

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
RECORD OF SURVEY

BEING A SURVEY OF LOT 10 IN BLOCK 18 OF THE LANDS OF J.F. MOULTON AND H.B. PRAED. AS SHOWN BY MAP FILED IN BOOK 3, PAGES 13 AND 14 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO LYING IN THE RANCHO EL SOBRIANTE DE SAN JACINTO.

ADKAN ENGINEERS
RIVERSIDE, CA.

MARCH, 1992

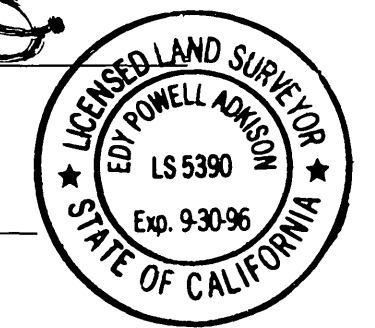
RECORDER'S STATEMENT

Filed this 23rd day of SEPT, 1992 at 8:00 A.M. in book 12 of Records of Survey, at page 63, at the request of the County Surveyor No. 352071 Fee \$6.00 William E. Conery, County Recorder By: Santa Ragon, Deputy

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Land Surveyors' Act, at the request of Boyd Jensen in January, 1992.

Ed Adkison
Ed Adkison,
L.S. 5390
Expiration Date: 9-30-96

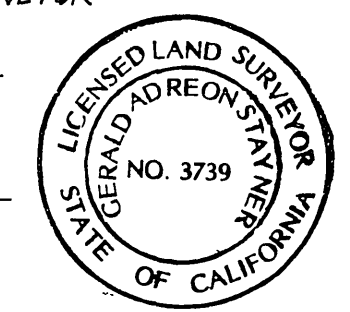


COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Land Surveyors' Act this 18th day of SEPT, 1992.

GERALD A. STAYNER, COUNTY SURVEYOR

Gerald A. Stayner
L.S. 3739
Expiration Date: 6-30-96

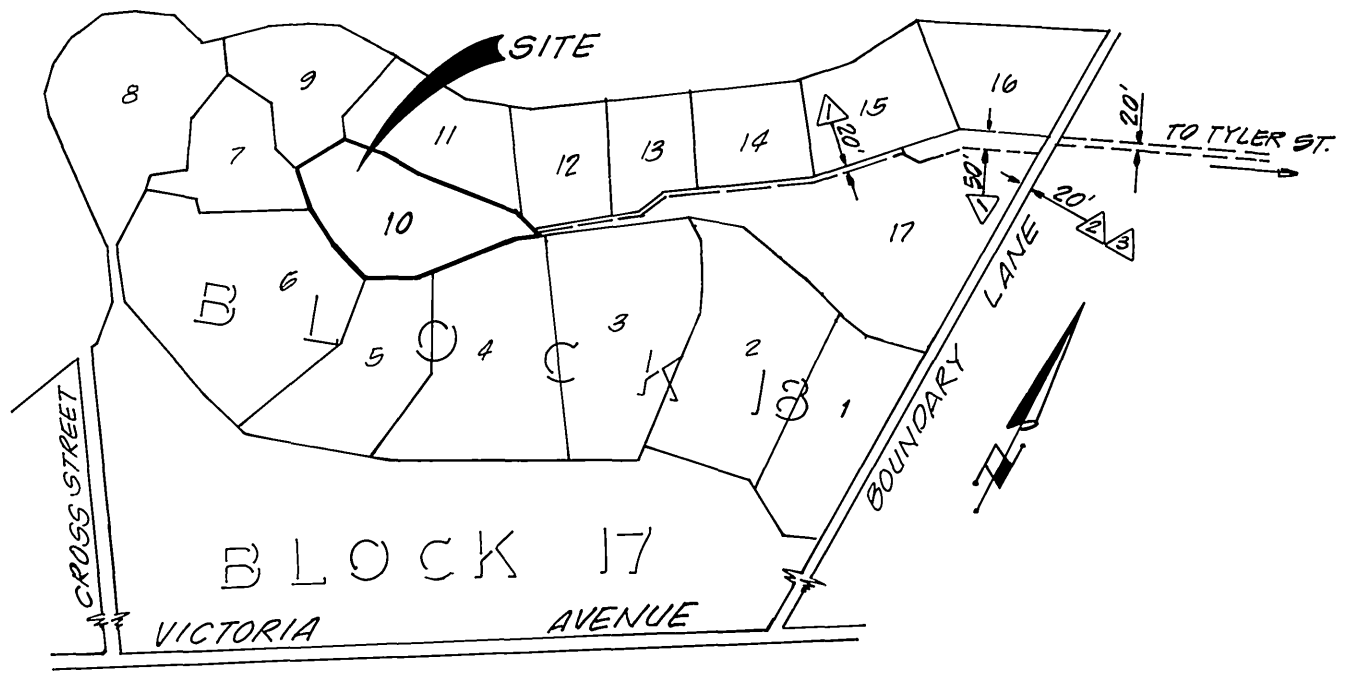


SURVEYOR'S NOTES

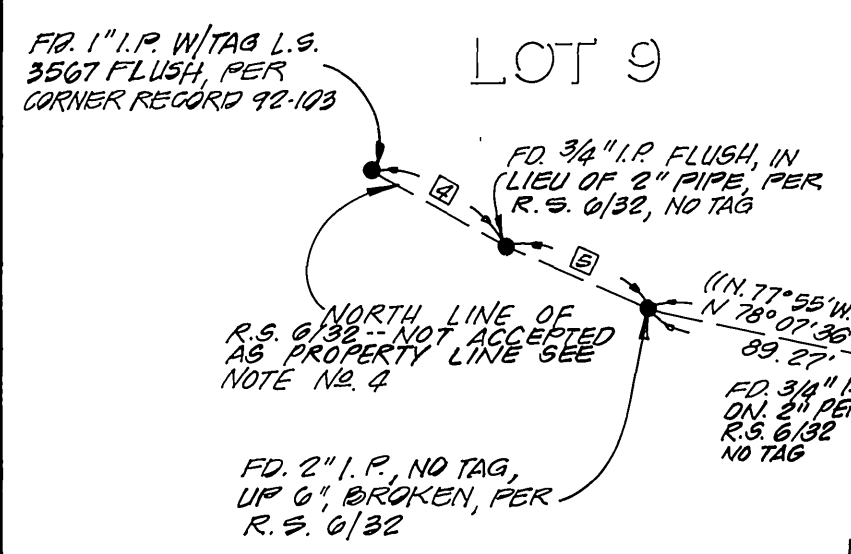
- BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF CROSS STREET BEARING N34°11'04"W PER M.B. 85/12-14 (1976)
- SOUTHERLY BOUNDARY WAS ESTABLISHED BY USING RECORD BEARINGS AND DISTANCES FROM M.B. 3/13-14 (1899) WHICH FOLLOWED THE SOUTHERLY EDGE OF A DIRT ROAD. BEST AVAILABLE EVIDENCE TO RETRACE ORIGINAL LINES
- NORTHERLY BOUNDARY ESTABLISHED BY ACCEPTING THE REMAINS OF 2 OLD 4"x4" POSTS AND FOLLOWING THE EDGE OF A DIRT ROAD USING APPROXIMATE RECORD DATA PER M.B. 3/13-14 (1899).
- FOUND MONUMENTS PER R.S. 6/32 (1921) ARE SHOWN HEREON BUT NOT ACCEPTED AS BOUNDARY POINTS. R.S. 6/32 DOES NOT FOLLOW THE LINES OF M.B. 3/13-14 OR M.B. 5/151 WHICH WAS A RESUBDIVISION OF THAT PORTION OF BLOCK 18, LOTS 9, 10 AND 17 IN THE SAME BLOCK WERE DEEDED IN 1910 PRIOR TO R.S. 6/32 (1921). THIS 1910 DEED INCLUDED ALL LAND NORTH OF NORTHERLY LINE OF 5/151. IT IS THE OPINION OF THIS SURVEYOR THAT M.B. 5/151 (1906) WAS PREPARED TO CORRECT ERRORS WITHIN THE ORIGINAL SUBDIVISION SHOWN ON M.B. 3/13-14 (1899). IT IS ALSO THE OPINION OF THIS SURVEYOR, THAT THE ERRORS WERE ISOLATED TO THE AREAS SOUTH OF LOTS 9, 10 AND 17 (BLOCK 18) WHICH IS MOST PROBABLY THE REASON THAT THOSE LOTS AND THE LOTS NORTH THEREOF WERE NOT INCLUDED WITHIN THE RESUBDIVISION (M.B. 5/151 1906).
- RECORD DATA
() INDICATES RECORD DATA PER R.S. 10/65
[] INDICATES RECORD AND MEASURED DATA PER M.B. 3/13-14
[] INDICATES RECORD DATA PER M.B. 3/13-14
< > INDICATES RECORD DATA PER M.B. 05/12-14
() INDICATES RECORD DATA PER R.S. 6/32
- MONUMENT NOTES
● INDICATES F.D. MONUMENT AS NOTED
○ INDICATES SET 1" I.P. WITH PLASTIC PLUG L.S. 5390 FLUSH

SURVEYOR'S NOTES (CONTINUED)

- THE CLIENT HEREON HAS OWNERSHIP OF CONTIGUOUS LOT 9.
- LINE OF OCCUPATION, I.E. ACCESS ROADS THROUGH THE ORANGE GROVES, HAVE REMAINED UNCHANGED SINCE AT LEAST 1930 AS EVIDENCED BY CAREFUL COMPARISON OF OLD R.G.F.G.D. AERIAL PHOTOGRAPHS. IN ADDITION LOTS 9 AND 10 HAVE NEVER BEEN PLANTED WITH CITRUS TREES AS IS THE CASE OF CONTIGUOUS ADJACENT LOTS, NAMELY LOTS 5, 6 AND 7.
- THE NORTH LINE OF M.B. 5/151 WAS NOT SHOWN AS MEASURED HEREON AND NO EVIDENCE WAS FOUND TO PERPETUATE ITS TRUE LOCATION AS IT RELATES TO THIS SURVEY.
- CORNER RECORD 92-103, DATED APRIL 15, 1992, WAS USED TO RETRACE R.S. 6/32. REFERENCE OF THAT CORNER RECORD WAS MADE TO
- THE OWNERSHIP OF THE AREA BETWEEN THE SOUTH LINE OF SAID LOT 10 AND THE NORTH LINE OF R.S. 6/32 IS IN DISPUTE BY THE OWNER HEREON AND THE CONTIGUOUS LANDOWNERS. THIS SURVEY IS NOT A WARRANTY OF OWNERSHIP TO SETTLE THAT DISPUTE.



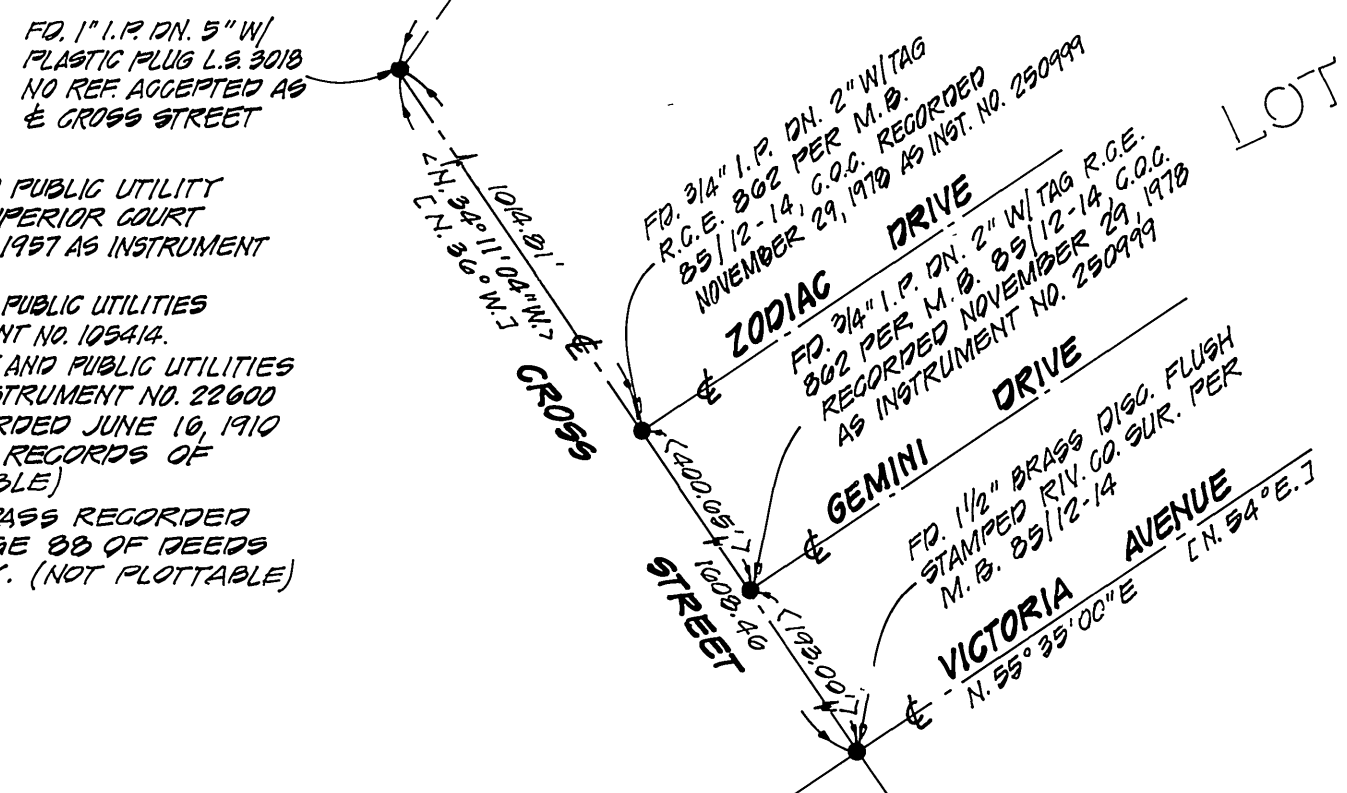
VICINITY MAP
SCALE 1"=500'



NOTE	BEARING	DIST.	BEARING	DIST.
1	N. 33°13'20"E	33.02'	(N. 33°22'E)	33.01'
2	N. 40°54'40"W	89.20'	(S. 40°47'E)	89.01'
3	N. 00°44'00"E	39.74'	(N. 00°35'30"E)	39.85'
4	N. 60°47'16"W	50.00'	(S. 00°24'E)	50.01'
5	N. 00°15'25"W	49.99'	(S. 00°16'E)	50.01'
6	N. 74°49'32"W	27.67'		

EASEMENT NOTES

- EASEMENT FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, COUNTY OF RIVERSIDE SUPERIOR COURT CASE NO. 64246 RECORDED AUGUST 21, 1991 AS INSTRUMENT NO. 60929 IN BOOK 2137, PAGE 108.
- PRIVATE EASEMENT FOR ROADWAY AND PUBLIC UTILITIES RECORDED OCTOBER 19, 1970 AS INSTRUMENT NO. 105414.
- PRIVATE RIGHT-OF-WAY FOR ROADWAY AND PUBLIC UTILITIES RECORDED FEBRUARY 22, 1972 AS INSTRUMENT NO. 22600
- EASEMENT ACROSS LOT 10 AS RECORDED JUNE 16, 1910 IN BOOK 301 PAGE 330 OF DEEDS RECORDS OF RIVERSIDE COUNTY. (NOT PLOTTABLE)
- RIGHT-OF-WAY TO PASS AND REPASS RECORDED JANUARY 22, 1912 IN BOOK 318 PAGE 88 OF DEEDS RECORDS OF RIVERSIDE COUNTY. (NOT PLOTTABLE)



R/S 92/63

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