

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 29090-5**  
 BEING A SUBDIVISION OF LOT 6 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., AND A PORTION OF LOT "J" OF LA SIERRA  
 HEIGHTS TRACT NO 2, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 66 OF MAPS,  
 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
**ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS**  
**RIVERSIDE, CALIFORNIA DECEMBER, 2001**

**RECORDER'S STATEMENT**

FILED THIS 16<sup>TH</sup> DAY OF OCT.  
 2002 AT 8 A.M. IN BOOK 324 OF  
 MAPS AT PAGES 97-98 AT THE REQUEST  
 OF THE CITY CLERK.  
 FEE \$ 9.00  
 NUMBER 2002-571347

GARY L. ORSO  
 COUNTY ASSESSOR / CLERK-RECORDER  
 BY: Jambert  
 Deputy

SUBDIVISION GUARANTEE:  
 INVESTORS TITLE COMPANY

**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 "B" THROUGH "G", INCLUSIVE, AND LOT "BB" INDICATED AS "PRIVATE STREETS"; AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

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 "G", INCLUSIVE, AND LOT "BB".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC 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' PUE AND '5'x 13' PUE".

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 THAT CERTAIN "BLANKET P.U.E." DEDICATED ON TRACT 29058 LYING WITHIN TRACT 29090-5.

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 LOTS "A", "H" THROUGH "O", INCLUSIVE, AND LOT "AA".

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

WE HEREBY REQUEST THE ABANDONMENT OF THE NORTHWESTERLY 7 FEET OF SCHUYLER AVENUE FROM THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF LOT 5 OF TRACT 29058, PER M.B. 289/27-36, RECORDS OF RIVERSIDE COUNTY, CA. TO THE EASTERLY LINE OF LOT "F" OF TRACT 29090-3, PER M.B. 318/61-62, RECORDS OF RIVERSIDE COUNTY, CA.

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

BY: Paul E. Griffin, III  
 Paul E. Griffin, III, President

COMERICA BANK-CALIFORNIA, A CALIFORNIA BANKING CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED JUNE 23, 2002 AS INSTRUMENT NO. 2002-357595, O.R.

BY: Barry J. Cohen  
 Barry J. Cohen  
 FIRST VICE-PRESIDENT

BY: Anthony Lopilato  
 Anthony Lopilato  
 VICE PRESIDENT

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA ) S.S.  
 Los Angeles County )  
 ON August 6, 2002 BEFORE ME, PATRICIA SCRO  
 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 Patricia Scro MY PRINCIPAL PLACE OF BUSINESS  
 NOTARY PUBLIC IN AND FOR SAID STATE IS IN Los Angeles COUNTY  
Patricia Scro MY COMMISSION EXPIRES 8-4-05  
 (PRINTED NAME)

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA ) S.S.  
 County of Los Angeles )  
 ON August 12, 2002 BEFORE ME, KATHRINE J. BARTHA  
 PERSONALLY APPEARED Barry J. Cohen AND ANTHONY LOPI LATO

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 Kathrine J. Bartha MY PRINCIPAL PLACE OF BUSINESS  
 NOTARY PUBLIC IN AND FOR SAID STATE IS IN LOS ANGELES COUNTY  
KATHRINE J. BARTHA COM # 1303002 MY COMMISSION EXPIRES 04-30-05  
 (PRINTED NAME)

**CITY ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS 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 AND ANY APPROVED ALTERATIONS 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; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAVE BEEN FILED WITH THE PUBLIC WORKS 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 AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED Oct 2 2002 2002

THOMAS J. BOYD  
 RCE 36170 LIC. EXP. 6/30/04  
 CITY ENGINEER, EXPIRES 6/30/05

BY: Tom Boyd

**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.

THIS TRACT IS SUBJECT TO THE ASSESSMENTS OF THE CITY OF RIVERSIDE RIVERWALK ASSESSMENT DISTRICT.

DATED 8/26 2002

PAUL C. SUNDEEN  
 CITY TREASURER

BY: Mr. Hansen

**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. 29090-5.

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 29090-5.

LOTS "B" THROUGH "G" AND "BB" 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' PUE" AND "5'x 23' PUE PUE" ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION 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 5 OF TRACT 29058, PER M.B. 289/27-36, RECORDS OF RIVERSIDE COUNTY, CA. TO THE EASTERLY LINE OF LOT "F" OF TRACT 29090-3, PER M.B. 318/61-62, RECORDS OF RIVERSIDE COUNTY, CA.

THE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS ON, OVER AND ACROSS LOTS "A" AND "AA", AS SHOWN ON THE 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 15th DAY OF October, 2002.

COLLEEN J. NICOL  
 CITY CLERK OF THE CITY OF RIVERSIDE

BY: Kelly Palmer

**CITY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATED Oct 2 2002

MARK S. BROWN  
 L.S. 5655 LIC. EXP. 9/30/03  
 CITY SURVEYOR

BY: Mark S. Brown

**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)

**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 GHS RIVERWALK, LLC, ON SEPTEMBER 1, 1999. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THE MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED JULY 23 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 \$ 10,300

DATED Aug 26 2002

PAUL McDONNELL  
 COUNTY TAX COLLECTOR

BY: Service D'Amico  
 DEPUTY

**TAX BOND STATEMENT**

I HEREBY STATE 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 \_\_\_\_\_ 2002

CASH TAX BOND

GERALD A. MALONEY  
 CLERK OF THE BOARD OF SUPERVISORS

PAUL McDONNELL  
 COUNTY TAX COLLECTOR

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

BY: \_\_\_\_\_  
 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; 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 OCT 2 2002

THOMAS P. EVANS  
 PUBLIC UTILITIES DIRECTOR

BY: Deeter P. Wintzfeld

**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 6' EASEMENT FOR PUBLIC UTILITIES GRANTED TO SOUTHERN CALIFORNIA EDISON CO. RECORDED OCTOBER 10, 1958, AS INST. NO. 73238, O.R.

**UTILITY EASEMENTS**

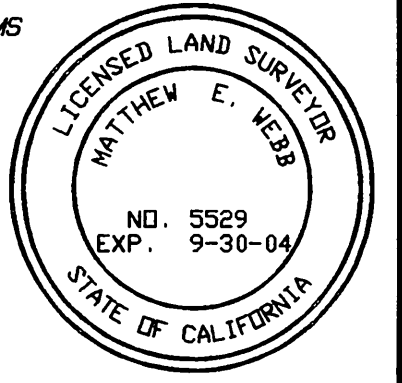
THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND THE FILING OF THE ANNEXED MAP.

1. AN EASEMENT FOR RIGHTS OF WAY AND WATER RIGHTS IN FAVOR OF LA SIERRA HEIGHTS WATER COMPANY RECORDED MAY 17, 1911 IN BOOK 327 PAGE 227 OF DEEDS.
2. AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES RECORDED SEPTEMBER 15 1995 AS INST. NO. 305176, O.R.

DATED OCT 2 2002

THOMAS P. EVANS  
 PUBLIC UTILITIES DIRECTOR

BY: Deeter P. Wintzfeld



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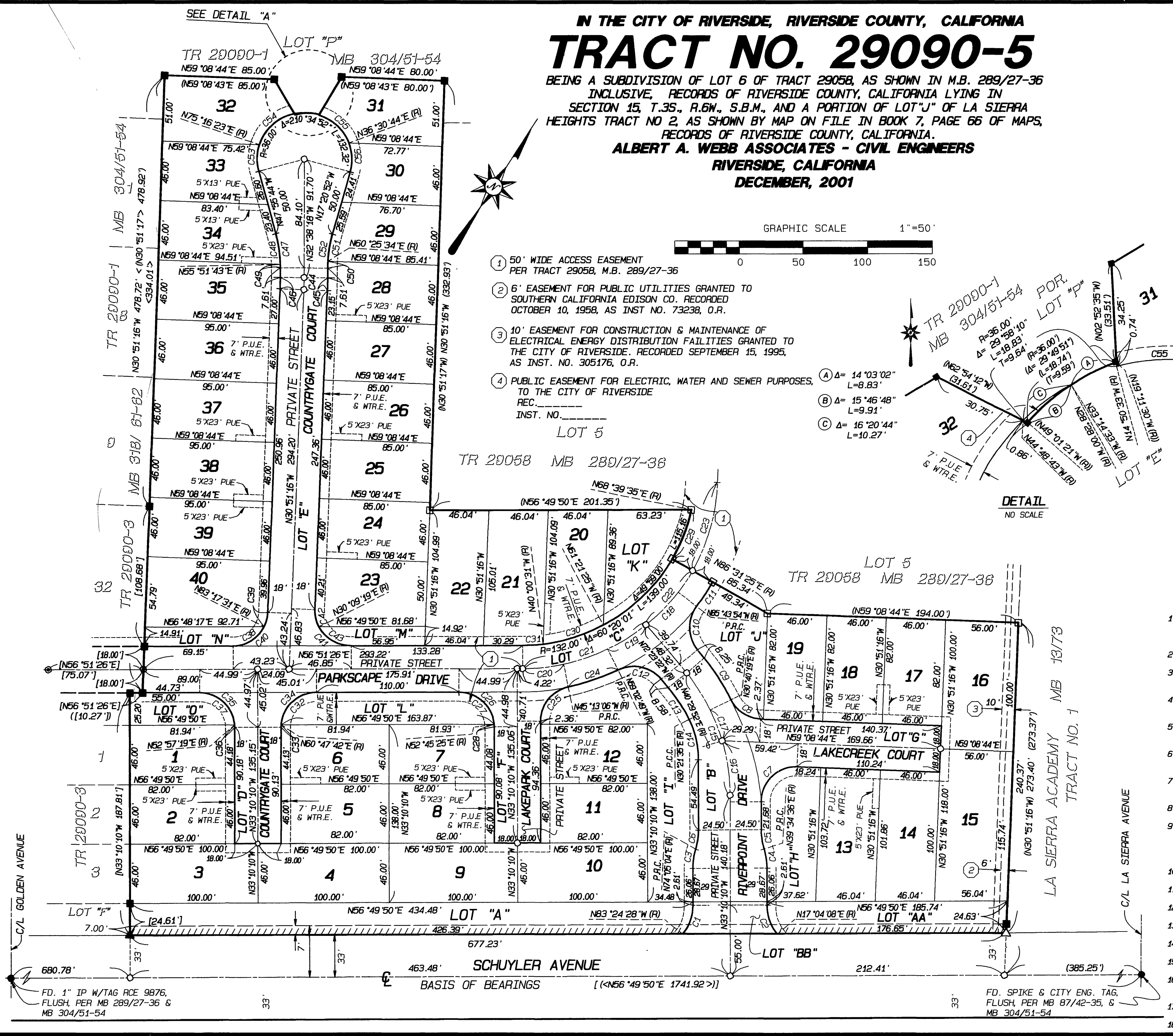
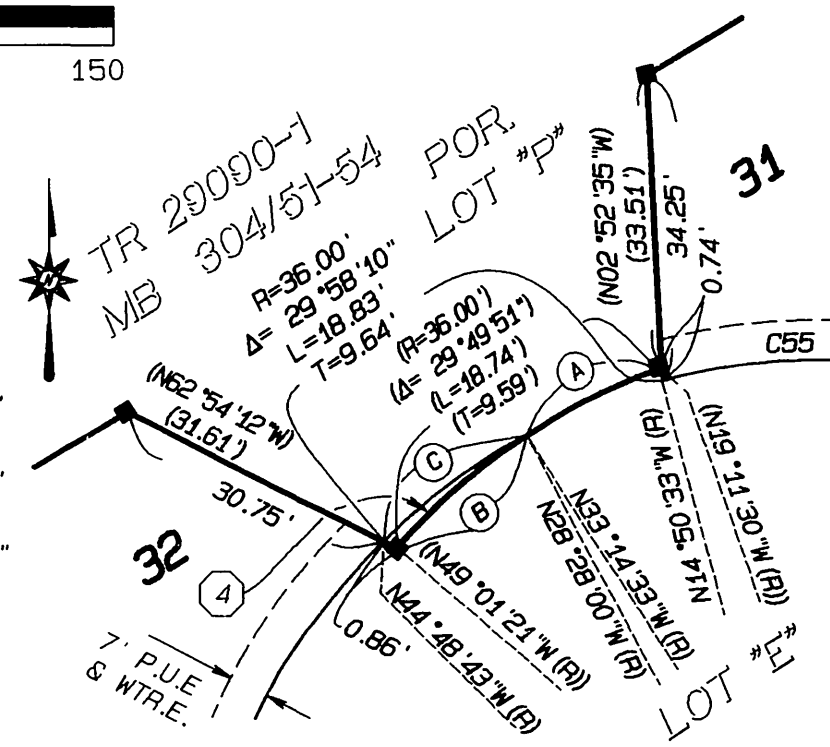
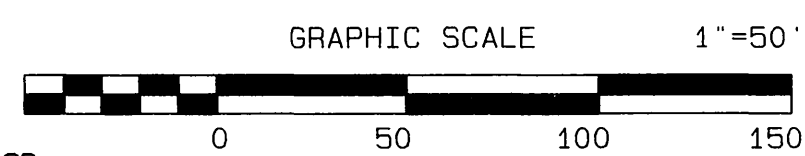
M.B. 324 / 97

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 29090-5**  
 BEING A SUBDIVISION OF LOT 6 OF TRACT 29058, AS SHOWN IN M.B. 289/27-36  
 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING IN  
 SECTION 15, T.35., R.6W., S.B.M., AND A PORTION OF LOT "J" OF LA SIERRA  
 HEIGHTS TRACT NO 2, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 66 OF MAPS,  
 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
**ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS**  
 RIVERSIDE, CALIFORNIA  
 DECEMBER, 2001

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	35.00'	39°45'42"	24.29'	12.66'
C2	35.00'	39°45'42"	24.29'	12.66'
C3	50.00'	17°45'14"	15.06'	7.59'
C4	50.00'	17°45'14"	15.06'	7.59'
C5	50.00'	17°45'14"	15.06'	7.59'
C6	50.00'	17°45'14"	15.06'	7.59'
C7	27.00'	92°18'54"	43.50'	28.11'
C8	27.00'	61°31'36"	28.99'	16.07'
C9	167.99'	13°10'29"	38.63'	19.40'
C10	27.00'	76°39'27"	36.12'	21.35'
C11	168.00'	7°44'41"	22.71'	11.37'
C12	27.00'	76°39'28"	36.12'	21.35'
C13	131.99'	12°45'01"	29.37'	14.75'
C14	70.00'	26°28'15"	32.34'	16.46'
C15	149.99'	39°13'22"	102.68'	53.44'
C16	149.98'	16°20'13"	42.76'	21.53'
C17	149.98'	9°49'33"	25.72'	12.89'
C18	150.00'	13°20'33"	34.93'	17.54'
C19	150.00'	13°20'33"	34.93'	17.54'
C20	150.00'	12°04'33"	31.61'	15.87'
C21	150.00'	39°14'48"	102.75'	53.48'
C22	150.00'	21°05'13"	55.21'	27.92'
C23	150.00'	27°22'41"	71.68'	36.54'
C24	168.00'	13°49'43"	40.55'	20.37'
C25	27.00'	77°57'01"	36.73'	21.84'
C26	27.00'	90°00'00"	42.41'	27.00'
C27	27.00'	86°55'35"	40.49'	25.15'
C28	27.00'	4°04'25"	1.92'	0.96'
C29	132.00'	17°51'51"	41.16'	20.75'
C30	132.00'	21°20'54"	49.18'	24.88'
C31	132.00'	6°51'57"	15.82'	7.92'
C32	27.00'	86°02'08"	40.54'	25.19'
C33	27.00'	3°57'52"	1.87'	0.93'
C34	27.00'	90°00'00"	42.41'	27.00'
C35	27.00'	90°00'00"	42.41'	27.00'
C36	27.00'	3°52'31"	1.83'	0.91'
C37	27.00'	86°07'29"	40.59'	25.23'
C38	27.00'	63°32'19"	29.94'	16.72'
C39	27.00'	24°08'47"	11.38'	5.78'
C40	27.00'	87°41'06"	41.32'	25.93'
C41	27.00'	92°18'54"	43.50'	28.11'
C42	27.00'	28°59'24"	13.66'	6.98'
C43	27.00'	63°19'29"	29.84'	16.65'
C44	300.00'	1°47'02"	9.34'	4.67'
C45	318.00'	1°47'02"	9.90'	4.95'
C46	282.00'	1°47'02"	8.78'	4.39'
C47	100.00'	15°17'26"	26.69'	13.42'
C48	100.00'	13°47'27"	24.07'	12.09'
C49	100.00'	1°29'59"	2.62'	1.31'
C50	100.00'	3°03'52"	5.35'	2.67'
C51	100.00'	12°13'34"	21.34'	10.71'
C52	100.00'	15°17'26"	26.69'	13.42'
C53	36.00'	33°42'07"	20.86'	10.73'
C54	36.00'	59°54'54"	37.65'	20.75'
C55	36.00'	51°21'17"	32.27'	17.31'
C56	36.00'	36°08'24"	22.71'	11.75'

- ① 50' WIDE ACCESS EASEMENT PER TRACT 29058, M.B. 289/27-36
- ② 6' EASEMENT FOR PUBLIC UTILITIES GRANTED TO SOUTHERN CALIFORNIA EDISON CO. RECORDED OCTOBER 10, 1958, AS INST NO. 73238, O.R.
- ③ 10' EASEMENT FOR CONSTRUCTION & MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES GRANTED TO THE CITY OF RIVERSIDE. RECORDED SEPTEMBER 15, 1995, AS INST. NO. 305176, O.R.
- ④ PUBLIC EASEMENT FOR ELECTRIC, WATER AND SEWER PURPOSES, TO THE CITY OF RIVERSIDE REC. INST. NO. \_\_\_\_\_

- (A) Δ = 14°03'02"  
L = 8.83'
- (B) Δ = 15°46'48"  
L = 9.91'
- (C) Δ = 16°20'44"  
L = 10.27'



**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 "R.C.E. 17550"; FLUSH PER TRACT 29058, M.B. 289/27-36.
4. ○ INDICATES SET SPIKE & TAG FLUSH, ON STREET CENTERLINES, STAMPED "LS 5529, UNLESS OTHERWISE NOTED.
5. ⊙ INDICATES FOUND SPIKE & TAG, FLUSH, STAMPED "LS 5529" PER TRACT 29090-3, M.B. 318/61-62.
6. ▲ INDICATES FOUND 1" IRON PIPE W/PLASTIC PLUG STAMPED "LS 5529"; FLUSH PER TRACT 29090-3, M.B. 318/61-62.
7. □ SET STEEL PIN AND TAG STAMPED, "L.S. 5529" IN TOP OF CURB, IN LIEU OF 1" WITH PLASTIC PLUG STAMPED RCE 17550 PER M.B. 289/27-36.
8. △ INDICATES SET 1" IRON PIPE W/PLASTIC PLUG STAMPED "LS 5529"; FLUSH.
9. 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.
10. SET STEEL PIN AND TAG LS 5529 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED
11. ( ) INDICATES RECORD AND MEASURED DATA PER TRACT 29058, M.B. 289/27-36.
12. < > INDICATES RECORD AND MEASURED DATA PER TRACT 29090-1, M.B. 304/51-54.
13. [ ] INDICATES RECORD AND MEASURED DATA PER TRACT 29090-3, M.B. 318/61-62.
14. THIS TRACT CONTAINS 6.29 ACRES.
15. P.U.E. & WTR. E. INDICATES PUBLIC UTILITY AND WATERLINE EASEMENT
16. BLANKET PUBLIC EASEMENTS FOR ELECTRIC, WATER, SEWER AND INGRESS AND EGRESS FOR EMERGENCY VEHICLES OVER LOTS "B" THROUGH "G" AND "BB".
17. [ ] INDICATES P.U.E. AS SHOWN.
18. / / / / / INDICATES MAINTENANCE OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.

M.B. 324 / 98

PREPARED BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ DATE: 8/19/2002

M.B. 324 / 98