

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 RETAIN LOTS "B" THROUGH "F", 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 ELECTRICAL, WATER AND SEWER PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "B" THROUGH "F", INCLUSIVE.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES AND WATERLINE FACILITIES...

WE HEREBY REQUEST THE FOLLOWING EASEMENTS WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT...

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 BLOCKWALL PURPOSES...

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR ACCESS RIGHTS ON, OVER AND ACROSS LOT "A", ALONG SCHUYLER AVENUE, AS SHOWN ON THE ANNEXED MAP.

WE HEREBY REQUEST THE ABANDONMENT OF THE NORTHWESTERLY 7 FEET OF SCHUYLER AVENUE FROM THE SOUTH-EASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF LOT 6 OF TRACT 29058...

TIBURON BUILDERS-149, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY: THE GRIFFIN HOME BUILDING GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS MANAGING MEMBER, BY: GRIFFIN INDUSTRIES, INC., A CALIFORNIA CORPORATION

Paul E. Griffin III, President

LA SIERRA UNIVERSITY, A CALIFORNIA NON-PROFIT RELIGIOUS CORPORATION, AS BENEFICIARY, UNDER DEEDS OF TRUST, RECORDED: MARCH 10, 2000 AS INSTRUMENT NO. 2000-0089452 & 2000-0089453, OFFICIAL RECORDS.

Lawrence T. Geraty, President

David A. Goriquis, Vice President

FIRST AMERICAN TITLE COMPANY, AS TRUSTEE, UNDER DEED OF TRUST, RECORDED FEBRUARY 4, 2002, AS INSTRUMENT NO. 2002-063725, OFFICIAL RECORDS.

Art Cheyne

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) S.S. Riverside )

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

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 IS IN Riverside COUNTY MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY MY COMMISSION EXPIRES 2/5/05

NOTARY ACKNOWLEDGEMENT

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

ON April 22, 2002 BEFORE ME, Catherine H. May PERSONALLY APPEARED Art Cheyne

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 IS IN Los Angeles COUNTY MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY MY COMMISSION EXPIRES May 28, 2005

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) S.S. 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 IS IN Los Angeles COUNTY MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY MY COMMISSION EXPIRES May 28, 2005

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 29090-3

BEING A SUBDIVISION OF LOT 8 & A PORTION OF LOT 7 OF TRACT 29058, AS SHOWN IN M.B. 289/27-36 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING IN SECTION 15, T.3S., R.6W., S.B.M.

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

DATED April 24, 2002 ROBERT C. WALES, R.C.E. 18793 CITY ENGINEER, EXPIRES 06/30/05

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 TRACT IS SUBJECT TO THE ASSESSMENTS OF THE CITY OF RIVERSIDE RIVERWALK ASSESSMENT DISTRICT. DATED 4/23, 2002 PAUL E. 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. 29090-3.

THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH 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 LYING WITHIN TRACT 29090-3. LOTS "B" THROUGH "F" ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS FOR ELECTRICAL, WATER AND SEWER PURPOSES...

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 PREPARATION AND RECORDATION OF THE ANNEXED MAP. EASEMENT FOR RIGHT OF WAY AND WATER RIGHTS, IN FAVOR OF LA SIERRA HEIGHTS WATER COMPANY...

DATED April 23, 2002 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. (T-29090)

RECORDER'S STATEMENT

FILED THIS 9th DAY OF MAY 2002 AT 8:00 A.M. IN BOOK 318 OF MAPS AT PAGES 61-62 AT THE REQUEST OF THE CITY CLERK. FEE \$9.00 NUMBER 2002-245098

GARY L. ORSO, COUNTY ASSESSOR - CLERK-RECORDER

By: A. Padilla, 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 TIBURON BUILDERS-149, LLC, ON SEPTEMBER 1, 1999.

DATED APRIL 19, 2002

Matthew E. Webb, 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 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...

DATED 4/24/02, 2002 PAUL McDONNELL, COUNTY TAX COLLECTOR, Deputy: Matt [Signature]

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 9800 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...

DATED May 8, 2002 CASH TAX BOND GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS, PAUL McDONNELL, COUNTY TAX COLLECTOR, Deputy: Gerald A. Maloney

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

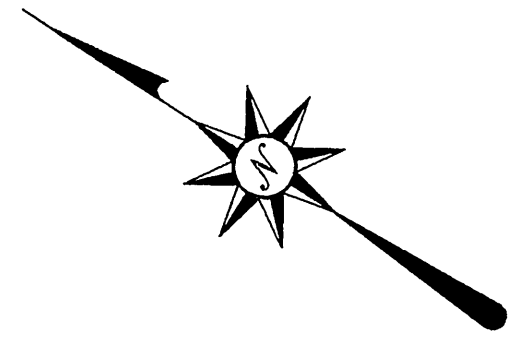
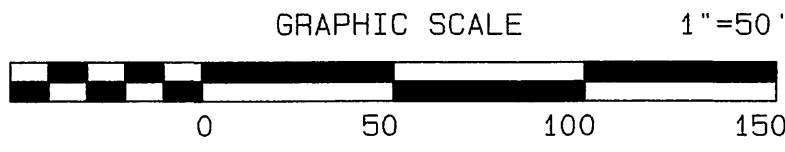
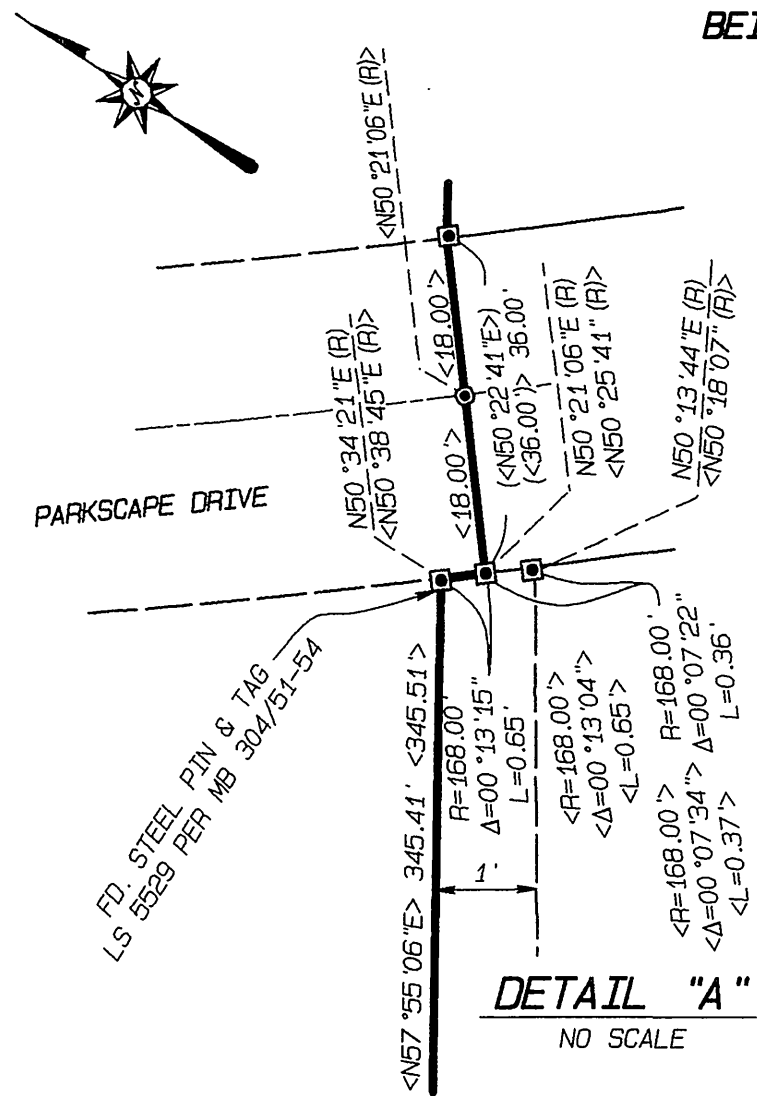
M.B. 318 / 61

PREPARED BY: [Signature] CHECKED BY: [Signature]

# TRACT NO. 29090-3

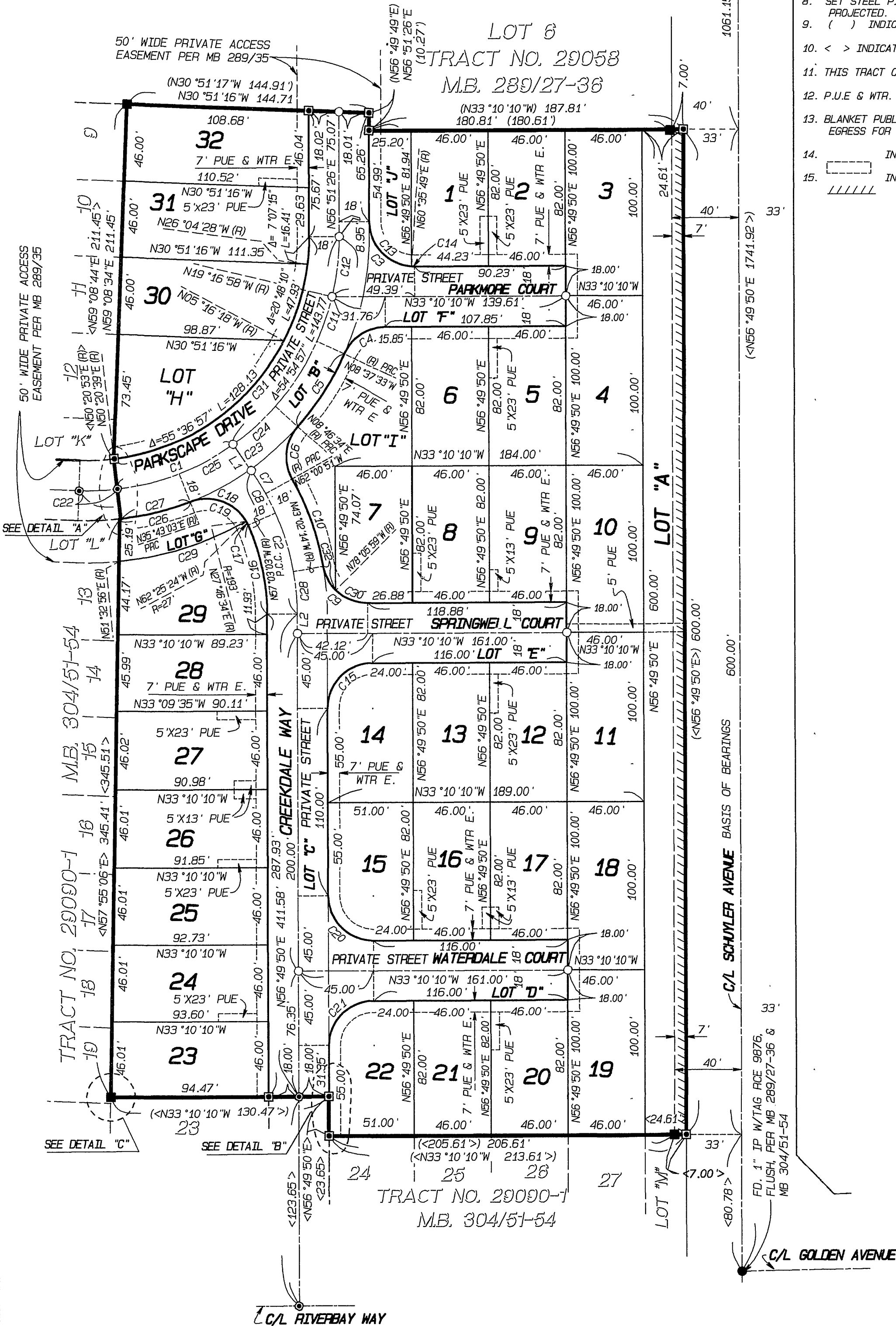
BEING A SUBDIVISION OF LOT 8 & A PORTION OF LOT 7 OF TRACT 29058, AS SHOWN IN M.B. 289/27-36 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING IN SECTION 15, T.3S., R.6W., S.B.M.

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



### SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF SCHUYLER AVENUE TAKEN AS NORTH 56° 49' 50" EAST PER TRACT NO. 29090-1 ON FILE IN BOOK 304, PAGES 51-54, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS 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 AT SIDE LOT LINE PROJECTED, PER CERTIFICATE OF CORRECTION FOR TRACT 29058 UNLESS OTHERWISE NOTED.
5. ○ INDICATES SET SPIKE & TAG FLUSH, ON STREET CENTERLINES, STAMPED LS 5529, UNLESS OTHERWISE NOTED.
6. ⊙ INDICATES FOUND STEEL PIN AND TAG, STAMPED "LS 5529" IN TOP OF CURB AT SIDE LOT PROJECTED, PER TRACT 29090-1, M.B. 304/51-54, UNLESS OTHERWISE NOTED.
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 42" ON TOP REAR BLOCK WALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
8. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
9. ( ) INDICATES RECORD AND MEASURED DATA PER TRACT 29058, MB 289/27-36.
10. < > INDICATES RECORD AND MEASURED DATA PER TRACT 29090-1, M.B. 304/51-54.
11. THIS TRACT CONTAINS 4.65 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 "B" THROUGH "F".
14. INDICATES P.U.E. AS SHOWN.
15. INDICATES WAIVER OF VEHICULAR ACCESS RIGHTS.



CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	150.00'	28°30'30"	74.63'	38.11'
C2	150.00'	35°03'27"	91.78'	47.38'
C3	27.00'	90°01'36"	42.42'	27.01'
C4	27.00'	65°27'23"	30.85'	17.35'
C5	168.00'	17°24'07"	51.03'	25.71'
C6	27.00'	70°47'26"	33.36'	19.18'
C7	150.00'	6°12'46"	16.26'	8.14'
C8	150.00'	11°10'34"	29.26'	14.68'
C9	27.00'	80°07'56"	37.76'	22.71'
C10	168.00'	18°58'37"	55.64'	28.08'
C11	150.00'	10°39'25"	27.90'	13.99'
C12	150.00'	13°51'36"	36.29'	18.23'
C13	27.00'	86°15'37"	40.65'	25.29'
C14	27.00'	3°45'59"	1.77'	0.89'
C15	27.00'	90°00'00"	42.41'	27.00'
C16	132.00'	23°52'53"	55.02'	27.91'
C17	27.00'	5°22'21"	2.53'	1.27'
C18	27.00'	87°13'54"	41.11'	25.73'
C19	27.00'	81°51'33"	38.58'	23.41'
C20	27.00'	90°00'00"	42.41'	27.00'
C21	27.00'	90°00'00"	42.41'	27.00'
C22	150.00'	8°47'38"	23.02'	11.53'
C23	150.00'	92°17'17"	241.61'	156.11'
C24	150.00'	12°59'48"	34.03'	17.09'
C25	150.00'	13°56'40"	36.51'	18.34'
C26	168.00'	14°51'18"	43.56'	21.90'
C27	168.00'	14°38'03"	42.91'	21.57'
C28	150.00'	9°52'04"	25.83'	12.95'
C29	193.00'	23°46'22"	80.08'	40.62'
C30	27.00'	45°04'11"	21.24'	11.20'
C31	132.00'	83°32'22"	192.46'	117.90'
C32	27.00'	35°03'45"	16.52'	8.53'

LINE	BEARING	DISTANCE
L1	N21°46'23"E (R)	18.90'
L2	N56°49'50"E	11.58'

