

CITY

362/72

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE HEREBY CONSENT TO PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

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

BEAZER HOMES HOLDINGS CORP., A DELAWARE CORPORATION

BY: Gerald A. Gates

BY: JOAVAN TSENG

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF Orange



ON June 22nd 2004 BEFORE ME, C. Gonzales
PERSONALLY PREPARED Gerald A. Gates and Joavan Tseng

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

WITNESS MY HAND:

C. Gonzales / California
NOTARY PUBLIC IN AND FOR SAID STATE
C. Gonzales
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY
MY COMMISSION EXPIRES 5/11/2006

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT 30756 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JULY 17, 2003, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT THE EASEMENTS FOR DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS AND DRAINAGE WORKS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OR ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED 7/27/04

THOMAS J. BOYD
RCE 36170 LIC. EXP. 6/30/06
CITY ENGINEER

BY: Thomas Boyd

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NO BEEN PAID IN FULL.

THE CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 7/26/04

PAUL C. SUNDEEN
CITY TREASURER

BY: Paul C. Sundeen

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY PACIFIC SOILS ENGINEERING, INC., ON AUGUST 8, 2003, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT MAP NO. 30756

BEING A SUBDIVISION OF LOTS 3 AND 14 OF WOODCREST ACRES, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE 62 OF MAPS AND PARCEL 1 OF PARCEL MAP NO. 8703 AS SHOWN BY MAP ON FILE IN BOOK 39 PAGE 8 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 29, T.3S, R.4W, S.B.M.

HJK CONSULTANTS, INC.
TEMECULA, CALIFORNIA

OCTOBER, 2003

CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATED: 7/27, 2004

MARK S. BROWN
L.S. 5655 LIC. EXP. 9/30/05
CITY SURVEYOR

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF SIX (6) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 30756. LOTS "A" THROUGH "I" INCLUSIVE ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES AND LOTS "J" AND "K" ARE HEREBY ACCEPTED AS BARRIER STRIPS.

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 24th DAY OF August, 2004.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE
CALIFORNIA
BY: Colleen J. Nicol

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL LOTS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

THOMAS P. EVANS
PUBLIC UTILITIES DIRECTOR

DATED JULY 22, 2004

BY: Thomas P. Evans

WATER FACILITIES STATEMENT:

I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE WITH WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT), ADEQUATE TO FUND CONSTRUCTION OF REQUIRED WATER FACILITIES. ONCE FIRE HYDRANTS, WATER PIPELINES AND APPURTENANCES, ANY REQUIRED OFFSITE FACILITIES, AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY WATER TO EACH LOT CREATED BY THIS SUBDIVISION. THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION.

DATED: 6/21/04

JEFFREY D. SIMS, RCE 46212
BY: Jeffrey D. Sims

SEWER FACILITIES STATEMENT

I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT) ADEQUATE TO FUND CONSTRUCTION OF REQUIRED SEWER FACILITIES. ONCE SEWER PIPELINES AND APPURTENANCES, AND REQUIRED OFFSITE FACILITIES, AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY SEWER TO EACH LOT CREATED BY THIS SUBDIVISION. THE EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION.

DATED: 6/21/04

JEFFREY D. SIMS, RCE 46212
BY: Jeffrey D. Sims

RECORDER'S STATEMENT

FILED THIS 30th DAY OF August, 2004, AT 8 A.M. IN BOOK 362 OF MAPS, AT PAGES 72-77 AT THE REQUEST OF THE CLERK OF THE CITY OF RIVERSIDE.

NO. 2004-0687536
FEE: \$17.-

GARY L. ORSO
COUNTY ASSESSOR-CLERK-RECORDER

BY: Gary L. Orso, DEPUTY

SUBDIVISION GUARANTEE: FIDELITY NATIONAL TITLE COMPANY

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 BEAZER HOMES HOLDINGS CORP. ON AUGUST 9, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 6/18/04 HEUNG JEI KIM
P.L.S. 5928
EXPIRES 12/31/2004

BY: Heung Jei Kim



TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$6,200 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: _____

NANCY ROMERO,
CLERK OF THE BOARD OF
SUPERVISORS

BY: _____
DEPUTY

CASH TAX BOND
DATED: 7/8/2004

PAUL McDONNELL,
COUNTY TAX COLLECTOR
BY: Matthew Jennings
DEPUTY

TAX COLLECTOR'S STATEMENT

I HEREBY STATE 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 \$6,200.

DATED: 7/8/2004

PAUL McDONNELL,
COUNTY TAX COLLECTOR

BY: Matthew Jennings
DEPUTY

M.B. 362 / 72

M.B. 362 / 72

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT MAP NO. 30756

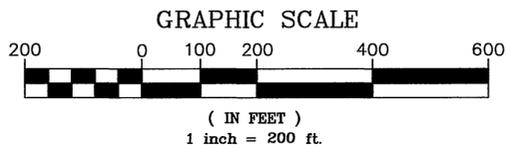
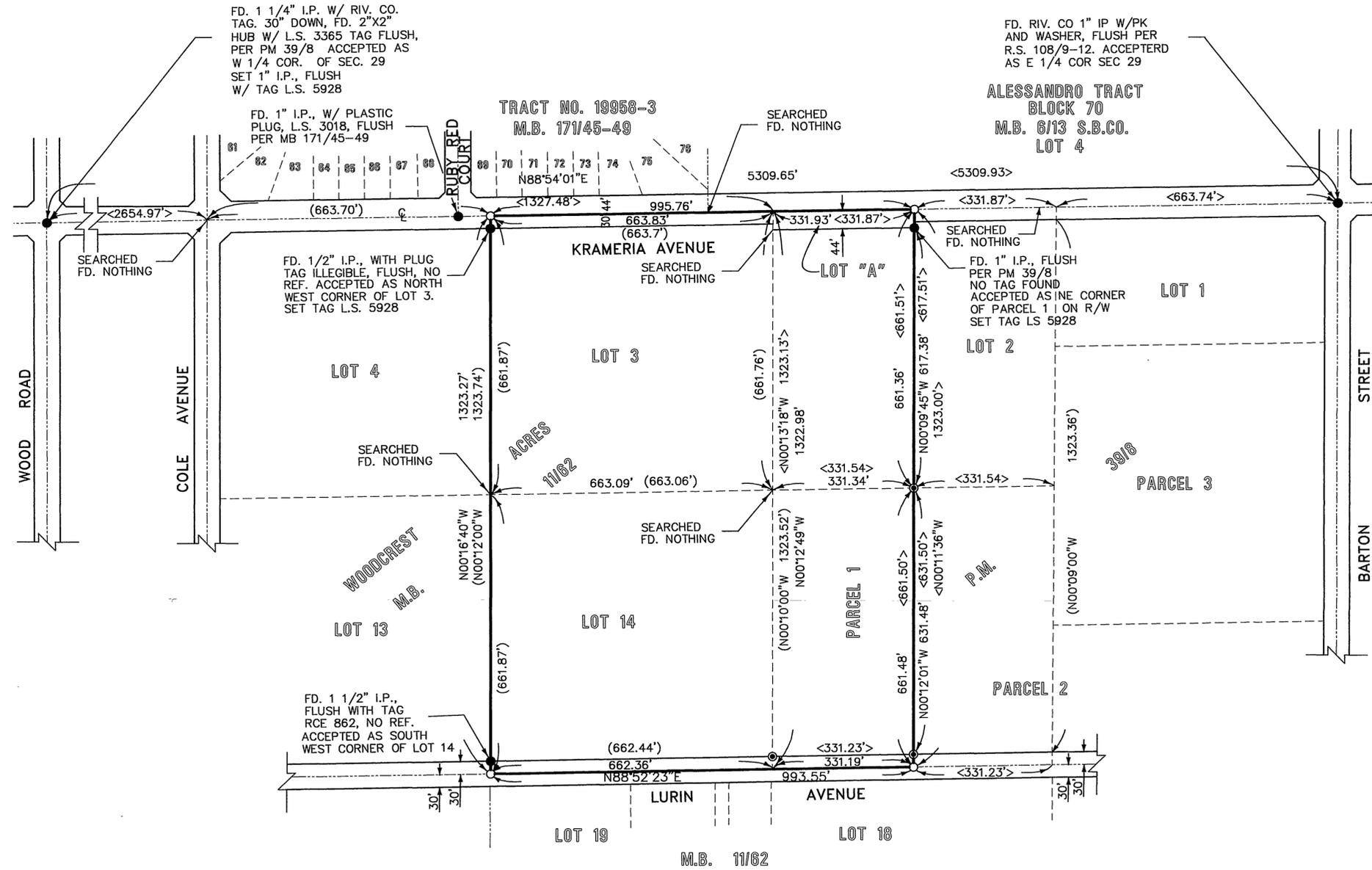
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HJK CONSULTANTS, INC.
TEMECULA, CALIFORNIA

OCTOBER, 2003

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF KRAMERIA AVENUE BEING NORTH 88°54'01" EAST PER PARCEL MAP NO. 8703, ON FILE IN BOOK 39 PAGE 8, OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ○ INDICATES SET 1" I.P., FLUSH, W/TAG L.S. 5928 UNLESS OTHERWISE NOTED.
3. SET LEAD AND TAG MARKED L.S. 5928 ON TOP OF CONC. CURB AT THE PROLONGATION OF SIDE LOT LINES FOR FRONT CORNERS.
4. SET 1" I.P., & TAG L.S. 5928, FLUSH, OR SET NAIL & TAG L.S. 5928, FLUSH, IN CONCRETE, OR SET NAIL & TAG L.S. 5928 IN TOP OF WALL, AT REAR LOT CORNERS & ANGLE POINTS INSIDE LOT LINES, UNLESS OTHERWISE NOTED.
5. ● FOUND MONUMENT AS NOTED.
6. ● FOUND 1" I.P., FLUSH, W/TAG L.S. 3365 PER P.M. 39/8
7. (- - -) INDICATES RECORD DATA PER WOODCREST ACRES, MB 11/62 RIV.CO.
8. < - - - > INDICATES RECORD DATA PER P.M. 39/8
9. THIS TRACT CONTAINS 30.2 ACRES, GROSS



BOUNDARY CONTROL

M.B. 362/73

M.B. 362/73

TRACT MAP NO. 30756

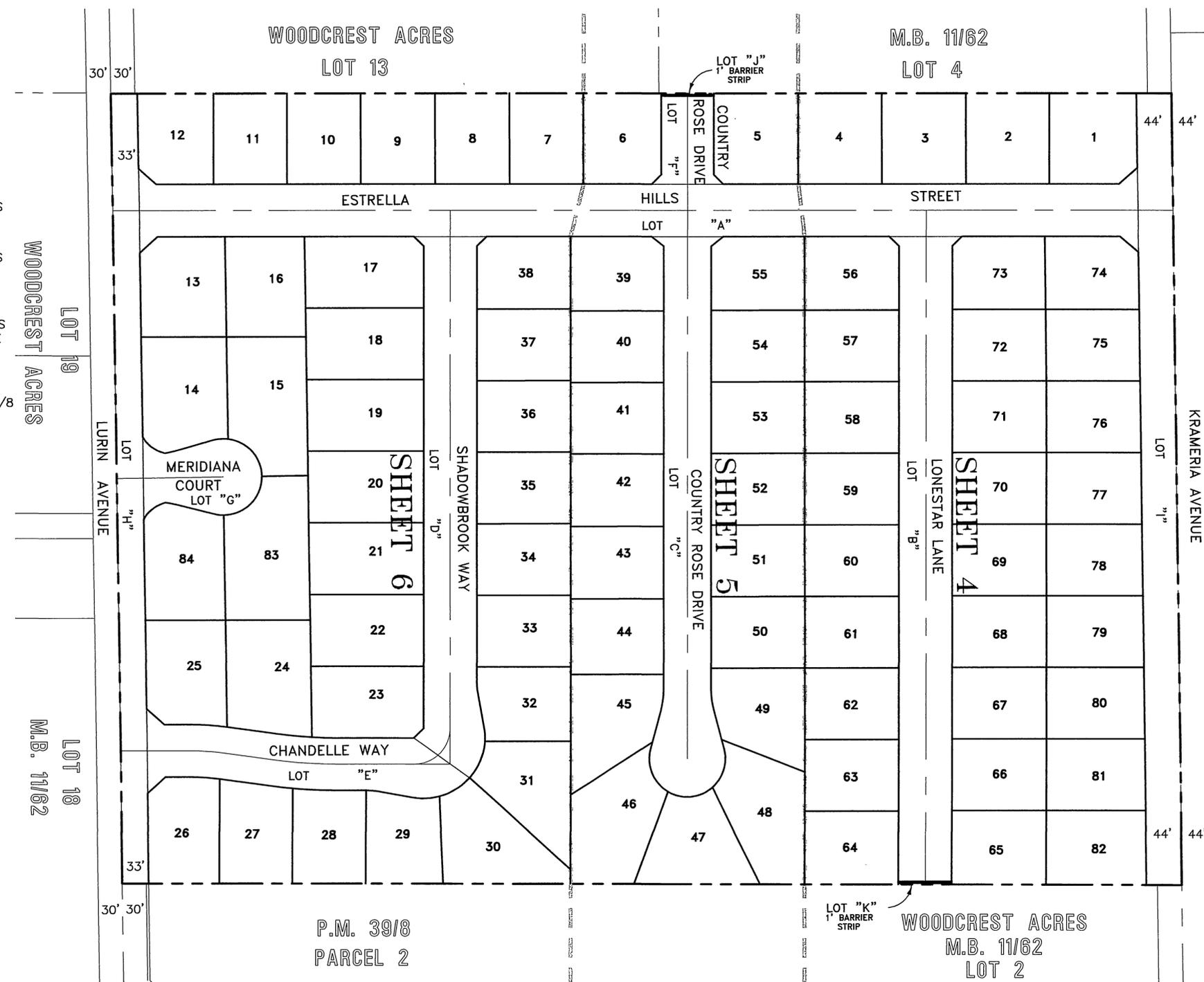
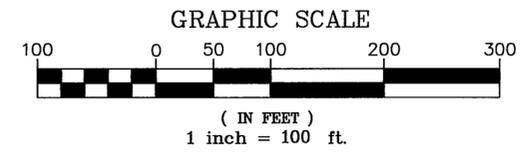
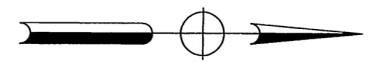
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INDEX MAP

M.B. 362 / 74

M.B. 362 / 74

RUBY RED CT.
80
70
71
72
73
74
75
76

TRACT NO. 19958-3
M.B. 17145-49

ALESSANDRO TRACT
BLOCK 70
M.B. 613 S.B.CO.
LOT 4

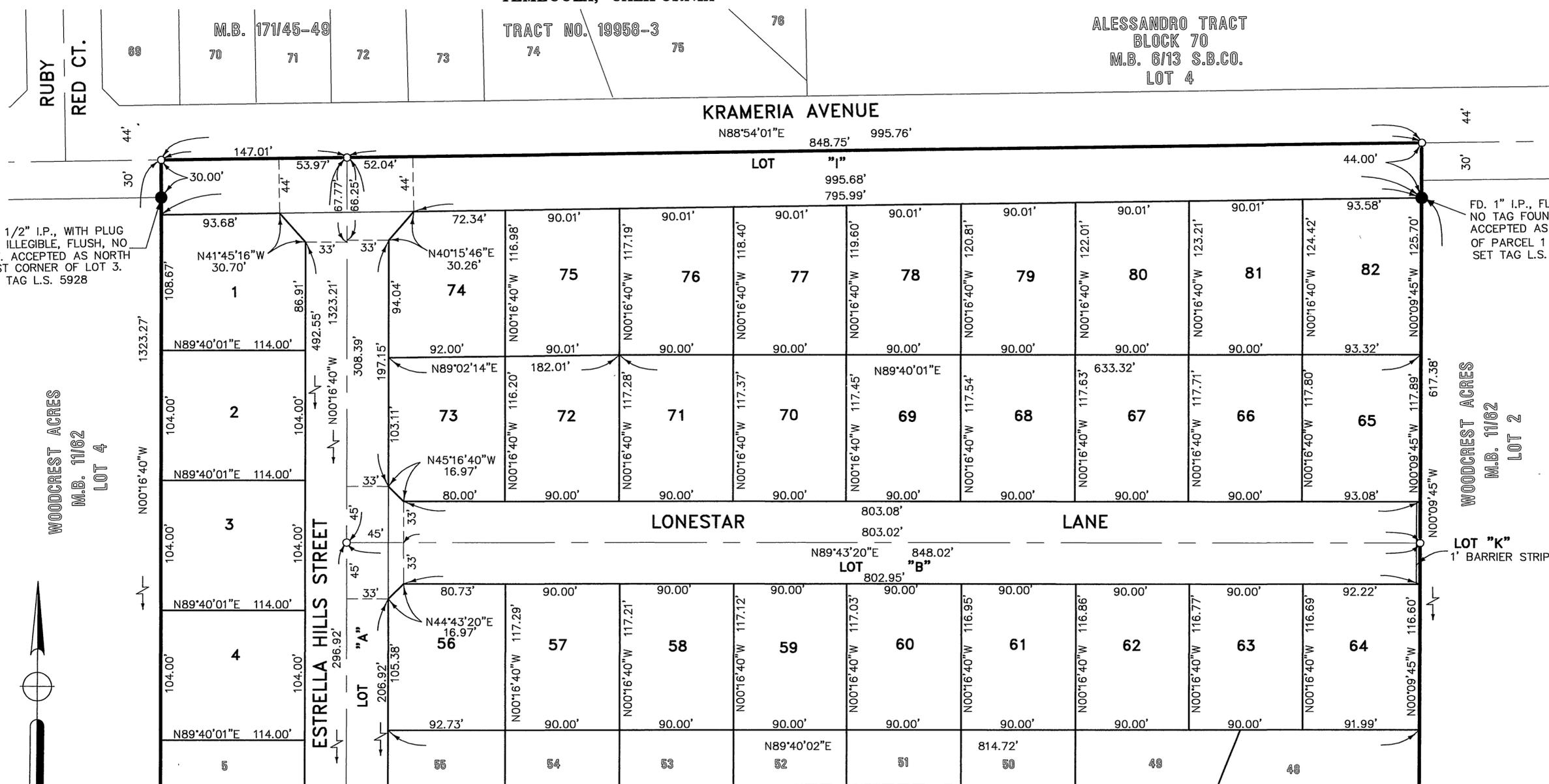
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HJK CONSULTANTS, INC.
TEMECULA, CALIFORNIA

OCTOBER, 2003

ALESSANDRO TRACT
BLOCK 70
M.B. 6/13 S.B.CO.
LOT 4

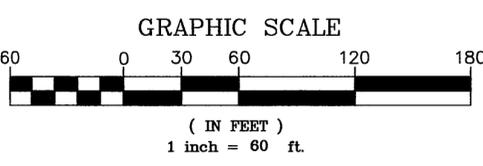


FD. 1/2" I.P., WITH PLUG TAG ILLEGIBLE, FLUSH, NO REF. ACCEPTED AS NORTH WEST CORNER OF LOT 3. SET TAG L.S. 5928

FD. 1" I.P., FLUSH PER PM 39/8 NO TAG FOUND ACCEPTED AS N.E. CORNER OF PARCEL 1 ON R/W SET TAG L.S. 5928

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SEE SHEET 5

M.B. 362 / 75

M.B. 362 / 75

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

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TEMECULA, CALIFORNIA

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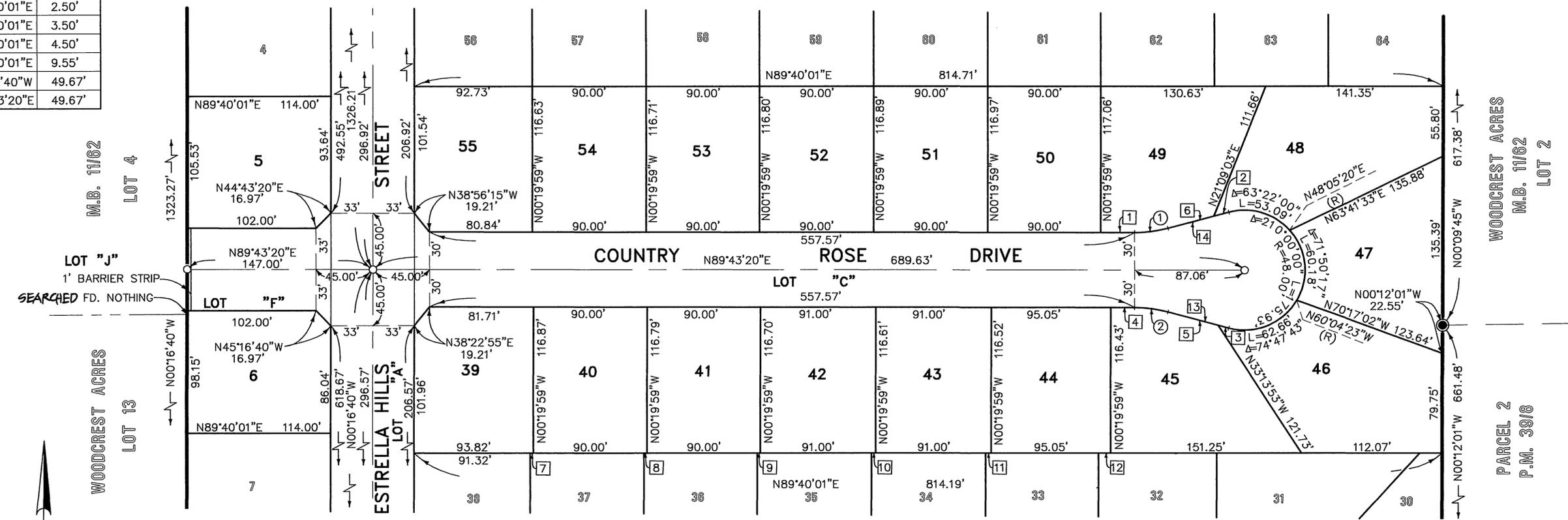
CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
①	15°00'00"	103.00'	26.97'	13.56'
②	15°00'00"	103.00'	26.97'	13.56'

LINE DATA

NO.	BEARING	DISTANCE
1	N89°43'20"E	26.73'
2	N74°43'20"E	12.05'
3	N75°16'40"W	8.59'
4	N89°43'20"E	18.81'
5	N75°16'40"W	41.08'
6	N74°43'20"E	37.62'
7	N89°40'01"E	2.50'
8	N89°40'01"E	2.50'
9	N89°40'01"E	2.50'
10	N89°40'01"E	3.50'
11	N89°40'01"E	4.50'
12	N89°40'01"E	9.55'
13	N75°16'40"W	49.67'
14	N74°43'20"E	49.67'

SEE SHEET 4



SEE SHEET 6

SURVEYOR'S NOTES

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GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

M.B. 362 / 76

M.B. 362 / 76

CURVE DATA

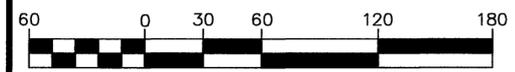
NO.	DELTA	RADIUS	LENGTH	TANGENT
1	10°00'00"	85.00'	14.84'	7.44'
2	13°13'29"	76.00'	17.54'	8.81'
3	37°56'25"	76.00'	50.33'	26.12'
4	33°34'56"	76.00'	44.54'	22.93'
5	25°15'10"	76.00'	33.50'	17.02'
6	10°00'00"	85.00'	14.84'	7.44'
7	03°23'48"	567.00'	33.61'	16.81'
8	07°50'35"	633.00'	86.65'	43.39'
9	07°50'35"	567.00'	77.62'	38.87'
10	02°36'57"	633.00'	28.90'	14.45'
11	07°50'35"	300.00'	41.07'	20.57'
12	07°50'35"	333.00'	45.58'	22.83'
13	07°50'35"	267.00'	36.55'	18.30'
14	06°56'45"	103.00'	12.49'	6.25'
15	22°46'57"	48.00'	19.09'	9.67'
16	14°59'15"	48.00'	12.55'	6.31'
17	06°56'45"	103.00'	12.49'	6.25'

LINE DATA

NO.	BEARING	DISTANCE
1	N89°43'20"E	18.41'
2	N79°43'20"E	43.50'
3	N09°43'20"E	43.50'
4	N00°16'40"W	0.29'
5	N00°16'40"W	32.90'
6	N00°16'40"W	31.33'
7	N13°52'23"E	49.67'
8	N16°07'37"W	49.67'



GRAPHIC SCALE



(IN FEET)
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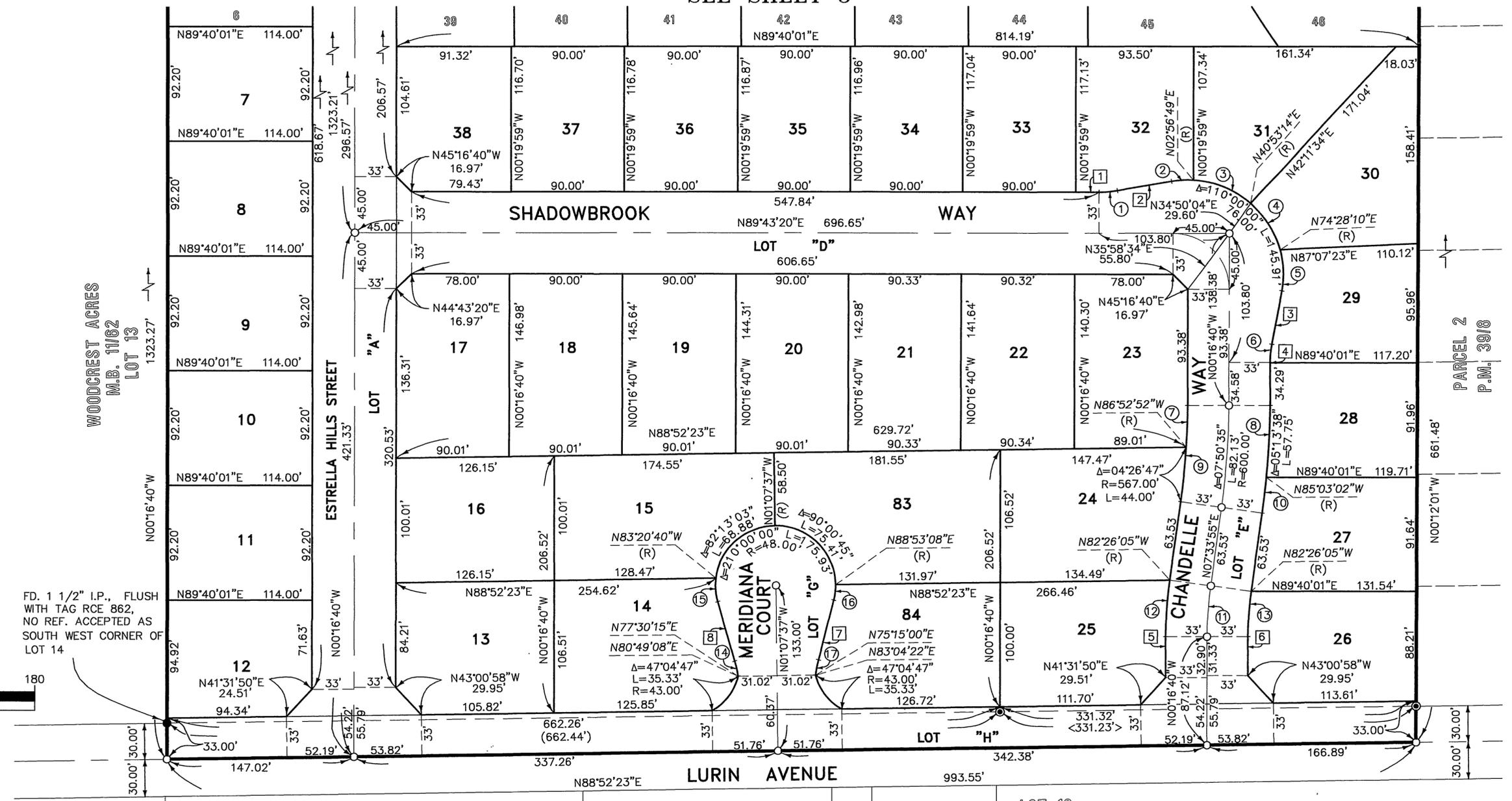
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HJK CONSULTANTS, INC.
TEMECULA, CALIFORNIA

OCTOBER, 2003

SEE SHEET 5



SURVEYOR'S NOTES

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M.B. 362 / 77

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