

304/51

M.B. 304/51

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP...

TIBURON BUILDERS-149, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. BY: THE GRIFFIN HOMEBUILDING GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY...

Paul E. Griffin III, President. IMPERIAL BANK, A CALIFORNIA CORPORATION, AS BENEFICIARY, UNDER DEED OF TRUST, RECORDED April 24, 2001 AS INSTRUMENT NO. 01-172626...

NOTARY ACKNOWLEDGEMENT. STATE OF CALIFORNIA) S.S. Los Angeles County) ON May 14, 2001 BEFORE ME, Catherine H. May...

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT...

NOTARY PUBLIC IN AND FOR SAID STATE. Catherine H. May, My Commission Expires May 28, 2003

NOTARY ACKNOWLEDGEMENT. STATE OF CALIFORNIA) S.S. Los Angeles County) ON May 14, 2001 BEFORE ME, Susan M. Pfister...

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT...

NOTARY PUBLIC IN AND FOR SAID STATE. Susan M. Pfister, My Commission Expires Aug. 29, 2001

NOTARY ACKNOWLEDGEMENT. STATE OF CALIFORNIA) S.S. Los Angeles County) ON May 14, 2001 BEFORE ME, Paul E. Griffin III...

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT...

NOTARY PUBLIC IN AND FOR SAID STATE. Paul E. Griffin III, My Commission Expires May 28, 2003

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT...

NOTARY PUBLIC IN AND FOR SAID STATE. Paul E. Griffin III, My Commission Expires May 28, 2003

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 29090-1

BEING A SUBDIVISION OF LOTS 7 AND 32 AND A PORTION OF LOT 13 OF TRACT 29058, AS SHOWN IN M.B. 289/27-36 INCLUSIVE, IN SECTION 15, T.3S., R.6W., S.B.M. ALL BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE, CALIFORNIA MAY, 2001

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY 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 29090 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON AUGUST 19, 1999...

DATED May 23, 2001 RICHARD McGRATH, R.C.E. 31952 CITY ENGINEER, EXPIRES 12/31/2004

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL...

DATED 6/15, 2001 PAUL E. SUNDEEN, CITY TREASURER

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FOUR (4) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 29090-1. THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT...

THE EASEMENTS DESIGNATED AS "7' P.U.E & WTR. E." ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES AND WATERLINE FACILITIES...

ABANDONMENT OF STREET EASEMENT, THE FOLLOWING STREET IS HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT: THE NORTHWESTERLY 7 FEET OF SCHUYLER AVENUE FROM THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF LOT 8 TO THE WESTERLY LINE OF LOT 13 OF TRACT 29058...

THE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS ON, OVER AND ACROSS LOT "M", AS SHOWN ON ANNEXED MAP ARE HEREBY ACCEPTED AS WAIVED. THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 5th DAY OF June, 2001. COLLEEN J. NICOL, CITY CLERK OF THE CITY OF RIVERSIDE

UTILITY EASEMENTS

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPERATION AND RECORDATION OF THE ANNEXED MAP. EASEMENT FOR RIGHT OF WAY AND WATER RIGHTS, IN FAVOR OF LA SIERRA HEIGHTS WATER COMPANY, RECORDED MAY 17, 1911, IN BOOK 327 PAGE 227 OF DEEDS.

DATED 6/23, 2001 THOMAS P. EVANS, PUBLIC UTILITIES DIRECTOR

SOILS REPORT

A SOILS REPORT NO. 2359-A12-SC BY GEOSOILS, INC. DATED JAN. 24, 2001, HAS BEEN PREPARED AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953. (7-29090)

RECORDER'S STATEMENT

FILED THIS 7TH DAY OF JUNE 2001 AT 8:00 A.M. IN BOOK 304 OF MAPS AT PAGES 51-54 AT THE REQUEST OF THE CITY CLERK. FEE \$12.00 NUMBER 2001-254541

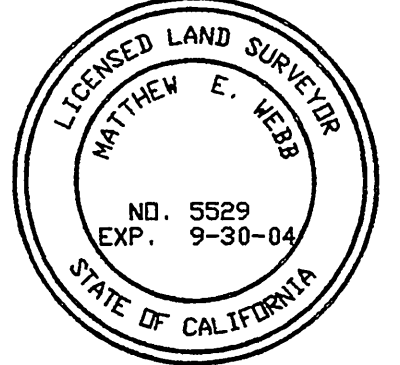
GARY L. ORSO, COUNTY ASSESSOR - CLERK-RECORDER. BY: A. Reddy, Deputy

SUBDIVISION GUARANTEE: INVESTORS TITLE COMPANY

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER, 1999...

DATED MAY 15, 2001. Matthew E. Webb, LICENSED LAND SURVEYOR, NO. 5529, EXP. 9-30-04



TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL 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 \$22,500

DATED 5-15, 2001. PAUL McDONNELL, COUNTY TAX COLLECTOR. BY: Saif Ashraf, Deputy

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$22,500 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 June 7, 2001. GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS. PAUL McDONNELL, COUNTY TAX COLLECTOR. BY: April Anderson, Deputy

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP...

DATED 5/23, 2001. THOMAS P. EVANS, PUBLIC UTILITIES DIRECTOR. BY: S.P. Evans, Deputy

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

- 1. THE EASEMENTS DESIGNATED AS PRIVATE "ACCESS EASEMENTS", AS RESERVED ON TRACT 29058, M.B. 289/27-36.

M.B. 304/51

PREPARED BY: CHECKED BY: 1002/17/05 04:11:07 PM 04-15-05 16:09:01 RECORDED MAPS

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 29090-1

BEING A SUBDIVISION OF LOTS 7 AND 32 AND A PORTION OF LOT 13 OF TRACT 29058, AS SHOWN IN M.B. 289/27-36 INCLUSIVE, IN SECTION 15, T.3S., R.6W., S.B.M.

ALL BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS

RIVERSIDE, CALIFORNIA

MAY, 2001

SURVEYOR'S NOTES

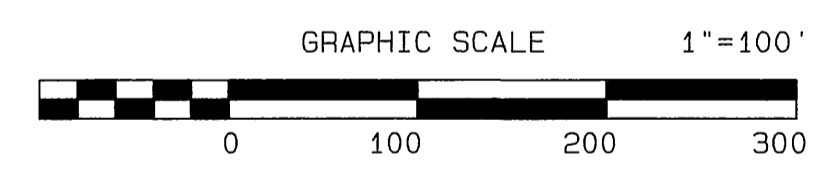
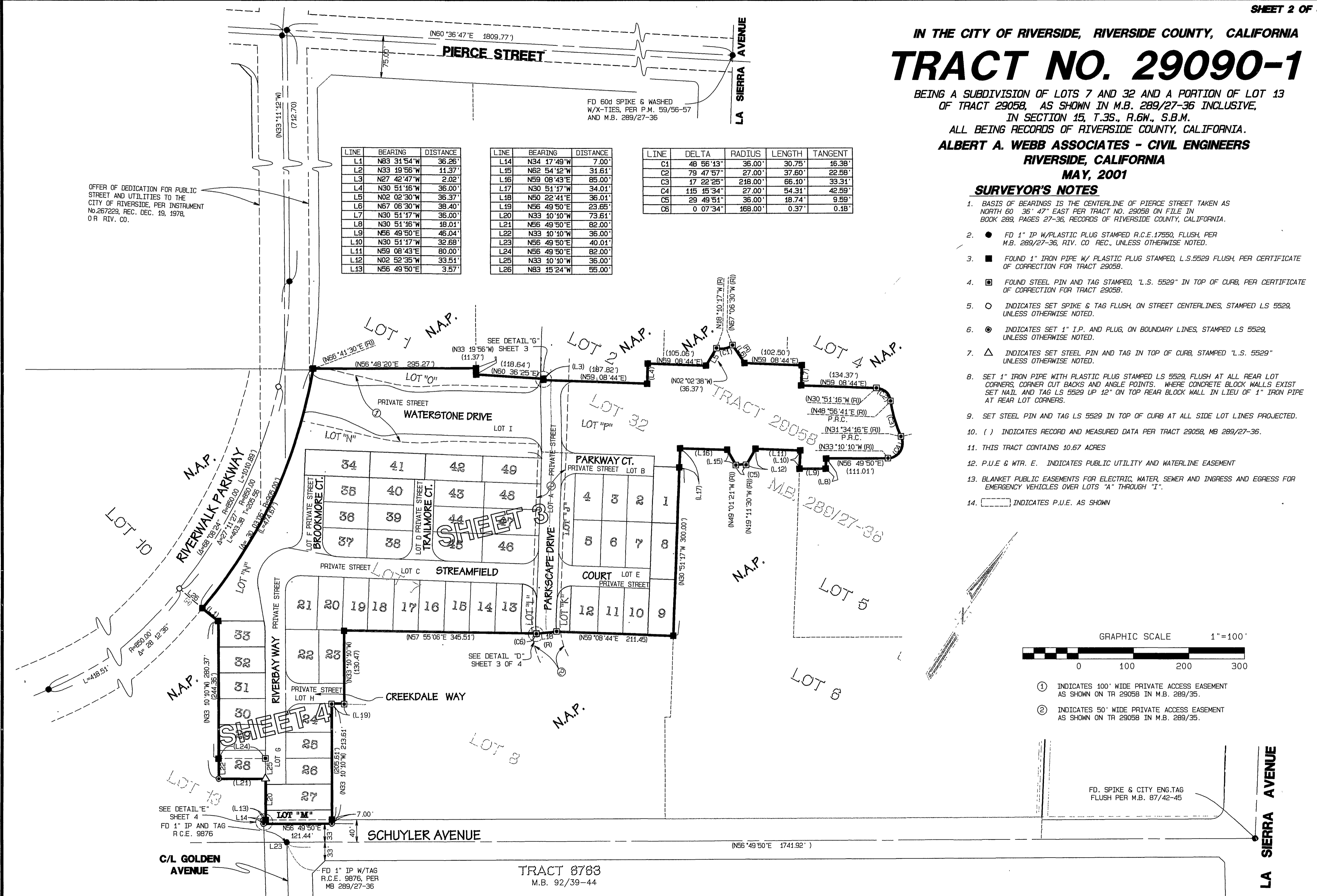
1. BASIS OF BEARINGS IS THE CENTERLINE OF PIERCE STREET TAKEN AS NORTH 60° 36' 47" EAST PER TRACT NO. 29058 ON FILE IN BOOK 289, PAGES 27-36, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● FD 1" IP W/ PLASTIC PLUG STAMPED R.C.E. 17550, FLUSH, PER M.B. 289/27-36, RIV. CO. REC., UNLESS OTHERWISE NOTED.
3. ■ FOUND 1" IRON PIPE W/ PLASTIC PLUG STAMPED, L.S. 5529 FLUSH, PER CERTIFICATE OF CORRECTION FOR TRACT 29058.
4. □ FOUND STEEL PIN AND TAG STAMPED, "L.S. 5529" IN TOP OF CURB, PER CERTIFICATE OF CORRECTION FOR TRACT 29058.
5. ○ INDICATES SET SPIKE & TAG FLUSH, ON STREET CENTERLINES, STAMPED LS 5529, UNLESS OTHERWISE NOTED.
6. ⊙ INDICATES SET 1" I.P. AND PLUG, ON BOUNDARY LINES, STAMPED LS 5529, UNLESS OTHERWISE NOTED.
7. △ INDICATES SET STEEL PIN AND TAG IN TOP OF CURB, STAMPED "L.S. 5529" UNLESS OTHERWISE NOTED.
8. SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5529, FLUSH AT ALL REAR LOT CORNERS, CORNER CUT BACKS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST SET NAIL AND TAG LS 5529 UP 12" ON TOP REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
9. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
10. () INDICATES RECORD AND MEASURED DATA PER TRACT 29058, MB 289/27-36.
11. THIS TRACT CONTAINS 10.67 ACRES
12. P.U.E & WTR. E. INDICATES PUBLIC UTILITY AND WATERLINE EASEMENT
13. BLANKET PUBLIC EASEMENTS FOR ELECTRIC, WATER, SEWER AND INGRESS AND EGRESS FOR EMERGENCY VEHICLES OVER LOTS "A" THROUGH "I".
14. [Symbol] INDICATES P.U.E. AS SHOWN

LINE	BEARING	DISTANCE
L.1	N83° 31' 54" W	36.26'
L.2	N33° 19' 56" W	11.37'
L.3	N27° 42' 47" W	2.02'
L.4	N30° 51' 16" W	36.00'
L.5	N02° 02' 30" W	36.37'
L.6	N67° 06' 30" W	36.40'
L.7	N30° 51' 17" W	36.00'
L.8	N30° 51' 16" W	48.01'
L.9	N56° 49' 50" E	46.04'
L.10	N30° 51' 17" W	32.68'
L.11	N59° 08' 43" E	80.00'
L.12	N02° 52' 35" W	33.51'
L.13	N56° 49' 50" E	3.57'

LINE	BEARING	DISTANCE
L.14	N34° 17' 49" W	7.00'
L.15	N62° 54' 12" W	31.61'
L.16	N59° 08' 43" E	85.00'
L.17	N30° 51' 17" W	34.01'
L.18	N50° 22' 41" E	36.01'
L.19	N56° 49' 50" E	23.65'
L.20	N33° 10' 10" W	73.61'
L.21	N56° 49' 50" E	82.00'
L.22	N33° 10' 10" W	36.00'
L.23	N56° 49' 50" E	40.01'
L.24	N56° 49' 50" E	82.00'
L.25	N33° 10' 10" W	36.00'
L.26	N83° 15' 24" W	55.00'

LINE	DELTA	RADIUS	LENGTH	TANGENT
C1	48° 56' 13"	36.00'	30.75'	16.38'
C2	79° 47' 57"	27.00'	37.60'	22.56'
C3	17° 22' 25"	218.00'	66.10'	33.31'
C4	115° 15' 34"	27.00'	54.31'	42.59'
C5	29° 49' 51"	36.00'	18.74'	9.59'
C6	0° 07' 34"	168.00'	0.37'	0.18'

OFFER OF DEDICATION FOR PUBLIC STREET AND UTILITIES TO THE CITY OF RIVERSIDE, PER INSTRUMENT No. 267229, REC. DEC. 19, 1978, O.R. RIV. CO.



- ① INDICATES 100' WIDE PRIVATE ACCESS EASEMENT AS SHOWN ON TR 29058 IN M.B. 289/35.
- ② INDICATES 50' WIDE PRIVATE ACCESS EASEMENT AS SHOWN ON TR 29058 IN M.B. 289/35.

FD. SPIKE & CITY ENG. TAG FLUSH PER M.B. 87/42-45

TRACT 6763
M.B. 92/39-44

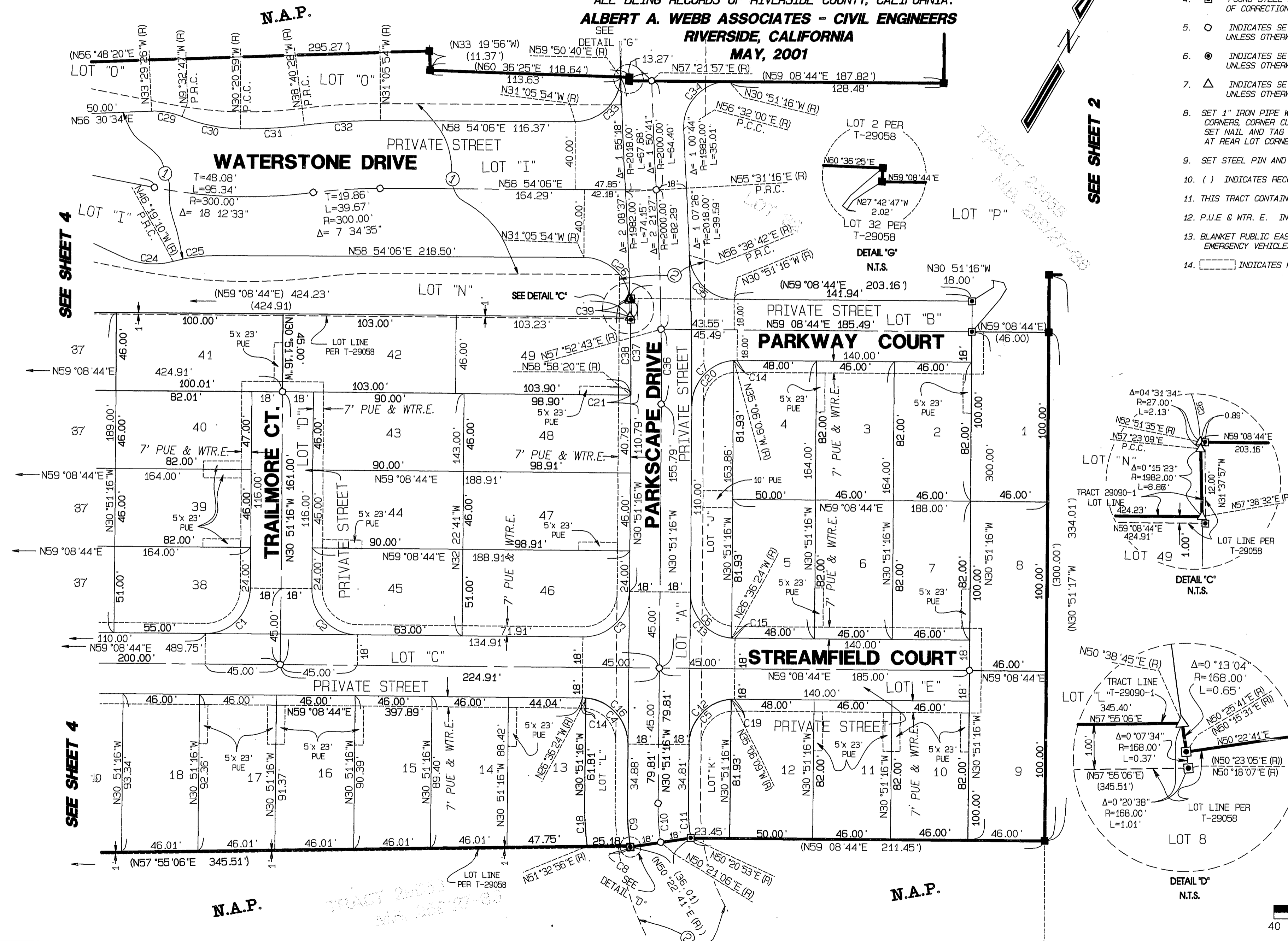
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TRACT NO. 29090-1

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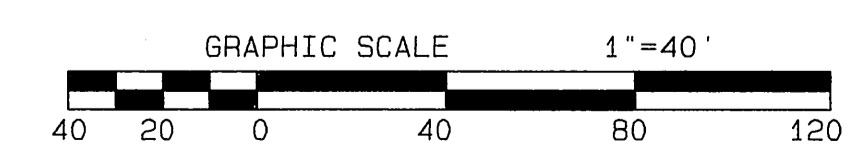
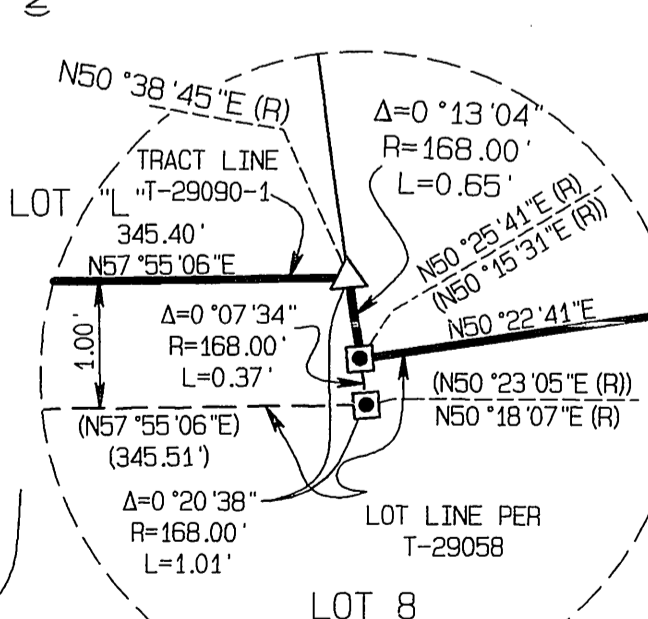
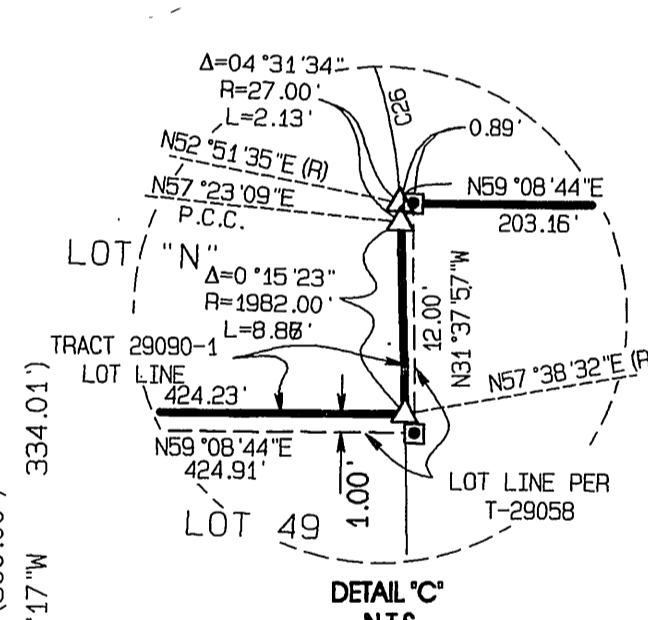
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA
 MAY, 2001



SURVEYOR'S NOTES

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CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90 00'00"	27.00'	42.41'	27.00'
C2	90 00'00"	27.00'	42.41'	27.00'
C3	90 00'00"	27.00'	42.41'	27.00'
C4	85 45'07"	27.00'	40.41'	25.07'
C5	85 45'07"	27.00'	40.41'	25.07'
C6	85 45'07"	27.00'	40.41'	25.07'
C7	90 00'00"	27.00'	42.41'	27.00'
C8	0 07'34"	168.00'	0.37'	0.18'
C9	8 47'27"	168.00'	25.78'	12.91'
C10	8 47'38"	150.00'	23.02'	11.53'
C11	8 47'49"	132.00'	20.27'	10.15'
C12	90 00'00"	27.00'	42.41'	27.00'
C13	90 00'00"	27.00'	42.41'	27.00'
C14	4 14'53"	27.00'	2.00'	1.00'
C15	4 14'53"	27.00'	2.00'	1.00'
C16	90 00'00"	27.00'	42.41'	27.00'
C17	4 14'53"	27.00'	2.00'	1.00'
C18	7 35'48"	193.00'	25.59'	12.81'
C19	4 14'53"	27.00'	2.00'	1.00'
C20	85 45'07"	27.00'	40.41'	25.07'
C21	0 09'02"	1984.70'	5.21'	2.61'
C22	34 21'04"	34.50'	20.68'	10.66'
C23	13 01'32"	100.00'	22.73'	11.42'
C24	38 52'46"	45.00'	30.54'	15.88'
C25	15 13'16"	100.00'	26.57'	13.36'
C26	88 29'03"	27.00'	41.70'	26.29'
C27	34 22'09"	34.50'	20.70'	10.67'
C28	13 01'32"	100.00'	22.73'	11.42'
C29	23 56'39"	45.00'	18.81'	9.54'
C30	20 48'11"	100.00'	36.31'	18.36'
C31	8 19'30"	260.00'	37.78'	18.92'
C32	7 34'35"	340.00'	44.96'	22.51'
C33	89 03'27"	27.00'	41.97'	26.56'
C34	92 36'44"	27.00'	43.64'	28.26'
C35	87 29'59"	27.00'	41.23'	25.85'
C36	1 16'00"	2000.00'	44.22'	22.11'
C37	1 44'13"	1982.02'	60.09'	30.05'
C38	1 19'48"	1982.00'	46.01'	23.00'
C39	0 15'23"	1982.00'	8.86'	4.43'



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 29090-1

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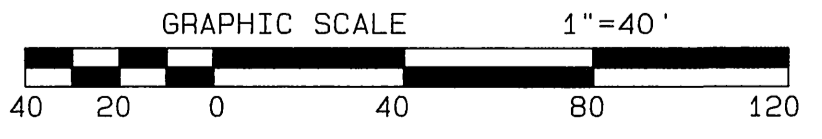
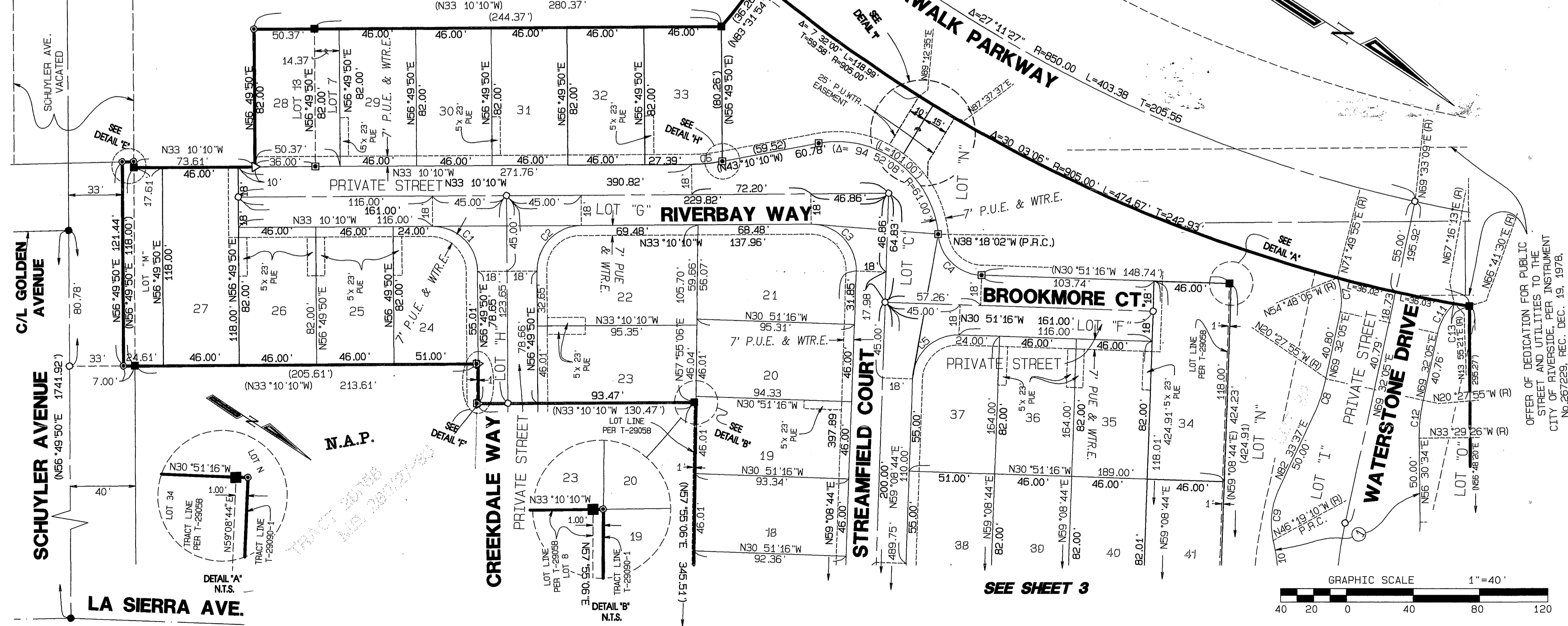
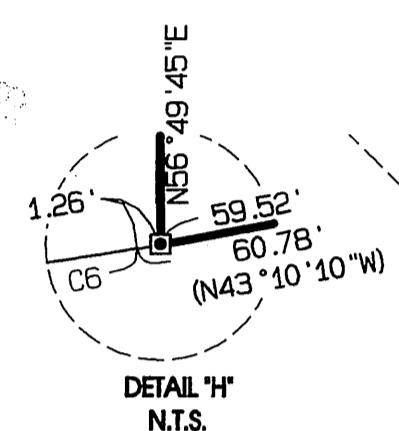
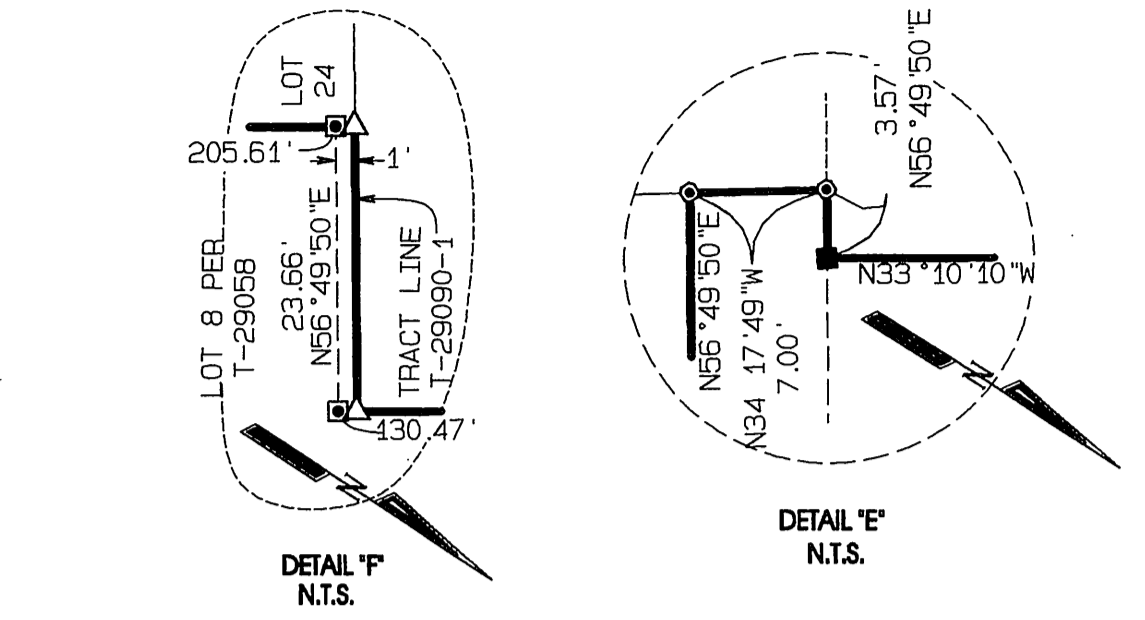
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
MAY, 2001

SURVEYOR'S NOTES

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14. [] INDICATES P.U.E. AS SHOWN

① INDICATES 100' WIDE PRIVATE ACCESS EASEMENT AS SHOWN ON TR 29058 IN M.B. 289/27-36.

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90 00'00"	27.00'	42.41'	27.00'
C2	90 00'00"	27.00'	42.41'	27.00'
C3	92 18'54"	27.00'	43.50'	28.11'
C4	82 33'14"	27.00'	38.90'	23.70'
C5	90 00'00"	27.00'	42.41'	27.00'
C6	10 00'00"	100.00'	17.45'	8.75'
C7	34 21'04"	34.50'	20.68'	10.66'
C8	13 01'32"	100.00'	22.73'	11.42'
C9	38 52'46"	45.00'	30.54'	15.88'
C10	15 13'16"	100.00'	26.57'	13.36'
C11	34 22'09"	34.50'	20.70'	10.67'
C12	13 01'32"	100.00'	22.73'	11.42'
C13	0 34'43"	905.00'	9.14'	4.57'



PREPARED BY: [Signature] CHECKED BY: [Signature] 6/1999/99-0311/RECORD MAPS/99-0311/PRO 5/11/2001 1:52:45PM

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