DETAIL OF ℄ TIES
NOT TO SCALE

WELLS SCHOOL SITE

LA GRANADA M.B. 12/42-51

NORTH

℄ Wells Ave as reestablished by Riv. Co.

Rd. R&R Sok. punched Riv. Co.

N.84°16'E 338.96'

Rd. R&R. Sok. punched Riv. Co.

0.52

0.74'

N.84°18'E.

0.04' E.C.

Rd. 1"I.P. L.S. 2788

Rd. 1"I.P. L.S. 2788

(S.75°00'E. M.B. 36/12)
S.74°56'30"E.
CREST AVE.

Rd. 3/4" I.P. L.S. 2788

T=333.58 L=662.51'

R=700' Δ=50°51'10"

N.24°41'10"W.

0.24'

Rd. 3/4" I.P. L.S. 2788

℄ Wells Ave as shown on SIERRA DOWNS TRACT No. 1, M.B. 31/68,69
Bearings are based on this line

Most Wly. cor. of Parcel conveyed to Alvord Unified School District, by Instr. No. 74905 Dated 8/25/60, Riv. Co.

S.49°43'45"W. 96.52'

Total Curve Data
℄ R=700.00
Δ=72°20'
T=511.70'
L=883.72'

WELLS AVE.

40' 40'

T=709.48'

L=582.79' TO E.C.
T=148.23' L=477.10' TO E.C.

Δ=39°02'42"

R=660.00' Δ=35°33'40" L=409.63' TO E.C.

BLOCK 3 LOT 2

N.41°17'40"W.

5' M.in.

N.55°16'52"W.

195.38'

Exist. Water Main

R=20.00' Δ=103°59'12" T=25.55' L=36.30'

R=530.00' Δ=02°24'12" T=11.11' L=22.23'

Proposed Service Road

R=700.00' Δ=1°40'20" T=10.22' L=20.43'

R=700.00' Δ=20°33'35" T=126.96' L=251.18'

Δ=18°53'15" T=116.43' L=230.75'

CREST AVE.

30'

S.44°45'37"E.

R=602.07' Δ=9°47'23" T=51.56' L=102.87'

S.54°33'E. 100.33'

62.25'

40.00'

22.25'

N.44°47'11"W.

PARCEL 1
0.12 Acres

L=263.61'

≈194.98'

L=253.18'

Total Curve Data
℄ R=500.00'
Δ=39°49'37"
T=180.31'
L=346.10'

Δ=30°12'53"

Δ=30°56'13"

R=500.00'

N.51°12'11"W.

R=470.00'

LOT 9

LOT 10

BLOCK 32

LOT 11

N.55°16'41"W.

N.58°49'46"W.

R=660.00' Δ=3°33'40" L=40.91'

N.49°43'45"E. 15.00'

S.49°43'45"W.

N.40°16'15"W. 316.71'

121.03'

N.40°16'15"W.

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 12

BLOCK 13

SIERRA DOWNS NO 4
M.B. 35/11-12

SIERRA DOWNS UNIT NO 8
M.B. 35/162
223

178

179

177

Most Sly. Cor. Lot 179

R=600.00' Δ=11°35'47" T=98.86' L=184.27'

(M.B. 35/12 N.19°30'E.)
N.19°34'E. 1.72'

R=650.00' Δ=12°20'49" T=70.01' L=129.46'

107.34' (107.59 M.B. 35/12)

PARCEL 2
0.03 Ac. ±

N.56°21'10"W.

0.24'

Rd. 3/4" I.P. L.S. 2788

R=20.00' Δ=54°33'20" T=10.31' L=19.04'

N.52°07'32"W.

R=25.00' Δ=68°59'23" T=17.18' L=30.10'

S.53°55'53"E.

R=740.00' Δ=27°42'02" T=182.94' L=285.69'

R=500.00' Δ=5°20'35" T=23.32' L=46.64'

R=500.00' Δ=3°56'13" T=17.23' L=34.34'

R=740.00' Δ=5°39'50" T=36.59' L=73.19'

R=660.00' Δ=3°33'40" T=20.52' L=41.03'

R=740.00' Δ=1°07'28" T=9.40' L=18.79'

R=20.00' Δ=61°27'48" T=11.89' L=21.45'

N.61°05'10"W.

N.62°32'28"W.

(Rec. N.62°34'01"W. M.B. 36/12)

74.33'

(74.56' Rec. M.B. 36/12)

PARCEL 3
0.02 Ac.

R=20.00' Δ=115°12'22" T=31.52' L=40.21'

R=25.00' Δ=102°24'02" T=31.09' L=44.68'

N.11°02'25"E. 1.56'

R=630.00' Δ=7°12'35" T=40.33' L=80.54'

N.74°56'30"W. 349.90'
(N.75°00'W. M.B. 36/12 349.66')

148.62'

CREST AVE.

Fd. 3/4" I.P. L.S. 2788

HEDRICK

SIERRA DOWNS UNIT NO 8
M.B. 35/162
223

FOR: ALVORD UNIFIED SCHOOL DISTRICT

PLAT

OF A POR. OF LOTS 9 & 10 IN BLK. 32, A POR. OF LOT 13 IN BLK. 14, AND A POR OF LOT UU OF LA GRANADA, AS SHOWN BY MAP ON FILE IN BOOK 12 OF MAPS, AT PAGE 42-51 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

DECEMBER 1960 SCALE 1"=40'
Revised MARCH 1961
Revised APRIL 1961 J. F. DAVIDSON, C.E.

1718

FB 737

2469-A