

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

RECORD OF SURVEY

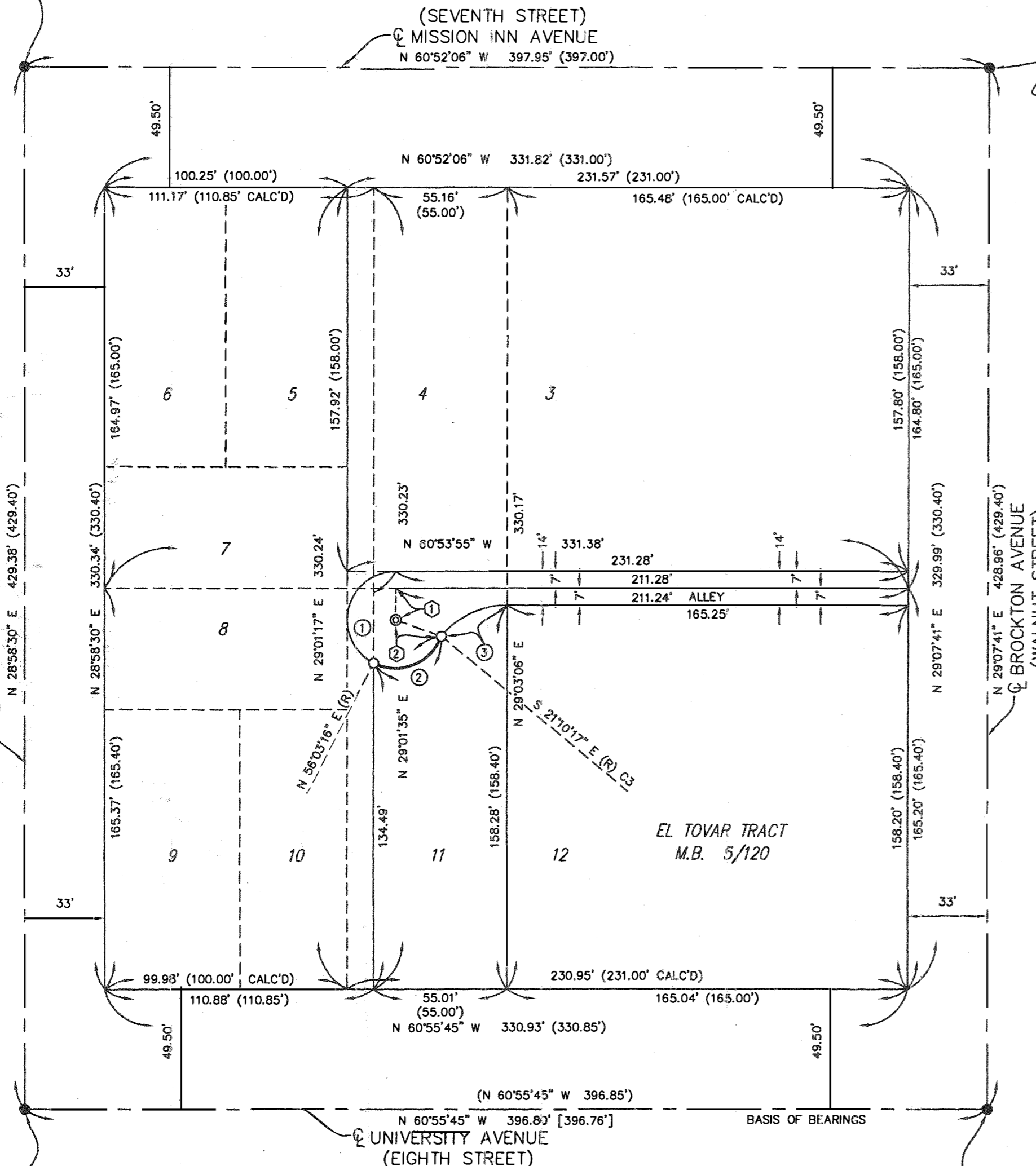
OF LOT 11, OF RANGE 11, BLOCK 7 OF EL TOVAR TRACT, AS SHOWN BY MAP ON FILE IN BOOK 5 OF MAPS, AT PAGE 120, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 23, T2S, R5W, S.B.M.

ACTION SURVEYS

FEBRUARY, 2017

FD. 2" I.P. W/NAIL, DN. 0.6', IN CITY OF RIVERSIDE CAPPED WELL DN. 0.4', PER CITY RIVERSIDE T.B. 14173.TIF

FD. P.K. NAIL AND RIVERSIDE CITY SURVEYOR TAG, FLUSH PER CITY RIVERSIDE T.B. C14200.TIF.



CURVE DATA

(N)	DELTA	RADIUS	LENGTH	TANGENT	CHORD
①	250°12'58"	(20.00')	87.34'	28.45'	-----
②	97°14'57"	(20.00')	33.95'	22.71'	-----
③	50°16'22"	35.31'	30.96'	16.57'	(30.00')

LINE DATA

(N)	BEARING	DISTANCE
①	N 29°06'05" E	13.00'
②	S 41°11'41" E (R)	20.00'

PROCEDURE OF SURVEY

Since no dimensions are shown along the rear lines of lots 1 through 4 and lots 12 through 14 of M.B. 5/120, the following reasoning and procedures were used to establish the side lot lines of lot 11 and the northwesterly line of lot 4 projected southwesterly as the rear lines of lots 7 and 8.

Lots 5 and 6 do not decrease in width front to back and Lots 7 and 8 do not decrease in depth in a southwesterly direction although the overall right-of-way dimensions shown on M.B. 5/120 are 331.00 feet along Mission Inn Avenue (Seventh Street) and 330.85 feet along University Avenue (Eighth Street). Also Lot 9 does not increase in width front to back in a northeasterly direction. As a result the rear lot widths of lots 1 through 6 and 9 through 14 are assumed to be the same as their right-of-way widths along Mission Inn Avenue (Seventh Street) and University Avenue (Eighth Street) and are used to establish the above lot lines by proportionate measurement.

The centerline of the 14 foot wide alley and the lot line between lots 7 and 8 are assumed to be on the same line based on dimensions shown on M.B. 5/120 and were established by proportionate measurement along the right-of-way of Locust Street and the right-of-way of Brockton Avenue (Walnut Street).

The 20 foot radius at the end of the alley was established tangent to both the northeasterly right-of-way of the 14 foot alley and the rear (southeasterly) line of lot 8.

The curve with the 30 foot chord was established tangent to the southwesterly right-of-way of the 14 foot alley, beginning at the intersection of said right-of-way and the southeasterly line of lot 11, and intersecting the 20 foot radius at the end of the alley with the 30 foot chord, the last intersection being non-tangent.

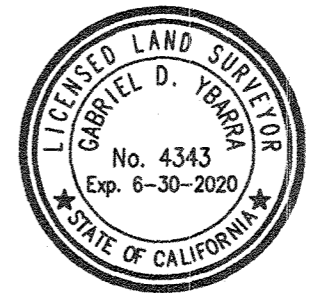
RECORDER'S STATEMENT

Filed this 15th day of May, 2019, at 3:46 p.m. in Book 152 of Records of Survey at Page 12 at the request of the County Surveyor.

No. 2019-0150904
 Fee 19-
 Peter Aldana, Assessor-County Clerk-Recorder
 By: [Signature], Deputy

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act, at the request of Dongyan Zheng on February 14, 2017.



[Signature] 4-12-2019
 Gabriel D. Ybarra L.S. 4343 exp. 6-30-20

SURVEYOR'S NOTES

- Basis of Bearings is taken from the Centerline of University Avenue per R.S. 128/54, being N 60°55'45" W.
- Denotes found monument as noted.
- Denotes set 1" I.P. tagged L.S. 4343, flush.
- ⊙ Denotes set Lead, Tack & Tag L.S. 4343, flush, in concrete ribbon gutter.
- () Denotes record data per M.B. 5/120.
- S.F.N. Denotes searched, found nothing.
- All I.P. dimensions are inside diameter.
- The survey shown hereon was performed between February 24, 2017 and February 27, 2017.

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 26 day of April 2019.



[Signature]
 David L. McMillan, County Surveyor
 L.S. 8488
 Expiration Date: 12-31-20

COUNTY SURVEYOR'S NOTE:

The County Surveyor has not established as of the date of recording of this Record of Survey that the land shown in this Record of Survey is in compliance with the provisions of the Subdivision Map Act, Division 2 (commencing with Section 66410) of Title 7 of the Government Code. The Parcel shown on this survey may not have been legally created and therefore may not be a buildable parcel.

David L. McMillan, County Surveyor
 L.S. 8488
 Expiration Date: 12-31-20

