

176/90
P.M.B. 176/90

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA PARCEL MAP NO. 27447

SURVEYOR'S NOTES

BASIS OF BEARING BEING THE CENTERLINE OF TYLER STREET TAKEN AS N 33°40'48" W AS SHOWN ON MAP 2-F-5, ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR

- - INDICATES FOUND MONUMENT AS NOTED
- - INDICATES SET 1 1/4" IRON PIPE WITH RIVERSIDE COUNTY SURVEYOR PLASTIC PLUG, FLUSH, UNLESS OTHERWISE NOTED.
- () - INDICATES RECORD AND MEASURED DATA PER RIVERSIDE COUNTY SURVEYOR MAP 2-F-5 ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, UNLESS OTHERWISE NOTED.
- [] - INDICATES RECORD AND MEASURED DATA PER INSTRUMENT No. 94315 RECORDED MAY 3, 1985 OFFICIAL RECORDS.
- <> - INDICATES RECORD AND MEASURED DATA PER INSTRUMENT No. 94316 RECORDED MAY 3, 1985 OFFICIAL RECORDS
F.B. 2160 & F.B. 1039 INDICATES COUNTY OF RIVERSIDE FIELD BOOKS
TOTAL GROSS ACREAGE = 2.20 ACRES

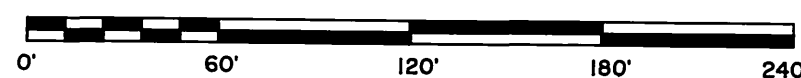
SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND / OR OTHER INTERESTS HAVE BEEN OMITTED.

- ▲ EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR INSTALLATION AND MAINTENANCE OF AN OPEN STORM DRAIN PER INSTRUMENT No. 185858 RECORDED AUGUST 31, 1979, OFFICIAL RECORDS.
- ▲ EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR PUBLIC STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES PER INSTRUMENT No. 94315 RECORDED MAY 3, 1985, OFFICIAL RECORDS.
- ▲ 5' EASEMENT FOR SANITARY SEWER FACILITIES AND A 25' EASEMENT FOR GAS LINES AS RESERVED BY THE CITY OF RIVERSIDE RESOLUTION NO. 15209 RECORDED MAY 3, 1985, AS INSTRUMENT NO. 94314, OFFICIAL RECORDS.

RIVERSIDE COUNTY SURVEYOR

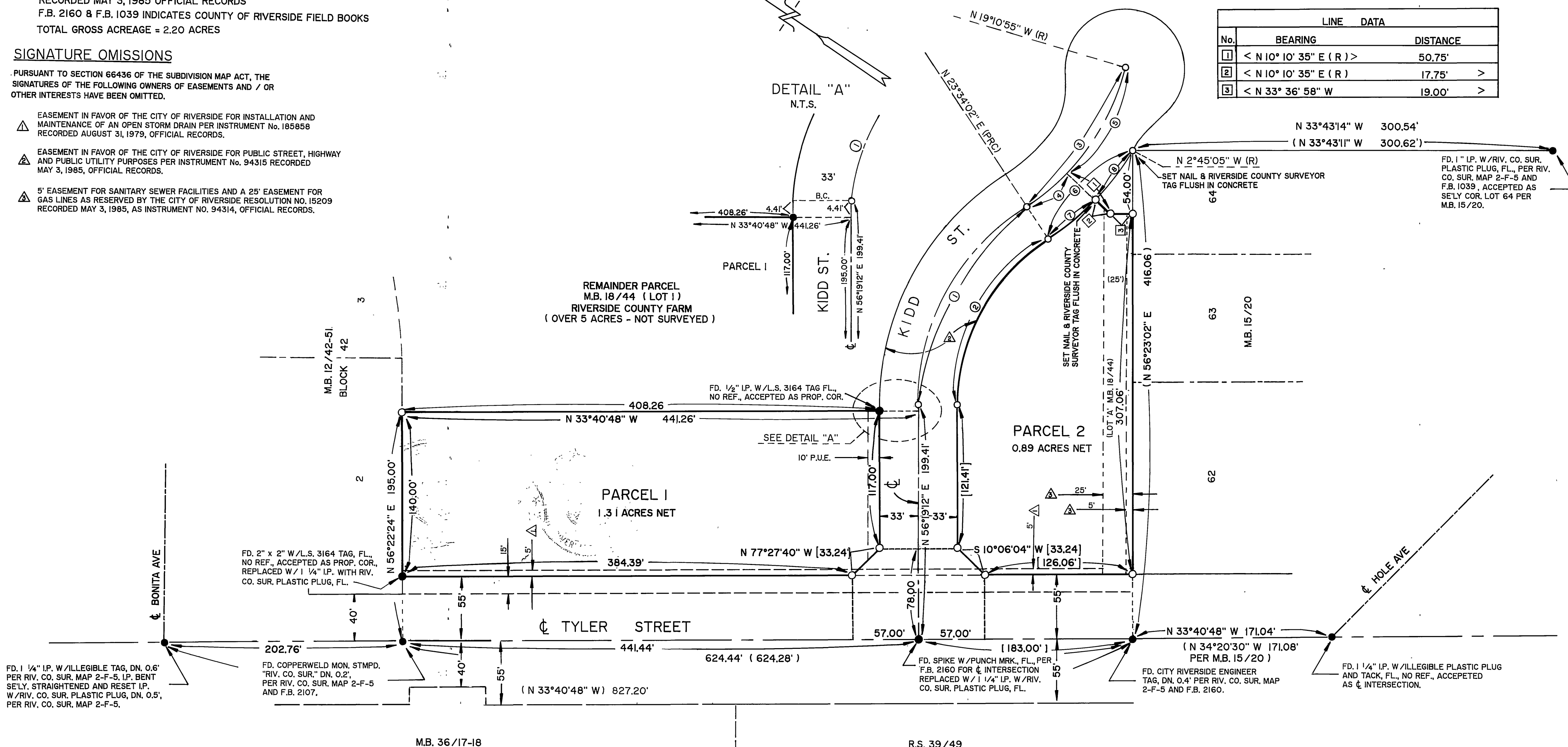
APRIL, 1992



SCALE: 1" = 60'

CURVE DATA				
No.	Δ	R	L	T
①	57° 14' 50"	200.00'	199.83'	109.15'
②	57° 14' 50"	167.00'	166.86'	91.14'
③	42° 44' 57"	200.00'	149.22'	78.28'
④	13° 23' 27"	200.00'	46.74'	23.48'
⑤	29° 21' 30"	200.00'	102.48'	52.39'
⑥	26° 19' 07"	233.00'	107.03'	54.48'
⑦	13° 23' 27"	233.00'	54.46'	27.35'
⑧	12° 55' 41"	233.00'	52.57'	26.40'

LINE DATA		
No.	BEARING	DISTANCE
1	< N 10° 10' 35" E (R) >	50.75'
2	< N 10° 10' 35" E (R) >	17.75'
3	< N 33° 36' 58" W >	19.00'



FD. 1 1/4" I.P. W/ILLEGIBLE TAG, DN. 0.5' PER RIV. CO. SUR. MAP 2-F-5, I.P. BENT SELV. STRAIGHTENED AND RESET I.P. W/RIV. CO. SUR. PLASTIC PLUG, DN. 0.5' PER RIV. CO. SUR. MAP 2-F-5.

FD. COPPERWELD MON. STMPD. "RIV. CO. SUR." DN. 0.2' PER RIV. CO. SUR. MAP 2-F-5 AND F.B. 2107.

(N 33°40'48" W) 827.20'

FD. SPIKE W/PUNCH MRK., FL., PER F.B. 2160 FOR ∩ INTERSECTION REPLACED W/ 1 1/4" I.P. W/RIV. CO. SUR. PLASTIC PLUG, FL.

FD. CITY RIVERSIDE ENGINEER TAG, DN. 0.4' PER RIV. CO. SUR. MAP 2-F-5 AND F.B. 2160.

FD. 1 1/4" I.P. W/ILLEGIBLE PLASTIC PLUG AND TACK, FL., NO REF., ACCEPTED AS ∩ INTERSECTION.

M.B. 36/17-18

R.S. 39/49

P.M.B. 176/90