

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...

WE HEREBY REQUEST THE ABANDONMENT OF THAT CERTAIN EASEMENT KNOWN AS "BLANKET P.U.E." PER SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT...

WE HEREBY RETAIN LOTS "A" THROUGH "C", INCLUSIVE, INDICATED AS "PRIVATE STREETS", AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES...

WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, 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 ELECTRIC ENERGY DISTRIBUTION AND WATERLINE FACILITIES THE EASEMENTS DESIGNATED AS "7' P.U.E. & WTR.E." AND FOR ELECTRICAL PURPOSES THE EASEMENTS DESIGNATED AS 5'X 23' PUE, AND 5'X 13' PUE.

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

MONTICELLO HOMES, 119, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY. BY: THE GRIFFIN HOMEBUILDING GROUP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, IT'S MANAGING MEMBER.

Paul Griffith III, President

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION. RECORDED APRIL 25, 2000, AS INSTRUMENT NO. 00-152820, OFFICIAL RECORDS, RIVERSIDE COUNTY, CA.

Steven P. Timmons, Vice President

LA SIERRA UNIVERSITY, A CALIFORNIA NON-PROFIT RELIGIOUS CORPORATION. RECORDED APRIL 25, 2000 AS INSTRUMENT NO. 00-152822 AND 00-152823, OFFICIAL RECORDS, RIVERSIDE COUNTY, CA.

Lawrence T. Geraty, President David A. Geriguis, Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S. COUNTY OF Riverside)

ON April 22, 2002 BEFORE ME Carmen J. Cordero PERSONALLY APPEARED Lawrence T. Geraty and David A. Geriguis

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY (IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND NOTARY PUBLIC IN AND FOR SAID STATE MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY MY COMMISSION EXPIRES 2/5/05

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S. COUNTY OF Los Angeles)

ON April 22, 2002 BEFORE ME Catherine H. May PERSONALLY APPEARED Steven P. Timmons

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY (IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND NOTARY PUBLIC IN AND FOR SAID STATE MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY MY COMMISSION EXPIRES May 28, 2003

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

EASEMENT BY DEDICATION ON THE MAP OF TRACT NO. 29058, RECORDED IN BOOK 289, PAGES 27 TO 36, OF MAPS, SHOWN AS "BLANKET P.U.E." ON SAID MAP.

DATED April 23, 2002 THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR BY: Thomas P. Evans

SOILS REPORT

A SOILS REPORT NO. 2359-AB-SC BY GEOSOILS, INC. DATED APRIL 7, 2000, HAS BEEN PREPARED AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953. (T-29058)

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 29089-5

BEING A SUBDIVISION OF A PORTION OF LOT 19 AND A PORTION OF LOT 20 OF TRACT NO. 29058 AS SHOWN BY MAP ON FILE IN BOOK 289 OF MAPS, PAGES 27 THROUGH 36 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE, CALIFORNIA

APRIL, 2002

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 29089 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON APRIL 8, 1999 AND ANY APPROVED ALTERATION THEREOF...

DATED April 25, 2002

ROBERT C. WALES, R.C.E. 18793 CITY ENGINEER, EXPIRES 06/30/2005

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...

DATED 4/22/2002

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. 29089-5.

THE FOLLOWING EASEMENT IS 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., WITHIN THE BOUNDARY OF THIS MAP.

LOTS "A" THROUGH "C" ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF 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 FACILITIES AND WATERLINE FACILITIES, AND THE EASEMENTS DESIGNATED AS 5'X 23' PUE AND 5'X 13' PUE ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY 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 7th DAY OF May, 2002.

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

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S. COUNTY OF Los Angeles)

ON April 23, 2002 BEFORE ME Catherine H. May PERSONALLY APPEARED 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 AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY (IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND NOTARY PUBLIC IN AND FOR SAID STATE MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY MY COMMISSION EXPIRES May 28, 2003

RECORDER'S STATEMENT

FILED THIS 9th DAY OF MAY 2002 AT 8:00 A.M. IN BOOK 318 OF MAPS AT PAGES 59-60 AT THE REQUEST OF THE CITY CLERK. FEE \$9.00 NUMBER 2002-245095

GARY L. ORSO COUNTY ASSESSOR - CLERK-RECORDER

BY: A. Rad... Deputy

SUBDIVISION GUARANTEE: INVESTORS TITLE COMPANY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GHG RIVERWALK ON JUNE, 1998. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP...

DATED APRIL 19, 2002

Matthew E. Webb MATTHEW E. WEBB, L.S. 5529 L.S. EXPIRES SEPT. 30, 2004



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 \$ 23,900

DATED 4/24/2002

PAUL McDONNELL COUNTY TAX COLLECTOR DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 23,900 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 May 8, 2002

CASH TAX BOND GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS PAUL McDONNELL COUNTY TAX COLLECTOR 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 April 23, 2002

THOMAS P. EVANS PUBLIC UTILITIES DIRECTOR BY: Thomas P. Evans

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. ONE HALF OF ALL GAS OIL AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS OF EVERY KIND AND NATURE, IN UNDER OR PRODUCED FROM ALL OF THE ABOVE MENTIONED PROPERTY, TOGETHER WITH THE RIGHT TO DRILL, MINE AND DEVELOP THE SAME, AS RESERVED IN THE DEED RECORDED JANUARY 7, 1955 IN BOOK 1676 PAGE 319 O.R.
2. AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS BELOW A DEPTH OF 500.00 FEET FROM THE SURFACE, WITH NO SURFACE RIGHT OF ENTRY TO THE PREMISES, AS RESERVED BY WITWORTH CORPORATION, A CALIFORNIA CORPORATION, ET AL, RECORDED DECEMBER 26, 1957 AS INSTRUMENT NO. 113293, O.R. RIVERSIDE COUNTY, CALIFORNIA.
3. SEWER EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE RECORDED MARCH 15, 2001 AS INSTRUMENT NO. 106443, O.R., RIVERSIDE COUNTY, CALIFORNIA.

M.B. 318 / 59

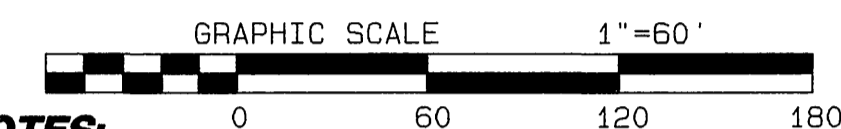
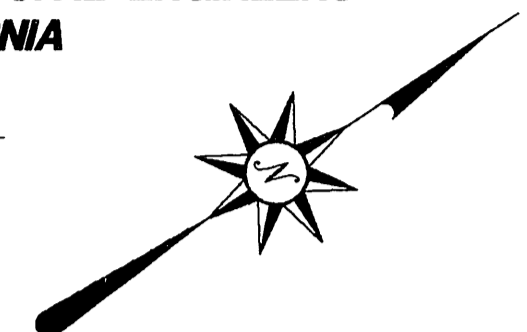
PREPARED BY: GJG - CHECKED BY: GJG - 6/1/99 99-0207 199207M April 18/2002 5577M

TRACT NO. 29089-5

BEING A SUBDIVISION OF A PORTION OF LOT 19 AND A PORTION OF LOT 20 OF TRACT NO. 29058 AS SHOWN BY MAP ON FILE IN BOOK 289 OF MAPS, PAGES 27 THROUGH 36 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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

- ① INDICATES 50' WIDE PRIVATE ACCESS EASEMENT AS SHOWN ON TRACT 29058, M.B. 289, PAGE 36
- ② INDICATES 22' SEWER EASEMENT TO THE CITY OF RIVERSIDE RECORDED MARCH 15, 2001 AS INST. NO. 106443, O.R.



SURVEYOR'S NOTES:

- BASIS OF BEARINGS IS THE WESTERLY RIGHT OF WAY LINE OF LA SIERRA STORM DRAIN CHANNEL TAKEN AS NORTH 22° 20' 33" WEST PER TRACT NO. 29058 ON FILE IN BOOK 289, PAGES 27-36, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- ⊙ FD SPIKE & TAG ON STREET CENTERLINE, STAMPED LS 5529, FLUSH, PER TRACT 29089-6, M.B. 302/71-72.
- ⊠ FD STEEL PIN AND TAG STAMPED, L.S. 5529, IN TOP OF CURB, PER CERTIFICATE OF CORRECTION FOR TRACT 29058.
- ▲ INDICATES FOUND 6" CONCRETE POST W/BRASS SPIKE & WASHED STAMPED "RCFC WOD" PER RS 34/3-6 AND MB 289/27-36, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" IRON PIPE W/PLASTIC PLUG STAMPED, L.S. 5529, FLUSH, PER TRACT 29089-6, M.B. 302/71-72.
- INDICATES SET SPIKE & TAG ON STREET CENTERLINES, STAMPED LS 5529, UNLESS OTHERWISE NOTED.
- 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 INSIDE FACE OF REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
- SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
- () INDICATES RECORD AND MEASURED DATA (R & M) PER TRACT 29058, MB 289/27-36.
- [] INDICATES RECORD AND MEASURED DATA (R & M) PER TRACT 29089-6, MB 302/71-72.
- THIS TRACT CONTAINS 11.78 ACRES.
- P.U.E. & WTR.E. INDICATES PUBLIC ELECTRIC AND WATERLINE EASEMENT

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	56°12'46"	36.00'	35.32'	19.23'
C2	56°04'06"	36.00'	35.23'	19.17'
C3	33°47'14"	36.00'	21.23'	10.93'
C4	33°30'45"	118.00'	69.02'	35.53'
C5	33°30'45"	136.00'	79.55'	40.95'
C6	09°03'08"	136.00'	21.49'	10.77'
C7	21°40'35"	552.00'	208.84'	105.68'
C8	01°46'32"	552.00'	17.11'	8.55'
C9	32°29'36"	100.00'	56.71'	29.14'
C10	56°12'46"	36.00'	35.32'	19.23'
C11	56°12'46"	36.00'	35.32'	19.23'
C12	33°47'11"	36.00'	21.23'	10.93'
C13	33°22'08"	588.00'	342.45'	176.23'
C14	02°32'57"	588.00'	26.16'	13.08'
C15	00°19'24"	588.00'	3.32'	1.66'
C16	15°01'34"	27.00'	7.08'	3.56'
C17	15°01'30"	27.00'	7.08'	3.56'
C18	15°01'30"	27.00'	7.08'	3.56'
C19	15°01'26"	27.00'	7.08'	3.56'
C20	25°36'47"	82.00'	36.66'	18.64'
C21	30°12'02"	82.00'	43.22'	22.13'
C22	30°12'02"	100.00'	52.71'	26.98'
C23	29°46'54"	115.00'	59.78'	30.58'
C24	06°34'48"	115.00'	13.21'	6.61'
C25	56°12'46"	36.00'	35.32'	19.23'
C26	66°59'04"	36.00'	42.09'	23.82'
C27	23°19'03"	36.00'	14.65'	7.43'
C28	201°26'19"	36.00'	126.57'	7.43'
C29	02°14'07"	832.00'	32.46'	16.23'
C30	20°03'48"	189.00'	66.18'	33.43'
C31	17°49'40"	211.00'	65.65'	33.09'
C32	12°30'02"	211.00'	46.04'	23.11'
C33	05°19'37"	211.00'	19.62'	9.82'
C34	71°55'12"	27.00'	33.89'	19.59'
C35	17°10'00"	118.00'	35.35'	17.81'
C36	03°07'27"	27.00'	1.47'	0.74'

