

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

RECORD OF SURVEY

OF PORTIONS OF LOT 1 BLOCK 25 1/4, LOT 2 BLOCK 25, GIBSON STREET AS SHOWN ON MAP OF ARLINGTON HEIGHTS PER MAP BOOK 11, PAGES 20 AND 21 OF MAPS RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

IN SEC. 17 T. 3 S., R. 5 W. 5 B. M.

OCTOBER, 1992

ERNEST PINTOR LAND SURVEYOR

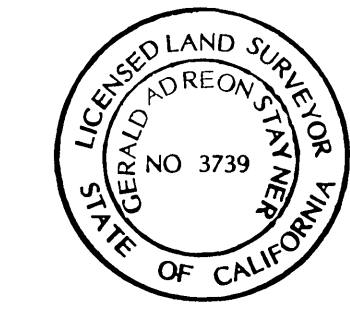
SHEET 1 OF 1 SHEET
RECORDER'S STATEMENT

FILED THIS 10TH DAY OF NOVEMBER, 1992, AT 8:00 A.M. IN BOOK 93 OF RECORDS OF SURVEY AT PAGE 13 AT THE REQUEST OF THE COUNTY SURVEYOR.
 FEE \$6.00: WILLIAM E. CONERLY COUNTY RECORDER
 NO. 109266: DEPUTY

BY: *Santa Fejon* DEPUTY

COUNTY SURVEYOR'S STATEMENT

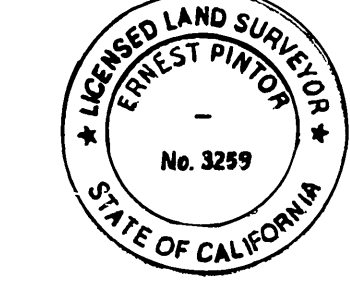
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYOR'S ACT THIS 9TH DAY OF NOV, 1992.



Gerald A. Stoyner
 GERALD A. STOYNER
 COUNTY SURVEYOR
 L.S. 3739
 EXPIRATION DATE: 6/30/96

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT, AT THE REQUEST OF FRANCESLENE DAVIDIAN IN MARCH 27, 1991 AND MEL OPDOWSKY IN JUNE 11, 1992.



Ernest Pintor 10/30/92
 ERNEST PINTOR
 L.S. NO. 3259
 EXPIRATION DATE: 6/30/96

SURVEYOR'S NOTES

- INDICATES MONUMENTS FOUND AS NOTED.
- INDICATES SET 1" I.P. TAGGED L.S. 3259 UP 2' EXCEPT AS NOTED.
- < > INDICATES RECORD PER R.S. 87/68.
- () INDICATES RECORD PER R.S. 72/85-90, EXCEPT AS NOTED.
- [] INDICATES RECORD PER P.M. 2/27.
- ⊕ INDICATES RECORD PER M.B. 11/20-21 S.B. CO. REC. C.R.F.B. INDICATES CITY OF RIVERSIDE FIELD BOOK.
- * INDICATES MEASURED DATA.
- ** INDICATES 4' HIGH WOVEN WIRE FENCE OF LONG STANDING.

- D₁ INDICATES FOX DEED REC. 7/18/03 IN BOOK 30 OF DEEDS PAGE 236.
- D₂ INDICATES OPDOWSKY DEED REC. 12/19/78 INST. NO. 163584.
- D₃ INDICATES CLARK C.O.C. REC. 7/16/85 INST. NO. 156134.
- D₄ INDICATES TITLE DEED REC. 1/12/86 INST. NO. 302461.
- D₅ INDICATES FU-MAI LTD. PARTNERSHIP DEED REC. 9/17/87 INST. NO. 249711.
- D₆ INDICATES OPDOWSKY DEED REC. 7/23/92 INST. NO. 272918.
- D₇ INDICATES DAVIDIAN DEED REC. 7/23/92 INST. NO. 272919.

BASIS OF BEARINGS

TAKEN FROM THE E. OF DUFFERIN AVENUE PER R.S. 87/68 BEING N 56° 22' 07" E.

BOUNDARY AGREEMENT NOTE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY CORNERS OF THE THREE PARCELS SHOWN, AND TO ESTABLISH A BOUNDARY AGREEMENT LINE ALONG A WOVEN WIRE FENCE, 4 FEET HIGH, OF LONG STANDING, COVERED BY RUBBLE, EXCEPT AS SHOWN. LOCATION OF BOUNDARY AGREEMENT LINE IN ACCORDANCE WITH PAROL AGREEMENT BETWEEN ANN GUYER DAVIDIAN AND MEL OPDOWSKY IN JUNE 3, 1992.

Fd. 2 1/2" Brass Disk stamped City of Riverside set in concrete in cap well monument per R.S. 87/68, R.S. 72/85-90, P.M. 2/27. Cks. swing tie to S.E. per C.R.F.B. 9/18/41. Accepted as E. Int. Jackson Street & Dufferin Avenue, dn. 16".

Riv. Co. 92-81
 W.D. 4425/4456 DAVIDIAN/OPDOWSKY E.P.F.B. 119/40-56, 64-78

Fd. 2" I.P. w/ 1 1/4" Brass tag stamped M.W.D. L.S. 4339 per R.S. 72/85-90. Accepted as E. Gibson St. & Cleveland Av., dn. 9".

Fd. 2" I.P. w/ 1 1/4" Brass Tag stamped M.W.D. L.S. 4339 per R.S. 87/68, R.S. 72/85-90, Cks. swing ties per C.R.F.B. 9/18/40. Accepted as E. Int. Jackson Street & Cleveland Avenue, dn. 6".

