

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; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RETAIN LOTS "A" THROUGH "C", INCLUSIVE, INDICATED AS "PRIVATE STREETS", AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNS AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC ELECTRIC, WATER AND SEWER PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THROUGH "C", INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES AND WATERLINE FACILITIES THE EASEMENTS DESIGNATED AS "7' P.U.E. & WTR.E.", AND FOR ELECTRICAL PURPOSES THE EASEMENTS DESIGNATED AS "5'x 23' P.U.E."

WE HEREBY RESERVE THE RIGHT FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT, THE EASEMENTS DESIGNATED AS "1.0' PRIVATE BLOCK WALL EASEMENT" AND FOR LANDSCAPE, TRAIL AND BLOCK WALL PURPOSES, LOTS "D" THROUGH "G" INCLUSIVE.

WE HEREBY REQUEST THE FOLLOWING EASEMENT WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT: THAT CERTAIN "BLANKET P.U.E." AS DEDICATED AND ACCEPTED ON TRACT 29058, PER M.B. 289/27-36, RIVERSIDE COUNTY RECORDS, CALIFORNIA.

WE HEREBY RELEASE AND RE-INQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS ON, OVER AND ACROSS COLLETT AVENUE, FROM LOTS 1 THROUGH 9 AS SHOWN ON THE ATTACHED MAP.

ABANDONMENT OF PUBLIC STREET, WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREET, WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT: A PORTION OF THAT CERTAIN EASEMENT FOR PUBLIC ROAD PURPOSES GRANTED TO THE COUNTY OF RIVERSIDE ON MAY 13, 1963 AS INSTRUMENT NO. 49370, IN BOOK 3392 AT PAGE 530, O.R. RIVERSIDE COUNTY, CALIFORNIA.

WE HEREBY REQUEST THAT PORTION OF LOT "G" OFFER OF DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITIES OF TRACT NO. 29058, M.B. 289, PAGES 27 THROUGH 36, RIVERSIDE COUNTY RECORDS, LYING WESTERLY OF THE SOUTHERLY PROLONGATION OF THAT COURSE SHOWN AS N32°05'50"W, 114.12' OF LOT "F" OF TRACT 29088-1, BE ACCEPTED FOR PUBLIC STREET AND UTILITY PURPOSES.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENT DESIGNATED AS 20' STORM DRAIN EASEMENT.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF WATER DISTRIBUTION FACILITIES THE EASEMENT DESIGNATED AS 20' WATER EASEMENT.

6186 RIVERWALK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, THE GRIFFIN HOMEBUILDING GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IT'S MANAGING MEMBER, GRIFFIN INDUSTRIES INC., A CALIFORNIA CORPORATION, IT'S MANAGING MEMBER.

LA SIERRA UNIVERSITY, A CALIFORNIA NON-PROFIT RELIGIOUS CORPORATION, BENEFICIARY, UNDER DEED OF TRUST, RECORDED APRIL 25, 2000 AS INST. NO. 00-152814, O.R., RIV. CO., CA.

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, BENEFICIARY, UNDER DEED OF TRUST, RECORDED APRIL 25, 2000 AS INST. NO. 00-152814, O.R., RIV. CO., CA.

Notary acknowledgements for Patricia Scro and Denise K. Schulz, Vice Presidents.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S. COUNTY OF Riverside) ON February 5, 2002 BEFORE ME, PATRICIA SCRO, PERSONALLY APPEARED PAUL E. GALEFFI, III. PATRICIA SCRO, My Principal Place of Business is in Los Angeles County. My Commission Expires 8/4/2005.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S. COUNTY OF Riverside) ON February 5, 2002 BEFORE ME, Carmen J. Cordero, PERSONALLY APPEARED Lawrence T. Geraty and David A. Geraty. Carmen J. Cordero, My Principal Place of Business is in Riverside County. My Commission Expires 2/5/2005.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA TRACT MAP NO. 29088-2

BEING A SUBDIVISION OF LOT 15 AND A PORTION OF LOT 16 OF TRACT 29058 AND A PORTION OF COLLETT AVENUE VACATED AS SHOWN BY MAP ON FILE IN BOOK 289, AT PAGES 27 THROUGH 36, INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 15, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.

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

CITY ENGINEER'S CERTIFICATE

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 29088 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON JULY 28, 1999 AND ANY APPROVED ALTERATION THEREOF THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH...

DATED March 7, 2002 ROBERT C. WALES, R.C.E. 18793 CITY ENGINEER, EXPIRES 6/30/2005

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

DATED March 5, 2002 PAUL C. SUNDEEN, CITY TREASURER

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 29088-2.

THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT: THAT CERTAIN "BLANKET P.U.E." AS DEDICATED ON TRACT 29058 PER M.B. 289/27-36 RIV. CO. REC.

LOTS "A" THROUGH "C" ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS FOR ELECTRICAL, WATER AND SEWER PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

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, AND THE EASEMENTS DESIGNATED AS "5'x 23' P.U.E." ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES.

ABANDONMENT OF PUBLIC EASEMENT, THAT THE FOLLOWING EASEMENT IS HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT: A PORTION OF THAT CERTAIN EASEMENT FOR PUBLIC ROAD PURPOSES, NOT SHOWN ON ATTACHED MAP, GRANTED TO THE COUNTY OF RIVERSIDE ON MAY 13, 1963 AS INSTRUMENT NO. 49370 IN BOOK 3392 AT PAGE 530, O.R. RIVERSIDE COUNTY, CALIFORNIA.

THE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS ON, OVER AND ACROSS COLLETT AVENUE, LOTS 1 THROUGH 9, AS SHOWN ON ANNEXED MAP, ARE HEREBY ACCEPTED AS WAIVED AND RELINQUISHED.

THAT PORTION PORTION OF LOT "G" OFFER OF DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITIES OF TRACT NO. 29058, M.B. 289, PAGES 27 THROUGH 36, RIVERSIDE COUNTY RECORDS, LYING WESTERLY OF THE SOUTHERLY PROLONGATION OF THAT COURSE SHOWN AS N32°05'50"W, 114.12' OF LOT "F" OF TRACT NO. 29088-1, IS HEREBY ACCEPTED FOR PUBLIC STREET AND UTILITY PURPOSES.

THE EASEMENT DESIGNATED AS 20' STORM DRAIN EASEMENT IS HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THE EASEMENT DESIGNATED AS 20' WATER EASEMENT IS HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF WATER DISTRIBUTION FACILITIES.

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 2nd DAY OF April, 2002.

COLLEEN J. NICOL, CITY CLERK OF THE CITY OF RIVERSIDE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S. COUNTY OF Los Angeles) ON February 14, 2002 BEFORE ME, Catherine H. May, PERSONALLY APPEARED Steven P. Timmons and Denise K. Schulz. Catherine H. May, My Principal Place of Business is in Los Angeles County. My Commission Expires May 23, 2003.

RECORDER'S STATEMENT

FILED THIS 5th DAY OF APRIL 2002 AT 8:00 A.M. IN BOOK 317 OF MAPS AT PAGES 28-39 AT THE REQUEST OF THE CITY CLERK. FEE \$9.00 NUMBER 2002-176444

GARY L. ORSO, COUNTY ASSESSOR - CLERK-RECORDER BY: Chau H. Nguyen, Deputy

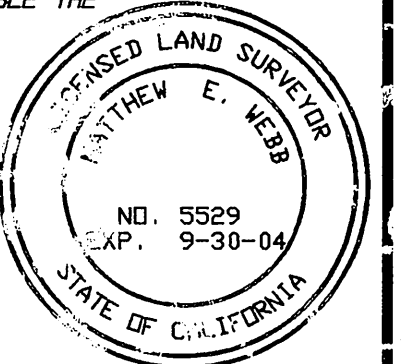
SUBDIVISION GUARANTEE: INVESTORS TITLE COMPANY

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING SEPTEMBER, 1999; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED FEBRUARY 1, 2002

Matthew E. Webb, L.S. 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 THIS 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 \$11,300.

DATED 2-26, 2002

Paul McDonnell, COUNTY TAX COLLECTOR, Deputy: Dail Ashburn

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$11,300.00 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 April 3, 2002 CASH TAX BOND

Gerald A. Maloney, CLERK OF THE BOARD OF SUPERVISORS, Deputy: Dail Ashburn

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; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED MARCH 6, 2002

Thomas P. Evans, PUBLIC UTILITIES DIRECTOR, Deputy: Dexter B. Westfield

SIGNATURE OMISSION

- 1. LA SIERRA MOUNTAIN WATER COMPANY, A CORPORATION, SUCCESSORS AND ASSIGNS, EASEMENT HOLDER BY DEED RECORDED MAY 17, 1911 IN BOOK 327, PAGE 227 OF DEEDS.
2. 20' WIDE SEWER EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY INSTRUMENT NO. 147303, REC., APRIL 9, 2001, O.R., RIVERSIDE CO., CA.

SOILS REPORT

A SOILS REPORT NO. 2359-A9-SC BY GEOSOILS INC., DATED MAY 19, 2000, HAS BEEN PREPARED FOR THIS SUBDIVISION, THIS REPORT AND ANY SUPPLEMENT THERETO IS ON FILE IN THE CITY ENGINEERS OFFICE, CITY OF RIVERSIDE, CALIFORNIA.

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF COLLETT AVENUE TAKEN AS NORTH 57° 54' 10" 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. ▲ FOUND 1" IRON PIPE W/PLASTIC PLUG STAMPED, L.S. 5529, FLUSH, PER TR. 29088-1, M.B. 303/31-35, RIV. CO. REC.
7. 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, EXCEPT AS NOTED.

8. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
9. N57° 54' 10"E 2055.99' INDICATES MEASURED DATA.
10. () INDICATES RECORD AND MEASURED DATA PER TRACT 29058, MB 289/27-36, UNLESS OTHERWISE NOTED.
11. [] INDICATES RECORD AND MEASURED DATA PER TRACT 29088-1, MB 303/31-35, UNLESS OTHERWISE NOTED.
12. THIS TRACT CONTAINS 9.92 ACRES.
13. P.U.E & WTR. E. INDICATES PUBLIC ELECTRICAL AND WATERLINE EASEMENT
14. BLANKET PUBLIC EASEMENTS FOR ELECTRIC, WATER, SEWER AND INGRESS AND EGRESS FOR EMERGENCY VEHICLES OVER LOTS "A" THROUGH "C".
15. - - - - INDICATES P.U.E. AS SHOWN
16. // // // INDICATES RESTRICTED PEDESTRIAN AND VEHICULAR ACCESS.
17. △ 20' WIDE SEWER EASEMENT CONVEYED TO THE CITY OF RIVERSIDE BY INSTRUMENT No. 147303, REC., APR. 9, 2001, O.P., RIVERSIDE CO., CA.
18. △ 20' WIDE WATER LINE EASEMENT TO THE CITY OF RIVERSIDE DEDICATED HEREON.
19. △ 20' WIDE STORM DRAIN EASEMENT TO THE CITY OF RIVERSIDE DEDICATED HEREON.

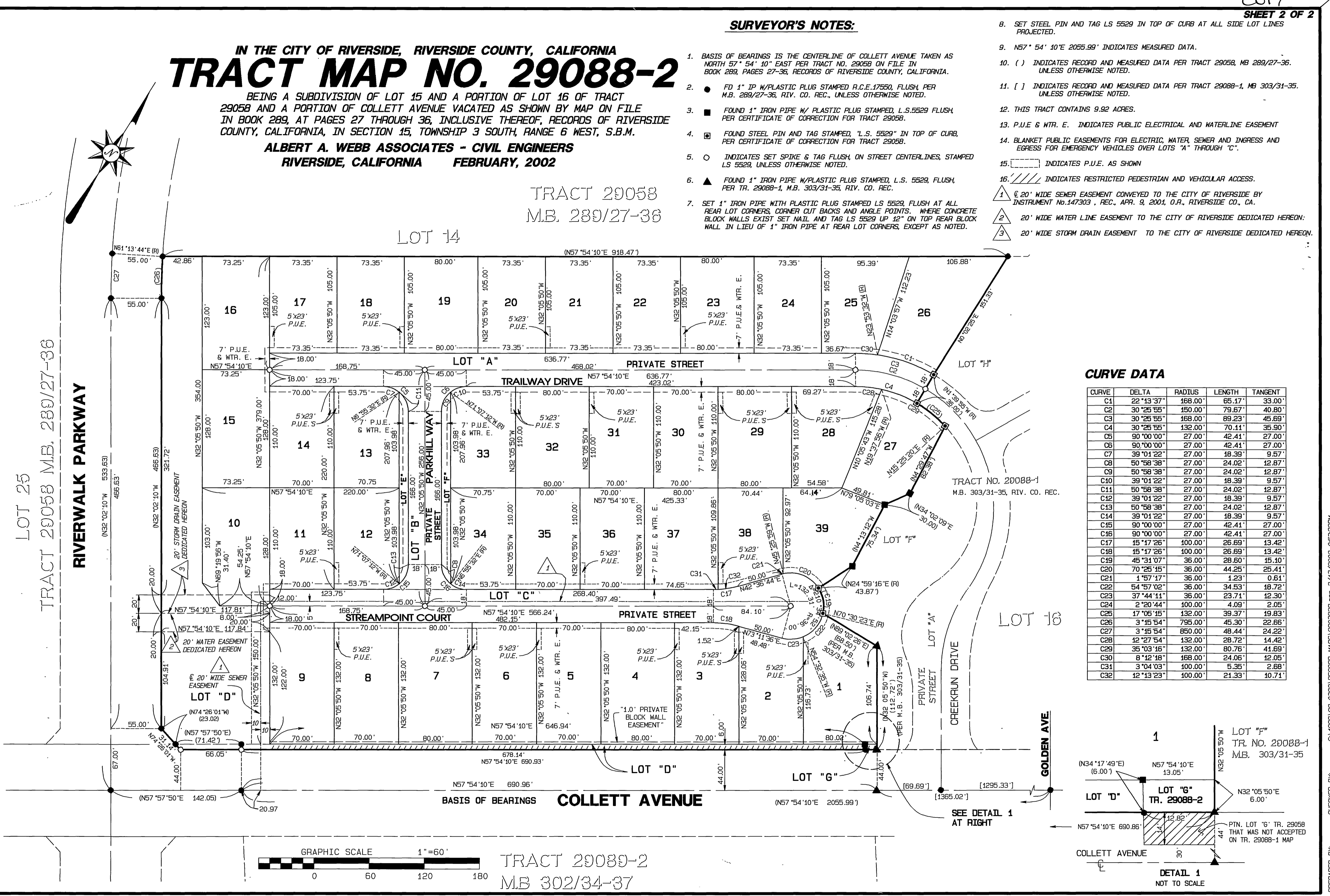
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT MAP NO. 29088-2

BEING A SUBDIVISION OF LOT 15 AND A PORTION OF LOT 16 OF TRACT 29058 AND A PORTION OF COLLETT AVENUE VACATED AS SHOWN BY MAP ON FILE IN BOOK 289, AT PAGES 27 THROUGH 36, INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 15, TOWNSHIP 3 SOUTH, RANGE 6 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
 RIVERSIDE, CALIFORNIA FEBRUARY, 2002

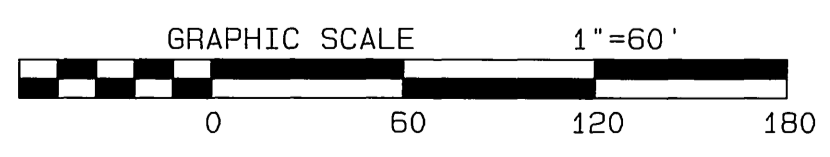
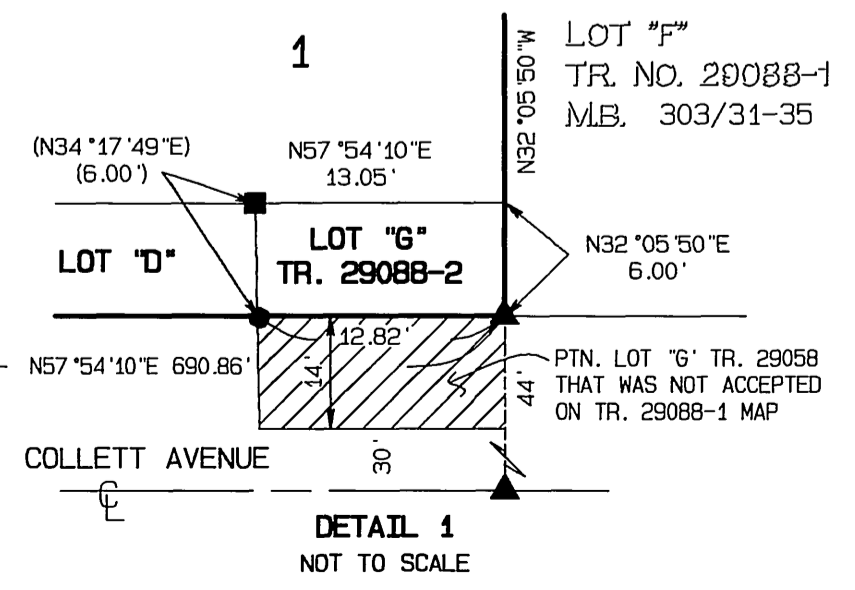
TRACT 29058
 M.B. 289/27-36

LOT 14



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	22°13'37"	168.00'	65.17'	33.00'
C2	30°25'55"	150.00'	79.67'	40.80'
C3	30°25'55"	168.00'	89.23'	45.69'
C4	30°25'55"	132.00'	70.11'	35.90'
C5	90°00'00"	27.00'	42.41'	27.00'
C6	90°00'00"	27.00'	42.41'	27.00'
C7	39°04'22"	27.00'	18.39'	9.57'
C8	50°58'38"	27.00'	24.02'	12.87'
C9	50°58'38"	27.00'	24.02'	12.87'
C10	39°04'22"	27.00'	18.39'	9.57'
C11	50°58'38"	27.00'	24.02'	12.87'
C12	39°04'22"	27.00'	18.39'	9.57'
C13	50°58'38"	27.00'	24.02'	12.87'
C14	39°04'22"	27.00'	18.39'	9.57'
C15	90°00'00"	27.00'	42.41'	27.00'
C16	90°00'00"	27.00'	42.41'	27.00'
C17	15°17'26"	100.00'	26.69'	13.42'
C18	15°17'26"	100.00'	26.69'	13.42'
C19	45°31'07"	36.00'	28.60'	15.10'
C20	70°25'15"	36.00'	44.25'	25.41'
C21	1°57'17"	36.00'	1.23'	0.61'
C22	54°57'02"	36.00'	34.53'	18.72'
C23	37°44'11"	36.00'	23.71'	12.30'
C24	2°20'44"	100.00'	4.09'	2.05'
C25	17°05'15"	132.00'	39.37'	19.83'
C26	3°15'54"	795.00'	45.30'	22.66'
C27	3°15'54"	850.00'	48.44'	24.22'
C28	12°27'54"	132.00'	28.72'	14.42'
C29	35°03'16"	132.00'	80.76'	41.69'
C30	8°12'18"	168.00'	24.06'	12.05'
C31	3°04'03"	100.00'	5.35'	2.68'
C32	12°13'23"	100.00'	21.33'	10.71'



TRACT 29089-2
 M.B. 302/34-37

LOT 25
 TRACT 29058 M.B. 289/27-36

M.B. 317 / 39