

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY,
STATE OF CALIFORNIA

TRACT 29339

SHEET 1 OF 2 SHEETS

BENIG A SUBDIVISION OF LOT 1 OF TRACT 23139 AS PER MAP
ON FILE IN BOOK 209, PAGES 80 THROUGH 88, INCLUSIVE,
OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA,
LOCATED IN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN
BERNARDINO BASE AND MERIDIAN.

LAND DEVELOPMENT DESIGN CORP.
DENNIS C. FARNSWORTH, R.C.E. 31653
DECEMBER, 2000

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 PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES: LOTS "A" THROUGH "D" INCLUSIVE. WE ALSO HEREBY DEDICATE THE DRAINAGE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AS SHOWN HEREON. WE ALSO HEREBY DEDICATE LOT 9* (OPEN SPACE) FOR LANDSCAPE PURPOSES. WE HEREBY DEDICATE TO THE RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT THE TRAIL EASEMENT AS SHOWN HEREON FOR TRAIL PURPOSES.

WE FURTHER HEREBY DEDICATE ABUTTERS RIGHTS OF ACCESS ALONG INDIANA AVENUE AND LAKEPOINT DRIVE TO PUBLIC. THE OWNERS OF LOT 8 AND 9 ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ALSO EXCEPTING ONE THIRTY FOOT ACCESS OPENING IN LOT 9 AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

NEWCASTLE INCORPORATED, A CALIFORNIA CORPORATION

Jan Steyer
JAN STEYER, PRESIDENT

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
ON 7-11-01 BEFORE ME, Richard W. Levy, PERSONALLY APPEARED LAY SKERRELL, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE *Richard W. Levy*
NOTARY PUBLIC IN AND FOR SAID STATE
NAME Richard W. Levy com. #1293937
MY COMMISSION EXPIRES 3-3-06

SIGNATURE OMISSIONS

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

HERBERT BULKLEY PRAED AND CHARLES GRANVILLE KEKEMOH, HOLDER OF AN EASEMENT FOR ROADS, PIPELINES, WATER CONDUITS, POWER LINES, TELEPHONE AND TELEGRAPH LINES PER INSTRUMENT RECORDED FEBRUARY 7, 1911 IN BOOK 324, PAGE 389 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (CAN NOT LOCATE BY RECORD)

SAN JACINTO LAND COMPANY, LTD., HOLDER OF AN EASEMENT FOR ROAD, PIPELINES AND POLES/LINES PER INSTRUMENT RECORDED FEBRUARY 11, 1925 IN BOOK 803, PAGE 542 OF DEEDS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (CAN NOT LOCATE BY RECORD)

L. HUBERT LINDIN, HOLDER OF AN EASEMENT FOR ROADWAYS AND HIGHWAYS PER INSTRUMENT NO. 133134 RECORDED NOVEMBER 24, 1963, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (CAN NOT LOCATE BY RECORD)

A.W. ASSOCIATES NO. 2, HOLDER OF AN EASEMENT FOR ACCESS, INGRESS AND EGRESS AND MAINTENANCE PER INSTRUMENT NO. 112629 RECORDED APRIL 10, 1989, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. BLANKET EASEMENT.

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SOUTHWEST RIVERSIDE AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF THE GRADING OR BUILDING PERMIT FOR SAID PARCEL, WHICHEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

ABANDONMENT OF PUBLIC STREETS & PUBLIC EASEMENTS

PURSUANT TO SECTIONS 66434 AND 66499.205 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

THAT PORTION OF STORM DRAIN EASEMENT AS SHOWN IN TRACT 23139 AS PER MAP BOOK 209, PAGES 80 THROUGH 88, INCLUSIVE, ON FILE IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY LYING WITHIN LOT 5 HEREON.

RECORDER'S STATEMENT

Filed this 13TH day of SEPT
2001 at 8:00 A.m. in Book 308 of
maps of pages 49-50 of the request
of the Clerk of the Board.
Fee: 18.00
No. 2001-444-990

Gary L. Orso, County
Assessor
Clerk-Recorder

By: *L. B. ...*
Deputy
SUBDIVISION GUARANTEE:
LAWYERS TITLE COMPANY

ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING OCTOBER OF 2000, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MOVEMENT 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: Sept 5 2001
Dennis C. Farnsworth
DENNIS C. FARNSWORTH
RCE 31653, Lic. Exp. 12-31-2004



COUNTY SUPERVISOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY DIRECTION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 29339 APPROVED BY THE BOARD OF SUPERVISORS ON October 3, 2000, THE EXPIRATION DATE BEING OCTOBER 3, 2003 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: Sept 5 2001
Paul S. Bowman
PAUL S. BOWMAN
CLERK OF SUPERVISORS
COUNTY SUPERVISOR



TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF 7300 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF 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: _____
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
By: _____
Deputy

DATED: 8/24/01
CASH TAX BOND
PAUL McDONNELL, COUNTY TAX COLLECTOR
By: *Paul S. Bowman*
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, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE 7,300.

DATED: 8/24/01
PAUL McDONNELL
COUNTY TAX COLLECTOR
By: *Paul S. Bowman*
Deputy

BOARD OF SUPERVISORS'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFER 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, AND ACCEPTS THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG INDIANA AVENUE AND LAKEPOINT DRIVE FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, THE DEDICATION OF LOT 9 (OPEN SPACE), IS HEREBY NOT ACCEPTED, FOR THE DEDICATION OF THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY ACCEPTED FOR MAINTENANCE SUBJECT TO IMPROVEMENTS.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
DATED: Sept 11 2001
Gerald A. Maloney
GERALD A. MALONEY
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
By: *Paul S. Bowman*
PAUL S. BOWMAN
Deputy
CLERK OF THE BOARD OF SUPERVISORS

SOIL'S REPORT

A GEOTECHNICAL REPORT WAS PREPARED ON THE 18TH DAY OF FEBRUARY, 2001 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA BY ERNEST AND P. NUÑEZ GE 649 OF GEOTECHNICAL & SURVEYING, REPORT IS ON FILE IN THE OFFICE OF RIVERSIDE COUNTY BUILDING AND SAFETY DEPARTMENT, RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT CERTIFICATE OF ACCEPTANCE THE RIVERSIDE COUNTY REGIONAL PARKS AND OPEN-SPACE DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE TRAIL EASEMENT AS SHOWN HEREON TO REST TITLE IN THE DISTRICT ON BEHALF OF THE PUBLIC FOR SAID PURPOSES BUT THAT SAID EASEMENT SHALL NOT BECOME PART OF THE DISTRICTS MAINTAINED TRAIL SYSTEM.

DATED: 5-4-2001
Paul Farnosen
PAUL FARNOSEN
GENERAL MANAGER

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 1 OF TRACT 23139 AS PER MAP ON FILE IN BOOK 208, PAGES 80 THROUGH 88, INCLUSIVE, OF MAPS RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LOCATED IN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN.

TRACT 29339

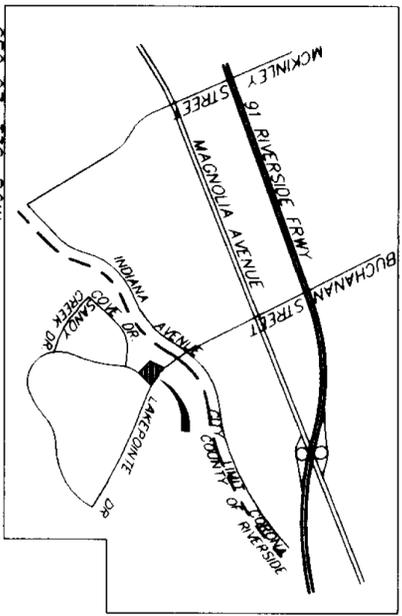
LAND DEVELOPMENT DESIGN CORP. DENNIS C. FARMSWORTH, R.C.E. SUGGS DECEMBER 2000

EASEMENT NOTES:

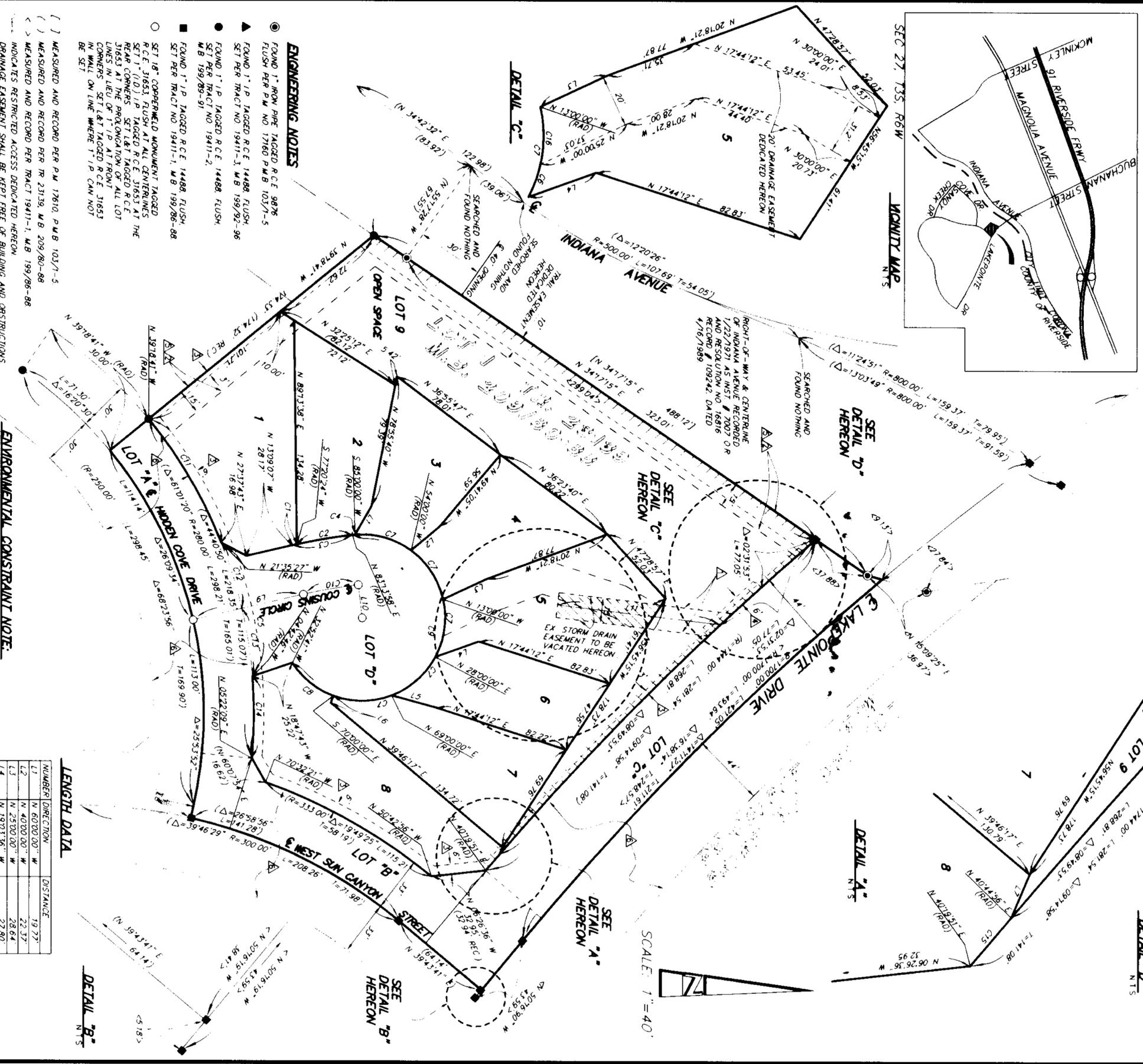
- 15' WIDE EASEMENT TO COUNTY OF RIVERSIDE FOR STORM DRAIN PURPOSES PER TR 23139, M.B. 209/80-88.
- 15' WIDE EASEMENT TO COUNTY OF RIVERSIDE FOR SEWER LINE PURPOSES PER TR 23139, M.B. 209/80-88.
- EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR ELECTRICAL AND COMMUNICATION SYSTEMS RECORDED MAY 23, 1980 AS INSTRUMENT #189745, RECORDS OF RIVERSIDE COUNTY.
- EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR ELECTRICAL AND COMMUNICATION SYSTEMS RECORDED MAY 10, 1980 AS INSTRUMENT #172230, RECORDS OF RIVERSIDE COUNTY.
- EASEMENT TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, FOR SEWER LINE PURPOSES RECORDED FEBRUARY 28, 1991 AS INSTRUMENT #62350, RECORDS OF RIVERSIDE COUNTY.
- DEDICATED AND ACCEPTED PER TRACT 23139 M.B. 209/80-88.

CURVE DATA

| NUMBER | LC | PC | PT | LC | PC | PT | LC | PC | PT |
|--------|--------|---------|-----------|-------|----|----|----|----|----|
| 1 | 2.83 | 330.00 | 00°29'31" | 1.42 | | | | | |
| 2 | 33.94 | 330.00 | 03°33'34" | 16.98 | | | | | |
| 3 | 36.77 | 330.00 | 06°23'05" | 18.41 | | | | | |
| 4 | 1.54 | 50.00 | 01°46'02" | 0.77 | | | | | |
| 5 | 42.48 | 280.00 | 16°52'41" | 41.54 | | | | | |
| 6 | 13.58 | 50.00 | 15°33'41" | 6.83 | | | | | |
| 7 | 35.78 | 50.00 | 41°00'00" | 18.69 | | | | | |
| 8 | 32.40 | 50.00 | 37°02'19" | 16.79 | | | | | |
| 9 | 212.63 | 50.00 | 24°33'21" | 16.77 | | | | | |
| 10 | 33.43 | 300.00 | 08°23'03" | 43.65 | | | | | |
| 11 | 66.80 | 280.00 | 17°43'14" | 20.66 | | | | | |
| 12 | 41.24 | 280.00 | 08°26'20" | 20.66 | | | | | |
| 13 | 48.27 | 280.00 | 10°04'55" | 24.70 | | | | | |
| 14 | 12.73 | 1744.00 | 00°23'05" | 6.36 | | | | | |
| 15 | 22.20 | 50.00 | 23°26'19" | 11.29 | | | | | |



SEC. 27, T3S, R5W. MONUMENTS



ENGINEERING NOTES

- FOUND 1" IRON PIPE TAGGED R.C.E. 98786 FLUSH PER P.M. NO. 17160 P.M.B. 103/71-5
- ▲ FOUND 1" IP TAGGED R.C.E. 14488 FLUSH SET PER TRACT NO. 19411-1, M.B. 199/92-96
- FOUND 1" IP TAGGED R.C.E. 14488 FLUSH SET PER TRACT NO. 19411-2, M.B. 199/89-91
- FOUND 1" IP TAGGED R.C.E. 14488 FLUSH SET PER TRACT NO. 19411-1, M.B. 199/86-88
- SET 18" COPPER PIPED MONUMENT TAGGED R.C.E. 31653 FLUSH AT ALL CENTERLINES SET 1" (O.D.) IP TAGGED R.C.E. 31653 AT THE REAR CORNERS. SET 1/2" TAGGED R.C.E. 31653 AT THE PROLONGATION OF ALL LOT LINES IN LIEU OF 1" IP AT FRONT CORNERS. SET 1/2" TAGGED R.C.E. 31653 IN WALL ON LINE WHERE 1" IP CAN NOT BE SET

- [] MEASURED AND RECORDED PER P.M. 17610, P.M.B. 103/71-5
- () MEASURED AND RECORDED PER TR 23139, M.B. 209/80-88
- < > MEASURED AND RECORDED PER TRACT 19411-1, M.B. 199/86-88
- INDICATES RESTRICTED ACCESS DEDICATED HEREON
- DRAINAGE EASEMENT SHALL BE KEPT FREE OF BUILDING AND OBSTRUCTIONS

BASIS OF BEARINGS

BASIS OF BEARINGS IS NORTHWESTERLY LINE OF PARCEL 1 SHOWN AS HAVING A BEARING OF N 34°17'15" E AND A DISTANCE OF 488.12 FEET BY PARCEL MAP NO. 17160 FILED IN BOOK 103 PAGES 1 THROUGH 5, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE CONSTRUCTION SHEET DEPARTMENT SURVEY DIVISION, IN COUNTY OF RIVERSIDE PAGE 55. THIS AFFECTS ALL LOTS.



Scale 1" = 40'

LENGTH DATA

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L1 | N 60°00'00" W | 19.77 |
| L2 | N 40°00'00" W | 22.37 |
| L3 | N 25°00'00" W | 28.64 |
| L4 | N 19°03'56" W | 27.80 |
| L5 | N 15°20'00" E | 67.99 |
| L6 | S 70°00'00" E | 4.55 |
| L7 | N 66°42'31" W | 4.69 |
| L8 | N 13°09'07" W | 7.00 |
| L9 | N 77°51'51" W | 62.99 |
| L10 | N 83°13'54" E | 20.00 |
| L11 | N 08°46'02" E | 99.02 |
| L12 | N 34°17'15" E | 6.18 |