDS, BEING NORTH 81° 57' 16" EAST.

MONUMENT NOTES:

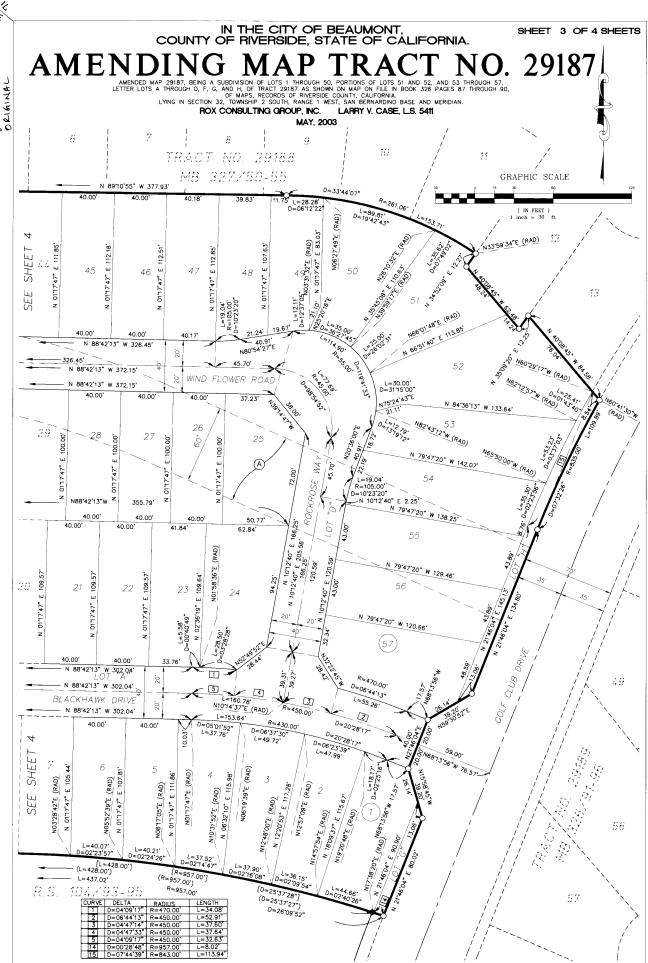
- INDICATES FOUND " I.P. W/PLASTIC PLUG STAMPED LS 5346, FLUSH AS SET PER RS 104/93-95
- INDICATES FOUND MONUMENT, AS NOTED.
- INDICATES SET 2" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL TRACT BOUNDARY CORNERS. UNLESS OTHERWISE NOTED.

1" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE. OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL CORNERS. UNLESS OTHERWISE NOTED.

8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING A THICKNESS OF 2" OR MORE, OR A 2" I.P. TAGGED L.S. 5411 IN MEDIAN STRIP OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, AND ALL OTHER CENTERLINE POINTS OF CONTROL.

ALL MONUMENTS SHOWN AS, "SET" SHALL BE IN ACCORDANCE WITH THE TERMS OR THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.

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SHEET 4 OF 4 SHEETS

AMENDING MAP TRACT NO. 29187 AMENDED MAP 29187, BEING A SUBDIVISION OF LOTS 1 THROUGH 50, PORTIONS OF LOTS 51 AND 52, AND 53 THROUGH 57, LETTER LOTS A THROUGH D, F, G, AND H, OF TRACT 29187 AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 87 THROUGH 90, OF TRACT 29187 AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 87 THROUGH 90, OF TRACT 29187 AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 87 THROUGH 90, OF TRACT 29187 AS SHOWN ON THE ADDRESS OF RIVERSING COUNTY CALIFORNIA.

LETTER LOTS A THROUGH D, F, G, AND H, OF TRACT 29187 AS SHOWN O OF MAPS, RECORDS OF RIVERSIDE CO LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANCE I WEST, ROX CONSULTING GROUP, INC. I	ON INTO STILE IN BOOK 326 PAGES UNTY, CALIFORNIA. SAN BERNARDINO BASE AND MERIDI. _ARRY V. CASE, L.S. 5411	S 87 THROUGH 90,	
MAY, 2003		!	i
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24.64 S 81.5716" E 89.64"	[L=428.00'] (L=428.00') L=437.02'	(R=957.00') (D=	25'37'28"] =25'37'27") ————————————————————————————————————
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81°57'23" E 227.33	104/93-95	6 D=03'43'32" R=590.00' 7 D=07'44'37" R=590.00' 8 D=07'59'56" R=500.00' 9 D=07'31'07" R=500.00'	L=38.36' L=79.75' L=69.81' L=65.61'
30 0 15 30 60 120		10 D=00'28'49" R=500.00' 11 D=07'01'35" R=320.00' 12 D=07'01'35" R=300.00'	L=4.20' L=39.24' L=36.79'
(IN FEET) 1 inch = 30 tt.		13 D=07'01'35" R=280.00'	L=34.34'



2003-472701 Opthinal

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

AMENDING MAP

AMENDED TRACT 29188. BEING A SUBDIVISION OF LOTS 1 THROUGH 54. LETTERED LOTS A THROUGH 6, I, J, AND K, OF TRACT 29188.

AS SHOWN ON MAP ON FILE IN BOOK 327 PAGES 50 THROUGH 5, OF MAPS, AND A PORTION OF LOTS 1 AND 52 OF TRACT 29188, AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 87 THROUGH 5, OF APORTION OF PARCEL MAP 29102 AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 87 THROUGH 59, AND A PORTION OF PARCEL MAP 29102 AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 87 THROUGH 59, AND A PORTION OF PARCEL MAP 3. RECORDS OF RIVERSIBLE COUNTY, CALIFORNIA. LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARRON BASE AND MERIDIAN.

SUBDIVISION GUARANTEE: FIRST THE INSURE MAP 3 AND A PORTION OF PAGE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411 MAY, 2003

SHEET 1 OF 6 SHEETS

RECORDER'S STATEMENT:

FILED THIS DAY OF SUNE, 2003, AT BAM. IN BOOK 51 OF MAPS, AT PAGES 13-16, AT THE REQUEST OF THE CLERK OF THE BOARD.

,DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

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 A CLEAR TITLE TO SADI LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RETAIN LOTS "A" THROUGH "G", INDICATED AS "PRIVATE STREETS" AND WILL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION, AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENETI OF OURSELVES, OUR SUCCESSORS, ASSIGNORS, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE ALSO HEREBY RETAIN LOTS "!" THROUGH "K" FOR OPEN SPACE PURPOSES, AND WILL BE OWNED AND MAINTAIN BY HOMEOWNERS ASSOCIATION, AS SHOWN HEREON.

WE HEREBY DEDICATE TO THE CITY OF BEAUMONT, AN EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INCRESS AND EGRESS FOR EMERGENCY VEHI WITHIN LOTS "A" THROUGH "G", INCLUSIVE.

PULTE HOME CORPORATION, A MICHIGAN CORPORATION.

BY: Pell ? Par

RONALD J. RAKUNAS DIVISION PRESIDENT SOUTHERN CALIFORNIA ACTIVE ADULT

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA COUNTY OF RIVERSIDE

ON MAY 30, 3003. BEFORE ME LESIE. 6. DUKET A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROLL I. REKUMA S. (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WHITHIN INSTRUMENT AS THE DIV. President THAT. EXECUTED THE WHITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH COMPARATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 6-23-03

WITNESS MY HAND AND OFFICIAL SEAL

My principal Place of business is in orange County

Bolis L

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THE ONLY CORRECTIONS SHOWN ON THIS AMENDING MAP ARE THOSE PROVIDED FOR IN SECTION 66469 OF THE SUBDIVISION MAP ACT, AND THE NAMES OF THE PRESENT FEE OWNERS OF THE PROPERTY AFFECTED ARE AS FOLLOWS:

PULTE HOME CORPORATION A MICHIGAN CORPORATION

DATED (0-02-03

LARRY V. CASE, L.S. 5411 LIGENSE EXPIRES: 09/30/04



SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED:

AN EASEMENT TO THE CITY OF BEAUMONT FOR INGRESS AND EGRESS PURPOSES, SHOWN OR DEDICATED BY PARCEL MAP NO. 29102, FILED IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT TO U. S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63970, OF OFFICIAL RECORDS.

A "DECLARATION OF EASEMENT FOR GOLF BALLS", EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK VALLEY PARTNERS, LLC. A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS.

AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OAK VALLEY PARTNERS, L. P., A TEXAS LIMITED PARTNERSHIP AS GRANTOR AND WESTBROOK OAK VALLEY PARTNERS, LLC. A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS.

A "GRANT OF EASEMENT AND COVENANT AGREEMENT" DOCUMENT, EXECUTED BY AND BETWEEN CALIFORNIA OAK VALLEY GOLF & RESORT, LLC AND OAK VALLEY PARTNERS, LP, FOR OPERATING AND MAINTAINING AN EXISTING WATER WELL PURPOSES, RECORDED SEPTEMBER 30, 1997 AS INSTRUMENT NO. 355714, OF OFFICIAL RECORDS. AND A AMENDMENT EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, L.P., CALIFORNIA OAK VALLEY OLF & RESORT, LLC AND NOBLE CREEK VILLAGE, LLC, RECORDED JUNE 23, 1998 AS INSTRUMENT NO. 255345 OF OFFICIAL RECORDS.

TAX BOND CERTIFICATE:

I PEREBY CERTIFY THAT A BOND IN THE SUM OF \$	HAS BEEN
EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS	
CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL	
MUNICIPAL, OR LOCAL AND ALL SPECIAL ASSESSMENTS	
THE TIME OF FILING OF THIS MAP WITH THE COUNTY RE	
SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND	HAS BEEN DULY APPROVED BY
SAID BOARD OF SUPERVISORS	

DATED CASH TAX BOND PAUL McDONNELL COUNTY TAX COLLECTOR ATTEST: NANCY ROMERO CLERK OF THE BOARD OF SUPERVISORS BY DEPUTY

TAX COLLECTOR'S CERTIFICATE:

THEREBY 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 THE STATE, COUNTY MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

ATED			
		_COUNTY	TAX COLLECTOR
	BY:		DEPUTY

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY OF BEAUMONT AT A REGULAR MEETING THEREOF HELD ON THE 16 DAY OF JULY 2002, AND THAT THERE UPON SAID COUNCIL DID BY THE OPBET DULY PASSED AND ENTERD, APPROVED SAID MAP AND DID ACCEPT THE DEDICATION OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THROUGH "G", INCLUSIVE.

BY: /h ruth	1.	•	Lance
MARTHA L. CHANCE			
CITY CLERK OF THE	CITY	ΩF	REALIMONT

CITY ENGINEER'S STATEMENT

HEREBY STATE THAT I MAVE EXAMINED THE WITHIN MAP: THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 2918B, BY THE BEAUMONT CITY COUNCIL ON JULY 16, 2002, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF THLE 16 OF THE BEAUMONT MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH: THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT PLANS FOR DRAINS, DRAINAGE WORKS AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOODS HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS FOR THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS HAS BEEN FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED, AND THAT ALL IMPROVEMENTS HAS ENTERED INTO ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER

FOR: DEEPAK MOORJANI, R.C.E. 51047 CITY ENGINEER, CITY OF BEAUMONT

DATED 10 JUNE . 2003

DENNIS WAYNE JANDA, L.S. 6359
(LIC. EXPIRES 12/31/2006)



SOILS REPORT:



● INDICATES FOUND " I.P. W/PLASTIC PLUG STAMPED LS 5346, FLUSH AS SET PER RS 104/93-95 INDICATES FOUND MONUMENT, AS NOTED

MINICATES AN EXISTING "DECLARATION OF EASEMENT FOR GOLF BALLS". EXECUTED BY AND BETNEEN ON WALLEY PARTNERS. L.P. A TEXAS LIMITED PARTNERSHIP AND WESTBROOK OAK WALLEY PARTNERS, L.C. A DELAWARE LIMITED LIMBILITY COMPANY, FOR AIRSPACE PROPRESS. RECORDED OFFICIAL. 1998 AS INSTRUMENT IN A 242-569 OFFICIAL RECORDS. ARS NO LOCATION SET FORTH AND CANNOT BE PLOTIED ON THIS MAP.

INDICATES AN EXISTING EASEMENT TO U.S. SPRINT COMMUNICATIONS COMPANY FOR INGRESS AND EGRESS PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 63370, OF OFFICIAL RECORDS, HAS NO LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS

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NDICATES AN EXISTING EASEMENTS CONTAINED IN A GRANT DEED EXECUTED BY OMK
LIGHET PRATNERS. L.C. A TEXAS LIMIED PRARINESHIP AS GRANTOR AND WETSIBROOK
OKK YALLEY PARTNERS, LLC. A DELMARE LIMIED LIABILITY COMPAY, AS GRANTE.
COCKRED COTOBER 1, 1989 AS ANS INDIAMEN IN 4, 24589 TO OFFICIAL RECORDS, HAS NO
LOCATION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.

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(iii)

DETAIL "A"

N. T.S.

MORENO (60) VALLEY FRWY

SAN TIMOTEO CANYON RD.

BEAUMONT

(N/33.37.46"W)

(2701.291)"

PARCEL MAP 29102 PMB 198740-46

LEY PKINY.

INDICATES SET 2" I.P. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAWING A THICKNESS OF 2" OR MORE, OR A LEAD AND TAG STAMPED L.S. 5411 IN COMPRIET TO BE SET AT ALL TRACT BOUNDARY CORNERS. UNLESS OFFICE. 0

1" LP. TAGGED L.S. 5411 OR AN 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HAVING HIGKRESS OF 2" OR MORE. NAT LAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL CORNERS, UNIESS OF PREWIXE NOTED. 8" S. & W. STAMPED L.S. 5411 IN ASPHALT HANNG A THICKNESS OF 2" OR MORE, OR A 2" I.P. TROSED L.S. 5411 IN MEDINA STRIP OR A LEAD AND TAG STAMPED L.S. 5411 IN CONCRETE TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, AND ALL OTHER CENTERLINE OPINITS OF CONTROL.

MONUMENTS SHOWN AS, "SET" SHALL BE IN ACCORDANCE WITH THE TERMS OR MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED.

() INDICATES RECORD AND MEASURED DATA PER PARCEL MAP NO. 29102, MB 198/40-46.

(N30'00'59"E) [N30'01'06"E]

(0.49')

PARCEL MAP 29102

SURVEYOR'S NOTES

WONTY MAP

[] INDICATES RECORD DATA PER RECORD OF SURVEY, RS 104/93-95.

BASIS OF BEAPINGS

INDICATES AN EXISTING GRANT OF EASEMENT AND COVENANT AGREEMENT BY AND PERFER INCLIFED AND AGK VALLEY ORLE & RESPONDED AND WALKLEY PARTNERS, IP, FOR OPERATING AND MANNTAINING AM EXISTING WATER WELL PURPOSES, RECORDED SEPTEMBER 30, 1991 AS INSTRUMENT NO. 355714, AND RE-RECORDED JUNE 23, 1998 AS INSTRUMENT OR DESCRIPTION SET FORTH AND CANNOT BE PLOTTED ON THIS MAP.

THE BEARINGS SHOWN HEREON ARE BASED UPON THAT NORTHWESTERLY LINE OF PARCEL 12 OF PARCEL MAY NO. 2910.5 RECOMED DECEMBER 28, 2000, IN BOOK 198, PAGES 40-46, OFFICIAL RECORDS, BEING NORTH 66' 18' 25' WEST.

18701 NO 29186

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SHEET 5 OF 6 SHEETS

