FILED THIS 23 RD DAY OF AUGUST ,2004 AT 8.00 M. IN BOOK 117 OF RECORDS OF SURVEY, AT PAGE 91-92, AT THE REQUEST OF THE COUNTY SURVEYOR.

GARY L. ORSO, COUNTY ASSESSOR - CLERK-RECORDER

SHEET 1 OF 2 SHEETS

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

# RECORD OF SURVEY

BEING A PORTION OF LOTS 5, 6, 10, 11 AND 12 OF LANDS OF EAST RIVERSIDE LAND COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

**SOUTHLAND ENGINEERING** 

RIVERSIDE, CALIFORNIA

FD. CONC. NAIL PER RIV. CO. TB 54/31 & RS 66/29, DESTROYED DURING CONSTRUCTION, SET 1" I.P., FD. CONC. NAIL PER RIV. CO. FLUSH, TAGGED LS 5306 FD. CONC. NAIL PER RIV. CO. TB 54/31, DESTROYED DURING SEE DETAIL "A" TAGGED LS 5306 ON SHEET 2 CONSTRUCTION, SET 1" I.P., FLUSH C/L PALMYRITA AVENUE TAGGED LS 5306 N89'56'09"E 2647.26' (1643.44' PER RS 67/48) 1643.46 1003.80 296.16 (645.00')(645.00') 36.13' N41\*41'28"W :41.62' N54°42'23"E SEE DETAIL "B' ON SHEET 2 QUITCLAIM DEED DOC. # 2000-002007 RECORDED 1/04/00

**MAY 2003** 

CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT, AT THE REQUEST OF RIVERSIDE COMMERCIAL INVESTORS, THE MAGNON COMPANIES & T.M. COBB IN JANUARY 2001. 5306 EXP. 12-31-05 ALLEN W. MARTIN, L\$ 5306 EXPIRATION DATE: 12 31/05

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN

### **COUNTY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND 

MARK S. BERNAS, COUNTY SURVEYOR

RECORDER'S STATEMENT

SURVEYOR'S STATEMENT

NO.2004-0663956

FEE # 900

Michael C. Parks - Deputy LS 4568 EXPIRATION DATE: 9/30/05



#### **SURVEYOR'S NOTES**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF NORTHGATE STREET, BEING NO0°05'00"W, PER R.S. 66/29, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES SET 1" I.P. FLUSH WITH PLASTIC PLUG STAMPED LS 5306, UNLESS OTHERWISE NOTED.
- INDICATES FD. 3/4" I.P., W/RIV. CITY ENGINEER'S TAG, DN. 0.6", PER WORK BOOK ENTITLED "GAGE CANAL" ON FILE IN THE CITY OF RIVERSIDE PUBLIC WORKS DEPT., UNLESS OTHERWISE NOTED.
- INDICATES FD. MONUMENT AS NOTED. 3. ■
- INDICATES RECORD OR CALCULATED DATA PER MB 6/44 4. ( ) S.B. CO., UNLESS OTHERWISE NOTED.
- INDICATES RECORD AND MEASURED DATA PER LOT LINE 5. (( )) ADJUSTMENT NO. 020-978, REC. 7/10/98 AS INSTRUMENT #284231, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES RECORD AND MEASURED DATA PER LOT LINE ADJUSTMENT NO. 040-989, REC. 10/10/2000 AS INSTRUMENT #398256, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES RECORD AND MEASURED DATA PER LOT LINE ADJUSTMENT NO. 020-012, REC. 07/25/2002 AS INSTRUMENT #2002-407531, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES RECORD AND MEASURED DATA PER INST. #121340. RECORDED 02/21/03.
- INDICATES RECORD AND MEASURED DATA.
- 10. S.F.N. SEARCHED FOUND NOTHING.

TB 54/31, DESTROYED DURING CONSTRUCTION, SET 1" I.P., FLUSH <u>50'</u> AVE.) (CALIFORNIA LLA NO. 020-978 EAST RIVERSIDE LAND REC. 7/10/98 M.B. 6/44 S.B. CO. INST. #284231 COLD LOT STREET LINE N89°56'56"E 2580.86 (645.00') (645.00') 645.21' (645.00')GAN 321.87 645.22 [[512.05']] [455.04] COLD LOT LINE / LOT 258.8 NORTHGATE GRANT DEED ((N89\*56'56"E 645.20')) DOC. # 2002-722341 RECORDED 12/04/02 GAGE -NEW LOT LINE PAR. "B" - 17.00' N89\*56'56"E ON SHEET 2 PAR. "A' 629. LLA NO. 020-012 REC. JULY 25, 2002 INST. # 2002-407531 36.13' N41°35'26"E-(645.00')[291.47] [511.65']] 645.12 645.12' (645.00') N89\*57'43"E 2646.46' 1008.56 (N89°52'00"W 2646.94' PER RS 11/56) (1637.98' PER FD. 3/4" I.P., DN. 0.83" RS 67/45) C/L COLUMBIA AVENUE TAGGED LS 3018 PER PM 11/56, DESTROYED ~ FD. CONC. NAIL PER CITY OF DURING CONSTRUCTION SEE DETAIL RIV. TIES IN LIEU OF 11/4" I.P. SET 1" I.P., FLUSH ON SHEET 2 WITH LS 3018 TAG PER RS 67/45 & RS 66/29 TAGGED LS 5306 ACCEPTED AS CENTERLINE INTERSECTION OF ⟨ 1 > GRANT DEED COLUMBIA AVENUE & NORTHGATE STREET DOC. # 2004-0392628 RECORDED 5/25/04 NOTE:

THE PROPERTIES SHOWN HEREON ARE IN ACCORDANCE WITH LOT LINE ADJUSTMENT NO. 040-989, RECORDED 10/10/2000 AS INST. #398256, LOT LINE ADJUSTMENT NO. 020-978, RECORDED 7/10/98 AS INST. #284231 AND LOT LINE ADJUSTMENT NO. 020-012, RECORDED 7/25/2002 AS INST. #2002-407531 APPROVED BY THE CITY OF RIVERSIDE PLANNING DEPARTMENT.

R/W DEDICATION PER INSTRUMENT NO. 54553, RECORDED

R/W DEDICATION PER INSTRUMENT NO. 278652. RECORDED JULY 7, 1998.

R/W DEDICATION PER INSTRUMENT NO. 2002-121340, RECORDED 2/21/2003.

MARCH 27, 1981. R/W DEDICATION PER INSTRUMENT NO. 2000-360122, RECORDED SEPTEMBER 9, 2000.

R/W DEDICATION PER INSTRUMENT NO. 360121, RECORDED RECORDED SEPTEMBER 13, 2000.

SCALE: 1" = 200'

200

R/W DEDICATION PER INSTRUMENT NO. 278653, RECORDED JULY 7, 1998.

R=T=  $\triangle =$ L=14\*24'34" 325.00' 41.08' 81.74 300.00 07°23'11 38.67 [[R&M]] 19.36 05°21'52 350.00' 32.77 16.40' [R&M] 08°08'25' 160.37' 82.57 164.86 08'08'25' 135.37 80.79 161.31' [[R&M]]08°08'25" 185.37 84.35' 168.41 [R&M]

CURVE DATA

RIV. CO. 02-018

S

1

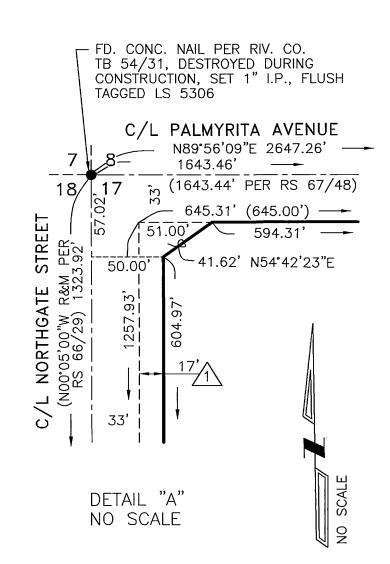
# RECORD OF SURVEY

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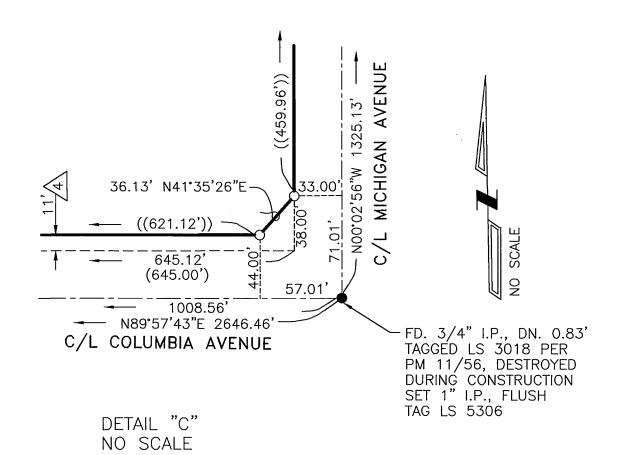
**SOUTHLAND ENGINEERING** 

RIVERSIDE, CALIFORNIA

**MAY 2003** 



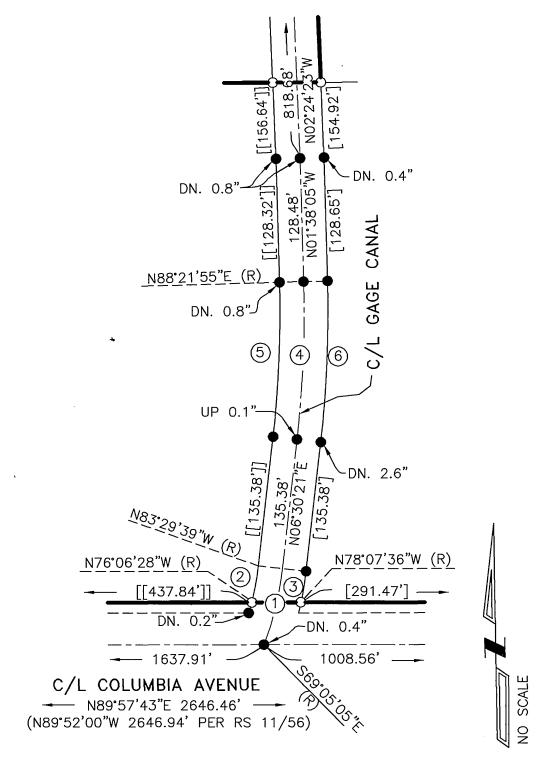
9



## FD. CONC. NAIL PER RIV. CO. TB 54/31, DESTROYED DURING CONSTRUCTION, SET 1" I.P., FLUSH C/L PALMYRITA AVENUE TAGGED LS 5306 N89°56'09"E 2647.26' 1003.80 (645.00') 645.31' **(**(621.30')) 36.13' N41'41'28"W DETAIL "B" NO SCALE

### **NOTE:**

SEE SHEET 1 FOR SURVEYOR'S NOTES AND CURVE DATA



DETAIL "D" NO SCALE

RIV. CO. 02-018