

55 / 321 / 55  
COPY

M.B. 321 / 55

# TRACT NO. 29087-1

BEING A SUBDIVISION OF A PORTION OF LOTS 13 AND 14 OF TRACT NO. 29058 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 289, PAGES 27 THROUGH 30 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES  
DAVID EVANS AND ASSOCIATES, INC. ONTARIO, CA.  
MARCH 2001

## RECORDER'S STATEMENT

FILED THIS 11th DAY OF JULY,  
AT 8:00 A.M. IN BOOK 321 OF MAPS AT  
PAGES 55-59 AT THE REQUEST OF THE  
CITY CLERK.  
FEE: \$ 1500  
NO. 2002-380953  
GARY L. ORSO,  
COUNTY ASSESSOR - CLERK - RECORDER  
BY: Chau H. Nguyen  
DEPUTY  
SUBDIVISION GUARANTEE:  
INVESTORS TITLE COMPANY

## OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE LAND SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

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

WE HEREBY RESERVE FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT, THE EASEMENT DESIGNATED AS LOTS "E" THROUGH "J" AND LOT "V" FOR LANDSCAPE, TRAIL AND BLOCK WALL PURPOSES.

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

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES, WATERLINE FACILITIES, AND PUBLIC UTILITIES, THE EASEMENTS DESIGNATED AS "P.U.W.", "P.U.E./P.U.W.", AND THE EASEMENTS DESIGNATED AS LOTS "A" THROUGH "D" AND LOTS "K" THROUGH "U", INCLUSIVE.

WE HEREBY REQUEST THAT THE FOLLOWING EASEMENT, WHICH IS NOT SHOWN ON THE ANNEXED 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 RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO AND FROM RIVERWALK PARKWAY ON, OVER AND ACROSS LOT "E", LOT "J" AND LOT "V" ALONG RIVERWALK PARKWAY, AS SHOWN ON THE ANNEXED MAP.

WE HEREBY REQUEST THAT THE OFFERS OF DEDICATION FOR LOTS "A" AND "B" OF TRACT NO. 29058, M.B. 289 / 27-36, RIVERSIDE COUNTY RECORDS, BE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

GHG RIVERWALK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: GRIFFIN HOMEBUILDING GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
IT'S MANAGING MEMBER.

BY: GRIFFIN INDUSTRIES INC., A CALIFORNIA CORPORATION, IT'S MANAGING MEMBER.

BY: Paul E. Griffin, III  
PAUL E. GRIFFIN, III, PRESIDENT

INDYMAC BANK, F.S.B. ~~CONSTRUCTION LENDING CORPORATION OF AMERICA~~,  
BENEFICIARY, UNDER A DEED OF TRUST RECORDED June 10, 2002 AS INSTRUMENT  
NO. 314106, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY: Mary Lou Swinter BY: Lesar Okuma  
MARY LOU SWINTER, VICE PRESIDENT LESAR OKUMA, AVP

LA SIERRA UNIVERSITY, A CALIFORNIA NON-PROFIT RELIGIOUS CORPORATION, BENEFICIARY  
UNDER A DEED OF TRUST RECORDED March 12, 2002 AS INSTRUMENT NO. 147302,  
OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY: David A. Geriguis BY: Ella S. Simmons  
DAVID A. GERIGUIS, Vice President, Finance ELLA S. SIMMONS, Provost and  
Vice President for Academic Adm.

## TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 8800 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY 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 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 July 11, 2002 CASH TAX BOND

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY: David Anderson  
DEPUTY

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

## 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 29087 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON FEBRUARY 22, 2000 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND 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 HAS 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: JUNE 25, 2002

THOMAS J. BOYD  
R.C.E. 36170 LIC. EXP. 6/30/04  
CITY ENGINEER

BY: Ben Uy  
R.C.E. 33657  
EXP. 6/30/06

## 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.

DATE: 6/25/02

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

BY: Mark S. Brown

## 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.

PAUL S. SUNDEEN  
CITY TREASURER

DATE 6/21/02 BY: Wm Hansen  
DEPUTY

## CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF FIVE (5) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 29087-1.

THAT EASEMENTS FOR ELECTRIC, WATER AND SEWER PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "A" THROUGH "D" AND LOTS "K" THROUGH "U" INCLUSIVE, AS SHOWN ON THE ANNEXED MAP ARE HEREBY ACCEPTED FOR PUBLIC USE,

THAT EASEMENTS DESIGNATED AS "P.U.E./P.U.W.", AND "P.U.W.", AND THE EASEMENTS DESIGNATED AS LOTS "A" THROUGH "D" AND LOTS "K" THROUGH "U", INCLUSIVE, ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES AND WATER LINE FACILITIES.

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 29087 PER M.B. 289/27-35.

THAT VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO AND FROM RIVERWALK PARKWAY RELINQUISHED TO THE CITY OF RIVERSIDE ON, OVER AND ACROSS LOT "E", LOT "J" AND LOT "V", ALONG RIVERWALK PARKWAY, AS SHOWN ON THE ANNEXED MAP ARE HEREBY ACCEPTED AS RELINQUISHED.

THAT THE OFFERS OF DEDICATION FOR LOTS "A" AND "B" OF TRACT NO. 29058, M.B. 289 / 27-36, RIVERSIDE COUNTY RECORDS, ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

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 9th DAY OF July 2002.

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

BY: Kelly Palmer

## SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GHG RIVERWALK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ON MARCH 1, 2001. 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.



Clifford A. Simental DATE MAY 22, 2002  
CLIFFORD A. SIMENTAL  
L.S. NO. 5022  
LICENSE EXPIRATION DATE: 12/31/05

## 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 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 \$ 8,800

DATED June 17, 2002

PAUL McDONNELL  
COUNTY TAX COLLECTOR

BY: Bernice Arnold  
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.

DATE JUNE 25, 2002

THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR

BY: Deeter P. Witzfeld  
2377

## UTILITIES EASEMENTS

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

1. AN EASEMENT FOR WATER FACILITIES IN FAVOR OF LA SIERRA HEIGHTS WATER COMPANY, RECORDED MAY 17, 1911 IN BOOK 327, PAGE 227 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (SAID EASEMENT IS BLANKET IN NATURE).

DATE JUNE 25, 2002

THOMAS P. EVANS  
PUBLIC UTILITIES DIRECTOR

BY: Deeter P. Witzfeld  
2377

## SOIL REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED ON SEPTEMBER 24, 2001, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17943 BY GORIAN ASSOCIATES, INC.

M.B. 321 / 55

# TRACT NO. 29087-1

BEING A SUBDIVISION OF A PORTION OF LOTS 13 AND 14 OF TRACT NO. 29058 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 289, PAGES 27 THROUGH 36 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES  
DAVID EVANS AND ASSOCIATES, INC. ONTARIO, CA.  
MARCH 2001

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } SS.

ON June 11, 2002 BEFORE ME, SONJA F. Tsai,  
NOTARY Public  
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 THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE Sonja F. Tsai  
MY COMMISSION EXPIRES: 10-25-05  
NAME: SONJA F. TSAI

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } SS.

ON June 17, 2002 BEFORE ME, Eneyda P. Martinez, Notary Public  
PERSONALLY APPEARED Mary Lou Swintek and Lisar Okuma

~~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 THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE Eneyda P. Martinez  
MY COMMISSION EXPIRES: Feb. 12, 2005  
NAME: Eneyda P. Martinez

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }  
COUNTY OF Riverside } SS.

ON June 19, 2002 BEFORE ME, Carmen J. Cordero, Notary Public  
PERSONALLY APPEARED David A. Geriguis and Ella S. Simmons

~~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 THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE Carmen J. Cordero  
MY COMMISSION EXPIRES: Feb 5, 2005  
NAME: Carmen J. Cordero

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

COPY 51

M.B. 321 / 57

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

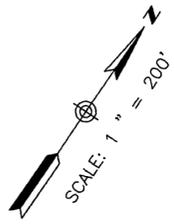
SHEET 3 OF 5 SHEETS

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### FOR CONDOMINIUM PURPOSES

DAVID EVANS AND ASSOCIATES, INC. ONTARIO, CA.  
MARCH 2001



## SURVEYOR'S NOTES

THE BEARING OF N 34°17'49"W FOR THE CENTER LINE OF GOLDEN AVENUE BETWEEN COLLETT AVENUE AND SCHUYLER AVENUE AS SHOWN ON TRACT NO. 29058 RECORDED IN BOOK 289, PAGES 27-36 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

- INDICATES SET SPIKE AND TAG FLUSH ON STREET CENTERLINES STAMPED L.S. 5022, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED L.S. 5529 FLUSH, PER CERTIFICATE OF CORRECTION FOR TRACT NO. 29058, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED R.C.E. 17550 FLUSH, PER PER TRACT NO. 29058, M.B. 289/27-36, UNLESS OTHERWISE NOTED.

ALL BEARINGS AND DISTANCES ARE RECORD AND MEASURED PER TRACT 29058, M.B. 289/27-36, UNLESS OTHERWISE NOTED.

(---) INDICATES RECORD AND MEASURED DATA PER LOT LINE ADJUSTMENT LL-007-012 RECORDED 10/18/2001 AS DOC. NO. 2001-507929, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.

P.U.W. INDICATES PUBLIC UTILITY WATER EASEMENT  
P.U.E./P.U.W. INDICATES PUBLIC UTILITY ELECTRICAL, AND PUBLIC UTILITY WATER, EASEMENT.

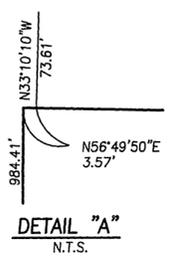
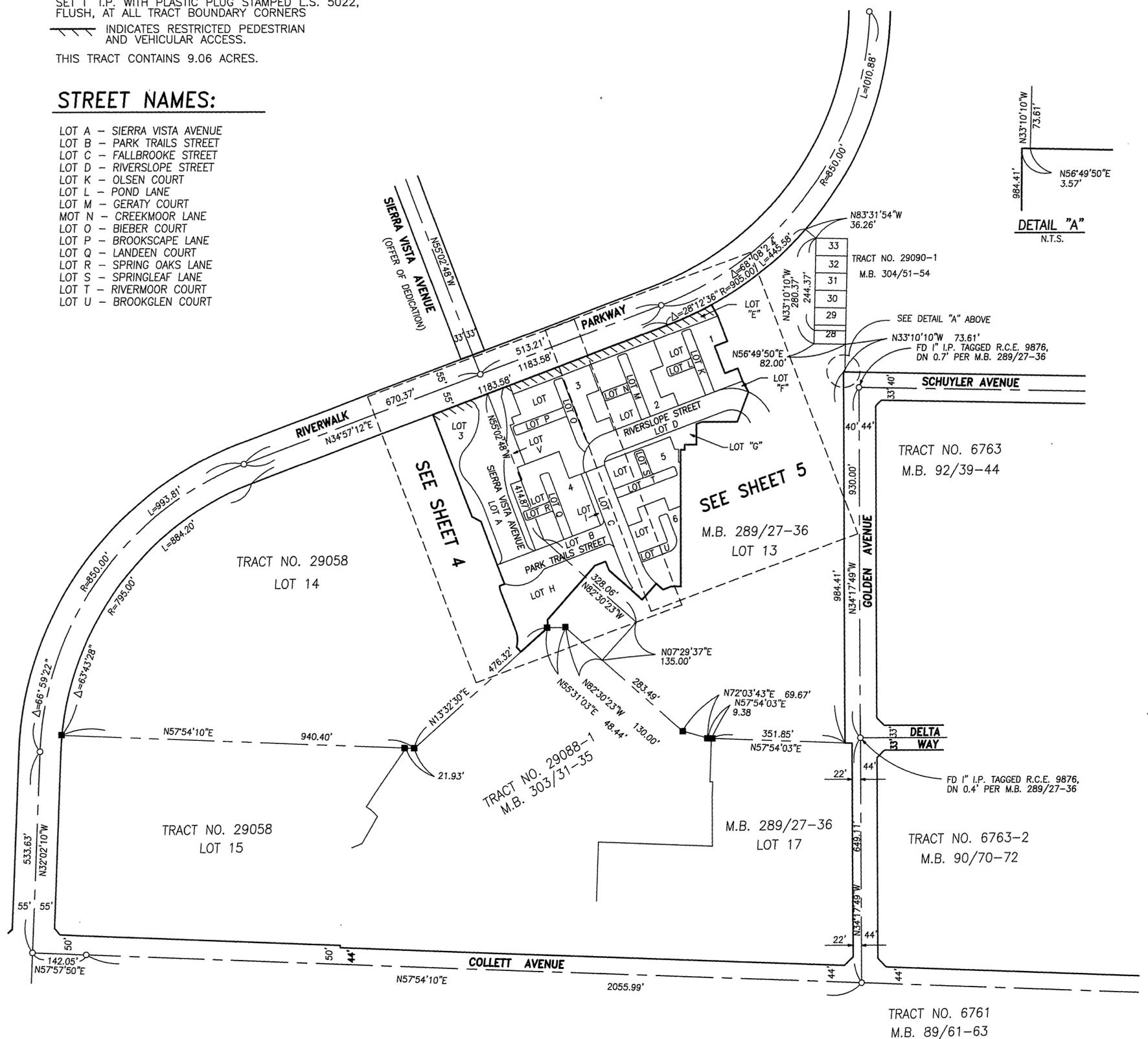
SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 5022, FLUSH, AT ALL TRACT BOUNDARY CORNERS

INDICATES RESTRICTED PEDESTRIAN AND VEHICULAR ACCESS.

THIS TRACT CONTAINS 9.06 ACRES.

## STREET NAMES:

- LOT A - SIERRA VISTA AVENUE
- LOT B - PARK TRAILS STREET
- LOT C - FALLBROOKE STREET
- LOT D - RIVERSLOPE STREET
- LOT K - OLSEN COURT
- LOT L - POND LANE
- LOT M - GERATY COURT
- MOT N - CREEKMOOR LANE
- LOT O - BIEBER COURT
- LOT P - BROOKSCAPE LANE
- LOT Q - LANDEEN COURT
- LOT R - SPRING OAKS LANE
- LOT S - SPRINGLEAF LANE
- LOT T - RIVERMOOR COURT
- LOT U - BROOKGLEN COURT



M.B. 321 / 57

COPY 35 121

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 4 OF 5 SHEETS

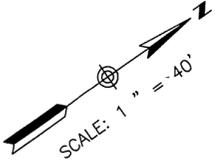
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## FOR CONDOMINIUM PURPOSES

DAVID EVANS AND ASSOCIATES, INC. ONTARIO, CA.

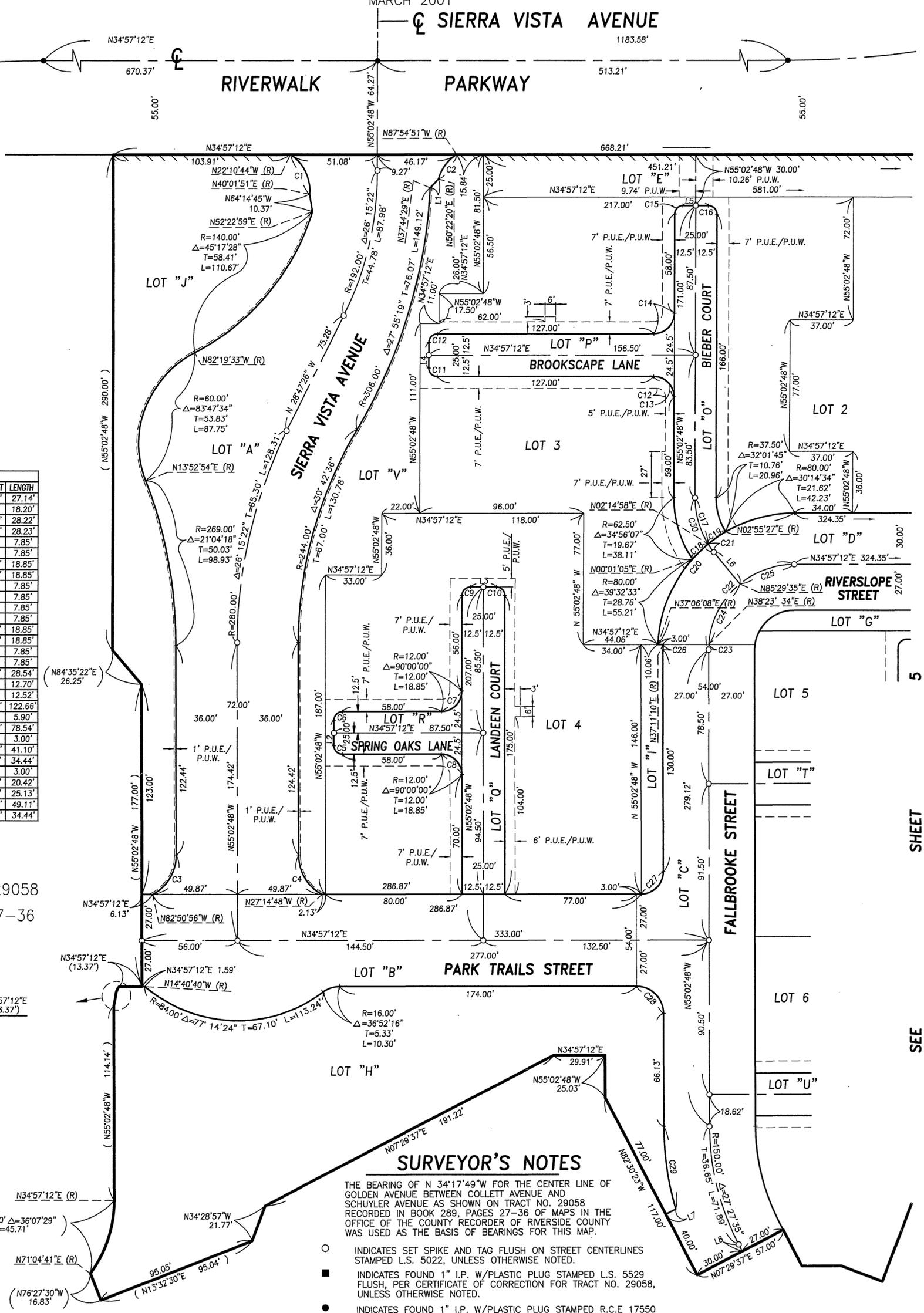
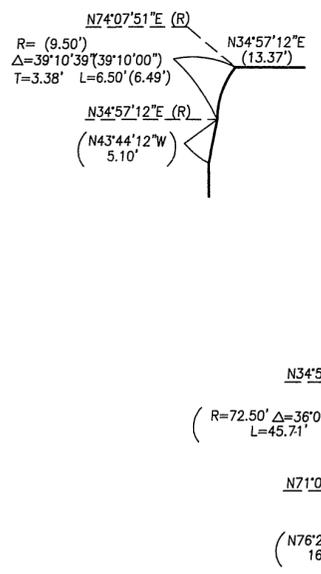
MARCH 2001



LINE	BEARING	DISTANCE
L1	N12°08'54"W	7.15'
L2	N55°02'48"W	15.00'
L3	N34°57'12"E	15.00'
L4	N55°02'48"W	15.00'
L5	N34°57'12"E	15.00'
L6	N85°29'33"E	24.12'
L7	N07°29'37"E	6.59'
L8	N82°30'23"W	4.53'

CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	25.00'	62°12'35"	15.08'	27.14'
C2	25.00'	41°42'49"	9.52'	18.20'
C3	26.00'	62°11'52"	15.68'	28.22'
C4	26.00'	62°12'00"	15.68'	28.23'
C5	5.00'	90°00'00"	5.00'	7.85'
C6	5.00'	90°00'00"	5.00'	7.85'
C7	12.00'	90°00'00"	12.00'	18.85'
C8	12.00'	90°00'00"	12.00'	18.85'
C9	5.00'	90°00'00"	5.00'	7.85'
C10	5.00'	90°00'00"	5.00'	7.85'
C11	5.00'	90°00'00"	5.00'	7.85'
C12	5.00'	90°00'00"	5.00'	7.85'
C13	12.00'	90°00'00"	12.00'	18.85'
C14	12.00'	90°00'00"	12.00'	18.85'
C15	5.00'	90°00'00"	5.00'	7.85'
C16	5.00'	90°00'00"	5.00'	7.85'
C17	50.00'	32°42'15"	14.67'	28.54'
C18	80.00'	9°05'48"	6.36'	12.70'
C19	80.00'	8°58'09"	6.27'	12.52'
C20	80.00'	8°51'04"	7.70'	12.66'
C21	50.00'	6°45'25"	2.95'	5.90'
C22	50.00'	90°00'00"	50.00'	78.54'
C23	50.00'	3°26'22"	1.50'	3.00'
C24	50.00'	47°06'01"	21.79'	41.10'
C25	50.00'	39°27'37"	17.93'	34.44'
C26	77.00'	2°13'58"	1.50'	3.00'
C27	13.00'	90°00'00"	13.00'	20.42'
C28	16.00'	90°00'00"	16.00'	25.13'
C29	177.00'	15°53'53"	24.72'	49.11'
C30	50.00'	39°27'40"	17.93'	34.44'

TRACT NO. 29058  
M.B. 289/27-36  
LOT 14



### SURVEYOR'S NOTES

- THE BEARING OF N 34°17'49" FOR THE CENTER LINE OF GOLDEN AVENUE BETWEEN COLLETT AVENUE AND SCHUYLER AVENUE AS SHOWN ON TRACT NO. 29058 RECORDED IN BOOK 289, PAGES 27-36 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
- INDICATES SET SPIKE AND TAG FLUSH ON STREET CENTERLINES STAMPED L.S. 5022, UNLESS OTHERWISE NOTED.
  - INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED L.S. 5529 FLUSH, PER CERTIFICATE OF CORRECTION FOR TRACT NO. 29058, UNLESS OTHERWISE NOTED.
  - INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED R.C.E. 17550 FLUSH, PER PER TRACT NO. 29058, M.B. 289/27-36, UNLESS OTHERWISE NOTED.
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- P.U.W. INDICATES PUBLIC UTILITY WATER EASEMENT  
P.U.E./P.U.W. INDICATES PUBLIC UTILITY ELECTRICAL, AND PUBLIC UTILITY WATER, EASEMENT.
- SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 5022, FLUSH, AT ALL TRACT BOUNDARY CORNERS
- INDICATES RESTRICTED PEDESTRIAN AND VEHICULAR ACCESS.

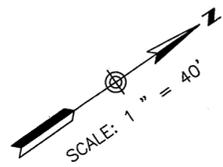
THIS TRACT CONTAINS 9.06 ACRES.

SHEET 5  
SEE

# TRACT NO. 29087-1

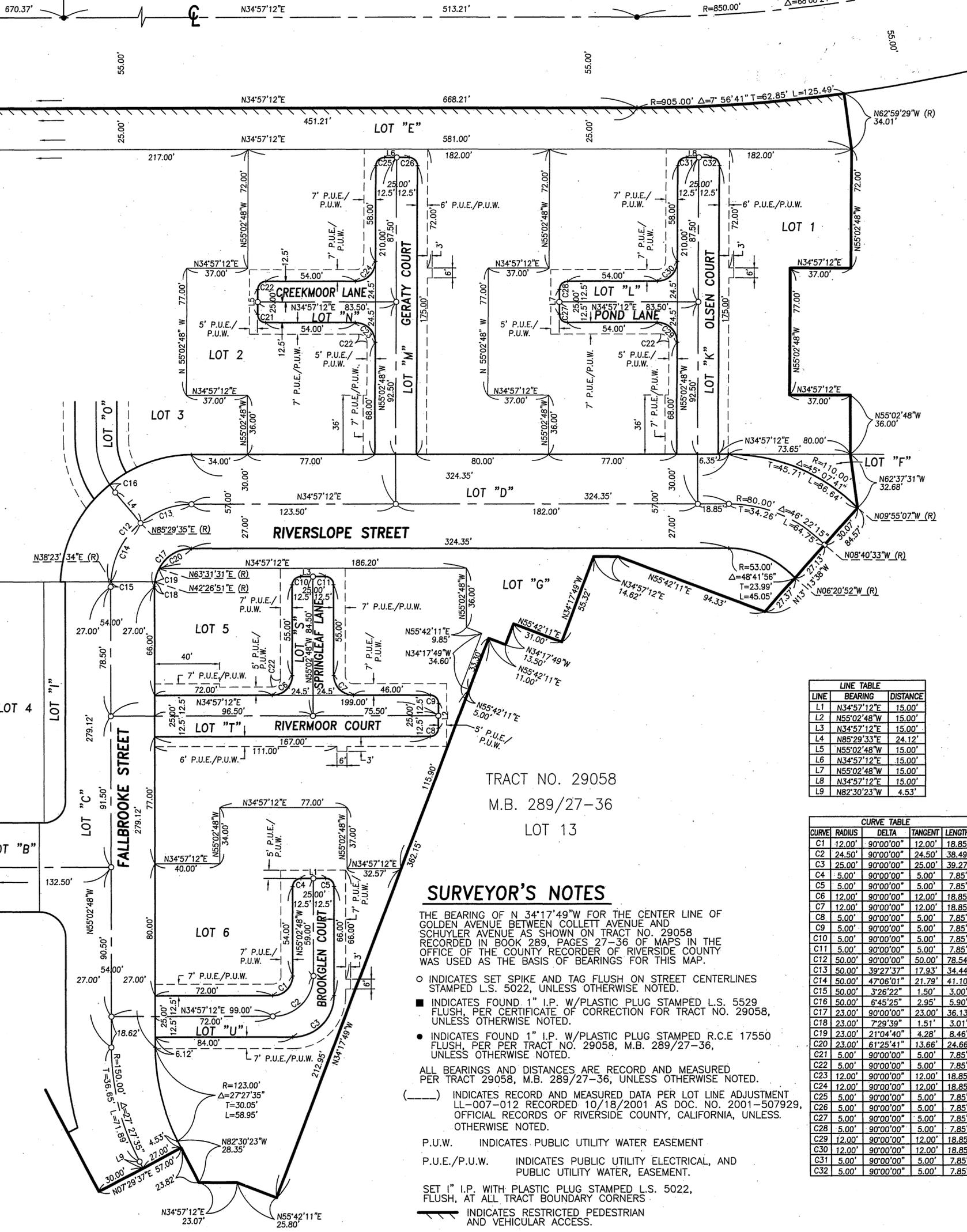
BEING A SUBDIVISION OF A PORTION OF LOTS 13 AND 14 OF TRACT NO. 29058 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 289, PAGES 27 THROUGH 36 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES  
DAVID EVANS AND ASSOCIATES, INC. ONTARIO, CA.  
MARCH 2001



SIERRA VISTA AVENUE

RIVERWALK PARKWAY



4 SHEET SEE

TRACT NO. 29058  
M.B. 289/27-36  
LOT 13

### SURVEYOR'S NOTES

THE BEARING OF N 34°17'49"W FOR THE CENTER LINE OF GOLDEN AVENUE BETWEEN COLLETT AVENUE AND SCHUYLER AVENUE AS SHOWN ON TRACT NO. 29058 RECORDED IN BOOK 289, PAGES 27-36 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

- INDICATES SET SPIKE AND TAG FLUSH ON STREET CENTERLINES STAMPED L.S. 5022, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED L.S. 5529 FLUSH, PER CERTIFICATE OF CORRECTION FOR TRACT NO. 29058, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. W/PLASTIC PLUG STAMPED R.C.E 17550 FLUSH, PER PER TRACT NO. 29058, M.B. 289/27-36, UNLESS OTHERWISE NOTED.

ALL BEARINGS AND DISTANCES ARE RECORD AND MEASURED PER TRACT 29058, M.B. 289/27-36, UNLESS OTHERWISE NOTED.

(---) INDICATES RECORD AND MEASURED DATA PER LOT LINE ADJUSTMENT LL-007-012 RECORDED 10/18/2001 AS DOC. NO. 2001-507929, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, UNLESS OTHERWISE NOTED.

P.U.W. INDICATES PUBLIC UTILITY WATER EASEMENT  
P.U.E./P.U.W. INDICATES PUBLIC UTILITY ELECTRICAL, AND PUBLIC UTILITY WATER, EASEMENT.

SET 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 5022, FLUSH, AT ALL TRACT BOUNDARY CORNERS.

--- INDICATES RESTRICTED PEDESTRIAN AND VEHICULAR ACCESS.

THIS TRACT CONTAINS 9.06 ACRES.

LINE	BEARING	DISTANCE
L1	N34°57'12"E	15.00'
L2	N55°02'48"W	15.00'
L3	N34°57'12"E	15.00'
L4	N85°29'33"E	24.12'
L5	N55°02'48"W	15.00'
L6	N34°57'12"E	15.00'
L7	N55°02'48"W	15.00'
L8	N34°57'12"E	15.00'
L9	N82°30'23"W	4.53'

CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	12.00'	90°00'00"	12.00'	18.85'
C2	24.50'	90°00'00"	24.50'	38.49'
C3	25.00'	90°00'00"	25.00'	39.27'
C4	5.00'	90°00'00"	5.00'	7.85'
C5	5.00'	90°00'00"	5.00'	7.85'
C6	12.00'	90°00'00"	12.00'	18.85'
C7	12.00'	90°00'00"	12.00'	18.85'
C8	5.00'	90°00'00"	5.00'	7.85'
C9	5.00'	90°00'00"	5.00'	7.85'
C10	5.00'	90°00'00"	5.00'	7.85'
C11	5.00'	90°00'00"	5.00'	7.85'
C12	50.00'	90°00'00"	50.00'	78.54'
C13	50.00'	39°27'37"	17.93'	34.44'
C14	50.00'	47°06'01"	21.79'	41.10'
C15	50.00'	3°26'22"	1.50'	3.00'
C16	50.00'	6°45'25"	2.95'	5.90'
C17	23.00'	90°00'00"	23.00'	36.13'
C18	23.00'	7°29'39"	1.51'	3.01'
C19	23.00'	21°04'40"	4.28'	8.46'
C20	23.00'	61°25'41"	13.66'	24.66'
C21	5.00'	90°00'00"	5.00'	7.85'
C22	5.00'	90°00'00"	5.00'	7.85'
C23	12.00'	90°00'00"	12.00'	18.85'
C24	12.00'	90°00'00"	12.00'	18.85'
C25	5.00'	90°00'00"	5.00'	7.85'
C26	5.00'	90°00'00"	5.00'	7.85'
C27	5.00'	90°00'00"	5.00'	7.85'
C28	5.00'	90°00'00"	5.00'	7.85'
C29	12.00'	90°00'00"	12.00'	18.85'
C30	12.00'	90°00'00"	12.00'	18.85'
C31	5.00'	90°00'00"	5.00'	7.85'
C32	5.00'	90°00'00"	5.00'	7.85'