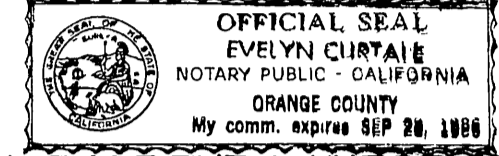


FILED  
OCT 6 1983

AT 11:45 A.M.  
WILLIAM E. CONERLY  
COUNTY RECORDER  
BY: Debbie Ann Stager  
FEE \$12.00  
NR 207295  
FILED BY CITY CLERK  
SUBDN G TEE FIRST AMERICAN  
TITLE INS. CO.

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } ss.  
COUNTY OF ORANGE }  
ON THIS 27 DAY OF SEPTEMBER, 1983, BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE,  
PERSONALLY APPEARED JAY A. ANDREWS  
PERSONALLY KNOWN TO ME AND/OR  
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE  
TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT  
AS PRESIDENT OF ROYAL CARRIAGE ESTATE  
INC., A CALIFORNIA CORPORATION, THE CORPORATION  
THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME  
TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT  
ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO  
ME THAT SAID CORPORATION EXECUTED THE SAME.  
MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL  
SEPT. 28, 1986  
Evelyn Curiale  
NOTARY PUBLIC IN AND FOR SAID STATE



IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 7110-1**

BEING A SUBDIVISION OF A PORTION OF LOTS 1, 2, 5, 6 AND "C" (JURUPA AVENUE)  
OF THE BIXMILL TRACT PER MAP BOOK 16, PAGES 28-30, RECORDS OF RIVERSIDE  
COUNTY, CALIFORNIA.

DECEMBER, 1977

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS  
RIVERSIDE CALIFORNIA

**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 SUB-  
DIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE  
AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES  
LOTS "A" THROUGH "L" INCLUSIVE AND FURTHER, THE UNDER-  
SIGNED 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 1 THROUGH 11 INCLUSIVE  
THEREOF, AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS  
JURUPA AVENUE ADJOINING SAID LOTS. WE FURTHER HEREBY  
OFFER FOR DEDICATION TO PUBLIC USE, FOR CONSTRUCTION  
AND MAINTENANCE OF ELECTRICAL FACILITIES THE AREA  
DESIGNATED AS 5' X 25' R.U.E. AND 5' R.U.E. WE ALSO FURTHER  
HEREBY OFFER FOR DEDICATION TO PUBLIC USE, FOR CONSTRUCTION  
AND MAINTENANCE OF SEWER FACILITIES THE AREA  
DESIGNATED AS "12' SEWER EASEMENT".  
WE FURTHER HEREBY OFFER FOR DEDICATION FOR THE USE AND  
BENEFIT OF THE PUBLIC AN EASEMENT FOR RIGHT OF FLIGHT FOR THE  
PASSAGE OF AIRCRAFT IN THE AIR SPACE ABOVE THE SURFACE OF  
THE REAL PROPERTY INCLUDED WITHIN SAID SUBDIVISION SHOWN  
ON THE ANNEXED MAP, TOGETHER WITH THE RIGHT TO CAUSE IN SAID  
AIRSPACE SUCH NOISE AND EMISSION OF SUCH FUMES AS MAY BE  
INHERENT IN THE AIRCRAFT NOW KNOWN OR HEREAFTER USED FOR  
NAVIGATION OF OR FLIGHT IN THE AIR, USING SAID AIRSPACE FOR  
LANDING AT, TAKING OFF FROM OR OPERATION ON THE RIVERSIDE  
MUNICIPAL AIRPORT; HEREBY ACKNOWLEDGING THAT THE RIVERSIDE  
MUNICIPAL AIRPORT IS AN OPERATING AIRPORT SUBJECT TO INCREASES  
IN THE INTENSITY OF USE AND OPERATION, INCLUDING PRESENT AND  
FUTURE NOISE, DUST, SMOKE, FUMES AND OTHER RELATED  
CONDITIONS.

THE FOREGOING SHALL NOT BE CONSIDERED AS OTHERWISE  
PROHIBITING THE USE OF SAID PROPERTY FOR ANY LAWFUL PURPOSE  
BELOW THE MINIMUM FLIGHT ALTITUDES FOR AIRCRAFT PRESENTLY  
AUTHORIZED OR HEREAFTER AUTHORIZED BY THE APPROPRIATE  
FEDERAL AUTHORITY, PROVIDED ALL APPLICABLE FEDERAL, STATE  
AND LOCAL REGULATIONS PERTAINING TO BUILDING HEIGHT RESTRICTIONS  
ARE ADHERED TO.

ANDREWS DEVELOPMENT CO., A CALIFORNIA CORPORATION  
Jay A. Andrews  
PRESIDENT  
1ST INTERSTATE BANK (FORMERLY UNITED CALIFORNIA BANK) A  
CALIFORNIA CORPORATION, AS TRUSTEE  
J. E. Barrett VICE PRES. Sonia H. Rache ASST. VICE PRESIDENT  
ROYAL CARRIAGE ESTATE INC., A CALIFORNIA CORPORATION  
AS BENEFICIARY  
Jay A. Andrews  
PRES.

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA } S.S.  
COUNTY OF ORANGE }  
ON THIS 27th DAY OF SEPTEMBER, 1983, BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PER-  
SONALLY APPEARED J.E. BARRETT AND SONIA H. RACHE  
KNOWN TO ME TO BE THE VICE PRESIDENT AND ASSISTANT VICE PRESIDENT  
RESPECTIVELY OF THE CORPORATION THAT EXECUTED THE WITHIN  
INSTRUMENT, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED  
THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN  
NAMED 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.

Mertie A. Toogl  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES July 15, 1984

**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 7110, WHICH  
WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON  
JUNE, 23, 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 19 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 TECHNI-  
CALLY 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 COM-  
PLETED 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 Sept 30, 1983  
ROBERT C. WALES R.C.E. 18793  
DIRECTOR OF PUBLIC WORKS  
Robert C. Wales

**UTILITIES CERTIFICATE**

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS  
DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPART-  
MENT 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 Sept 29, 1983  
FRED KRAY  
DIRECTOR OF PUBLIC UTILITIES  
BY: Fred Kray

**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 CERTI-  
FICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS  
OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED Sept 21, 1983  
H.E. BREWER, CITY TREASURER  
BY: H.E. Brewer

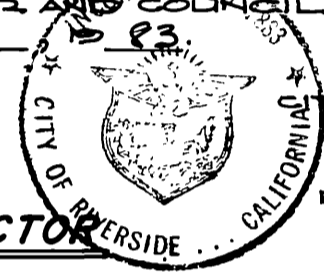
**SOIL REPORT**

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 31st DAY OF  
JANUARY, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF  
CALIFORNIA, SECTION 17953: BY C.H.J. MATERIALS  
LABORATORY, INC.

**CITY CLERK'S CERTIFICATE**

RESOLVED: THAT THIS MAP CONSISTING OF FOUR (4) SHEETS  
BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT  
NO 7110-1, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED  
AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "G", "H", "I", "J"  
WHICH ARE ACCEPTED AS "1' BARRIER STRIPS" TO DENY ACCESS FROM  
ADJOINING PRIVATE PROPERTY TO LOTS "A", "B", "E", "F", "K", 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 4th DAY  
OF October, 1983.  
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.

DATED 9-28, 1983  
R. WAYNE WATTS  
COUNTY TAX COLLECTOR  
BY: Larry Watts  
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 \_\_\_\_\_, 19\_\_\_\_  
GERALD A. MALONEY  
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 FOUR (4)  
SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY  
MADE UNDER MY SUPERVISION DURING AUGUST, 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 NOV 8, 1977  
ERNEST N. WEBB, R.C.E. 9676  
BY: Ernest N. Webb

M.B. 134/41

M.B. 134/41

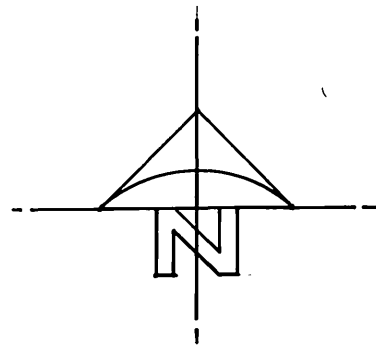
# TRACT NO. 7110-1

BEING A SUBDIVISION OF A PORTION OF LOT'S 1, 2, 5, 6 AND LOT "C" (JURUPA AVENUE) OF THE BIXMILL TRACT AS SHOWN BY MAP ON FILE IN BOOK 16 OF MAPS AT PAGES 28-30 THEREOF, RECORDS OF RIVERSIDE CO., CALIFORNIA.

DECEMBER, 1977

ALBERT A. WEBB ASSOCIATE S CIVIL ENGINEERS

SCALE: 1"=200'



FD. 1" I.P. IN CONC. TAGGED L.S. 2788, 7" DOWN, NO REF. ACCEPTED AS N.W. COR. LOT 1 PER M.B. 84/79-81 RIV. CO. REC.

FD. 2" I.P. IN CONC. TAGGED S.A.R.D. CO. STA. 17 R.E. 70 FLUSH PER M.B. 84/79-81 RIV. CO. REC.

FD. 1" I.P. IN CONC. TAGGED L.S. 2788, 6" DOWN, NO REF. ACCEPTED AS E.C. IN S.E.LY. LINE LOT "A" (OHIO AVE.) PER M.B. 84/79-81, RIV. CO. REC.

FD. 1" I.P. IN CONC. TAGGED L.S. 2788, 2" DN. NO REF. ACCEPTED AS E.C. IN S.E.LY. LINE LOT "A" (OHIO AVE.) PER M.B. 84/79-81 RIV. CO. REC.

FD. 2" I.P. IN CONC. TAGGED S.A.R.D. CO. STA. 18 R.E. 70 FLUSH PER M.B. 84/79-81 RIV. CO. REC.

FD. 1" I.P. NO TAG, FLUSH, NO REF. SET TAG R.C.E. 9876. ACCEPTED AS N.W. COR. PARCEL 1 CONVEYED TO THE CITY OF RIVERSIDE, APRIL 2, 1962 AS INST. NO. 30053, OR RIV. CO. FD. 1/2" I.P. NO TAG 8" DEEP, NO REF. 1.68' S. & 1.09' W. OF FD. 1" I.P.

(A=01°08'43" R=1000.00' L=10.00' T=19.99')

(A=19°41'16" R=100.11' L=34.40')

PARCEL CONVEYED TO MONO POWER CO. REC. JULY 10, 1972 INSTR. NO. 90276

SEE SHEET NO. 4

SEE SHEET NO. 3

FD. 1" I.P. IN CONC. NO TAG, 6" DN. NO REF. SET TAG R.C.E. 9876. ACCEPTED AS N.W. COR. LOT "D" (TYLER ST.) & S.W. LY. PROLONG. OF S.E.LY. LINE LOT "A" (OHIO AVE.) PER M.B. 84/79-81, RIV. CO. REC.

FD. 1" I.P. TAGGED R.C.E. 9876, FLUSH, REC. ACCEPTED AS E.C. IN TYLER ST.

### UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP  
CITY IS OWNED BY CONDEMNATION; SOUTHERN CALIFORNIA EDISON CO. FOR POLE LINE EASEMENTS RECORDED MAR. 9, 1956 IN BOOK 1877, PAGE 75 AND SEPT. 7, 1949 IN BOOK 1107, PAGE 31, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT CANNOT BE LOCATED FROM THE RECORDS.

FRED KRAY  
DIRECTOR OF PUBLIC UTILITIES

DATED: 9/30/83

By: Fred Kray

### SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 (C)(1) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED:

AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF MONO POWER COMPANY, A CORPORATION, IN INSTRUMENT RECORDED JULY 3, 1972 AS INSTRUMENT NO. 87312 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR ROADS, INGRESS AND EGRESS, AND CANNOT BE LOCATED FROM THE RECORDS.

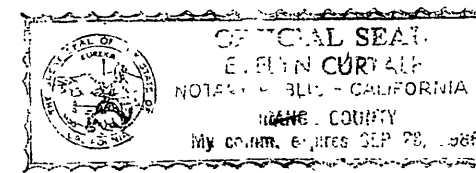
### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.  
COUNTY OF ORANGE }

ON THIS 27 DAY OF SEPTEMBER, 1983, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED J.A. ANDREWS, KNOWN TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, 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

*Emelyn Cantale*  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES SEPT. 28, 1986



NOTE: SEE SHEET NO. 1

M.B. 134/42

M.B. 134/42

134/42

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

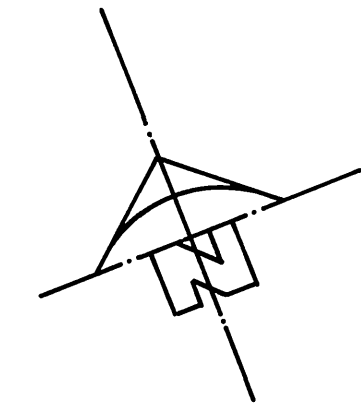
# TRACT NO. 7110-1

BEING A SUBDIVISION OF A PORTION OF LOTS 1,2,5,6, AND "C" (JURUPA AVENUE) OF THE BIXMILL TRACT PER MAP BOOK 16, PAGES 28-30, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DECEMBER, 1977

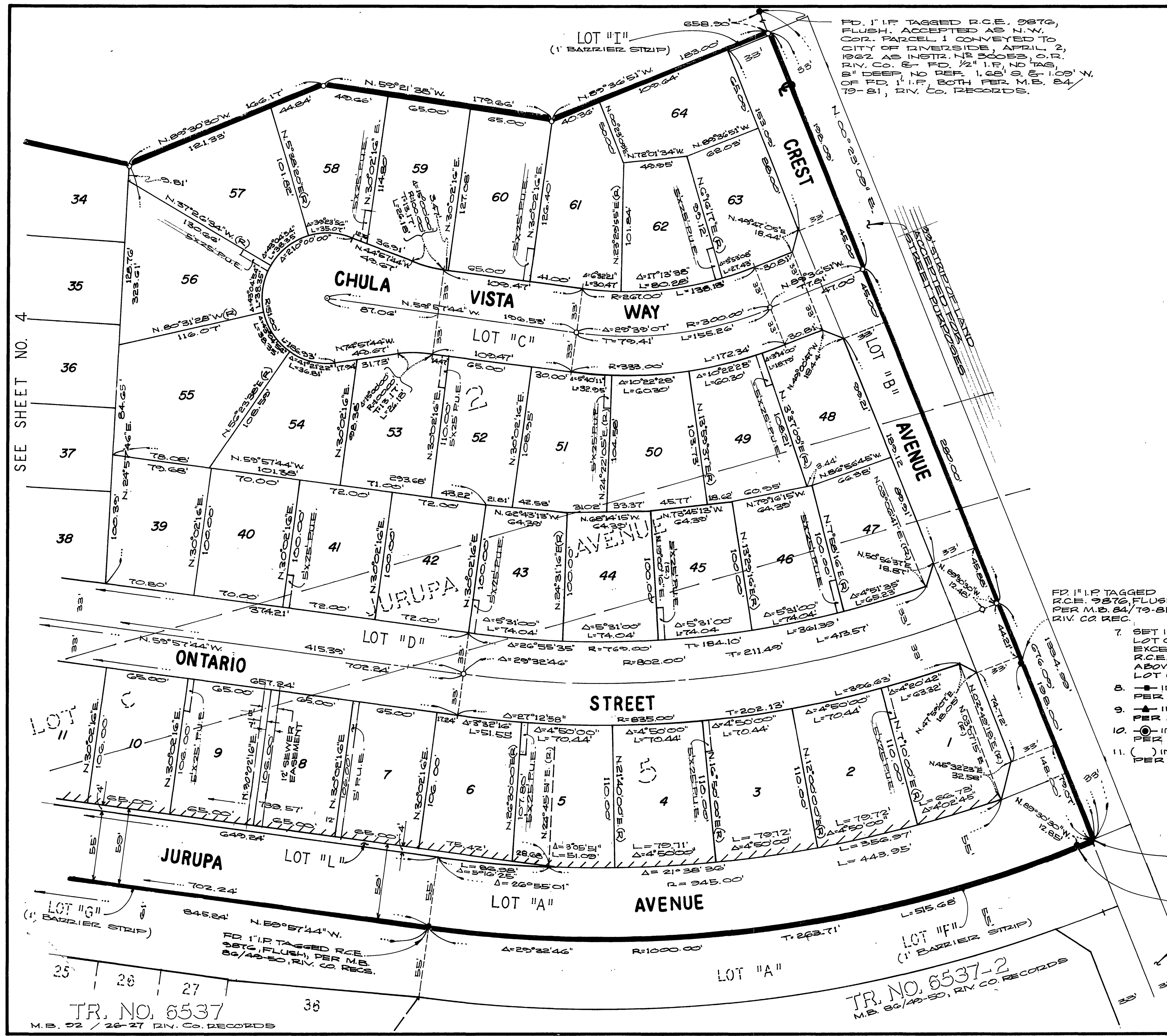
SCALE: 1" = 50'

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA



### ENGINEERS NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF JURUPA AVENUE TAKEN AS N. 59° 57' 44" W. AS SHOWN BY MAP ON FILE IN MAP BOOK 92, PAGES 26-27, RIVERSIDE COUNTY RECORDS.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL POINTS SHOWN THUS ○.
4. SET "SURE FIRE" STUDS TAGGED R.C.E. 11842 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
5. THIS TRACT CONTAINS 16.73 ACRES.
6. AREA ALONG JURUPA AVENUE SHOWN THUS INDICATES VEHICULAR AND PEDESTRIAN ACCESS WAIVED.
7. SET 1" IRON PIPE TAGGED R.C.E. 11842 FLUSH AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS, EXCEPT LOTS 1 THROUGH 17 INCLUSIVE, SET NAIL AND TAG R.C.E. 11842 ON INSIDE FACE OF BLOCK WALL, ONE FOOT ABOVE FINISH GRADE, IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
8. INDICATES FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH PER M.B. 82/26-27.
9. INDICATES FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH PER M.B. 86/49-50.
10. INDICATES FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH PER M.B. 84/79-81.
11. ( ) INDICATES RECORD BEARINGS AND DISTANCES PER M.B. 84/79-81.



SEE SHEET NO. 4

M.B. 134/43

M.B. 134/43

TR. NO. 6537  
M.B. 22 / 26-27 RIV. CO. RECORDS

TR. NO. 6537-2  
M.B. 80/49-50, RIV. CO. RECORDS

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

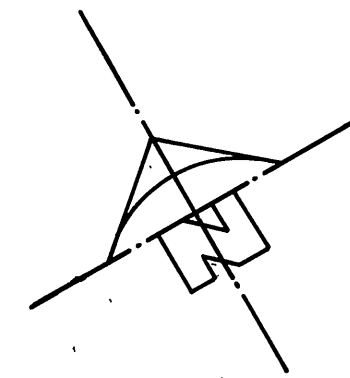
# TRACT NO. 7110-1

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DECEMBER, 1977

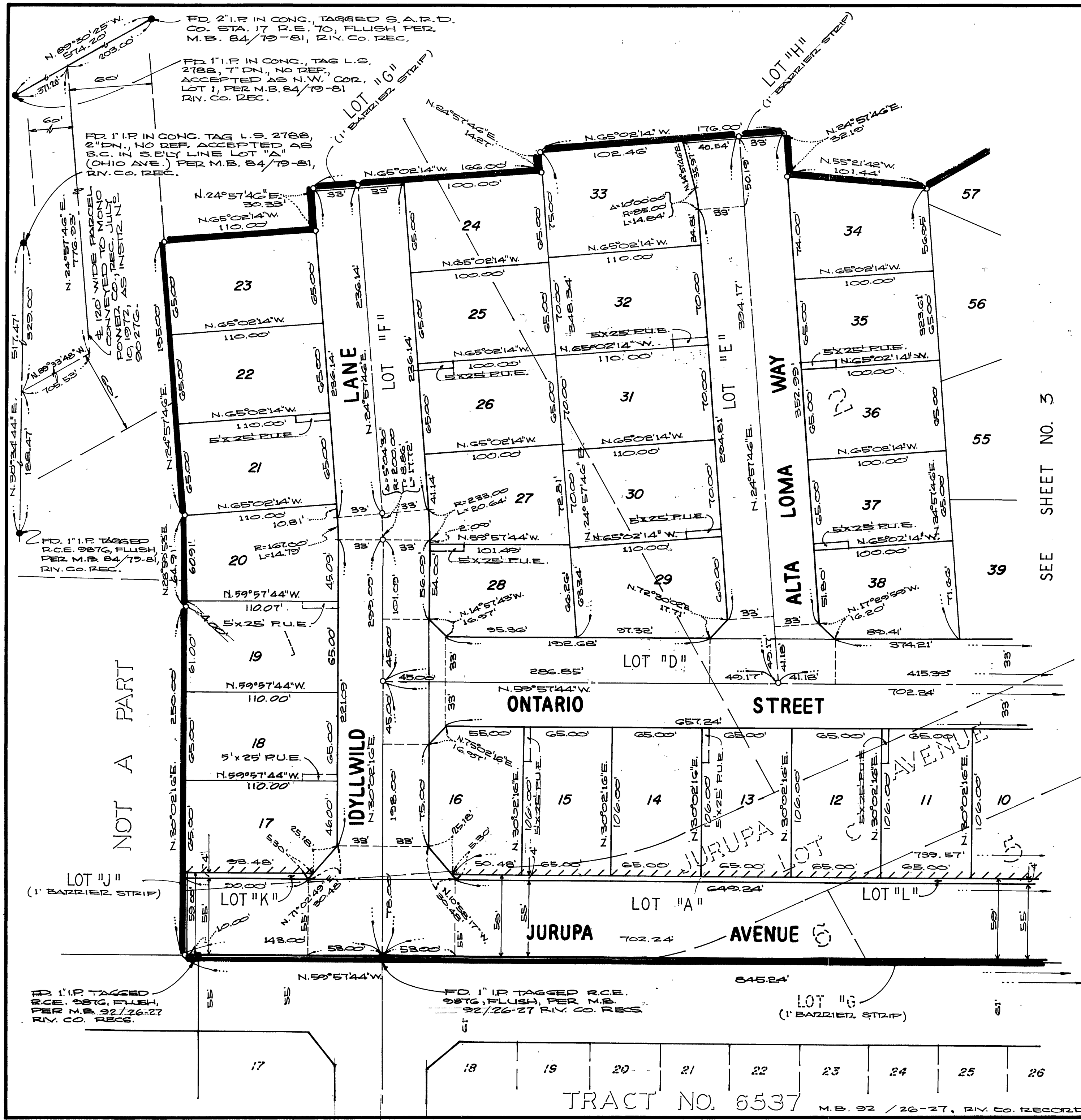
SCALE 1" = 50'

ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA



### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF JURUPA AVENUE TAKEN AS N.59°57'44"W AS SHOWN BY MAP ON FILE IN MAP BOOK 92, PAGES 26-27, RIVERSIDE COUNTY RECORDS.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. SET 1" IRON PIPE TAGGED R.C.E. 11842 FLUSH AT ALL POINTS SHOWN THUS ○.
4. SET "SURE FIRE" STUDS TAGGED R.C.E. 11842 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
5. THIS TRACT CONTAINS 16.73 ACRES.
6. AREA ALONG JURUPA AVENUE SHOWN THUS // INDICATES VEHICULAR AND PEDESTRIAN ACCESS WAIVED.
7. SET 1" IRON PIPE TAGGED R.C.E. 11842 FLUSH AT ALL REAR LOT CORNERS, CORNER CUT-BACKS AND ANGLE POINTS, EXCEPT LOTS 1 THROUGH 17 INCLUSIVE, SET NAIL AND TAG R.C.E. 11842 ON INSIDE FACE OF BLOCK WALL, ONE FOOT ABOVE FINISH GRADE, IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
8. ■ INDICATES FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH, PER M.B. 92/26-27.
9. ▲ INDICATES FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH, PER M.B. 86/49-50.
10. ⊙ INDICATES FOUND 1" I.P. TAGGED R.C.E. 9876, FLUSH, PER M.B. 84/79-81.
11. ( ) INDICATES RECORD BEARINGS AND DISTANCES PER M.B. 84/79-81.



SEE SHEET NO. 3

NOT A PART

MB. 134/44