

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP. (1) CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO TWIN BUTTES WATER COMPANY FOR MAINTENANCE; WATER DITCHES, CANALS, PIPELINE ETC. BY DEED RECORDED AUG. 11, 1919, BOOK 508 / 101 OF DEEDS. Said easement is blanket in nature. (2) CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO CITIZENS DOMESTIC WATER COMPANY FOR PIPELINES, DITCHES OR FLUMES, BY DEED RECORDED MAR. 18, 1926 IN BOOK 663 / 591, OF DEEDS. Said easement is blanket in nature. ALL DOCUMENTS REFER TO ABOVE BEING RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA TRACT NO. 9418

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 25, 26, LOT K (STOVER AVENUE), LOT J (TYLER STREET), AND LOT H (CARLTON PLACE) ALL OF LA GRANADA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 42-51 THEREOF, PORTIONS OF LOT 7, LOT D (TYLER STREET), LOT E (CARLTON AVENUE), LOT F (STOVER AVENUE) ALL OF BIXMILL TRACT, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 28-30 THEREOF, AND A PORTION OF WEST 1/2 OF SECTION 35, T.2 S., R. 6 W., OF RANCHO LA SIERRA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 70 THEREOF, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS RIVERSIDE CALIFORNIA JULY 1977

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 (c) (1) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURE OF THE FOLLOWING EASEMENT HOLDER HAS BEEN OMITTED SINCE THEIR INTEREST CANNOT RISE INTO FEE: (1) UNITED STATES OF AMERICA FOR PIPELINE RIGHT OF WAY BY DEEDS RECORDED NOV. 27, 1942, IN BOOK 559 / 466 AND BOOK 563 / 70 RESPECTIVELY O.R. DIV. Co. CALIF.

FILED ON Nov. 14, 1977

AT 1:00 P.M. W.D. BALOGH COUNTY RECORDER BY: Harold C. Beal FEE \$13.00 NR 226699 FILED BY City Clerk SUB'DN GTEE F.A.T. Co.

DATED 10/25 1977 EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES BY: E. W. Sinclair

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE AND WE HEREBY OFFER FOR DEDICATION, FOR STREET PURPOSES LOTS "A" THROUGH "J", INCLUSIVE, AND FURTHER, THE UNDERSIGNED OWNER HIS SUCCESSOR AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 52 THROUGH 72 INCLUSIVE THEREOF, AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS TYLER STREET ADJOINING SAID LOTS. WE FURTHER HEREBY OFFER FOR DEDICATION TO PUBLIC USE, FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES THE AREAS DESIGNATED AS "5' X 50' P.U.E." AND "5' P.U.E." WE ALSO FURTHER HEREBY OFFER FOR DEDICATION TO PUBLIC USE, FOR CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES THE AREA DESIGNATED AS "15' WATERLINE EASEMENT."

ANDEN CORPORATION, A CALIFORNIA CORPORATION E. S. Rosenfeld PRESIDENT Anne Zait ASSISTANT SECRETARY

FIRST AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION, -as Trustee A. W. Smith Vice President Jack Foster Ass't Sec

NOTARY ACKNOWLEDGEMENT

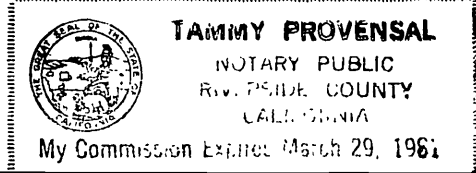
STATE OF CALIFORNIA COUNTY OF LOS ANGELES S.S. ON THIS 19th DAY OF OCTOBER, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED E. S. ROSENFELD AND ANNE ZAIT, KNOWN TO ME TO BE THE PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS WITNESS MY HAND AND OFFICIAL SEAL



Pam Portnoy NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES 4/21/81

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA COUNTY OF RIVERSIDE S.S. ON THIS 25th DAY OF October, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED A. W. SMITH AND JACK FOSTER, KNOWN TO ME TO BE THE VICE PRESIDENT AND ASST. SECRETARY RESPECTIVELY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS AS TRUSTEE.



Tammy Provensal NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES 3-29-81

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 9418, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON APRIL 7, 1977, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: 10/28, 1977 JAMES F. MARTINEK, R.C.E. 8124 DIRECTOR OF PUBLIC WORKS

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED 10/25, 1977 EVERETT C. ROSS DIRECTOR OF PUBLIC UTILITIES BY: E. W. Sinclair

CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED Oct. 5, 1977 H.E. BREWER, CITY TREASURER BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 10th DAY OF MARCH 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953:

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FIVE (5) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 9418, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT WHICH IS ACCEPTED AS "1' BARRIER STRIP" TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT, AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 15th DAY OF November, 1977.

ALICE A. HARE CITY CLERK OF THE CITY OF RIVERSIDE BY: Alice A. Hare

TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$.

DATED OCTOBER 21, 1977 DONNA BOUER BABCOCK COUNTY TAX COLLECTOR BY: Harold M. Larsen DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED _____, 1977 DONALD D. SULLIVAN COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS BY: _____

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF FIVE (5) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING MAY, 1977; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED July 27th, 1977 ERNEST N. WEBB, R.C.E. 9876 BY: Ernest N. Webb

M.B. 94/14

M.B. 94/14

MB 94/14

94/15

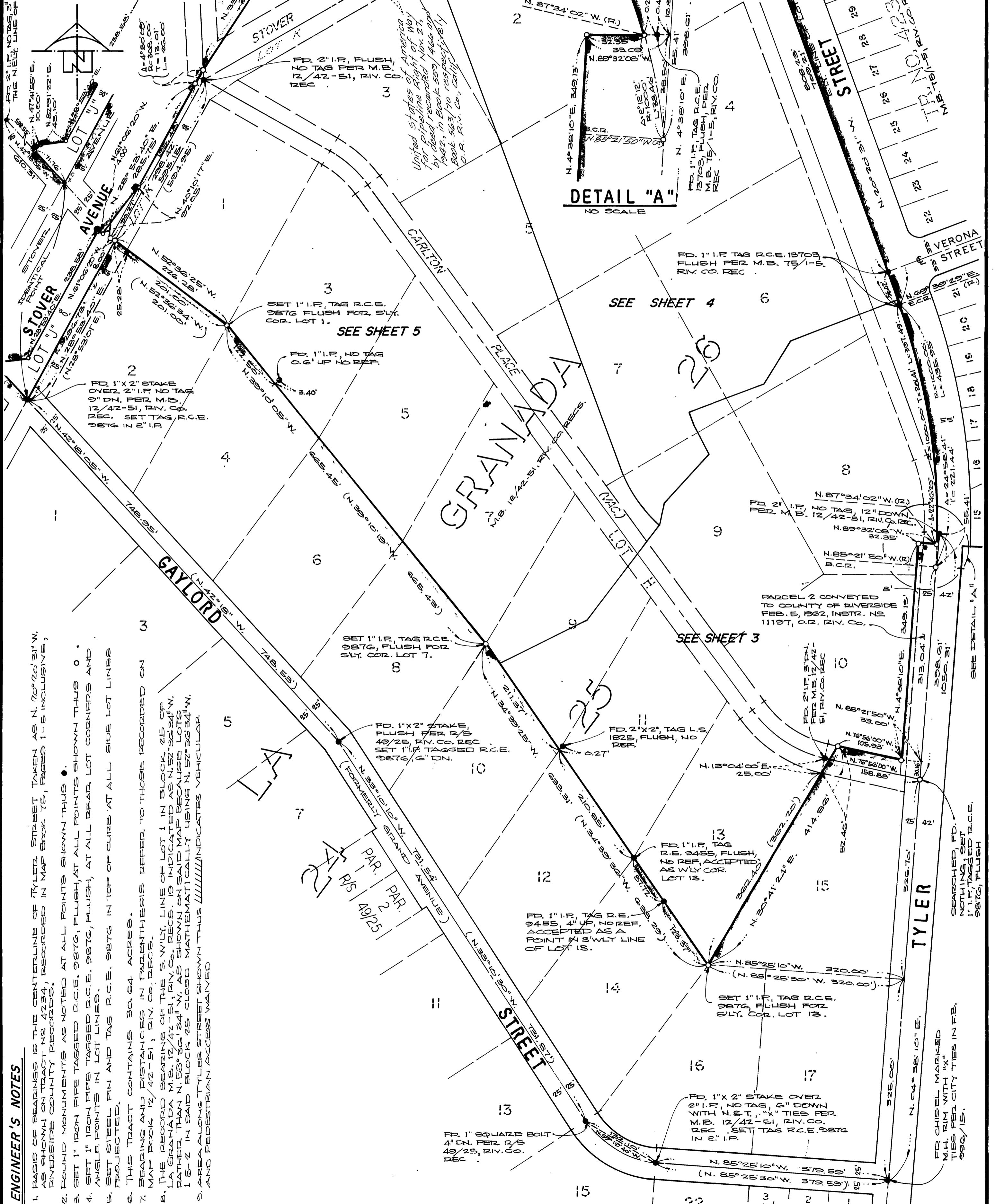
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IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 9418

BEING A SUBDIVISION OF PORTIONS OF BLOCKS 25, 26, LOT K (STOVER AVENUE), LOT J (TYLER STREET), AND LOT H (CARLTON PLACE) ALL OF LA GRANADA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 42-51 THEREOF, PORTIONS OF LOT 7, LOT D (TYLER STREET), LOT E (CARLTON AVENUE), LOT F (STOVER AVENUE) ALL OF BIXMILL TRACT, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 28-30 THEREOF, AND A PORTION THE WEST 1/2 OF SEC. 35, T.2.S., R.6W., OF RANCHO LA SIERRA, AS SHOWN BY MAPS ON FILE IN BOOK 6, PAGE 70 THEREOF, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JULY 1977 SCALE: 1"=100'
 ALBERT A. WEBB ASSOC.-CIVIL ENG.
 RIVERSIDE CALIFORNIA



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF TYLER STREET TAKEN AS N. 70° 20' 31" W. AS SHOWN ON TRACT NO. 4234, RECORDED IN MAP BOOK 75, PAGES 1-5 INCLUSIVE, RIVERSIDE COUNTY RECORDS.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES.
5. SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 30.64 ACRES.
7. BEARING AND DISTANCES IN PARENTHESES REFER TO THOSE RECORDED ON MAP BOOK 12/42-51, RIV. CO. RECS.
8. THE RECORD BEARING OF THE S.W. 1/4 COR. LINE OF LOT 1 IN BLOCK 25 OF LA GRANADA M.B. 12/42-51, RIV. CO. RECS. IS INDICATED AS N. 52° 36' 34" N. RATHER THAN N. 53° 36' 34" N. AS SHOWN ON SAID MAP BECAUSE LOTS 1 & 2 IN SAID BLOCK 25 CLOSE MATHEMATICALLY USING N. 52° 36' 34" N.
9. AREAS ALONG TYLER STREET SHOWN THUS ||||| INDICATES VEHICULAR AND PEDESTRIAN ACCESS WAIVED.

DETAIL "A"
 NO SCALE

MB 94/15

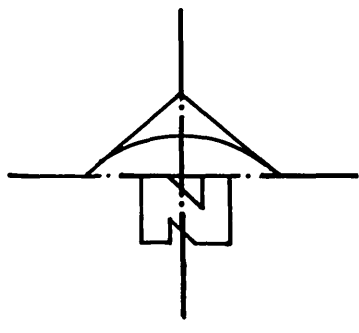
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JULY 1977

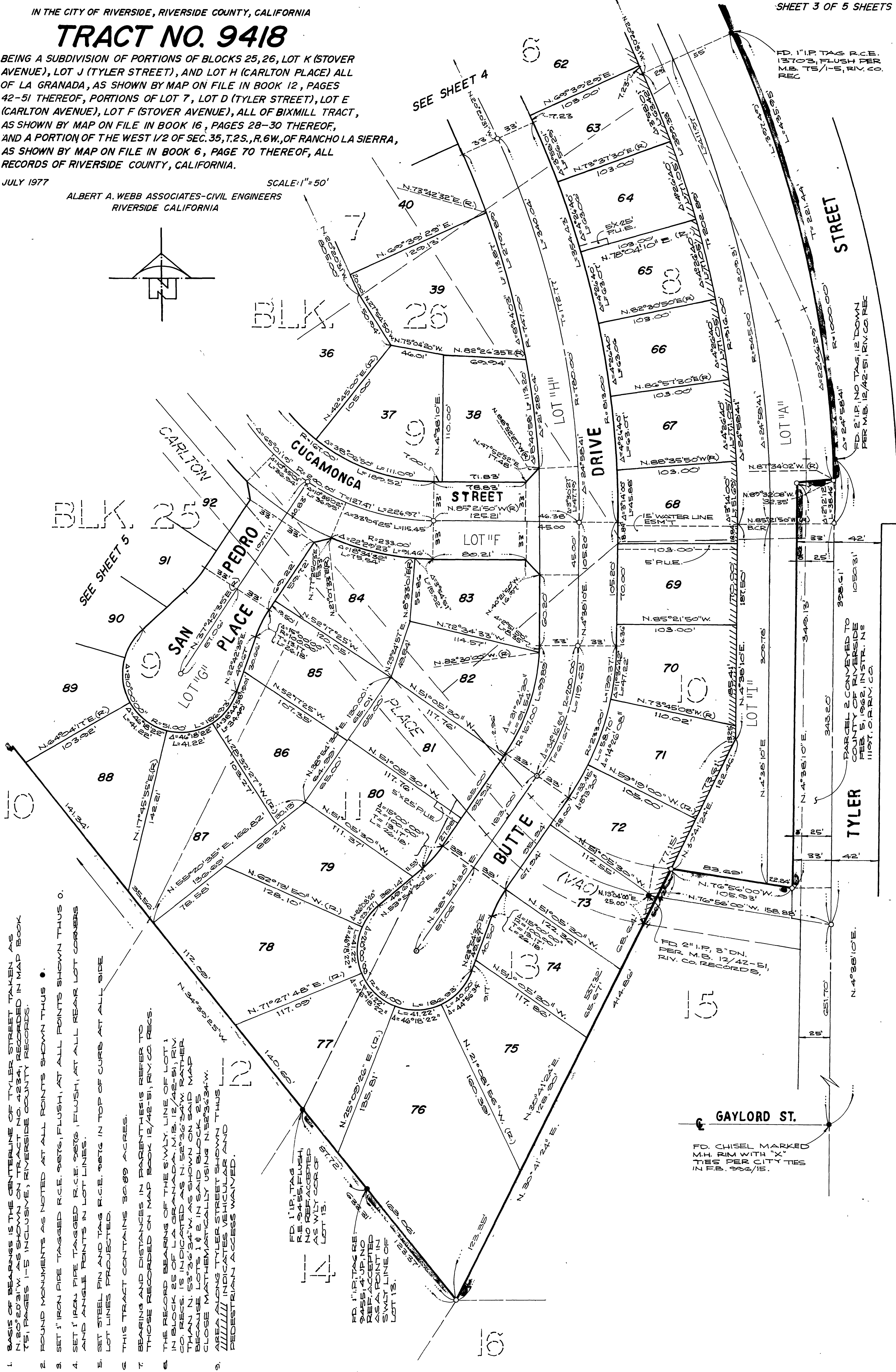
SCALE: 1" = 50'

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE CALIFORNIA



BLK. 26

BLK. 25



ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF TYLER STREET TAKEN AS N. 80° 20' 31" W. AS SHOWN ON TRACT NO. 4234, RECORDED IN MAP BOOK 751, PAGES 1-5 INCLUSIVE, RIVERSIDE COUNTY RECORDS.
2. ROUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ○.
3. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES.
5. SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 30.89 ACRES.
7. BEARING AND DISTANCES IN PARENTHESES REFER TO THOSE RECORDED ON MAP BOOK 12/42-51, RIV. CO. RECS.
8. THE RECORD BEARING OF THE SWLY. LINE OF LOT 1 IN BLOCK 25 OF LA GRANADA, N. 12° 42' 51" RIV. CO. RECS. IS INDICATED AS N. 52° 36' 34" W. RATHER THAN N. 53° 36' 34" W. AS SHOWN ON SAID MAP BECAUSE LOTS 1 & 2 IN SAID BLOCK 25 CLOSE MATHEMATICALLY USING N. 52° 36' 34" W.
9. AREA ALONG TYLER STREET SHOWN THUS ||||| INDICATES VEHICULAR AND PEDESTRIAN ACCESS WAIVED.

FD. 1" IRON TAG RE. 9455 AT UP. NO REF. ACCEPTED AS A POINT IN SWLY LINE OF LOT 13.

FD. 1" IRON TAG RE. 9455 AT UP. NO REF. ACCEPTED AS A POINT IN SWLY LINE OF LOT 13.

NO REF. ACCEPTED AS A POINT IN SWLY LINE OF LOT 13.

NO REF. ACCEPTED AS A POINT IN SWLY LINE OF LOT 13.

FD. 2" IRON TAG R.C.E. 13703, FLUSH PER M.B. 12/42-51, RIV. CO. RECORDS.

FD. 2" IRON TAG R.C.E. 13703, FLUSH PER M.B. 12/42-51, RIV. CO. RECORDS.

FD. 2" IRON TAG R.C.E. 13703, FLUSH PER M.B. 12/42-51, RIV. CO. RECORDS.

FD. 2" IRON TAG R.C.E. 13703, FLUSH PER M.B. 12/42-51, RIV. CO. RECORDS.

Copy 94/16

MB 94/16

ENGINEERS NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF TYLER STREET TAKEN AS N. 20° 20' 31" W. AS SHOWN ON TRACT NO. 4234, RECORDED IN MAP BOOK 75, PAGES 1-5 INCLUSIVE, RIVERSIDE COUNTY RECORDS.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES.
5. SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 30.89 ACRES.
7. BEARING AND DISTANCES IN PARENTHESES REFER TO THOSE RECORDED ON MAP BOOK 12/42-51, RIV. CO. REC.
8. THE RECORD BEARING OF THE SWLY LINE OF LOT 1 IN BLOCK 25 OF LA GRANADA M.B. 12/42-51, RIV. CO. REC. IS INDICATED AS N. 52° 36' 34" W. RATHER THAN N. 53° 26' 34" W. AS SHOWN ON SAID MAP BECAUSE LOTS 1 & 2 IN SAID BLOCK 25 CLOSE MATHEMATICALLY USING N. 52° 36' 34" W.
9. AREA ALONG TYLER STREET SHOWN THUS ||||| INDICATES VEHICULAR AND PEDESTRIAN ACCESS WAIVED.

TRACT NO. 9418

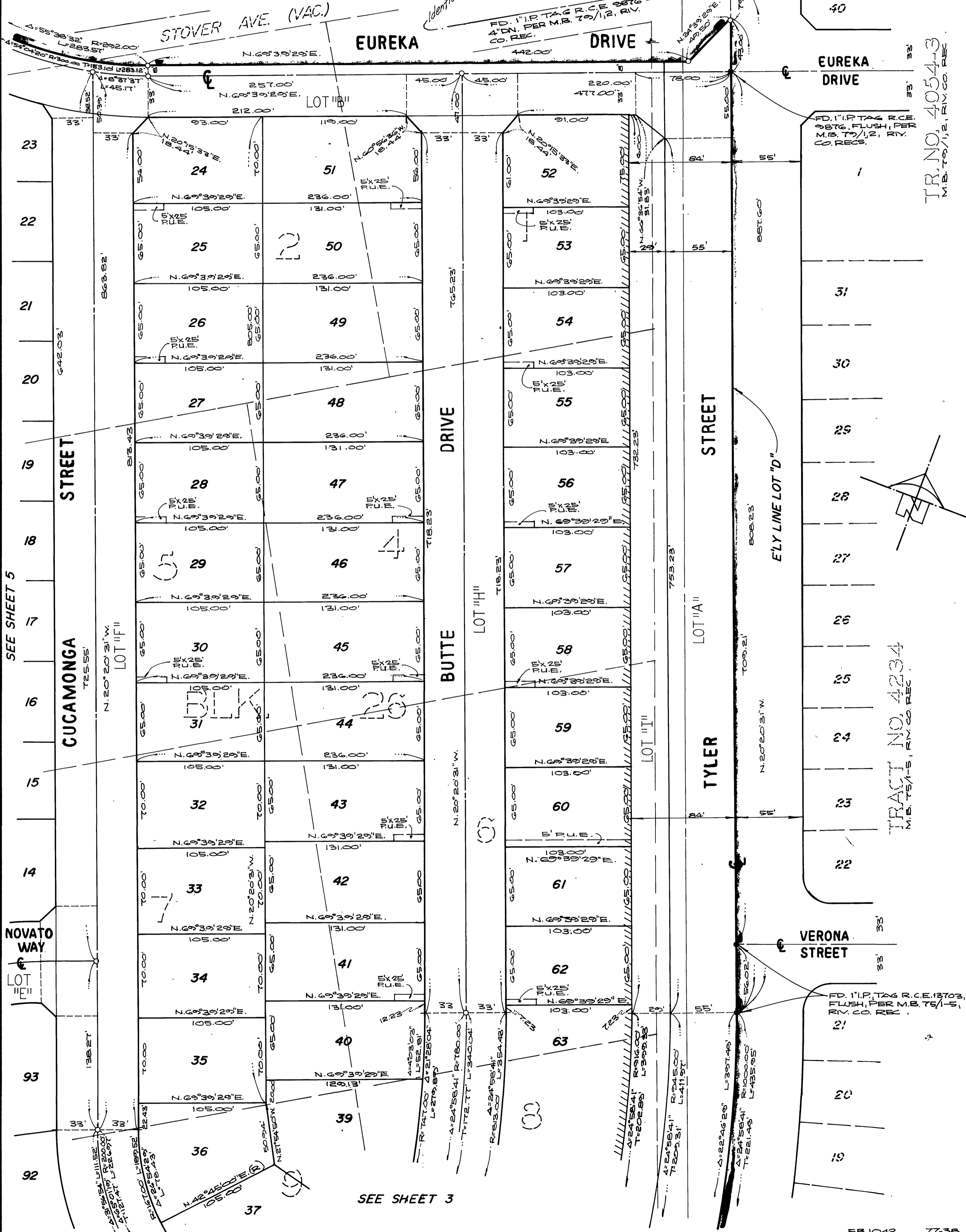
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JULY 1977
 ALBERT A. WEBB ASSOCIATES
 RIVERSIDE

SCALE: 1" = 50'
 CIVIL ENGINEERS
 CALIFORNIA

40

TR. NO. 4054-3
 M.B. 75/1, 2, RIV. CO. REC.



SEE SHEET 5

SEE SHEET 3

TRACT NO. 4234
 M.B. 75/1-5, RIV. CO. REC.

M.B. 94/17

94

MB 94/17

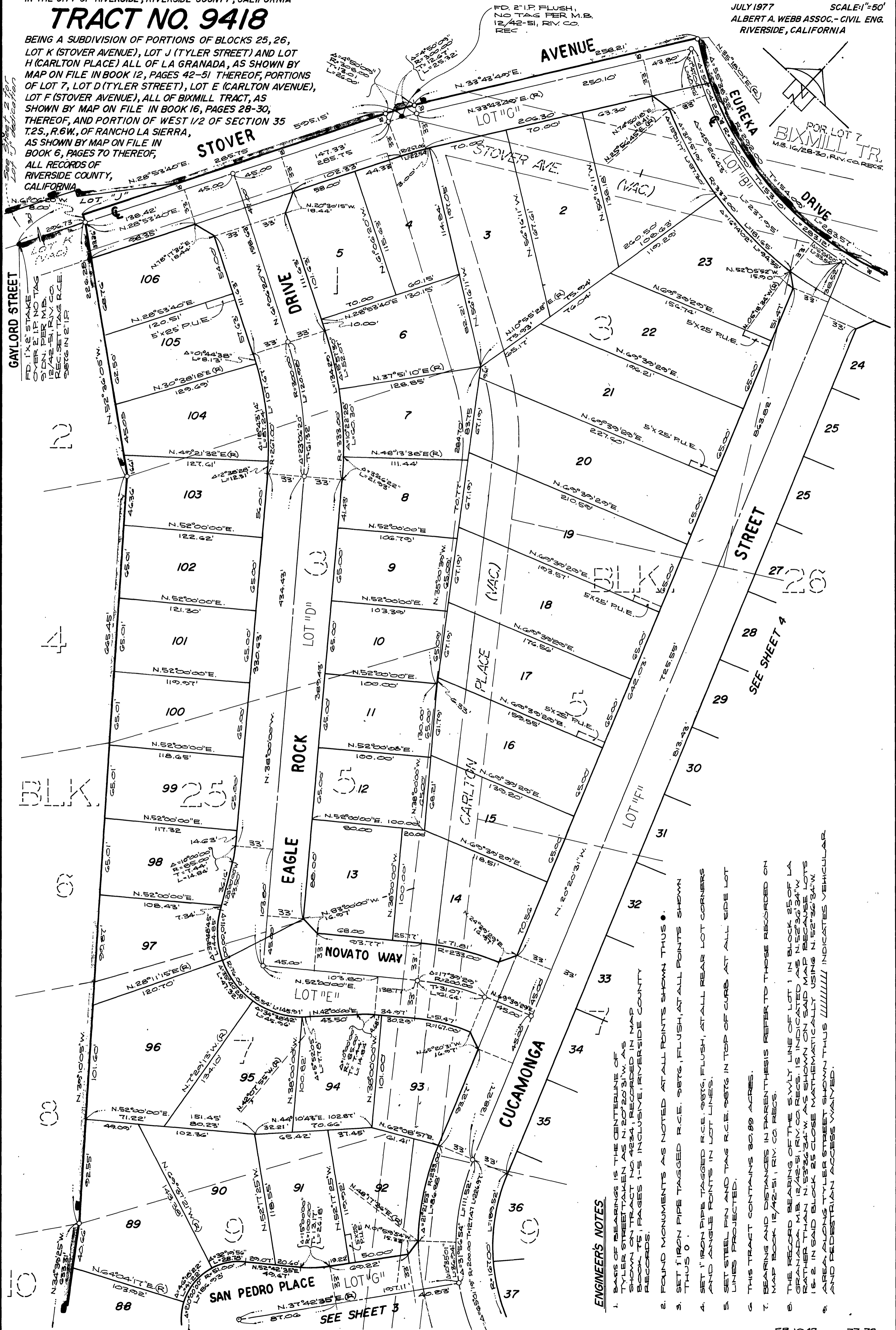
94

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 9418

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SHEET 5 OF 5 SHEETS
 JULY 1977 SCALE: 1"=50'
 ALBERT A. WEBB ASSOC. - CIVIL ENG.
 RIVERSIDE, CALIFORNIA



ENGINEERS NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF TYLER STREET TAKEN AS N. 20° 20' 31" W. AS SHOWN ON TRACT NO. 4234, RECORDED IN MAP BOOK 15, PAGES 1-5 INCLUSIVE, RIVERSIDE COUNTY RECORDS.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ○.
3. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL POINTS SHOWN THUS ○.
4. SET 1" IRON PIPE TAGGED R.C.E. 9876, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES.
5. SET STEEL PIN AND TAG R.C.E. 9876 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 20.89 ACRES.
7. BEARINGS AND DISTANCES IN PARENTHESES REFER TO THOSE RECORDED ON MAP BOOK 12/42-51, RIV. CO. RECS.
8. THE RECORD BEARING OF THE S.W. LY. LINE OF LOT 1 IN BLOCK 25 OF LA GRANADA M.B. 12/42-51, RIV. CO. RECS. IS INDICATED AS N. 52° 36' 34" W. RATHER THAN N. 53° 26' 34" W. AS SHOWN ON SAID MAP BECAUSE LOTS 18-2 IN SAID BLOCK 25 CLOSE MATHEMATICALLY USING N. 52° 36' 34" W. AREA ALONG TYLER STREET SHOWN THUS ||||| INDICATES VEHICULAR AND PEDESTRIAN ACCESS WAYNED.

MB 94/18