

**LEGEND**

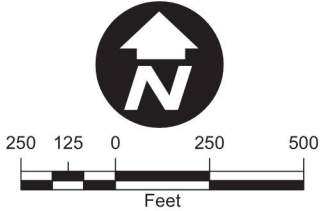
**Owner & Maintenance**

- Proposed City Owned & Maintained
- Edison Owned & Maintained

**SUBDIVISIO**

- TR 29186 (AMENDED)
- TR 29187 (AMENDED)
- TR 29188 (AMENDED)
- TR 29189 (AMENDED)
- TR 31215
- TR 29191
- TR 29192
- TR 29193
- TR 29194
- TR 29195
- TR 29196
- TR 32325
- TR 32350
- TR 32351

Beaumont City Boundary



CITY OF BEAUMONT

# Solera Community - Street Light Maintenance Exhibit

PUBLIC WORKS DEPARTMENT

Date Created: 6/29/21

 **Public Works Department**

550 E. 6th Street  
Beaumont, CA 9222  
(951) 769-8522  
www.beaumontca.gov



NUMBER OF LOTS:.....124  
 NUMBER OF LETTERED LOTS:.....12  
 ACREAGE IN LOTS:.....18.988  
 ACREAGE IN LETTERED LOTS:.....5.754  
 TOTAL ACREAGE:.....24.722

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

SHEET 1 OF 6 SHEETS

# TRACT NO. 29186

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,  
 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

## RECORDER'S STATEMENT:

FILED THIS 26<sup>TH</sup> DAY OF NOV., 2002,  
 AT 8:04 A.M. IN BOOK 326 OF MAPS,  
 AT PAGES 81-86, AT THE REQUEST OF  
 THE CLERK OF THE BOARD.  
 NO. 2002-699965

FEE \$17.00  
 GARY ORSO, COUNTY RECORDER  
 BY: [Signature] 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 "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: [Signature]  
 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: [Signature]  
 (NAME) STEVEN T. ST. CLAIR  
 (TITLE) MEMBER

## NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA )  
 COUNTY OF RIVERSIDE )  
 I, [Signature]

ON November 13, 2002, BEFORE ME, Linda Duran, A NOTARY PUBLIC IN AND FOR  
 SAID STATE, PERSONALLY APPEARED Tom Banks (PERSONALLY KNOWN TO  
 ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO  
 EXECUTED THE WITHIN INSTRUMENT AS THE VICE PRESIDENT OF Westbrook Oak Valley Properties  
Temecula Valley, LLC THE MANAGING MEMBER THAT EXECUTED THE  
 WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH Limited Liability Co. EXECUTED THE  
 SAME.

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



## NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA )  
 COUNTY OF RIVERSIDE )  
 I, [Signature]

ON November 13, 2002, BEFORE ME, Linda Duran, A NOTARY PUBLIC IN AND FOR  
 SAID STATE, PERSONALLY APPEARED STEVEN T. ST. CLAIR (PERSONALLY KNOWN TO  
 ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO  
 EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNER(S) OF Westbrook Oak Valley Properties  
 THE MANAGING MEMBER LIMITED 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.



## 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 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 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 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 22 NOVEMBER 2002

BY: [Signature]  
 DENNIS WAYNE JANDA, L.S. 6359  
 (LIC. EXPIRES 12/31/2002)



## 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 11-13-02

[Signature]  
 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 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, L.L.C. 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, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED  
 OCTOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS.

## TAX BOND CERTIFICATE:

I HEREBY 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,  
 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 \_\_\_\_\_

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

CASH TAX BOND  
 PAUL MCDONNELL  
 COUNTY TAX COLLECTOR

BY \_\_\_\_\_  
 DEPUTY

BY \_\_\_\_\_  
 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

PAUL MCDONNELL COUNTY TAX COLLECTOR

BY: [Signature] 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 THEREUPON 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: [Signature]  
 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.

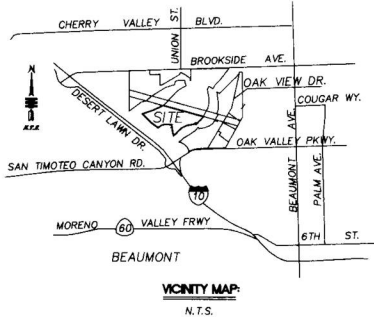
IN THE CITY OF BEAUMONT,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET 2 OF 6 SHEETS

# TRACT NO. 29186

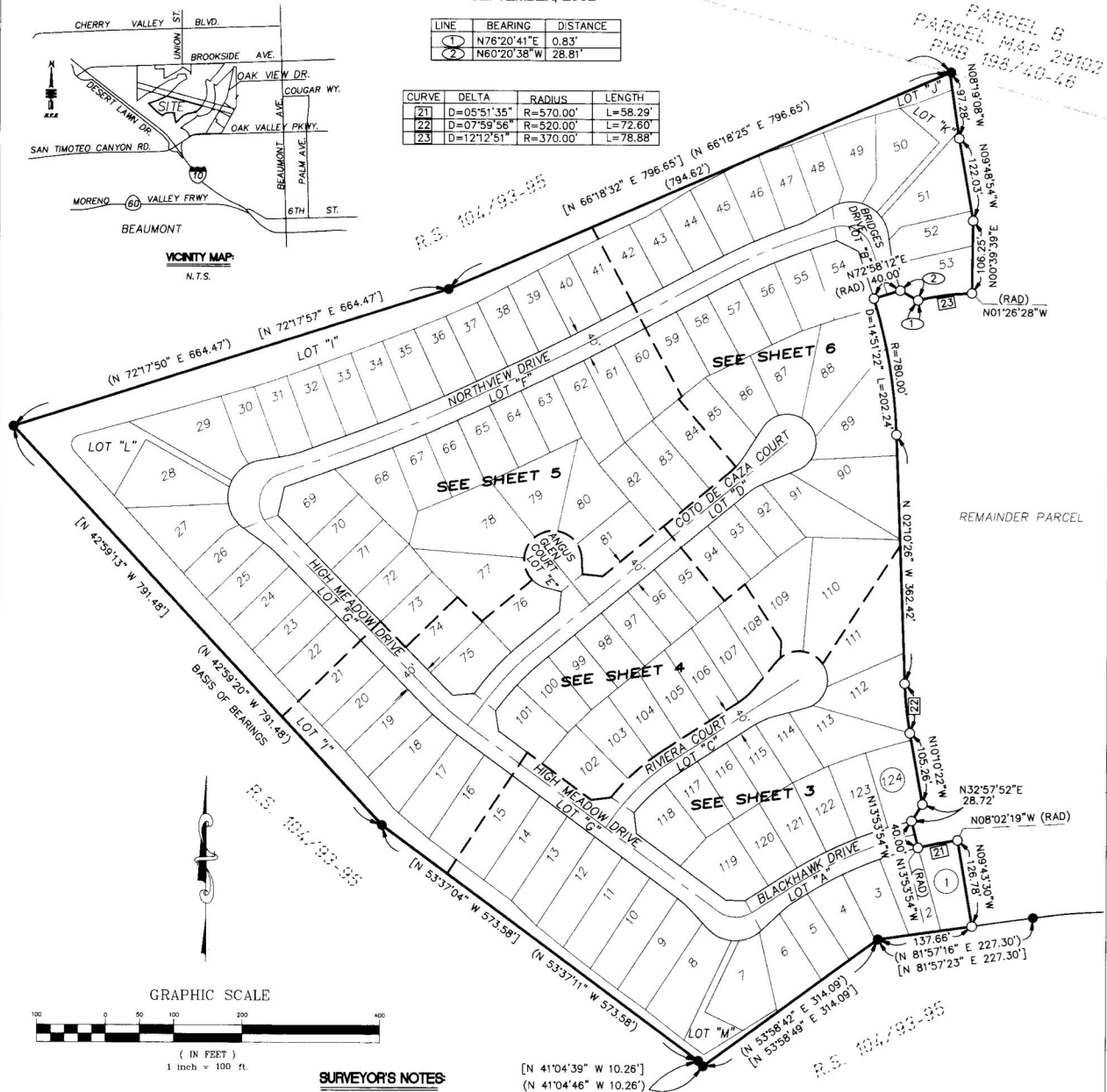
BEING A SUBDIVISION OF A PORTION OF PARCELS 12, AND 13 OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF  
FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY,  
LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

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



LINE	BEARING	DISTANCE
1	N76°20'41"E	0.83'
2	N60°20'38"W	28.81'

CURVE	DELTA	RADIUS	LENGTH
21	D=05°51'35"	R=570.00'	L=58.29'
22	D=07°59'56"	R=520.00'	L=72.60'
23	D=12°12'51"	R=370.00'	L=78.88'



## 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 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.
- (C) 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.

## 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.

2002-699965  
ORIGINAL

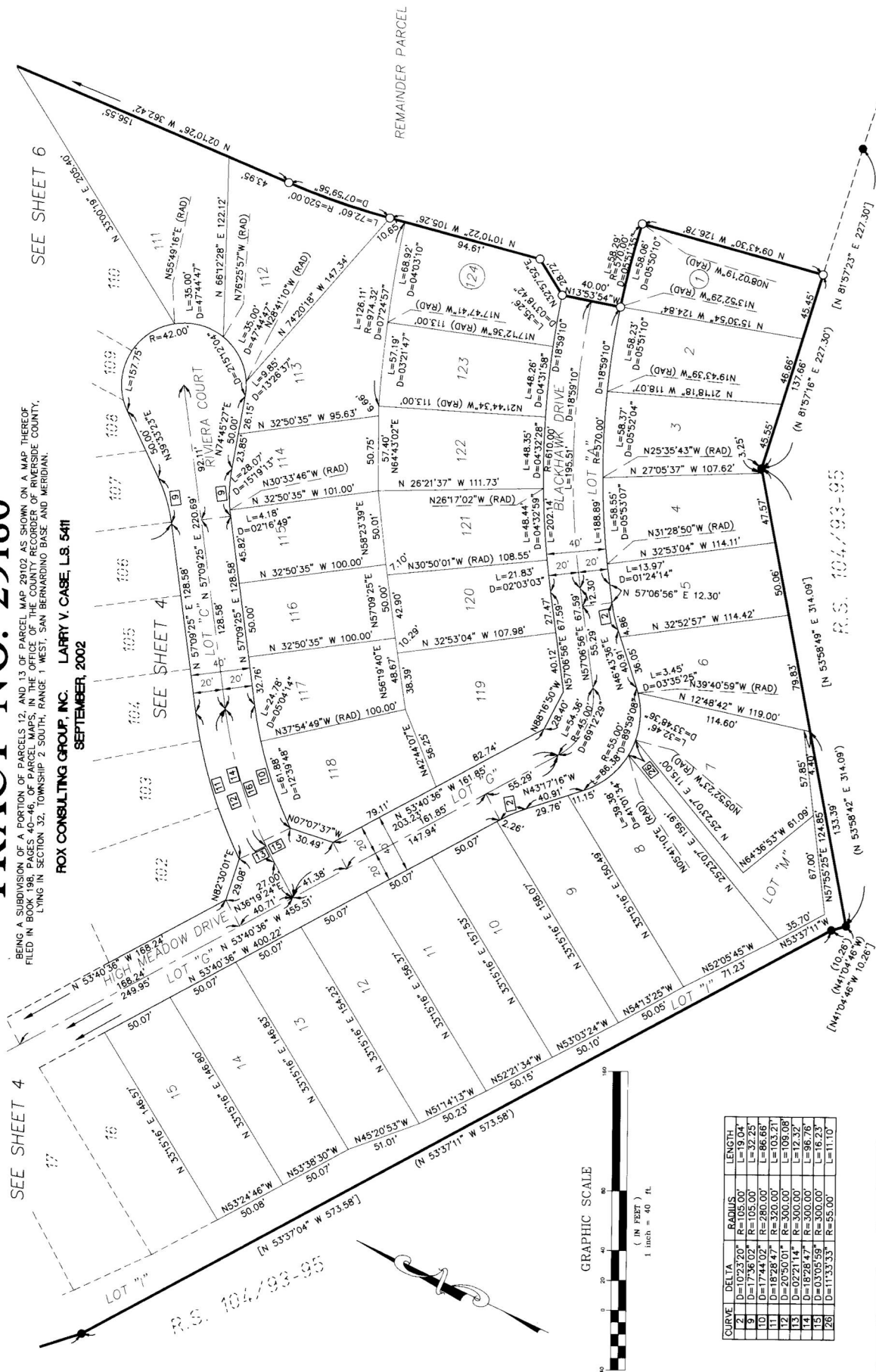
SHEET 3 OF 6 SHEETS

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

# TRACT NO. 29186

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 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,  
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



CURVE	DELTA	RADIUS	LENGTH
2	D=10°23'20"	R=105.00'	L=19.04'
9	D=17°36'02"	R=105.00'	L=32.25'
10	D=17°44'02"	R=280.00'	L=86.66'
11	D=18°28'47"	R=320.00'	L=101.21'
12	D=20°30'01"	R=300.00'	L=106.08'
13	D=18°28'47"	R=300.00'	L=106.08'
14	D=18°28'47"	R=300.00'	L=106.08'
15	D=03°05'59"	R=300.00'	L=16.23'
28	D=11°33'33"	R=55.00'	L=11.10'



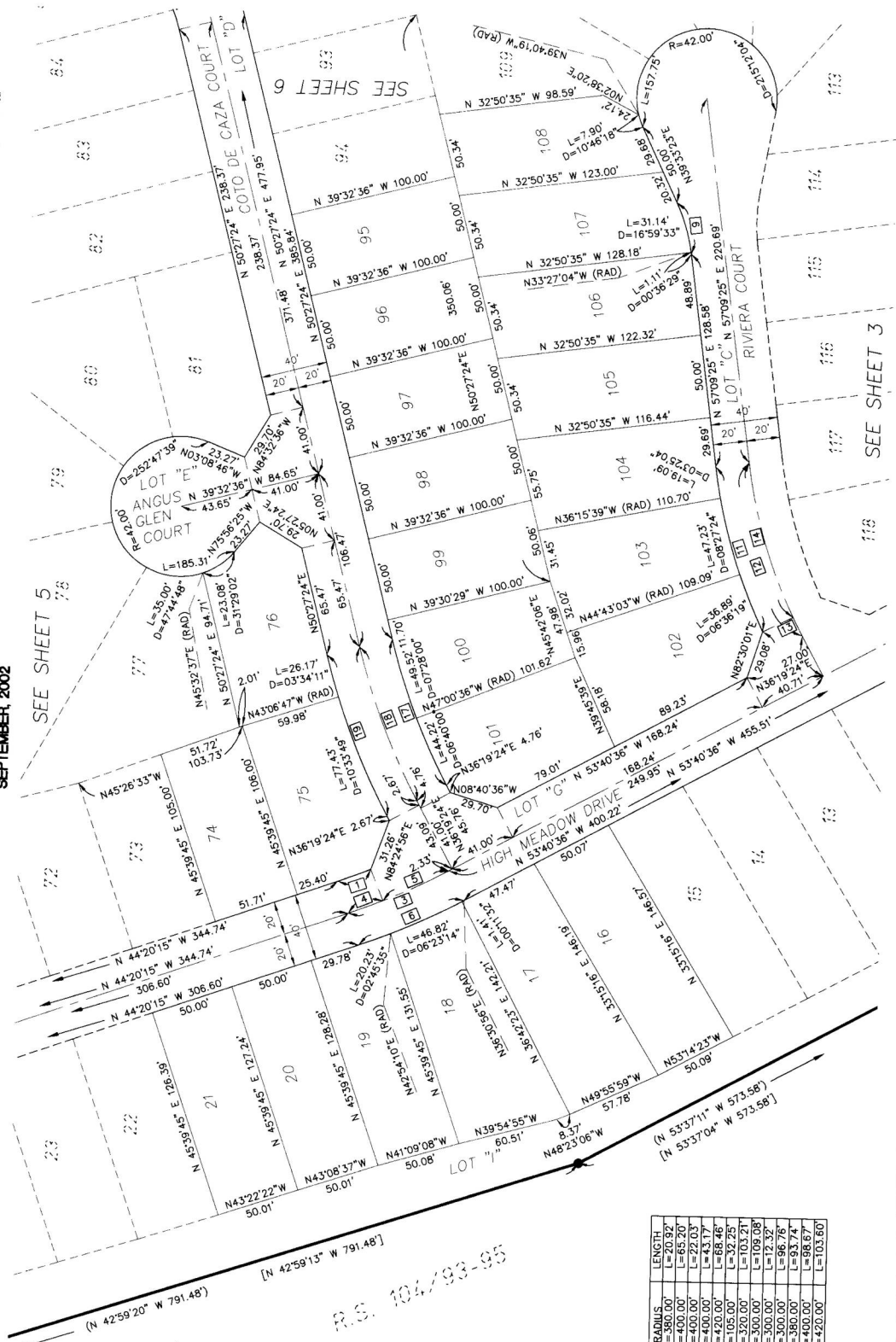
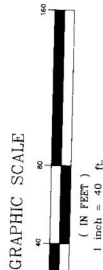
2002-699465  
ORIGINAL

SHEET 4 OF 6 SHEETS

# IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. **TRACT NO. 29186**

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,  
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



CURVE	DELTA	RADIUS	LENGTH
1	D=03°09'18"	R=380.00'	L=20.92'
2	D=09°20'21"	R=400.00'	L=65.20'
3	D=03°09'18"	R=400.00'	L=22.03'
4	D=06°11'03"	R=400.00'	L=43.17'
5	D=09°20'21"	R=420.00'	L=68.46'
6	D=15°36'02"	R=400.00'	L=103.21'
7	D=02°21'14"	R=300.00'	L=109.06'
8	D=18°28'47"	R=380.00'	L=96.76'
9	D=14°08'00"	R=400.00'	L=98.67'
10	D=14°08'00"	R=420.00'	L=103.60'



2002-699965  
ORIGINAL

SHEET 5 OF 6 SHEETS

IN THE CITY OF BEAUMONT,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
**TRACT NO. 29186**

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

R.S. 104/93-95



CURVE	DELTA	RADIUS	LENGTH
2	D=1023.20"	R=105.00'	L=18.04'
9	D=1735.02"	R=105.00'	L=32.25'
23	D=1032.05"	R=55.00'	L=10.11'





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

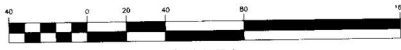
SHEET 6 OF 6 SHEETS

TRACT NO. 29186

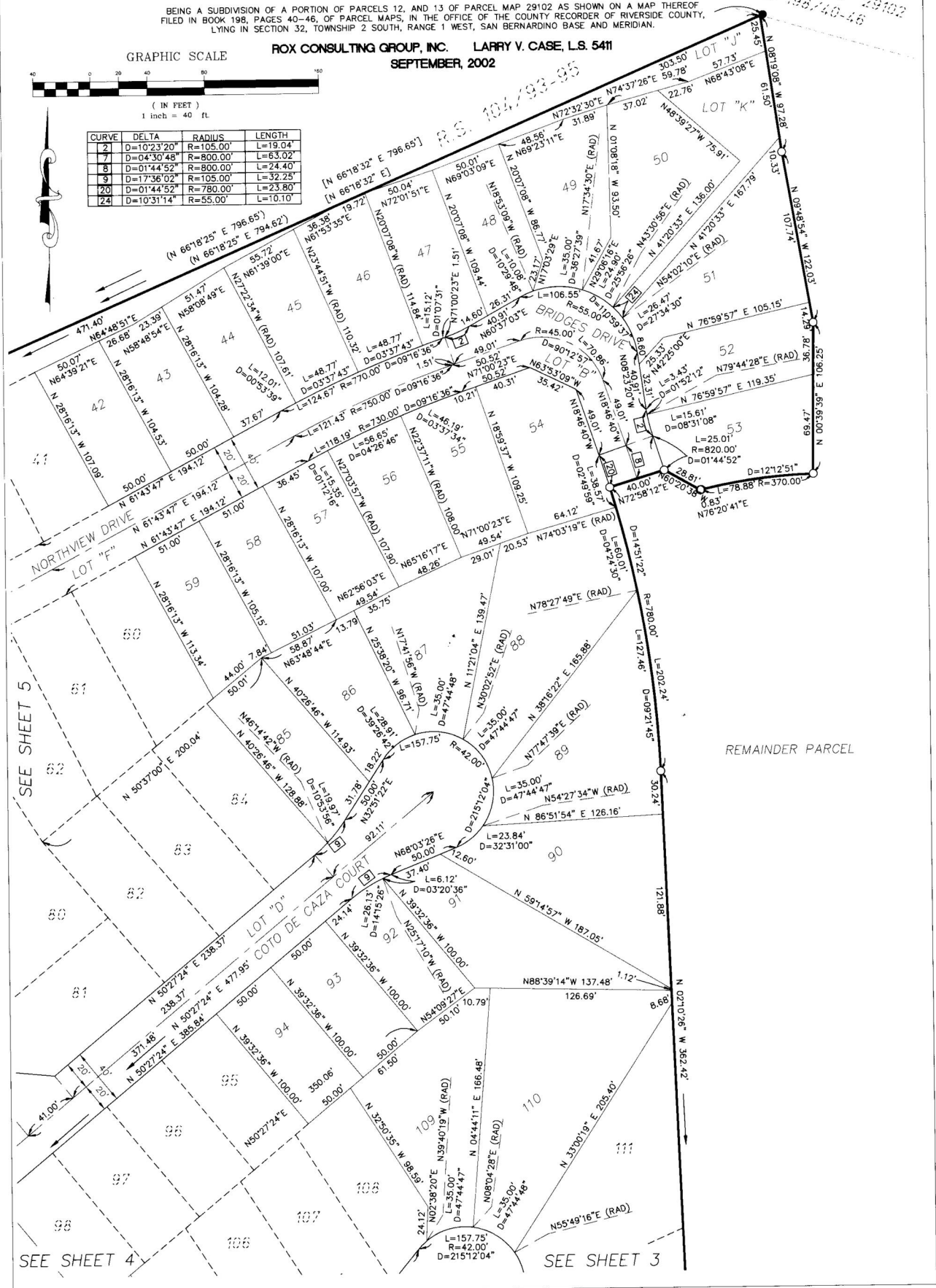
BEING A SUBDIVISION OF A PORTION OF PARCELS 12, AND 13 OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF  
FILED IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY,  
LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

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

GRAPHIC SCALE



CURVE	DELTA	RADIUS	LENGTH
2	D=10°23'20"	R=105.00'	L=19.04'
7	D=04°30'48"	R=800.00'	L=63.02'
8	D=01°44'52"	R=800.00'	L=24.40'
9	D=17°36'02"	R=105.00'	L=32.25'
20	D=01°44'52"	R=780.00'	L=23.80'
24	D=10°31'14"	R=55.00'	L=10.10'





NUMBER OF LOTS:.....110  
 NUMBER OF LETTERED LOTS:.....13  
 ACREAGE IN LOTS:.....20.869  
 ACREAGE IN LETTERED LOTS:.....5.019  
 TOTAL ACREAGE:.....25.888

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

# 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,  
 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

SHEET 1 OF 6 SHEETS

## RECORDER'S STATEMENT:

FILED THIS 26<sup>TH</sup> DAY OF NOV 2002,  
 AT 8:00 A.M. IN BOOK 326 OF MAPS  
 AT PAGES 91-96, AT THE REQUEST OF  
 THE CLERK OF THE BOARD.  
 NO. 2002-701097

FEES \$17.00  
 GARY ORSO, COUNTY RECORDER  
 BY: *[Signature]* 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: *[Signature]*  
 NAME: Jim 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: *[Signature]*  
 (NAME) Steven T. St. Clair  
 (TITLE) MEMBER

## NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }  
 COUNTY OF Orange }

ON November 13, 2002, BEFORE ME, Linda Duran, A NOTARY PUBLIC IN AND FOR  
 SAID STATE, PERSONALLY APPEARED Jim Banks (PERSONALLY KNOWN TO  
 ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO  
 EXECUTED THE WITHIN INSTRUMENT AS THE Vice President OF  
Temecula Valley, LLC THE Managing Member THAT EXECUTED THE  
 WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH United Liability Co EXECUTED THE  
 SAME.

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



## NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }  
 COUNTY OF Orange }

ON November 13, 2002, BEFORE ME, Linda Duran, A NOTARY PUBLIC IN AND FOR  
 SAID STATE, PERSONALLY APPEARED Steven T. St. Clair (PERSONALLY KNOWN TO  
 ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO  
 EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNER(S) OF Westbrook Oak Valley Properties  
 THE Managing Member LIMITED 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.



## 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 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 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 22 NOVEMBER, 2002

BY: *[Signature]*  
 DENNIS WAYNE JANDA, L.S. 6359  
 (LIC. EXPIRES 12/31/2002)



## 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 11-13-02

*[Signature]*  
 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. 358714, OF OFFICIAL RECORDS, AND A  
 AMENDMENT EXECUTED BY AND BETWEEN OAK VALLEY PARTNERS, LP, CALIFORNIA OAK  
 VALLEY GOLF & 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, 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.

## TAX BOND CERTIFICATE:

I HEREBY 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,  
 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 \_\_\_\_\_

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

CASH TAX BOND  
 PAUL McDONNELL  
 COUNTY TAX COLLECTOR

BY \_\_\_\_\_  
 DEPUTY

BY \_\_\_\_\_  
 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

PAUL McDONNELL, COUNTY TAX COLLECTOR

BY: Bernice Gandy, 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 THEREUPON 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 "H" INCLUSIVE.  
 ALSO DID ACCEPT FOR STORM DRAIN PURPOSES, LOT 1 AND FOR OPEN SPACE PURPOSES,  
 LOTS "J" THROUGH "N" INCLUSIVE.

BY: Martha L. Chance  
 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.



2002-701097  
ORIGINALIN THE CITY OF BEAUMONT,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

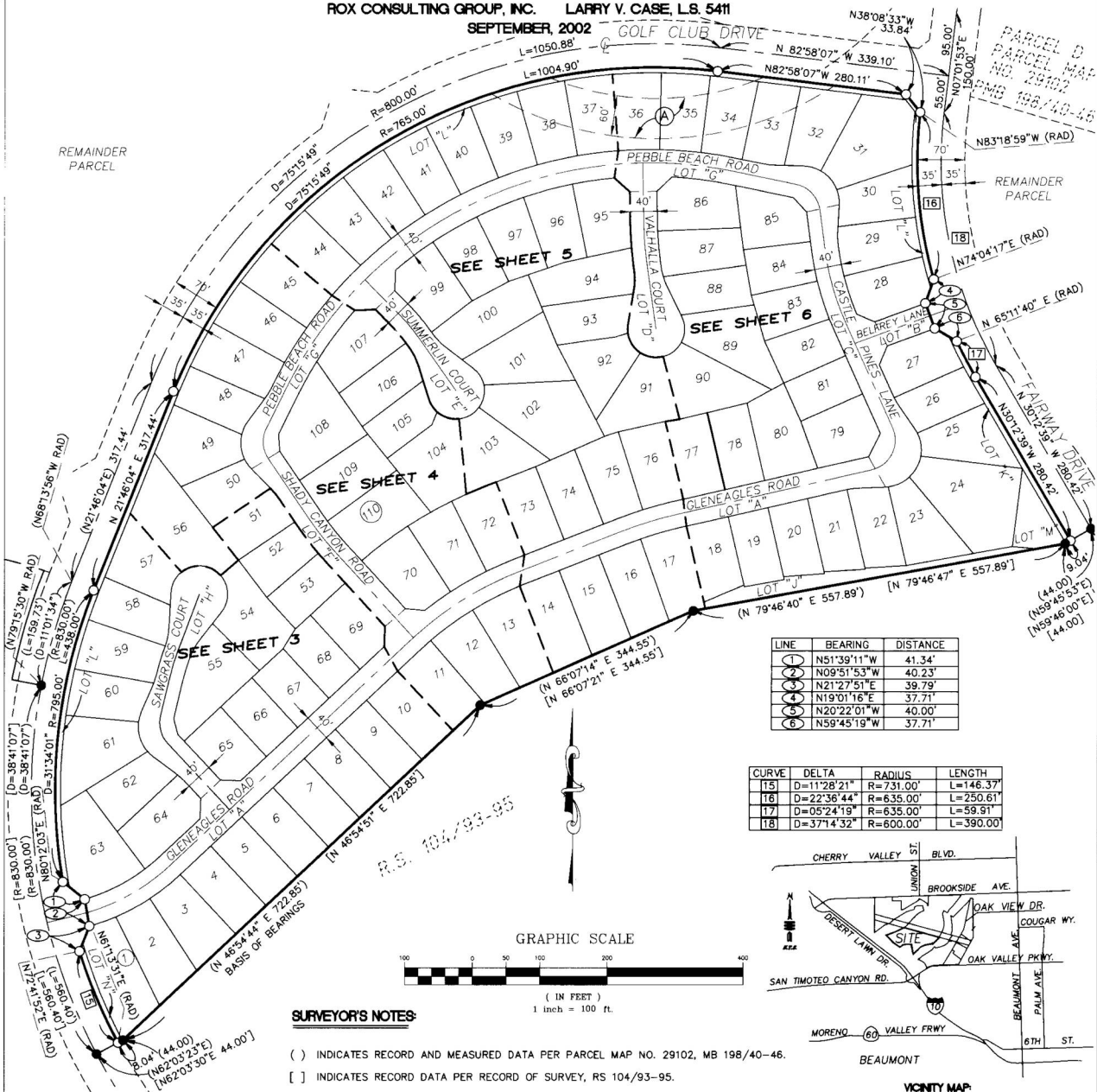
SHEET 2 OF 6 SHEETS

## 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 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



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

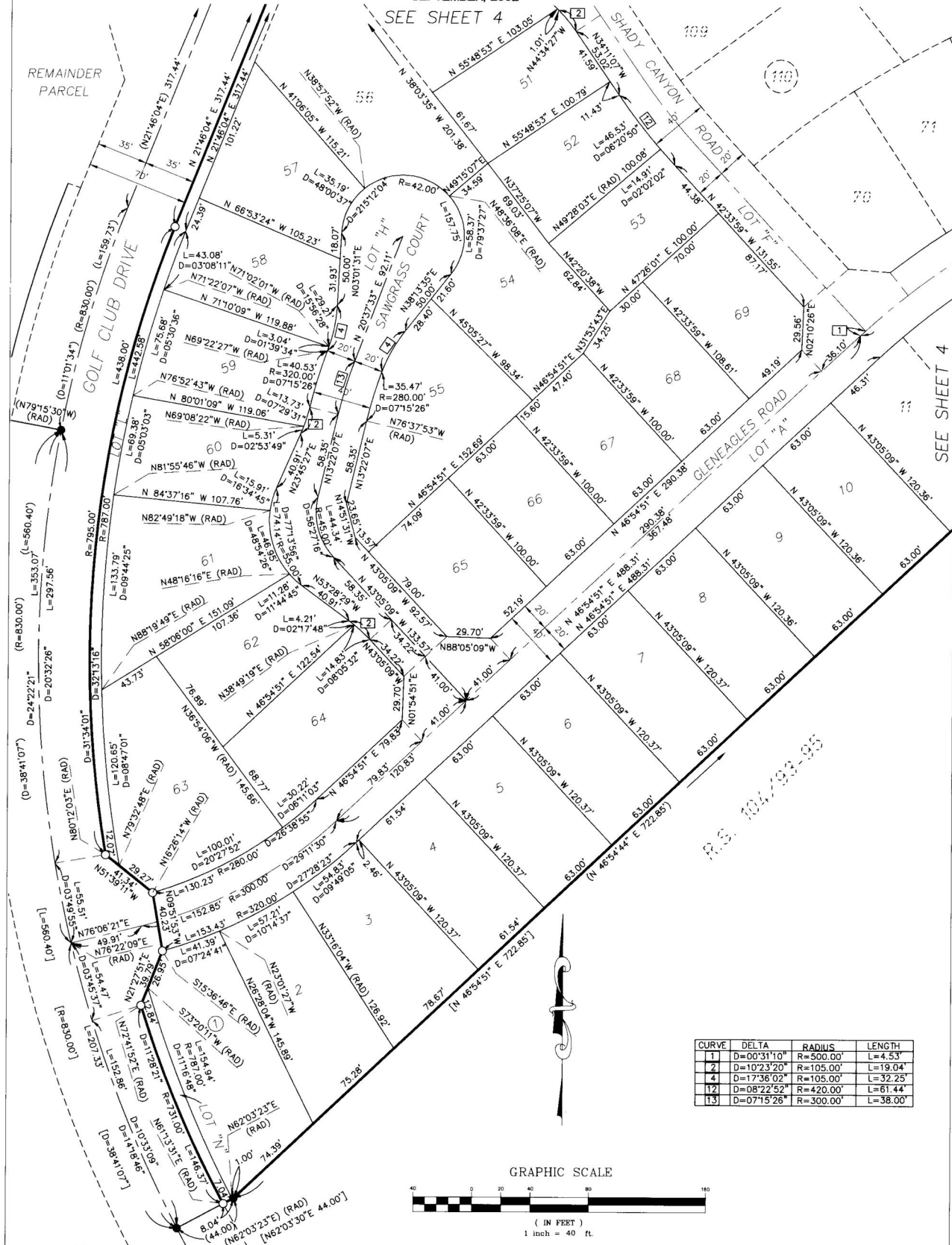
# TRACT NO. 29189

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,  
LYING IN SECTIONS 32 AND 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

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

SEPTEMBER, 2002

SEE SHEET 4



2002-701097  
ORIGINAL



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

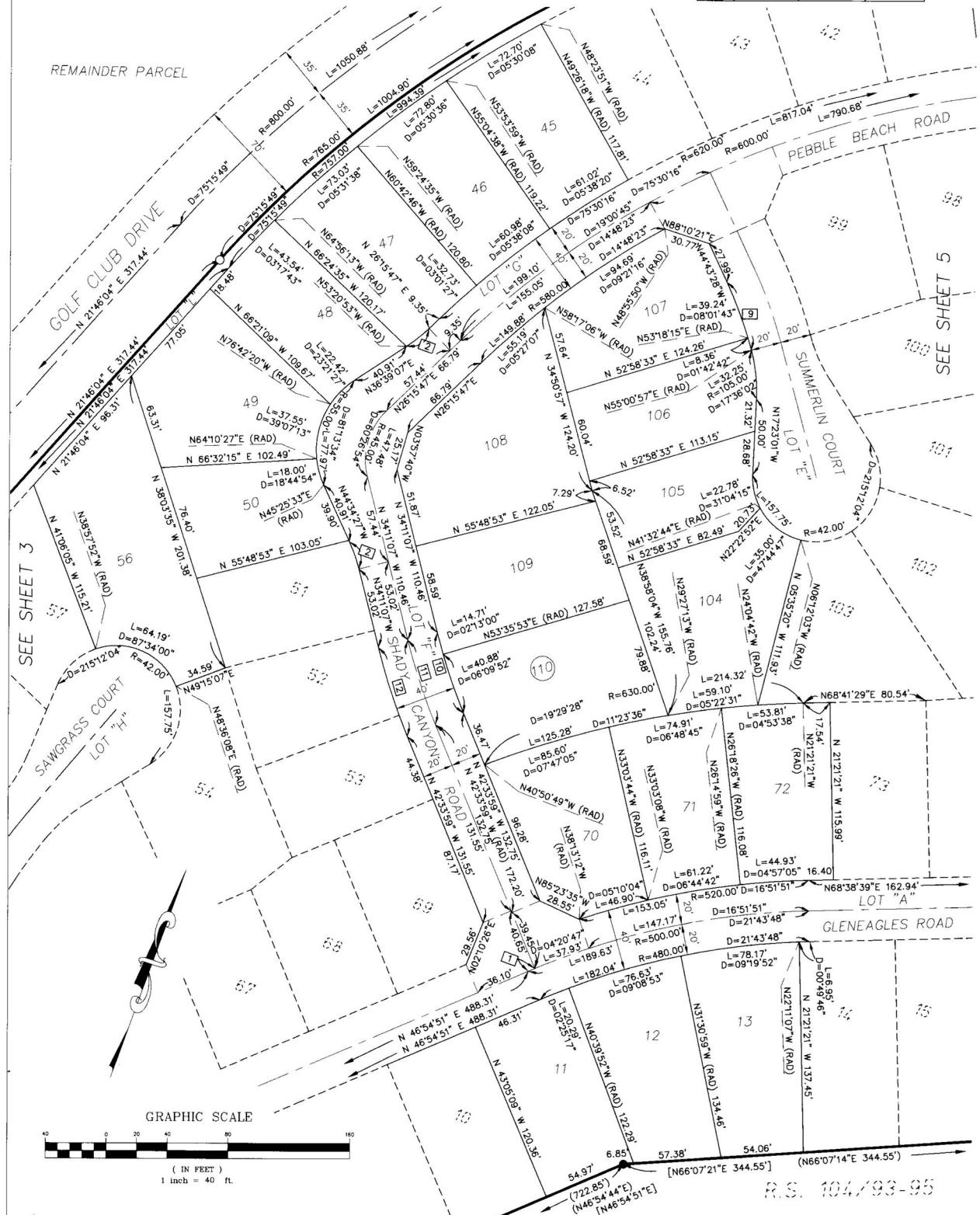
SHEET 4 OF 6 SHEETS

# 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,  
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

CURVE	DELTA	RADIUS	LENGTH
1	D=00°31'10"	R=500.00'	L=4.53'
2	D=10°23'20"	R=105.00'	L=19.04'
3	D=09°44'25"	R=280.00'	L=47.80'
10	D=08°22'52"	R=380.00'	L=55.59'
11	D=08°22'52"	R=400.00'	L=58.51'
12	D=08°22'52"	R=420.00'	L=61.44'

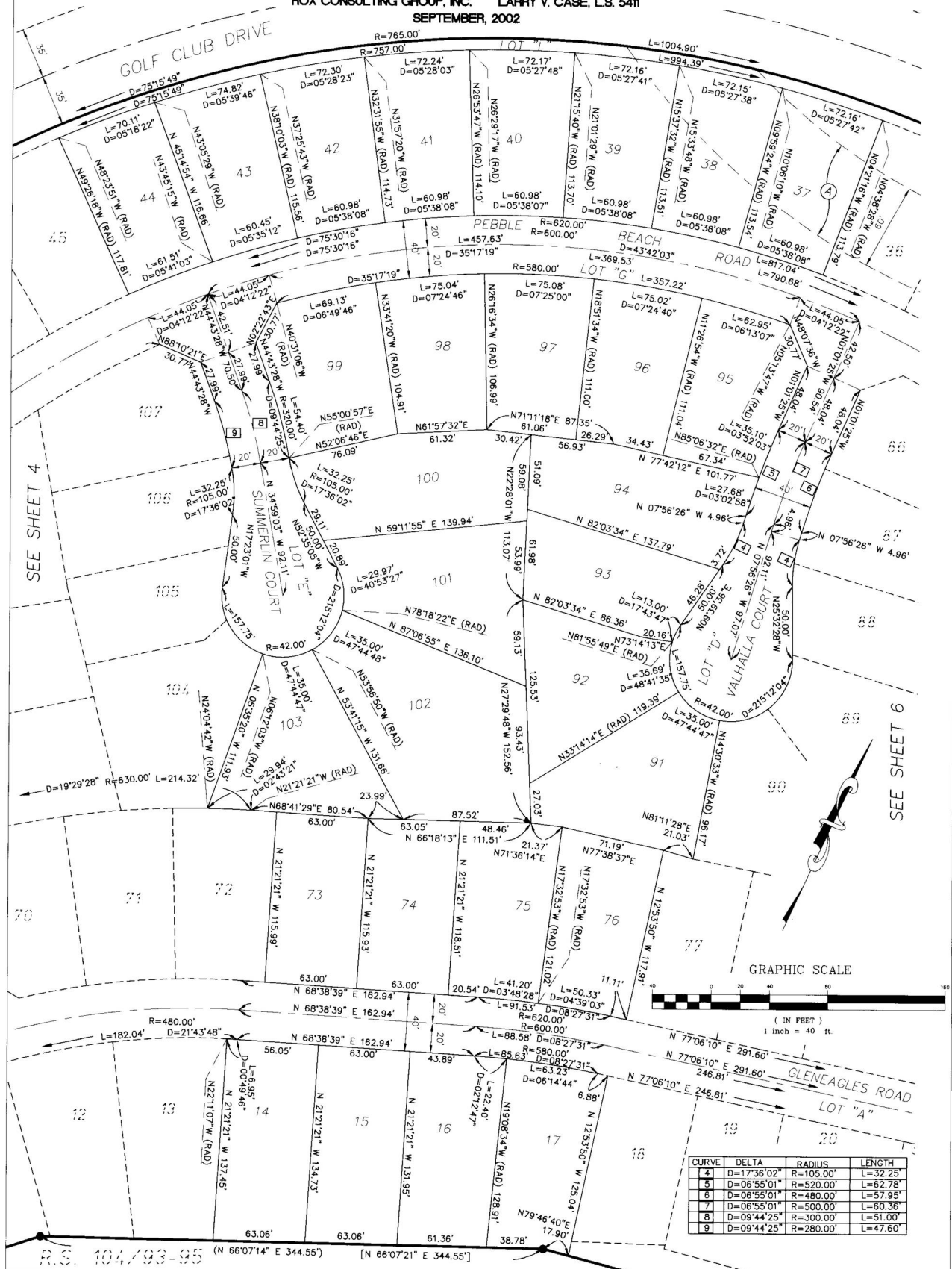


IN THE CITY OF BEAUMONT,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# 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,  
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





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

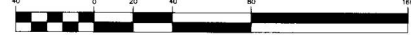
# TRACT NO. 29189

BEING A SUBDIVISION OF A PORTION OF PARCELS 15, 16 AND "C" OF PARCEL MAP 29102 AS SHOWN ON A MAP THEREOF  
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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

CURVE	DELTA	RADIUS	LENGTH
2	D=10°23'20"	R=105.00'	L=19.04'
3	D=01°00'56"	R=400.00'	L=7.09'
4	D=17°36'02"	R=105.00'	L=32.28'
5	D=06°55'01"	R=520.00'	L=62.78'
6	D=06°55'01"	R=480.00'	L=57.95'
7	D=06°55'01"	R=500.00'	L=60.36'
14	D=06°24'45"	R=643.00'	L=71.96'
19	D=05°24'19"	R=600.00'	L=56.60'

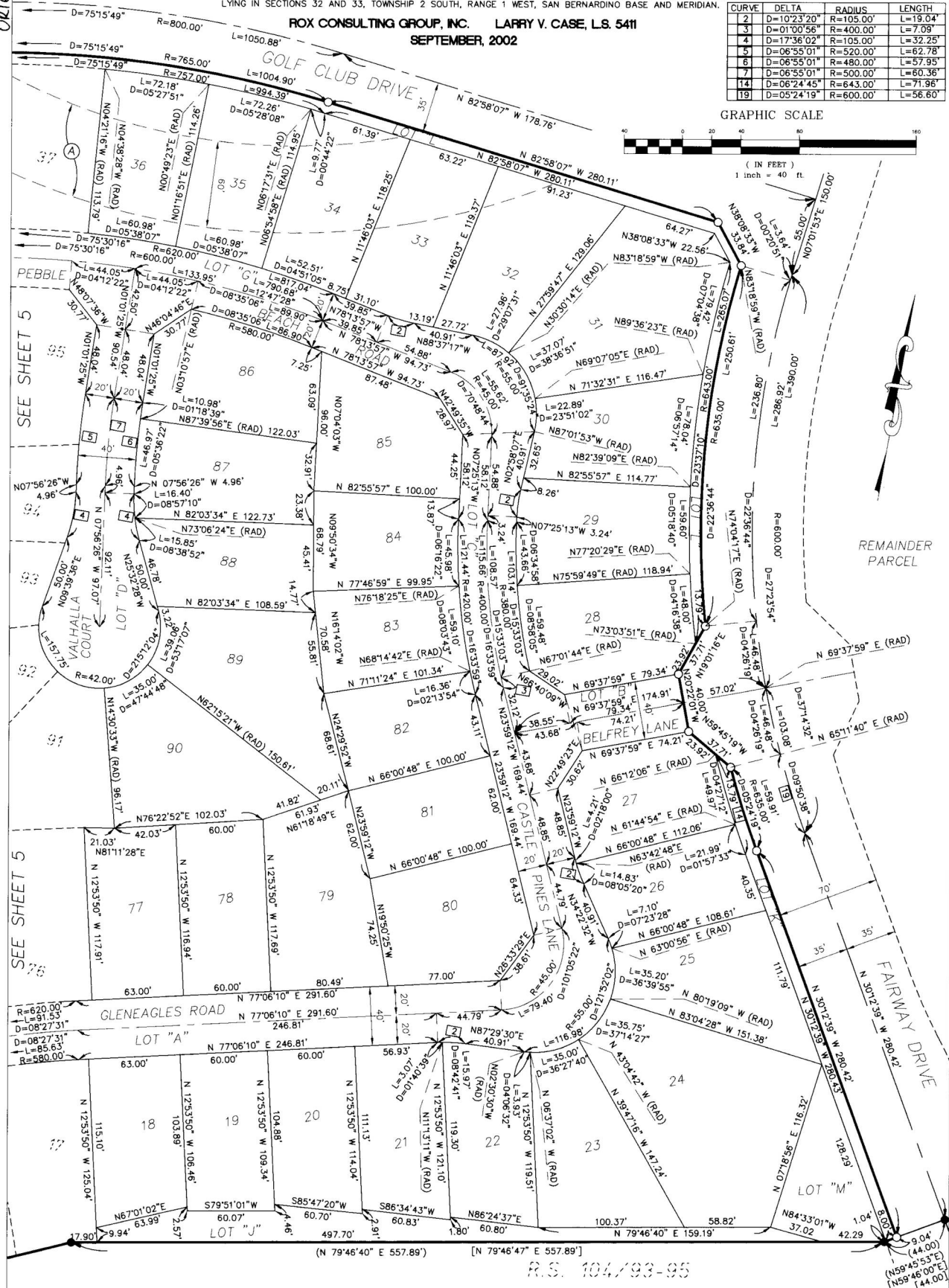
GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

REMAINDER  
PARCEL

FAIRWAY DRIVE



SEE SHEET 5

SEE SHEET 5

R.S. 104/93-95

NUMBER OF LOTS:.....1  
 NUMBER OF LETTERED LOTS:.....1  
 ACREAGE IN LOTS:.....5.308  
 ACREAGE IN LETTERED LOTS:.....0.106  
 TOTAL ACREAGE:.....5.474

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

SHEET 1 OF 2 SHEETS

## RECORDER'S STATEMENT:

FILED THIS 26TH DAY OF NOV., 2002,  
 AT 8:00 A.M. IN BOOK 376 OF MAPS,  
 AT PAGES 77-78, AT THE REQUEST OF  
 THE CLERK OF THE BOARD.

NO. 2002-701331

FEES \$9.00

GARY ORSO, COUNTY RECORDER

BY: [Signature], 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 ALSO DEDICATE TO THE CITY OF BEAUMONT FOR OPEN SPACE PURPOSES, LOT "A".

TEMECULA VALLEY, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY

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

BY: Jim Parks

NAME: Jim Parks

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: Stacy H. St. Clair  
 (NAME) STACY H. ST. CLAIR  
 (TITLE) MANAGER

## NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA )  
 COUNTY OF RIVERSIDE )

ON November 13, 2002 BEFORE ME, Linda Duran, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Jim Parks (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE Nice President OF Temecula Valley LLC, THE Managing Member THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH Limted Liability Co. EXECUTED THE SAME.

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

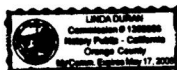


## NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA )  
 COUNTY OF RIVERSIDE )

ON November 13, 2002 BEFORE ME, Linda Duran, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Stacy H. St. Clair (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNER(S) OF Westbrook Oak Valley Properties THE Managing LIMITED 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.



## 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 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 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 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 22 NOVEMBER 2002

BY: Dennis Wayne Janda  
 DENNIS WAYNE JANDA/L.S. 6359  
 (LIC. EXPIRES 12/31/2002)



## 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 11-13-02

BY: Larry V. Case  
 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 GOLF & 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, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AIRSPACE PURPOSES, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424596 OF OFFICIAL RECORDS.

## TAX BOND CERTIFICATE:

I HEREBY 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, 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 \_\_\_\_\_

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

BY \_\_\_\_\_  
 DEPUTY

CASH TAX BOND  
 PAUL McDONNELL  
 COUNTY TAX COLLECTOR

BY \_\_\_\_\_  
 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 13, 2002

PAUL McDONNELL COUNTY TAX COLLECTOR

BY: Gerrard Randall 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 THEREUPON SAID COUNCIL DID BY THE ORDER DULY PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT, FOR OPEN SPACE PURPOSES, LOT "A".

BY: Martha L. Chance  
 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.



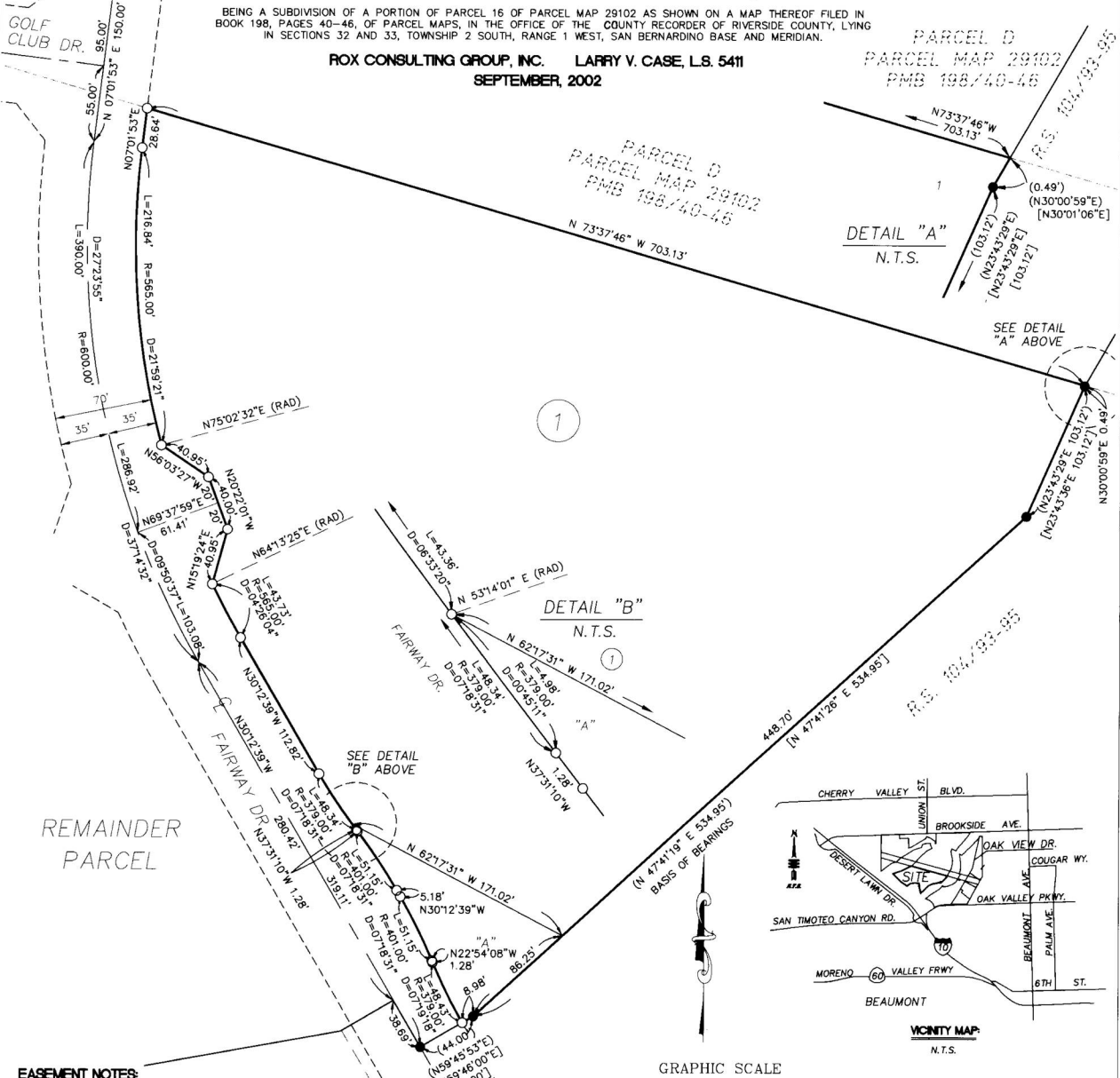
IN THE CITY OF BEAUMONT,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET 2 OF 2 SHEETS

# 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



## 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.
- (C) 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, 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.
- (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 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 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.

## 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.

## 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.

SHEET 1 OF 6 SHEETS

NUMBER OF LOTS: 124  
 NUMBER OF LETTERED LOTS: 13  
 ACREAGE IN LOTS: 18.594  
 ACREAGE IN LETTERED LOTS: 6.128  
 TOTAL ACREAGE: 24.722

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

# AMENDING MAP TRACT NO. 29186

AMENDED TRACT 29186, BEING A SUBDIVISION OF LOTS 1 THRU 124, LETTERED LOTS A THRU G AND I THRU M, OF TRACT 29186 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.

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

## RECORDER'S STATEMENT:

FILED THIS 26<sup>th</sup> DAY OF June, 2003,  
 AT 8:28 A.M. IN BOOK 331 OF MAPS,  
 AT PAGES 63-68, AT THE REQUEST OF  
 THE CLERK OF THE BOARD.  
 NO. 2003-472330  
 FEE \$17.00  
 GARY ORSO, COUNTY RECORDER  
 BY: [Signature], 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 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 "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 RIGHT 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: [Signature]  
 RONALD J. RAKUNAS  
 DIVISION PRESIDENT SOUTHERN CALIFORNIA ACTIVE ADULT

## NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }  
 COUNTY OF RIVERSIDE }

ON MAY 16, 2003 BEFORE ME, JULIE D. VARGAS, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Ronald J. Rakunas (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE Attorney-in-Fact of Pulte Corp. THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH Rakunas EXECUTED THE SAME.

MY COMMISSION EXPIRES Oct. 22, 2004 WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]  
 Julie D. Vargas

## 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 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 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 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 10 JUNE, 2003

BY: [Signature]  
 DENNIS WAYNE JANDA, L.S. 6359  
 (LIC. EXPIRES 12/31/2008)



## 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

[Signature]  
 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 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.

## TAX BOND CERTIFICATE:

I HEREBY 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, 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                     

ATTEST: NANCY ROMERO  
 CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND  
 PAUL McDONNELL  
 COUNTY TAX COLLECTOR

BY                       
 DEPUTY

BY                       
 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                     

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 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 PURPOSES 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 MAINTENANCE DISTRICT EASEMENT PURPOSES IN FEE SIMPLE, LOTS "I" AND "J", AS SHOWN HEREON.

BY: [Signature]  
 MARTHA L. CHANCE  
 CITY CLERK OF THE CITY OF BEAUMONT

## SOILS REPORT:

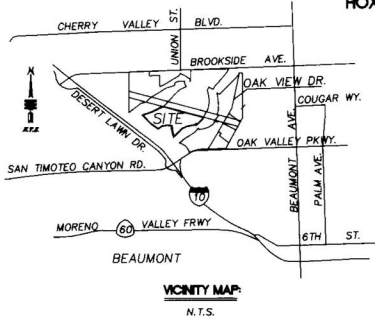
A PRELIMINARY SOILS REPORT WAS PREPARED ON THE 18TH DAY OF DECEMBER, 1998, AS A REQUIRED BY SECTION 17953 OF THE HEALTH AND SAFETY CODE OF CALIFORNIA, BY LOR GEOTECHNICAL GROUP, INC., AND IS ON FILE WITH RIVERSIDE COUNTY PLANNING DEPARTMENT.

SHEET 2 OF 6 SHEETS

IN THE CITY OF BEAUMONT,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.  
**AMENDING MAP**  
**TRACT NO. 29186**

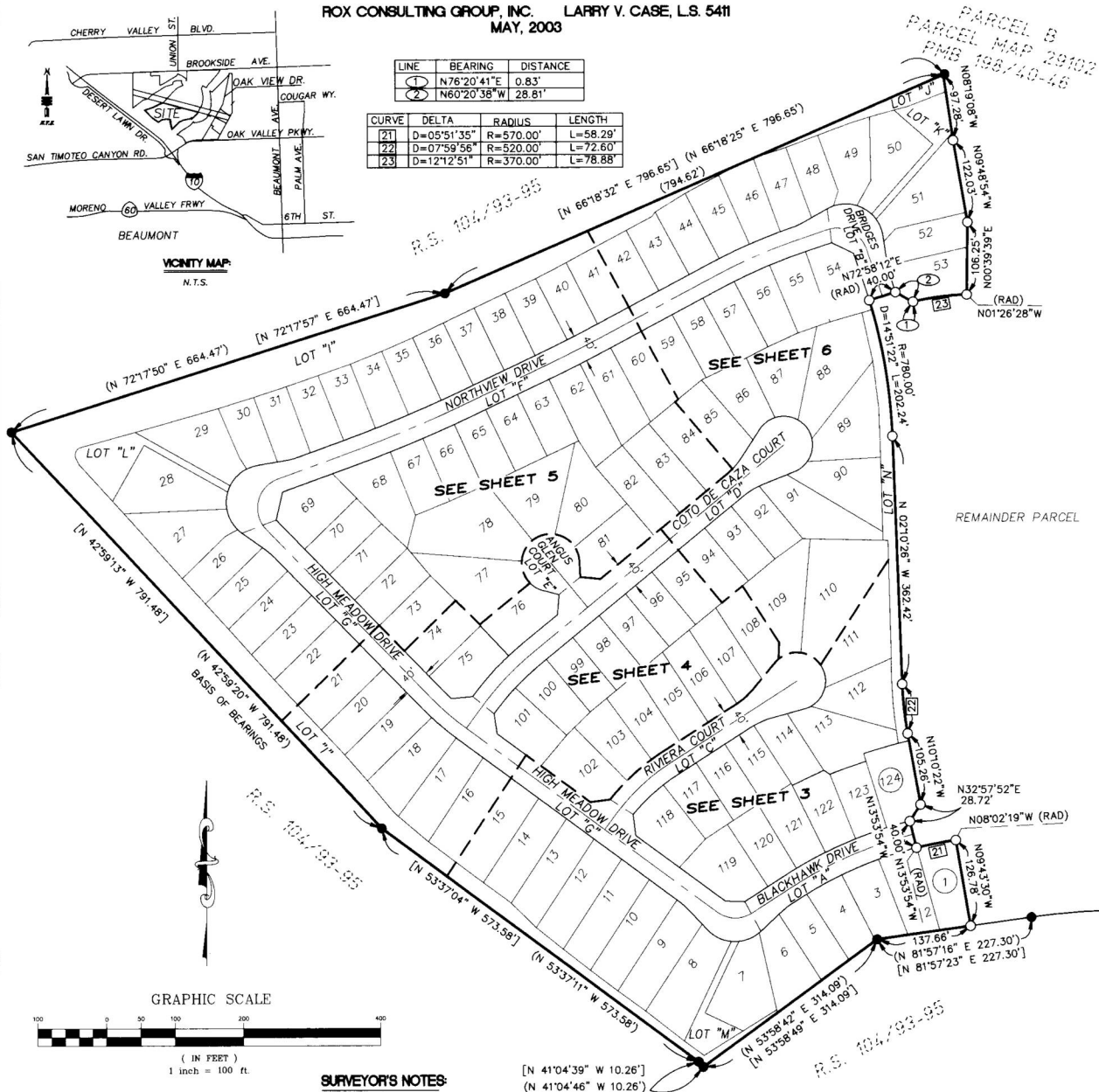
AMENDED TRACT 29186, BEING A SUBDIVISION OF LOTS 1 THRU 124, LETTERED LOTS A THRU G AND I THRU M, OF TRACT 29186 AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 81 THROUGH 86, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

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

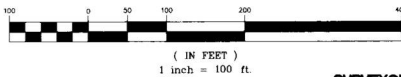


LINE	BEARING	DISTANCE
1	N76°20'41"E	0.83'
2	N60°20'38"W	28.81'

CURVE	DELTA	RADIUS	LENGTH
21	D=05°51'35"	R=570.00'	L=58.29'
22	D=07°59'56"	R=520.00'	L=72.60'
23	D=12°12'51"	R=370.00'	L=78.88'



GRAPHIC SCALE

**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 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.
- (C) 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.

**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 STREET CENTERLINE INTERSECTIONS, B.C.'S, E.C.'S, AND ALL OTHER CENTERLINE POINTS OF CONTROL.
- 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.



2003-472330  
ORIGINAL

SHEET 3 OF 6 SHEETS

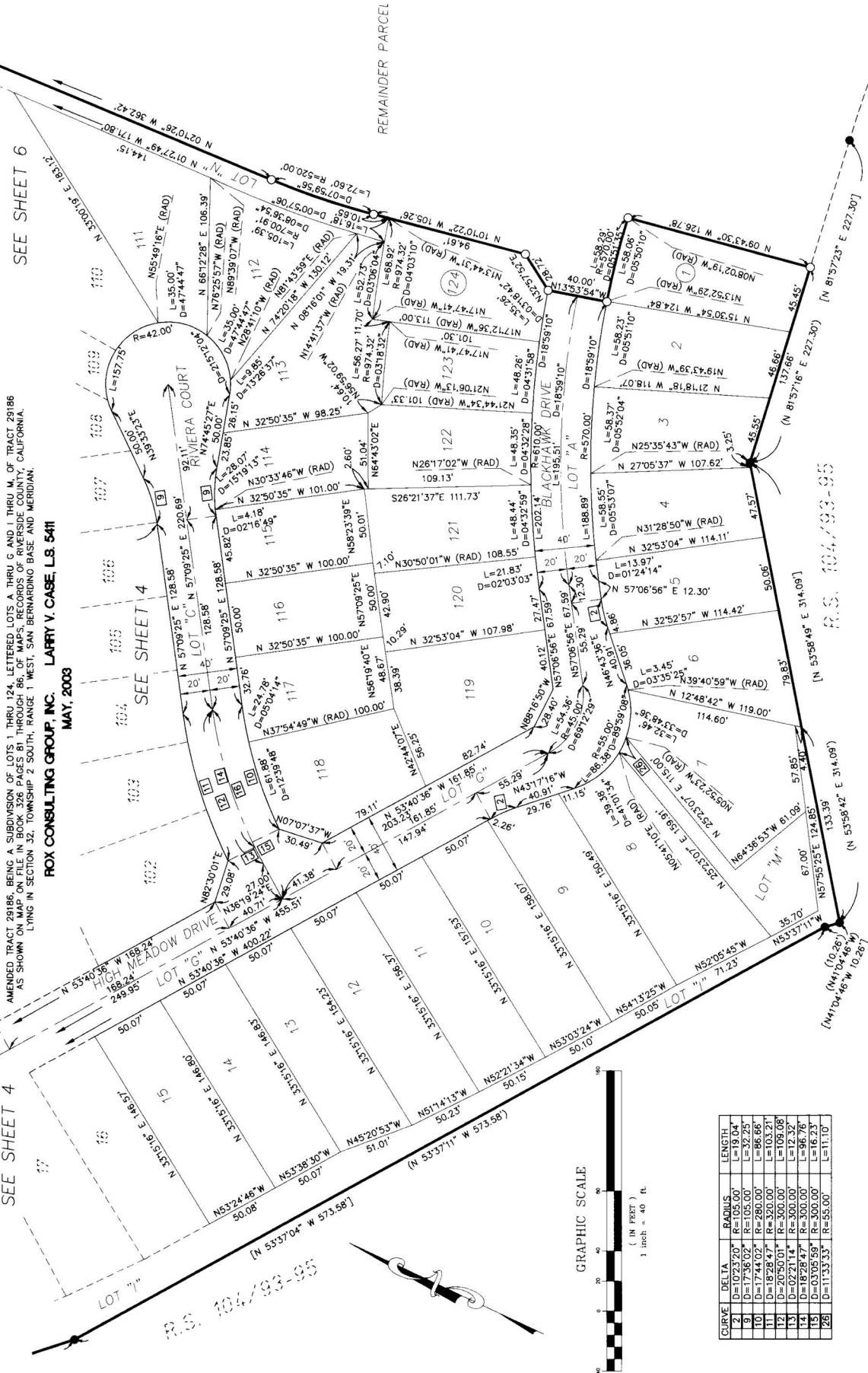
IN THE CITY OF BEAUMONT,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# AMENDING MAP TRACT NO. 29186

AMENDED TRACT 29186 BEING A SUBDIVISION OF LOTS 1 THRU 124, LETTERED LOTS A THRU M, OF TRACT 29186  
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.

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

MAY, 2003



CURVE	DELTA	RADIUS	LENGTH
2	D=10°23'20"	R=105.00'	L=19.04'
9	D=17°36'02"	R=105.00'	L=32.25'
10	D=17°44'02"	R=280.00'	L=86.66'
11	D=18°28'47"	R=320.00'	L=103.71'
12	D=20°50'01"	R=300.00'	L=109.08'
13	D=02°58'47"	R=300.00'	L=96.76'
14	D=03°05'59"	R=300.00'	L=16.23'
15	D=11°33'33"	R=55.00'	L=11.10'

2003-472330  
02161114C

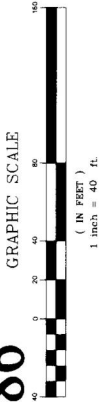
SHEET 4 OF 6 SHEETS

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

# AMENDING MAP TRACT NO. 29186

AMENDED TRACT 29186, BEING A SUBDIVISION OF LOTS 1 THRU 124, LETTERED LOTS A THRU G AND 1 THRU M, OF TRACT 29186  
AS SHOWN 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.

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



CURVE	DELTA	RADIUS	LENGTH
1	D=03°09'18"	R=390.00'	L=20.92'
2	D=09°20'21"	R=400.00'	L=69.00'
3	D=06°31'03"	R=400.00'	L=43.17'
4	D=09°20'21"	R=420.00'	L=68.46'
5	D=17°36'02"	R=105.00'	L=32.25'
6	D=18°28'47"	R=320.00'	L=103.21'
7	D=20°50'01"	R=300.00'	L=109.08'
8	D=02°21'14"	R=300.00'	L=12.32'
9	D=18°28'47"	R=300.00'	L=96.78'
10	D=14°08'00"	R=380.00'	L=93.74'
11	D=14°08'00"	R=400.00'	L=98.67'
12	D=14°08'00"	R=420.00'	L=103.60'

37  
19

2003-472330  
ORIGINAL

SHEET 5 OF 6 SHEETS

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

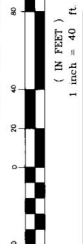
# AMENDING MAP TRACT NO. 29186

AMENDED TRACT 29186, BEING A SUBDIVISION OF LOTS 1 THRU 124, LETTERED LOTS A THRU G AND 1 THRU M, OF TRACT 29186  
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.

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

MAY, 2003

GRAPHIC SCALE



CURVE	DELTA	RADIUS	LENGTH
2	D=10°23'20"	R=105.00'	L=19.04'
9	D=17°36'02"	R=105.00'	L=32.25'
25	D=10°32'05"	R=55.00'	L=10.11'



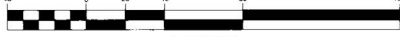
IN THE CITY OF BEAUMONT,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# AMENDING MAP TRACT NO. 29186

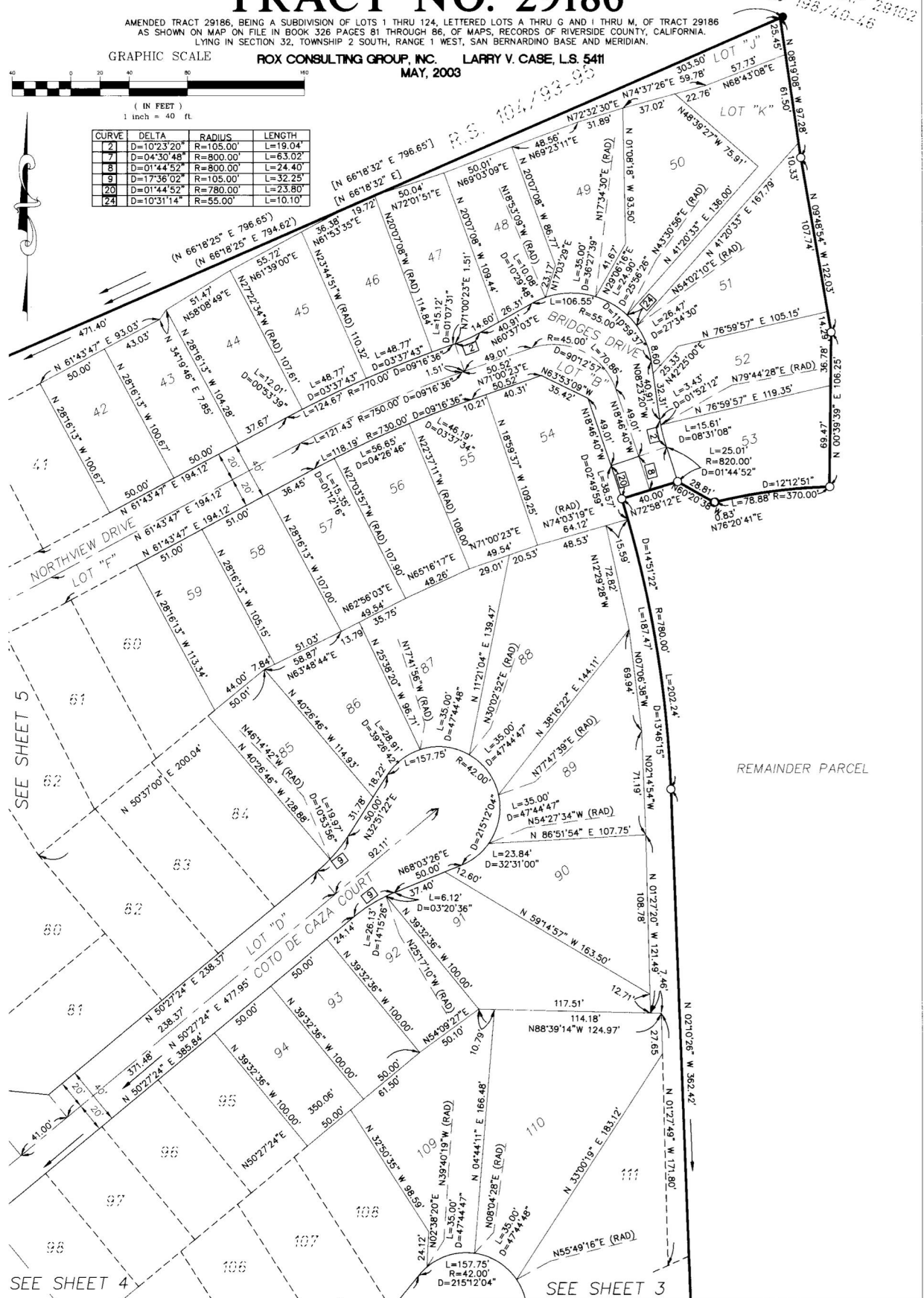
AMENDED TRACT 29186, BEING A SUBDIVISION OF LOTS 1 THRU 124, LETTERED LOTS A THRU G AND I THRU M, OF TRACT 29186  
AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 81 THROUGH 86, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND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

GRAPHIC SCALE

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



CURVE	DELTA	RADIUS	LENGTH
1	D=10°23'20"	R=105.00'	L=19.04'
2	D=04°30'48"	R=800.00'	L=63.02'
3	D=01°44'52"	R=800.00'	L=24.40'
4	D=17°36'02"	R=105.00'	L=32.25'
5	D=01°44'52"	R=780.00'	L=23.80'
6	D=10°31'14"	R=55.00'	L=10.10'



PARCEL B  
PARCEL MAP 29102  
PMB 198/40-46

REMAINDER PARCEL

NUMBER OF LOTS:.....57  
 NUMBER OF LETTERED LOTS:.....7  
 ACREAGE IN LOTS:.....6.270  
 ACREAGE IN LETTERED LOTS:.....1.788  
 TOTAL ACREAGE:.....8.058

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

SHEET 1 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, LOTTER 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 WEST, SAN BERNARDINO BASE AND MERIDIAN.

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

## RECORDER'S STATEMENT:

FILED THIS 26<sup>th</sup> DAY OF June, 2003,  
 AT 9:41 A.M. IN BOOK 326 OF MAPS,  
 AT PAGES 87-92, AT THE REQUEST OF  
 THE CLERK OF THE BOARD.  
 NO. 2003-472479  
 FEE \$13.00  
 GARY ORSO, COUNTY RECORDER  
 BY: *[Signature]* 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 "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, ASSIGNS, 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

BY: *[Signature]*  
 RONALD J. RAKUNAS AKA RON J. RAKUNAS  
 DIVISION PRESIDENT SOUTHERN CALIFORNIA ACTIVE ADULT

## NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA }  
 COUNTY OF RIVERSIDE }

ON 4/3/03 BEFORE ME, *Nancy E. Abbott*, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED *Ron J. Rakunas* (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE *Division President* OF *Pulte Home Corporation* THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH *Corporation* EXECUTED THE SAME.

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

*Nancy E. Abbott*

## 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 18 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 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 10 JUNE 2003

BY: *Dennis Wayne Janda*  
 DENNIS WAYNE JANDA, L.S. 6359  
 (LIC. EXPIRES 12/31/2006)



## 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

*[Signature]*  
 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, L.L.C. 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, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER 1, 1998 AS INSTRUMENT NO. 424597 OF OFFICIAL RECORDS.

## TAX BOND CERTIFICATE:

I HEREBY 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, 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 \_\_\_\_\_

ATTEST: NANCY ROMERO  
 CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND  
 PAUL McDONNELL  
 COUNTY TAX COLLECTOR

BY \_\_\_\_\_  
 DEPUTY

BY \_\_\_\_\_  
 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 \_\_\_\_\_

\_\_\_\_\_  
 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 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 CFD MAINTENANCE DISTRICT EASEMENT PURPOSES IN FEE SIMPLE, LOT "F" AS SHOWN HEREON.

BY: *Martha L. Chance*  
 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.

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

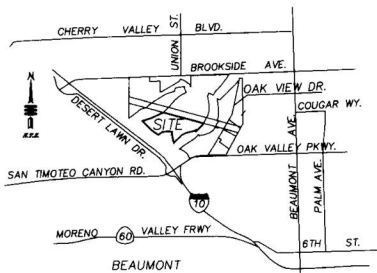
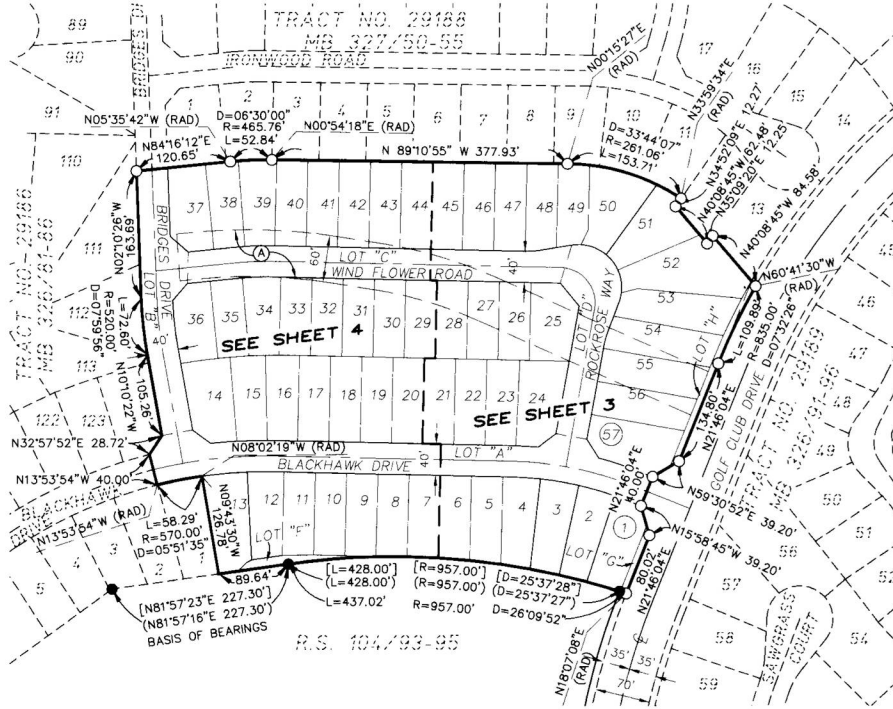
# AMENDING MAP TRACT NO. 29187

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 MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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

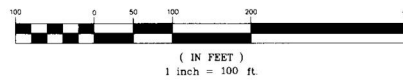
ROX CONSULTING GROUP, INC. LARRY V. CASE, L.S. 5411

MAY, 2003



VICINITY MAP  
N.T.S.

GRAPHIC SCALE



## 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 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.
- (C) 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.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.
- (D) 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, L.L.C. 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.

## 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.



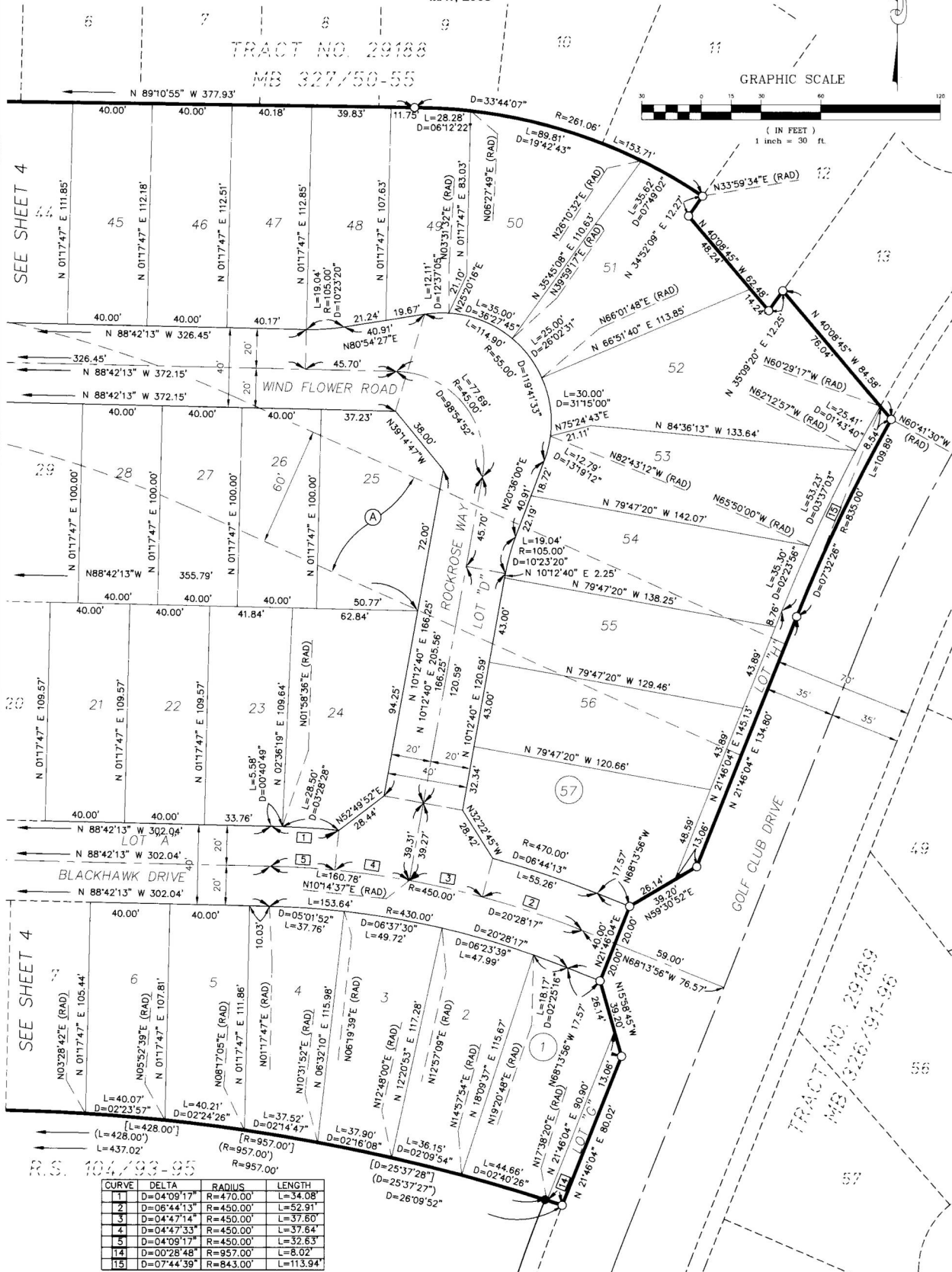
SHEET 3 OF 4 SHEETS

IN THE CITY OF BEAUMONT,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.**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 MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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

MAY, 2003

2003-472479  
02/16/04

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

SHEET 4 OF 4 SHEETS

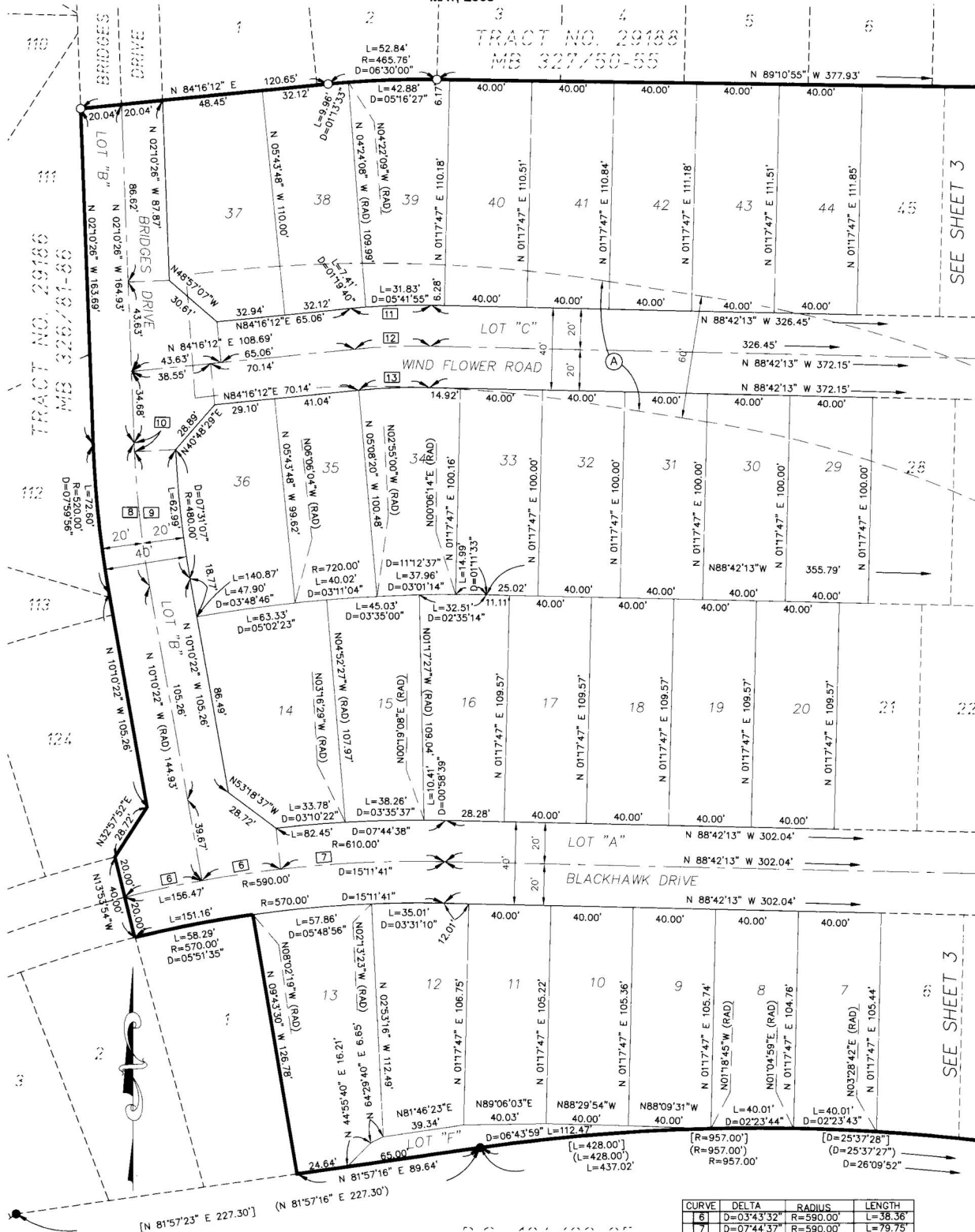
# AMENDING MAP TRACT NO. 29187

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 MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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

MAY, 2003



NUMBER OF LOTS: 64  
 NUMBER OF LETTERED LOTS: 10  
 ACREAGE IN LOTS: 11.331  
 ACREAGE IN LETTERED LOTS: 3.902  
 TOTAL ACREAGE: 15.233

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

# AMENDING MAP TRACT NO. 29188

AMENDED TRACT 29188, BEING A SUBDIVISION OF LOTS 1 THROUGH 64, LETTERED LOTS A THROUGH G, I, J, AND K, OF TRACT 29188, AS SHOWN ON MAP ON FILE IN BOOK 327 PAGES 50 THROUGH 55, OF MAPS, AND A PORTION OF LOTS 51 AND 52 OF TRACT 29187, AS SHOWN ON MAP ON FILE IN BOOK 326 PAGES 87 THROUGH 90, AND A PORTION OF PARCEL "C" OF PARCEL MAP 29102 AS SHOWN ON MAP ON FILE IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, 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  
 MAY, 2003

SHEET 1 OF 6 SHEETS

## RECORDER'S STATEMENT:

FILED THIS 26th DAY OF JUNE, 2003,  
 AT 10 A.M. IN BOOK 327 OF MAPS,  
 AT PAGES 13-16, AT THE REQUEST OF  
 THE CLERK OF THE BOARD.  
 NO. 2003-472701  
 FEE \$17.00  
 GARY ORSO, COUNTY RECORDER  
 BY: *[Signature]* 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 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 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 "I" THROUGH "K" 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 "G", INCLUSIVE.

PULTE HOME CORPORATION, A MICHIGAN CORPORATION.

BY: *[Signature]*  
 RONALD J. RAKUNAS  
 DIVISION PRESIDENT SOUTHERN CALIFORNIA ACTIVE ADULT

## NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA  
 COUNTY OF Riverside

ON MAY 30, 2003, BEFORE ME Leslie G. Duxett, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Ronald J. Rakunas, (PERSONALLY KNOWN TO ME/PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS THE Div. President OF Pulte Home Corporation the Corporation THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH Corporation EXECUTED THE SAME.

MY COMMISSION EXPIRES 6-23-03 WITNESS MY HAND AND OFFICIAL SEAL.

My principal Place of business is  
 in Orange County

*[Signature]*

## 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 6-02-03  
*[Signature]*  
 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, 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 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 GOLF & RESORT, LLC AND NOBLE CREEK VILLAGE, LLC, RECORDED JUNE 23, 1998 AS INSTRUMENT NO. 255345 OF OFFICIAL RECORDS.

## TAX BOND CERTIFICATE:

I HEREBY 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, 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 \_\_\_\_\_  
 ATTEST: NANCY ROMERO  
 CLERK OF THE BOARD OF SUPERVISORS  
 CASH TAX BOND  
 PAUL McDONNELL  
 COUNTY TAX COLLECTOR

BY \_\_\_\_\_ DEPUTY  
 BY \_\_\_\_\_ 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 \_\_\_\_\_  
 \_\_\_\_\_ 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. 29188, 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 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 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 10 JUNE 2003

BY: *[Signature]*  
 DENNIS WAYNE JANDA, L.S. 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 MAP WAS 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 "G", INCLUSIVE.

BY: *[Signature]*  
 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.





2003-412701  
02/16/14

SHEET 3 OF 6 SHEETS

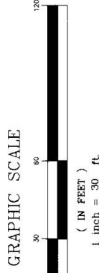
IN THE CITY OF BEAUMONT,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# AMENDING MAP TRACT NO. 29188

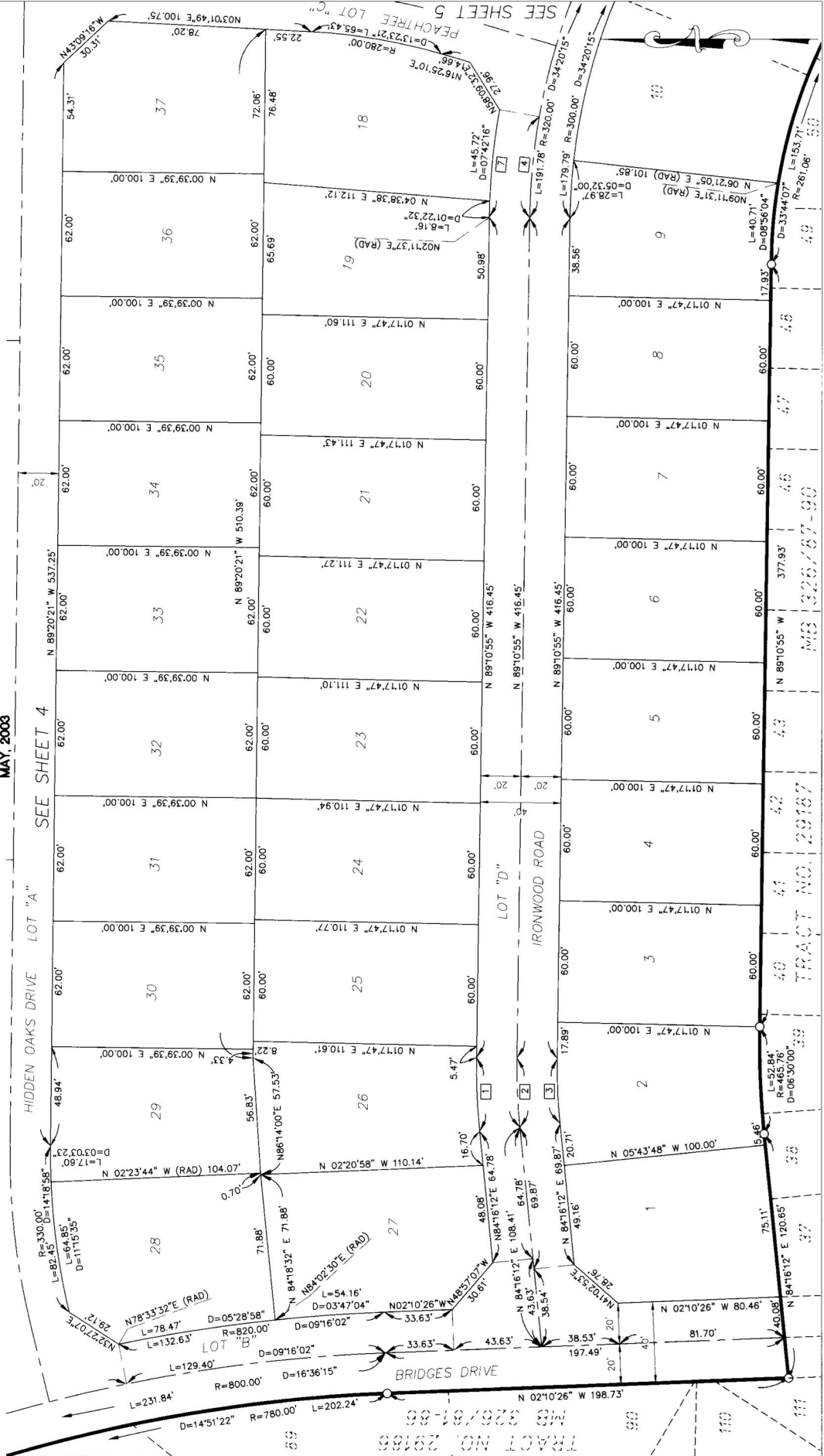
AMENDING TRACT 29188, BEING A SUBDIVISION OF LOTS 1 THROUGH 64, LIEKED LOTS 1 AND 2 OF TRACT 29188, AS SHOWN ON MAP ON FILE IN BOOK 326, PAGES 87 THROUGH 90, AND A PORTION OF PARCEL "C" OF PARCEL MAP 29102 AS SHOWN ON MAP ON FILE IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN.

ROX CONSULTING GROUP, INC. LARRY V. CASE, LS. 5411

MAY, 2003



CURVE	DELTA	RADIUS	LENGTH
1	D=08°32'53"	R=320.00'	L=129.40'
2	D=08°32'53"	R=320.00'	L=129.40'
3	D=08°32'53"	R=320.00'	L=129.40'
4	D=08°32'53"	R=320.00'	L=129.40'
5	D=08°32'53"	R=320.00'	L=129.40'
6	D=08°32'53"	R=320.00'	L=129.40'
7	D=08°32'53"	R=320.00'	L=129.40'
8	D=08°32'53"	R=320.00'	L=129.40'
9	D=08°32'53"	R=320.00'	L=129.40'
10	D=08°32'53"	R=320.00'	L=129.40'
11	D=08°32'53"	R=320.00'	L=129.40'
12	D=08°32'53"	R=320.00'	L=129.40'
13	D=08°32'53"	R=320.00'	L=129.40'
14	D=08°32'53"	R=320.00'	L=129.40'
15	D=08°32'53"	R=320.00'	L=129.40'
16	D=08°32'53"	R=320.00'	L=129.40'
17	D=08°32'53"	R=320.00'	L=129.40'
18	D=08°32'53"	R=320.00'	L=129.40'
19	D=08°32'53"	R=320.00'	L=129.40'
20	D=08°32'53"	R=320.00'	L=129.40'
21	D=08°32'53"	R=320.00'	L=129.40'
22	D=08°32'53"	R=320.00'	L=129.40'
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37	D=08°32'53"	R=320.00'	L=129.40'
38	D=08°32'53"	R=320.00'	L=129.40'
39	D=08°32'53"	R=320.00'	L=129.40'
40	D=08°32'53"	R=320.00'	L=129.40'
41	D=08°32'53"	R=320.00'	L=129.40'
42	D=08°32'53"	R=320.00'	L=129.40'
43	D=08°32'53"	R=320.00'	L=129.40'
44	D=08°32'53"	R=320.00'	L=129.40'
45	D=08°32'53"	R=320.00'	L=129.40'
46	D=08°32'53"	R=320.00'	L=129.40'
47	D=08°32'53"	R=320.00'	L=129.40'
48	D=08°32'53"	R=320.00'	L=129.40'
49	D=08°32'53"	R=320.00'	L=129.40'
50	D=08°32'53"	R=320.00'	L=129.40'
51	D=08°32'53"	R=320.00'	L=129.40'
52	D=08°32'53"	R=320.00'	L=129.40'
53	D=08°32'53"	R=320.00'	L=129.40'
54	D=08°32'53"	R=320.00'	L=129.40'
55	D=08°32'53"	R=320.00'	L=129.40'
56	D=08°32'53"	R=320.00'	L=129.40'
57	D=08°32'53"	R=320.00'	L=129.40'
58	D=08°32'53"	R=320.00'	L=129.40'
59	D=08°32'53"	R=320.00'	L=129.40'
60	D=08°32'53"	R=320.00'	L=129.40'
61	D=08°32'53"	R=320.00'	L=129.40'
62	D=08°32'53"	R=320.00'	L=129.40'
63	D=08°32'53"	R=320.00'	L=129.40'
64	D=08°32'53"	R=320.00'	L=129.40'



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

# AMENDING MAP TRACT NO. 29188

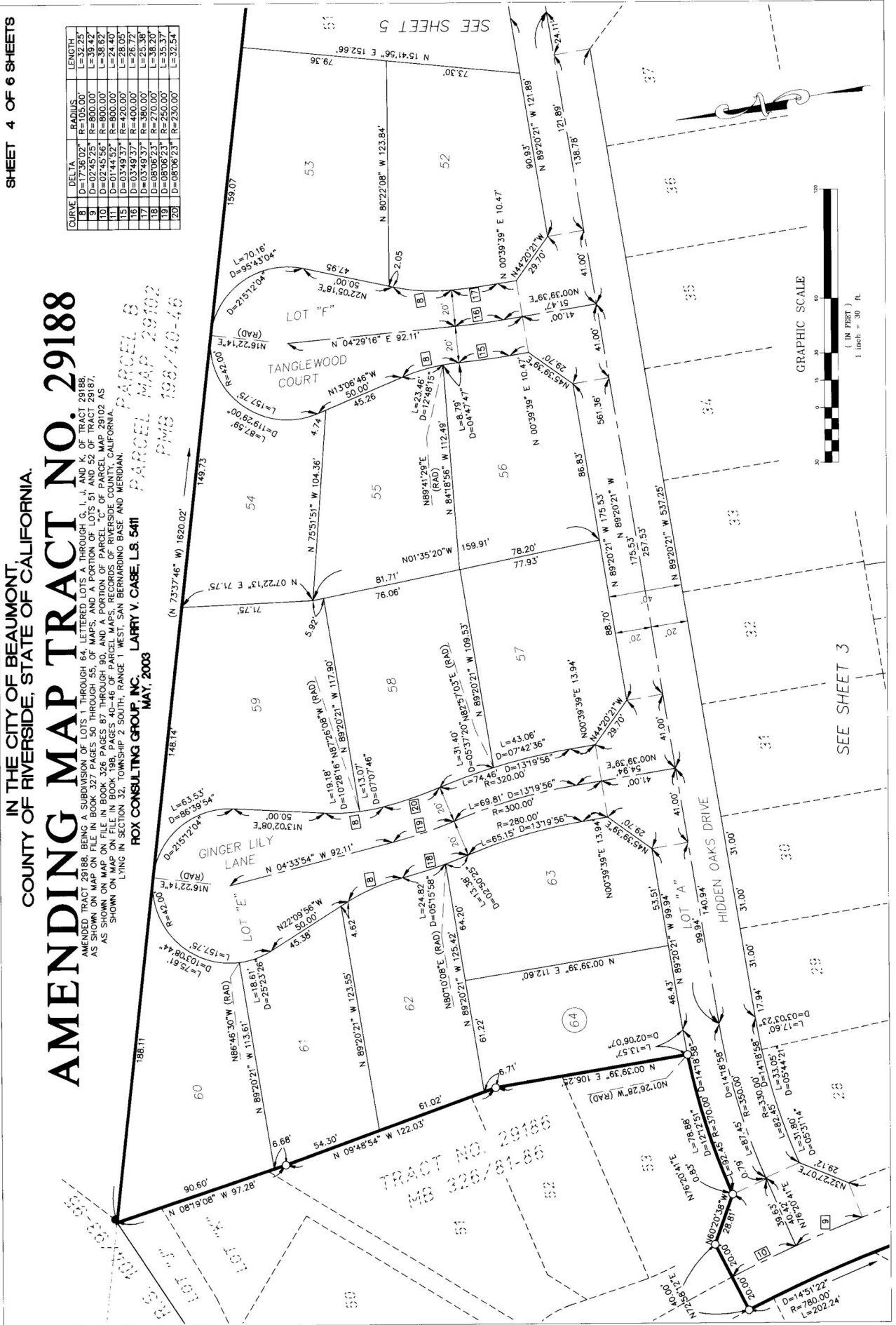
AMENDED TRACT 29188 BEING A SUBDIVISION OF LOTS 1 THROUGH 64, LETTERED LOTS A THROUGH G, I, J, AND K, OF TRACT 29188, AS SHOWN ON MAP ON FILE IN BOOK 327, PAGES 55, OF MAPS, AND A PORTION OF LOTS 51 AND 52 OF TRACT 29187, AS SHOWN ON MAP ON FILE IN BOOK 326, PAGES 87 THROUGH 90, AND A PORTION OF PARCEL "C" OF PARCEL MAP 29102 AS SHOWN ON MAP ON FILE IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, 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  
MAY, 2003

PARCEL MAP 29102  
PMB 198/40-46

SHEET 4 OF 6 SHEETS

CURVE	DELTA	RADIUS	LENGTH
8	D=1736.02°	R=105.00'	L=32.25'
9	D=0245.25°	R=800.00'	L=39.42'
10	D=0245.56°	R=800.00'	L=38.82'
11	D=0144.52°	R=800.00'	L=24.40'
15	D=0349.37°	R=420.00'	L=28.05'
16	D=0349.37°	R=420.00'	L=28.72'
17	D=0349.37°	R=380.00'	L=25.38'
18	D=0806.23°	R=270.00'	L=36.20'
19	D=0806.23°	R=250.00'	L=35.37'
20	D=0806.23°	R=230.00'	L=32.34'



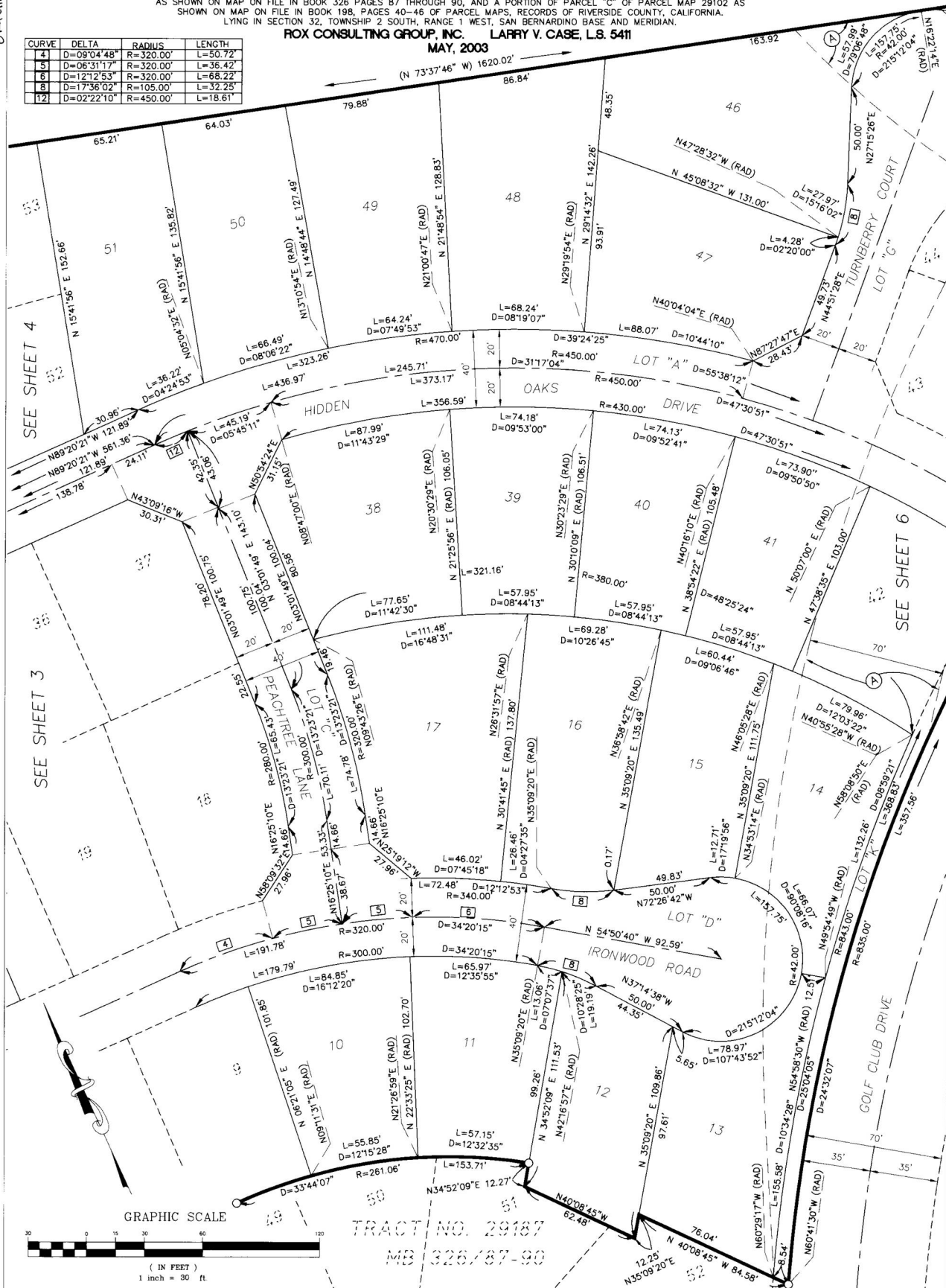
IN THE CITY OF BEAUMONT,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# AMENDING MAP TRACT NO. 29188

AMENDED TRACT 29188, BEING A SUBDIVISION OF LOTS 1 THROUGH 64, LETTERED LOTS A THROUGH G, I, J, AND K, OF TRACT 29188, AS SHOWN ON MAP ON FILE IN BOOK 327 PAGES 50 THROUGH 55, OF MAPS, AND A PORTION OF LOTS 51 AND 52 OF TRACT 29187, AS SHOWN ON MAP ON FILE IN BOOK 198, PAGES 40-46, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, 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  
MAY, 2003

CURVE	DELTA	RADIUS	LENGTH
4	D=09°04'48"	R=320.00'	L=50.72'
5	D=06°31'17"	R=320.00'	L=36.42'
6	D=12°12'53"	R=320.00'	L=68.22'
8	D=17°36'02"	R=105.00'	L=32.25'
12	D=02°22'10"	R=450.00'	L=18.61'





2003-472701  
ORIGINAL

SHEET 6 OF 6 SHEETS

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

# AMENDING MAP TRACT NO. 29188

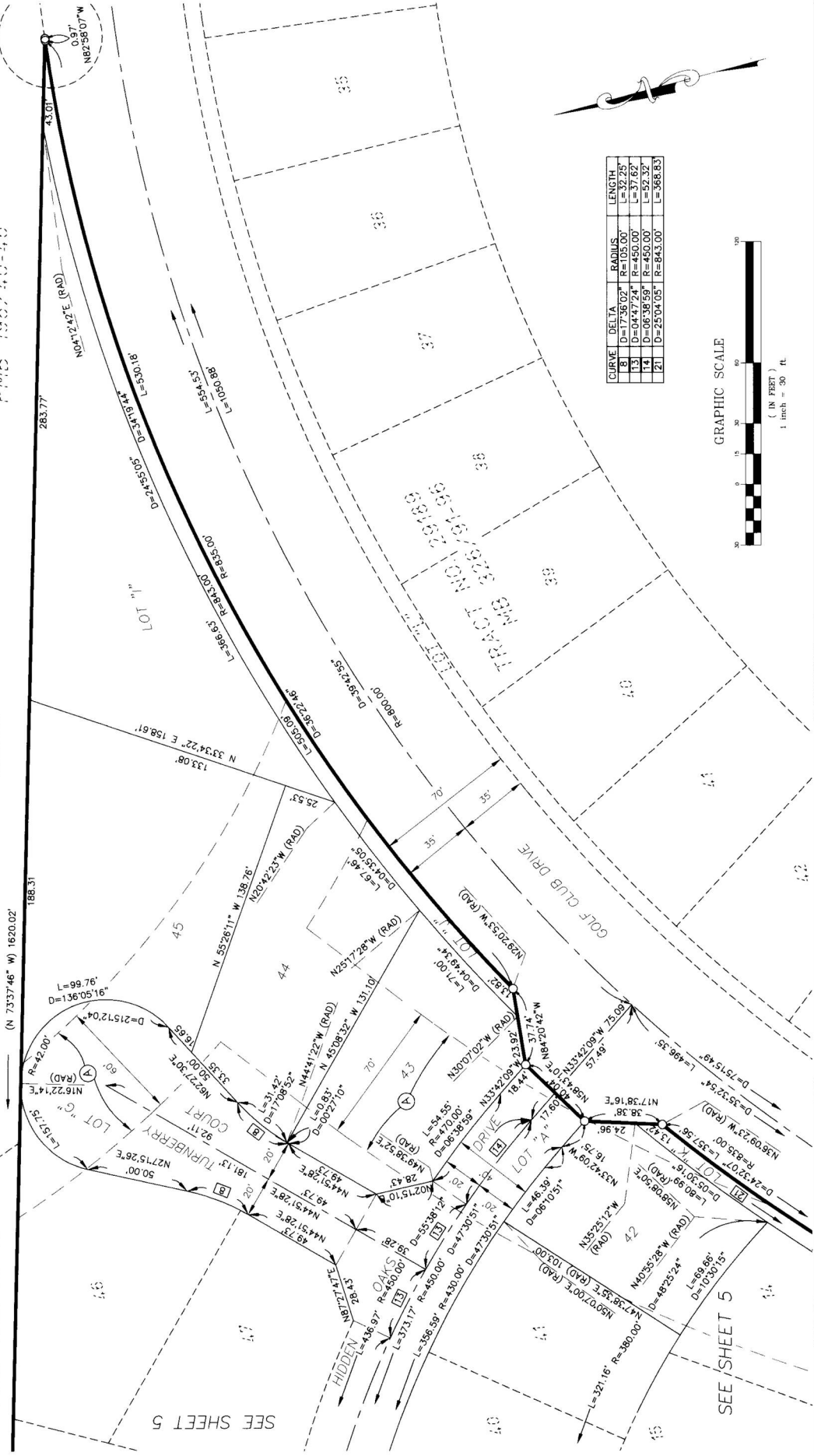
PARCEL B  
PARCEL MAP 29102  
PMB 198/40-46

PARCEL C  
PARCEL MAP 29102  
PMB 198/40-46

AMENDED TRACT 29188, BEING A SUBDIVISION OF LOTS 1 THROUGH 64, LATTERED LOTS A THROUGH G, I, J, AND K, OF TRACT 29188, AS SHOWN ON MAP ON FILE IN BOOK 326, PAGES 50 THROUGH 55, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS SHOWN ON MAP ON FILE IN BOOK 326, PAGES 87 THROUGH 90, AND A PORTION OF PARCEL "C" OF PARCEL MAP 29102 AS SHOWN ON MAP ON FILE IN BOOK 198, PAGES 40-46 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, 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  
MAY, 2003

SEE DETAIL "B"  
ON SHEET 2



CURVE	DELTA	RADIUS	LENGTH
8	D=17°36'02"	R=105.00'	L=32.25'
13	D=04°47'24"	R=450.00'	L=37.62'
14	D=06°38'59"	R=450.00'	L=52.32'
21	D=25°04'05"	R=843.00'	L=366.83'

