

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT MAP 10005-1

BEING A SUBDIVISION OF PORTIONS OF LOTS 6, 7, 9, 10 AND 11 OF BLOCK E OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 12 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 11, T. 3 S., R. 5 W., S.B.M.

RECORDER'S CERTIFICATE

FILED THIS 22nd DAY OF Nov. 1985, AT 12:00 P.M. IN BOOK 154 AT PAGES 21-26 OF MAPS RECORDS OF RIVERSIDE COUNTY CALIFORNIA AT THE REQUEST OF THE CITY CLERK.

FEE \$16.00
NO 264307 WILLIAM E. CONERLY COUNTY RECORDER

BY Debra Logan DEPUTY

SUBDIVISION GUARANTEE: TICOR TITLE INSURANCE COMPANY

OWNERSHIP CERTIFICATE

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 BORDER LINE. WE HEREBY DEDICATE FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES LOTS "A", "B", "C", "D" AND "E". WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY FACILITIES THE EASEMENTS DESIGNATED AS 6' P.U.E., 5'x40' P.U.E., 5'x34' P.U.E. AND 5'x80' P.U.E. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THOSE EASEMENTS DESIGNATED AS 10' DRAINAGE EASEMENT.

BROCK LeBARON ASSOCIATES, A JOINT VENTURE

EDDIE R. FISHER, JOINT VENTURER
Eddie R. Fisher
EDDIE R. FISHER

RALPH R. NEILSON AND KATHRINE NEILSON, JOINT VENTURERS
Ralph R. Neilson Kathrine Neilson
RALPH R. NEILSON KATHERINE NEILSON

B.F. & G. INVESTMENTS, A CALIFORNIA GENERAL PARTNERSHIP, JOINT VENTURERS
William Herring Gary Kluge

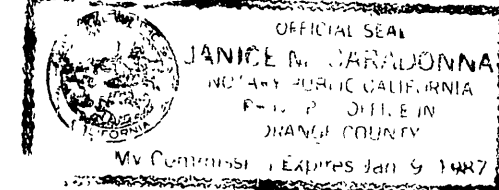
M.J. BROCK & SONS, INC., A DELAWARE CORPORATION, JOINT VENTURERS
Todd S. Cunningham
Todd S. Cunningham, Vice-President

TRUSTEE: COMMONWEALTH WESTERN MORTGAGE CORPORATION
TRUSTEE UNDER DEED OF TRUST RECORDED OCTOBER 10, 1985 AS INSTRUMENT NO. 229432
Kenneth A. Hedrick
KENNETH A. HEDRICK, Sr. Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss
COUNTY OF Orange

ON October 18, 1985 BEFORE ME JANICE M. CARADONNA
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TODD S. CUNNINGHAM PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON THAT EXECUTED THE WITHIN INSTRUMENT AS THE VICE-PRESIDENT OF M.J. BROCK & SONS, INC., A DELAWARE CORP. THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AS A JOINT VENTURER OF BROCK LeBARON ASSOCIATES 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 SUCH JOINT VENTURER AND SUCH JOINT VENTURE ALSO EXECUTED THE SAME.

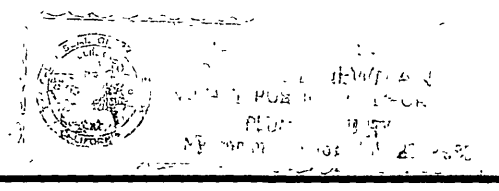


Janice M. Caradonna
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss
COUNTY OF Plumas

ON Oct. 29, 1985 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GARY KLUGE AND WILLIAM HERRING PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT AS ONE OF THE PARTNERS OF B.F. & G. INVESTMENTS THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AS A JOINT VENTURER OF BROCK LeBARON ASSOCIATES, THE JOINT VENTURE THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME BOTH AS A PARTNERSHIP AND AS A JOINT VENTURER OF SAID JOINT VENTURE AND THAT SUCH JOINT VENTURE ALSO EXECUTED THE SAME.



Russell A. Newman
NOTARY PUBLIC IN AND FOR SAID STATE

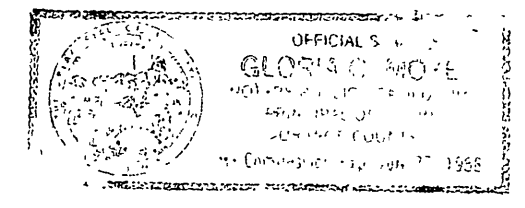
HAWKINS, ROBERTSON & ASSOCIATES

RIVERSIDE • CALIFORNIA
JUNE 1983

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss
COUNTY OF ORANGE

ON OCTOBER 24, 1985 BEFORE ME GLORIA MOYE
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RALPH R. NEILSON AND KATHRINE NEILSON PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS TWO OF THE JOINT VENTURERS OF THE JOINT VENTURE THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME BOTH INDIVIDUALLY AND AS A JOINT VENTURER OF SAID JOINT VENTURE AND THAT SUCH JOINT VENTURE ALSO EXECUTED THE SAME.



WITNESS MY HAND AND OFFICIAL SEAL

Gloria E. Moye
NOTARY PUBLIC IN AND FOR SAID STATE

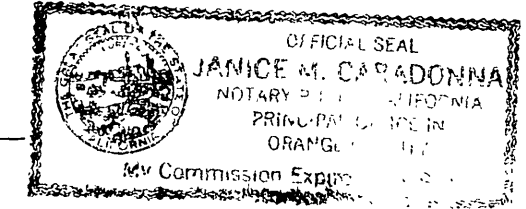
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss
COUNTY OF ORANGE

ON THIS 31st DAY OF OCT. 1985, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Kenneth A. Hedrick PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE Sr. Vice Pres. AND PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE OF COMMONWEALTH WESTERN MORTGAGE CORPORATION, AN OREGON CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND 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.

MY COMMISSION EXPIRES Jan. 9, 1987
WITNESS MY HAND AND OFFICIAL SEAL

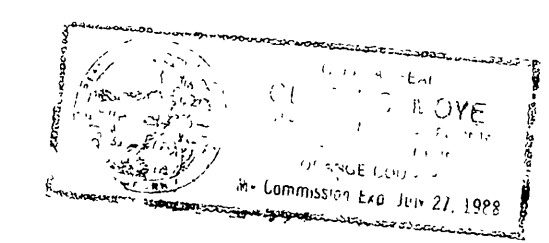
Janice M. Caradonna
NOTARY PUBLIC IN AND FOR SAID STATE



NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss
COUNTY OF ORANGE

ON OCTOBER 24, 1985 BEFORE ME GLORIA MOYE
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED EDDIE R. FISHER PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS ONE OF THE JOINT VENTURERS OF THE JOINT VENTURE THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME BOTH INDIVIDUALLY AND AS A JOINT VENTURER OF SAID JOINT VENTURE AND THAT SUCH VENTURE ALSO EXECUTED THE SAME.



WITNESS MY HAND AND OFFICIAL SEAL

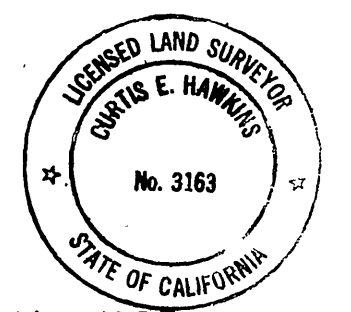
Gloria E. Moye
NOTARY PUBLIC IN AND FOR SAID STATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF SIX (6) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING FEBRUARY 1981, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) ONE YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

3/29/84
DATE

Curtis E. Hawkins
CURTIS E. HAWKINS
L.S. 3163



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 10005, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON NOV. 20, 1980, 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 APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT THE EASEMENTS FOR 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: Nov. 19, 1985

ROBERT C. WALES, R.C.E. 18793
DIRECTOR OF PUBLIC WORKS

BY: William D. Gardner
DEPUTY R.C.E. 11405

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 28th DAY OF JULY 1980, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953 BY: ASSOCIATED SOILS ENGINEERING.

M.B. 154/21

M.B. 154/21

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT MAP 10005-1

BEING A SUBDIVISION OF PORTIONS OF LOTS 6, 7, 9, 10, AND 11 OF BLOCK E OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 12 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 11, T.3 S., R. 8 W., S.B.M.

HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE • CALIFORNIA
JUNE 1983

TAX COLLECTOR'S CERTIFICATE

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

DATED November 12, 1985 R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY Deanna Supak DEPUTY

TAX BOND CERTIFICATE

~~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, 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 _____ GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS~~

~~BY _____~~

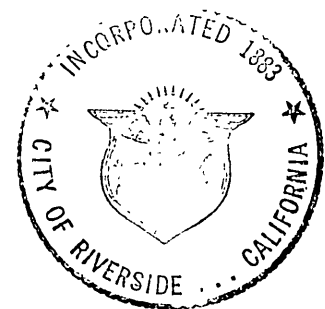
CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF SIX (6) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 10005-1, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "D" AND "E" WHICH ARE HEREBY ACCEPTED AS 1' BARRIER STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "B" AND "C", 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 19th DAY OF Nov. 1985.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY Alice A. Hare DEPUTY



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 THE 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 Jan. 14, 1985 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 CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED Nov. 13, 1985 H.E. BREWER, CITY TREASURER

BY H.E. Brewer

SIGNATURE OMISSIONS

IN ACCORDANCE WITH SECTION 66436 (C) OF THE SUBDIVISION MAP ACT THE FOLLOWING SIGNATURES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RISE INTO FEE.

AN EASEMENT IN FAVOR OF RIVERSIDE TRUST CO. RECORDED JUNE 26, 1902 IN BOOK 147, PAGE 113 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR FLUMES, PIPES AND CONDUITS

AN EASEMENT FOR DRAINAGE PURPOSES CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL DISTRICT BY INST. NO. 185014 RECORDED OCT. 1, 1981, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, FOR THE PURPOSE OF SANITARY SEWER FACILITIES RECORDED DECEMBER 2, 1977, AS INSTRUMENT NO. 240534, O.R. RIVERSIDE COUNTY, CALIFORNIA.

UTILITIES EASEMENTS

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP.

AN EASEMENT IN FAVOR OF THE GAGE CANAL COMPANY RECORDED FEBRUARY 20, 1976 AS INST. NO. 21985, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR IRRIGATION PURPOSES AND WATER PIPE LINES, AND IS BLANKET IN NATURE.

FRED KRAY
DIRECTOR OF PUBLIC UTILITIES

DATE Jan 14, 1985 BY Fred Kray

M.B. 154/22

M.B. 154/22

TRACT MAP 10005-1

BEING A SUBDIVISION OF PORTIONS OF LOTS 6, 7, 9, 10 AND 11 OF BLOCK E OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 12 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 11, T. 35, R. 5 W, S.B.M.

JUNE 1983 SCALE: 1" = 200'

HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE, CALIFORNIA

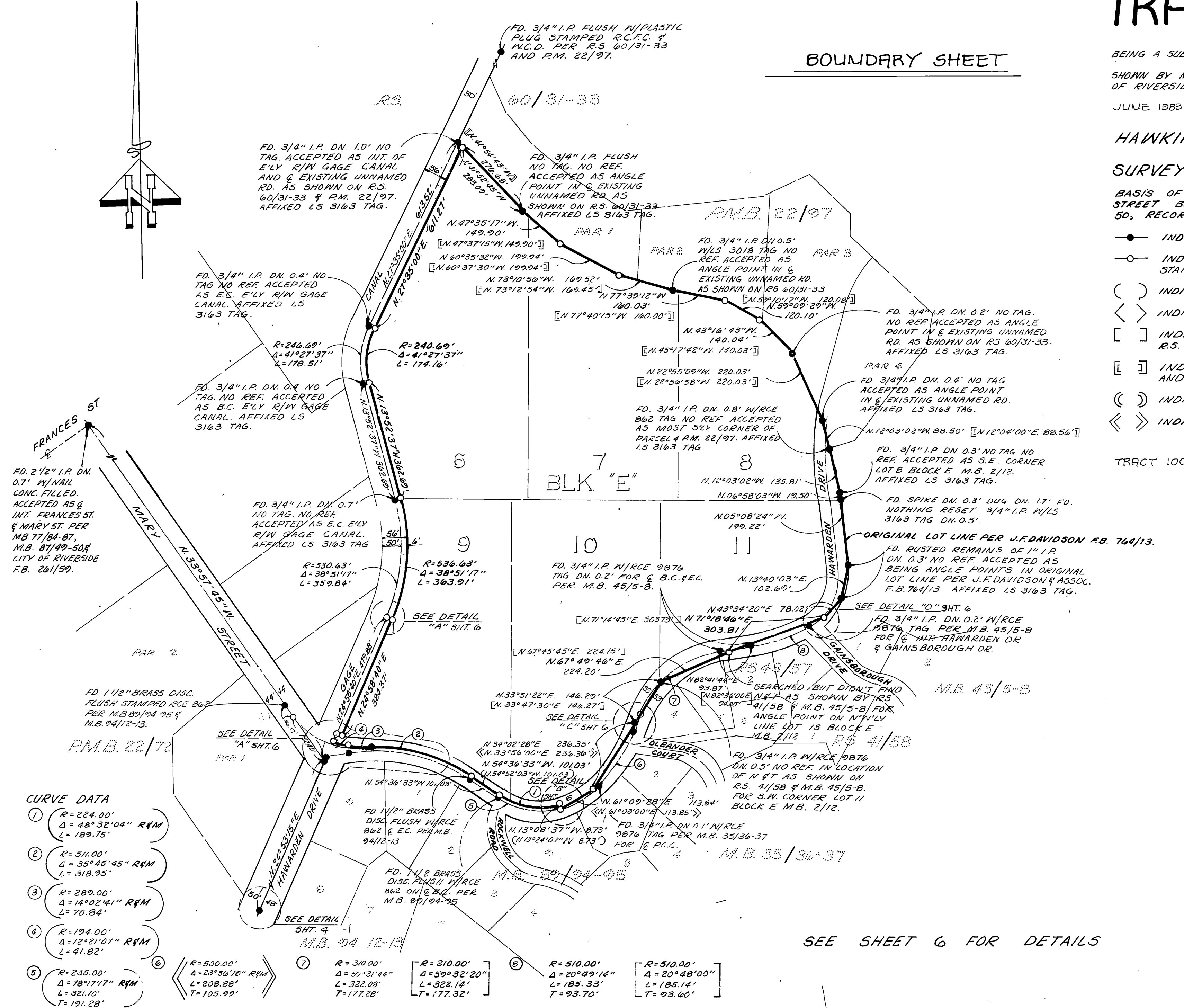
SURVEYOR'S NOTES

BASIS OF BEARINGS IS THE CENTERLINE OF MARY STREET BEING NORTH 33°57'45" WEST PER M.B. 87/49-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES FOUND MONUMENTS AS NOTED
- INDICATES SET 3/4" IRON PIPE W/PLASTIC PLUG STAMPED LS 3163 FLUSH
- () INDICATES RECORD INFORMATION PER M.B. 89/94-95.
- < > INDICATES RECORD INFORMATION PER M.B. 94/12-13.
- [] INDICATES RECORD INFORMATION PER M.B. 45/5-8, R.S. 41/58, AND R.S. 43/57.
- [] INDICATES RECORD INFORMATION PER M.B. 22/97 AND R.S. 60/31-33.
- () INDICATES RECORD INFORMATION PER M.B. 2/12.
- << >> INDICATES RECORD INFORMATION PER M.B. 35/36-37.

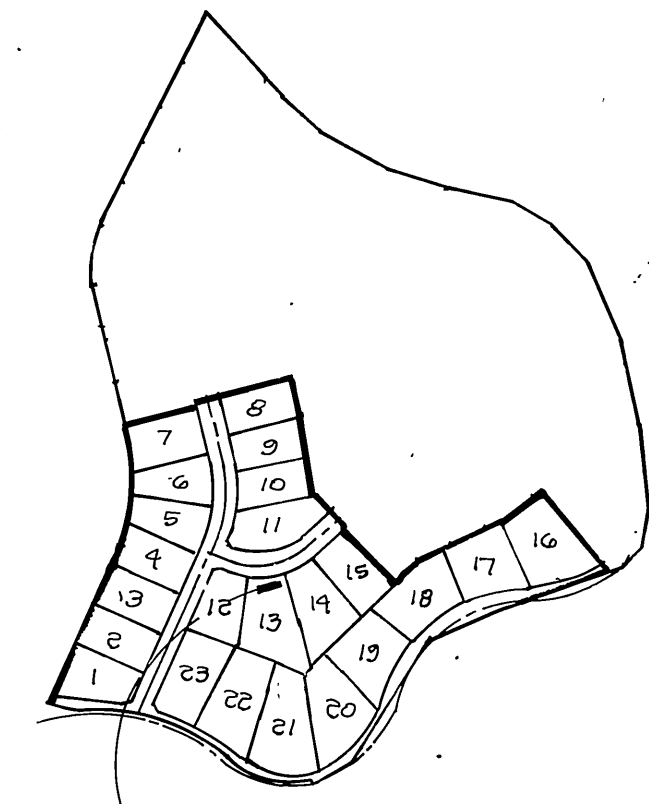
TRACT 10005-1 CONTAINS 16.43 ACRES GROSS.

BOUNDARY SHEET



CURVE DATA

①	R=224.00'	Δ=48°32'04" R&M	L=189.75'
②	R=511.00'	Δ=35°45'45" R&M	L=318.95'
③	R=289.00'	Δ=14°02'41" R&M	L=70.84'
④	R=194.00'	Δ=12°21'07" R&M	L=41.82'
⑤	R=235.00'	Δ=78°17'17" R&M	L=321.10'
⑥	R=500.00'	Δ=23°56'10" R&M	L=208.88'
⑦	R=310.00'	Δ=59°31'44"	L=322.08'
⑧	R=310.00'	Δ=59°32'20"	L=322.14'
⑨	R=510.00'	Δ=20°49'14"	L=185.33'
⑩	R=510.00'	Δ=20°48'00"	L=185.14'



SEE SHEET 6 FOR DETAILS

TRACT 10005-1
SEE SHEETS 4 AND 5
SCALE: 1" = 500'

M.B. 154/23

54
23

M.B. 154/23

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA.

TRACT MAP 10005-1

BEING A SUBDIVISION OF PORTIONS OF LOT 6, 7, 9, 10 AND 11 OF BLOCK E OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 12 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 11, T.35S., R.5W., S.B.M.

JUNE 1983

SCALE: 1"=60'

HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE • CALIFORNIA

SURVEYOR'S NOTES

BEARINGS ARE BASED ON THE CENTERLINE OF MARY STREET BEING N.35°57'45"W. PER M.B. 87/42-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

—●— INDICATES MONUMENTS FOUND AS NOTED.

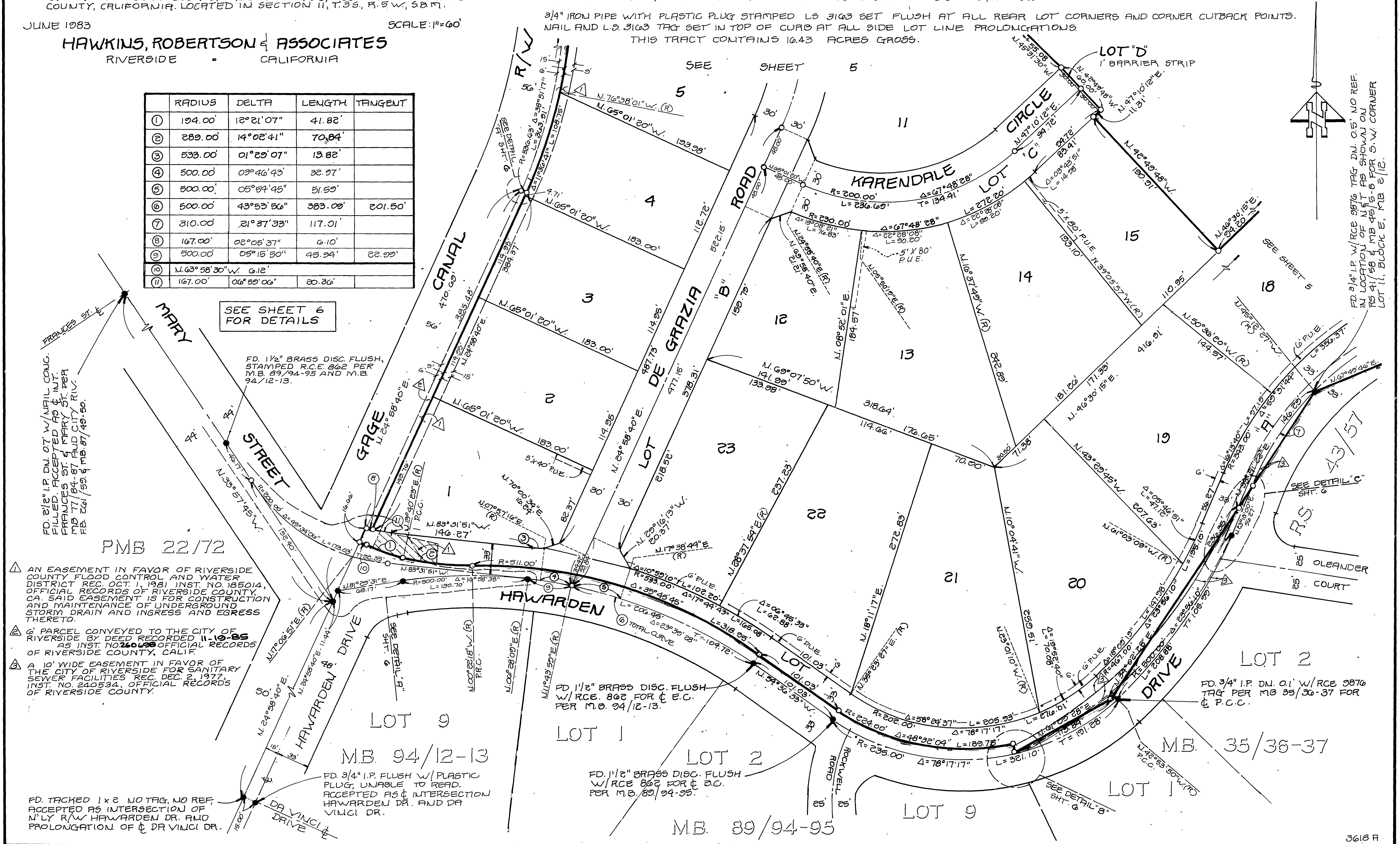
—○— INDICATES SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3103, FLUSH.

3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3103 SET FLUSH AT ALL REAR LOT CORNERS AND CORNER CUTBACK POINTS. NAIL AND L.S. 3103 TAG SET IN TOP OF CURB AT ALL SIDE LOT LINE PROLONGATIONS. THIS TRACT CONTAINS 16.43 ACRES GROSS.

SHEET 4 OF 6 SHEETS

	RADIUS	DELTA	LENGTH	TANGENT
①	194.00'	12°21'07"	41.82'	
②	289.00'	14°02'41"	70.84'	
③	533.00'	01°29'07"	13.82'	
④	500.00'	03°46'43"	32.97'	
⑤	500.00'	05°09'45"	51.53'	
⑥	500.00'	43°53'56"	383.09'	201.50'
⑦	310.00'	21°37'33"	117.01'	
⑧	167.00'	02°05'37"	6.10'	
⑨	500.00'	05°15'50"	45.24'	22.22'
⑩	N.63°58'30"W. 6.12'			
⑪	167.00'	06°59'06"	20.36'	

SEE SHEET 6 FOR DETAILS



FD. 2 1/2" I.P. DN. 07 W/MAIL COING. FILLED. ACCEPTED AS E. INT. FRANCES ST. & MARY ST. PER MB 77/84-87 AND CITY REC. FB. 201/52 & MB. 87/42-50.

FD. 1 1/2" BRASS DISC. FLUSH, STAMPED R.C.E. 862 PER M.B. 89/94-95 AND M.B. 94/12-13.

AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER DISTRICT REC. OCT. 1, 1981 INST. NO. 185014, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CA. SAID EASEMENT IS FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND STORM DRAIN AND INGRESS AND EGRESS THERETO.

2 PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED 11-19-85 AS INST. NO. 240628 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIF.

A 10' WIDE EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR SANITARY SEWER FACILITIES REC. DEC. 2, 1977, INST. NO. 240534, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

FD. 1 1/2" BRASS DISC. FLUSH W/RCE. 862 FOR E.C. PER M.B. 94/12-13.

FD. 3/4" I.P. FLUSH W/PLASTIC PLUG, UNABLE TO READ. ACCEPTED AS E. INTERSECTION HAWARDEN DR. AND DA VINCI DR.

FD. 1 1/2" BRASS DISC. FLUSH W/RCE. 862 FOR E.C. PER M.B. 89/94-95.

FD. 3/4" I.P. DN. 01 W/RCE 9876 TAG PER MB 35/36-37 FOR E.P.C.C.

FD. 3/4" I.P. W/RCE 9876 TAG DN. 05, NO REF. IN LOCATION OF N.E.T. AS SHOWN ON RS 41/58 & MB 45/15-8 FOR S.W. CORNER LOT 11, BLOCK E, MB 2/12.

M.B. 154/24

M.B. 154/24

TRACT MAP 10005-1

BEING A SUBDIVISION OF PORTIONS OF LOTS 6, 7, 9, 10 AND 11 OF BLOCK E OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 12 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 11, T.3 S., R. 5 W., S.B.M.

JUNE 1983

SCALE: 1"=60'

HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE CALIFORNIA

SURVEYOR'S NOTES

BEARINGS ARE BASED ON THE CENTERLINE OF MARY STREET BEING N. 35° 57' 45" W. PER M.B. 87/49-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

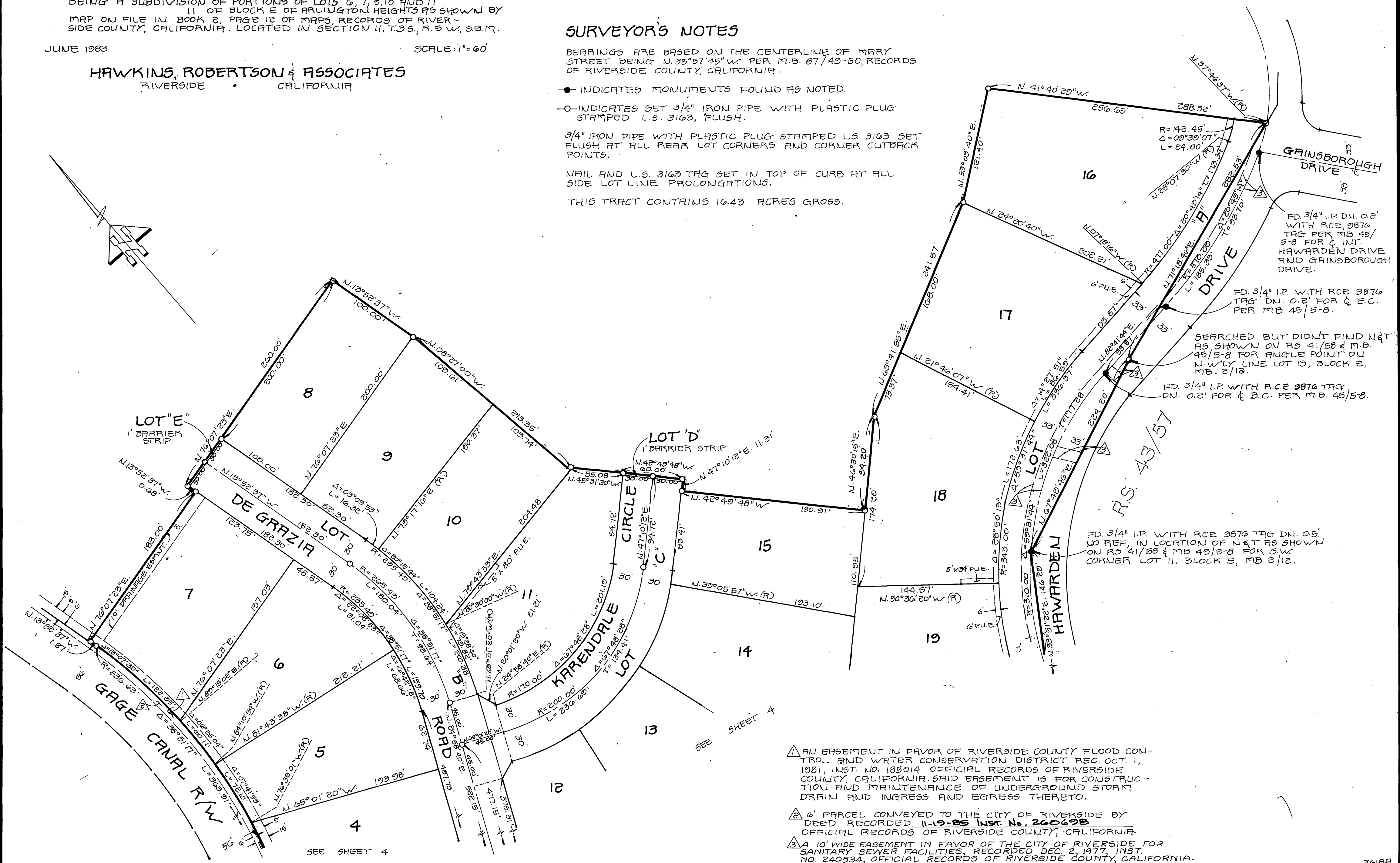
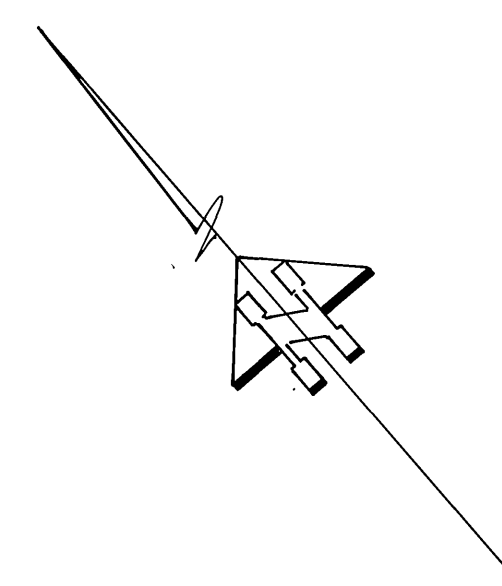
● INDICATES MONUMENTS FOUND AS NOTED.

○ INDICATES SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3163, FLUSH.

3/4" IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 3163 SET FLUSH AT ALL REAR LOT CORNERS AND CORNER CUTBACK POINTS.

NAIL AND L.S. 3163 TAG SET IN TOP OF CURB AT ALL SIDE LOT LINE PROLONGATIONS.

THIS TRACT CONTAINS 16.43 ACRES GROSS.



FD. 3/4" I.P. DN. 0.2' WITH R.C.E. 9876 TAG PER M.B. 45/5-8 FOR & INT. HAWARDEN DRIVE AND GAINSBOROUGH DRIVE.

FD. 3/4" I.P. WITH R.C.E. 9876 TAG DN. 0.2' FOR & E.C. PER M.B. 45/5-8.

SEARCHED BUT DIDN'T FIND N&T AS SHOWN ON RS 41/58 & M.B. 45/5-8 FOR ANGLE POINT ON N.W. LY. LINE LOT 13, BLOCK E, M.B. 2/12.

FD. 3/4" I.P. WITH R.C.E. 9876 TAG DN. 0.2' FOR & B.C. PER M.B. 45/5-8.

FD. 3/4" I.P. WITH R.C.E. 9876 TAG DN. 0.5' NO REF. IN LOCATION OF N&T AS SHOWN ON RS 41/58 & M.B. 45/5-8 FOR S.W. CORNER LOT 11, BLOCK E, M.B. 2/12.

△ AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT REC. OCT. 1, 1981, INST. NO. 185014 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND STORM DRAIN AND INGRESS AND EGRESS THERETO.

△ 6' PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED 11-19-85 INST. NO. 260628 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

△ A 10' WIDE EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR SANITARY SEWER FACILITIES, RECORDED DEC. 2, 1977, INST. NO. 240534, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

M.B. 154/25

M.B. 154/25

TRACT MAP 10005-1

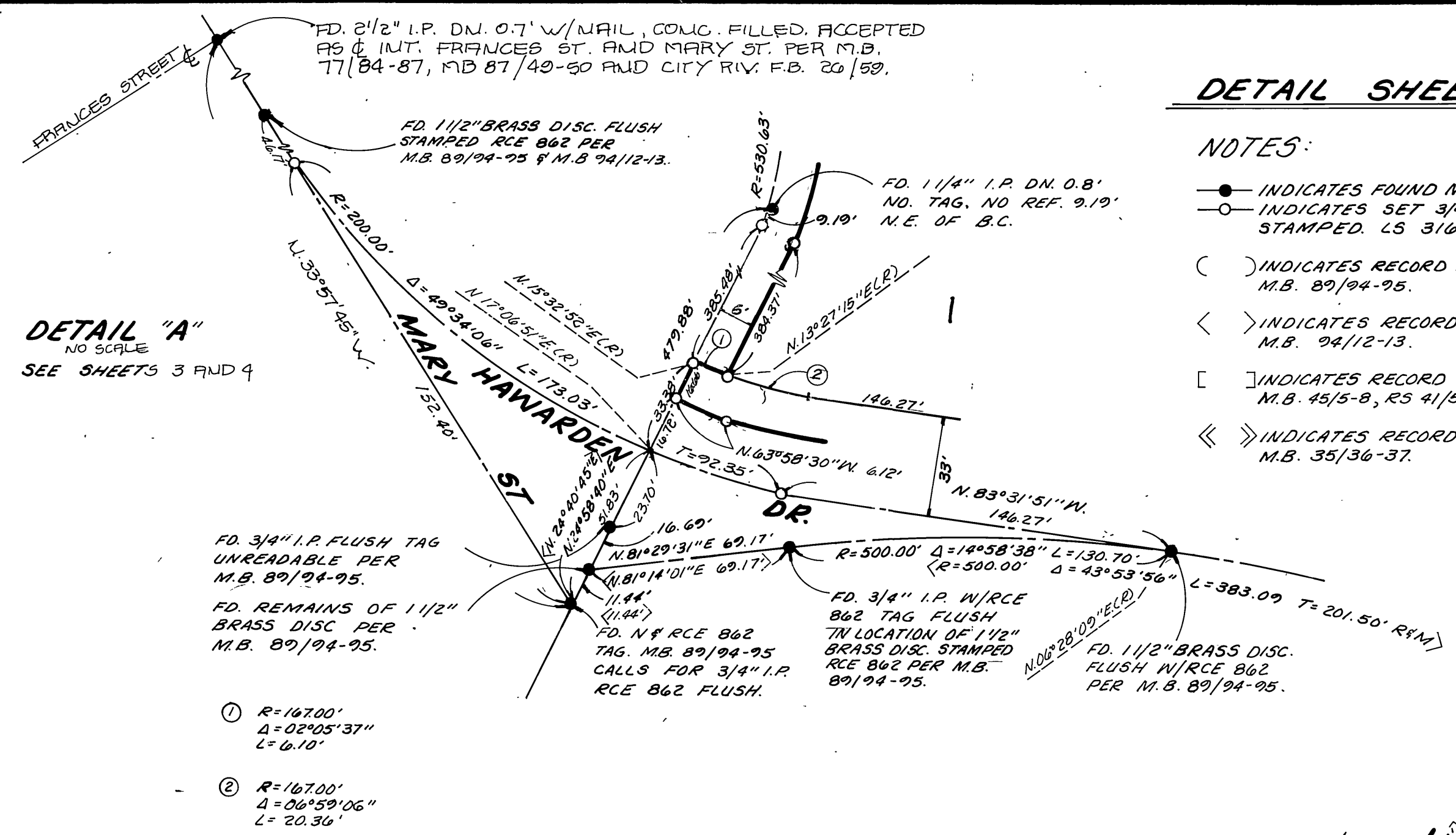
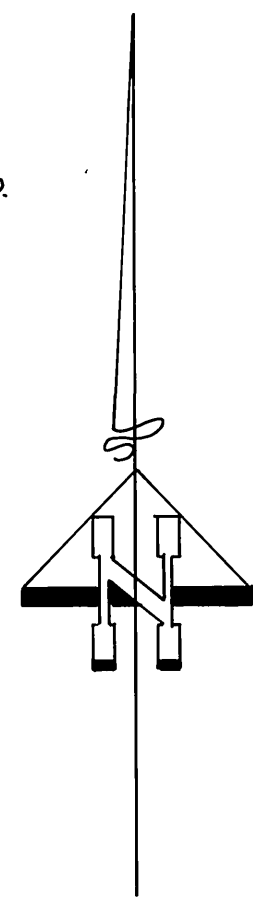
BEING A SUBDIVISION OF PORTIONS OF LOTS 6, 7, 9, 10 AND 11 BLOCK E OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 12 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 11, T. 35, R. 5 W., S.B.M.

HAWKINS, ROBERTSON & ASSOCIATES
RIVERSIDE, CALIFORNIA

DETAIL SHEET

NOTES:

- INDICATES FOUND MONUMENTS AS NOTED.
- INDICATES SET 3/4" IRON PIPE W/ R.P. STAMPED. LS 3163 FLUSH.
- () INDICATES RECORD INFORMATION PER M.B. 89/94-95.
- < > INDICATES RECORD INFORMATION PER M.B. 94/12-13.
- [] INDICATES RECORD INFORMATION PER M.B. 45/5-8, RS 41/58, AND RS 43/57.
- << >> INDICATES RECORD INFORMATION PER M.B. 35/36-37.



DETAIL "A"
NO SCALE
SEE SHEETS 3 AND 4

FD. 2 1/2" I.P. DN. 0.7' W/MAIL, CONC. FILLED. ACCEPTED AS INT. FRANCES ST. AND MARY ST. PER M.B. 77/84-87, M.B. 87/49-50 AND CITY RIV. F.B. 20/59.

FD. 1 1/2" BRASS DISC. FLUSH STAMPED RCE B62 PER M.B. 89/94-95 & M.B. 94/12-13.

FD. 1 1/4" I.P. DN. 0.8' NO TAG. NO REF. 9.19' N.E. OF B.C.

FD. 3/4" I.P. FLUSH TAG UNREADABLE PER M.B. 89/94-95.

FD. REMAINS OF 1 1/2" BRASS DISC PER M.B. 89/94-95.

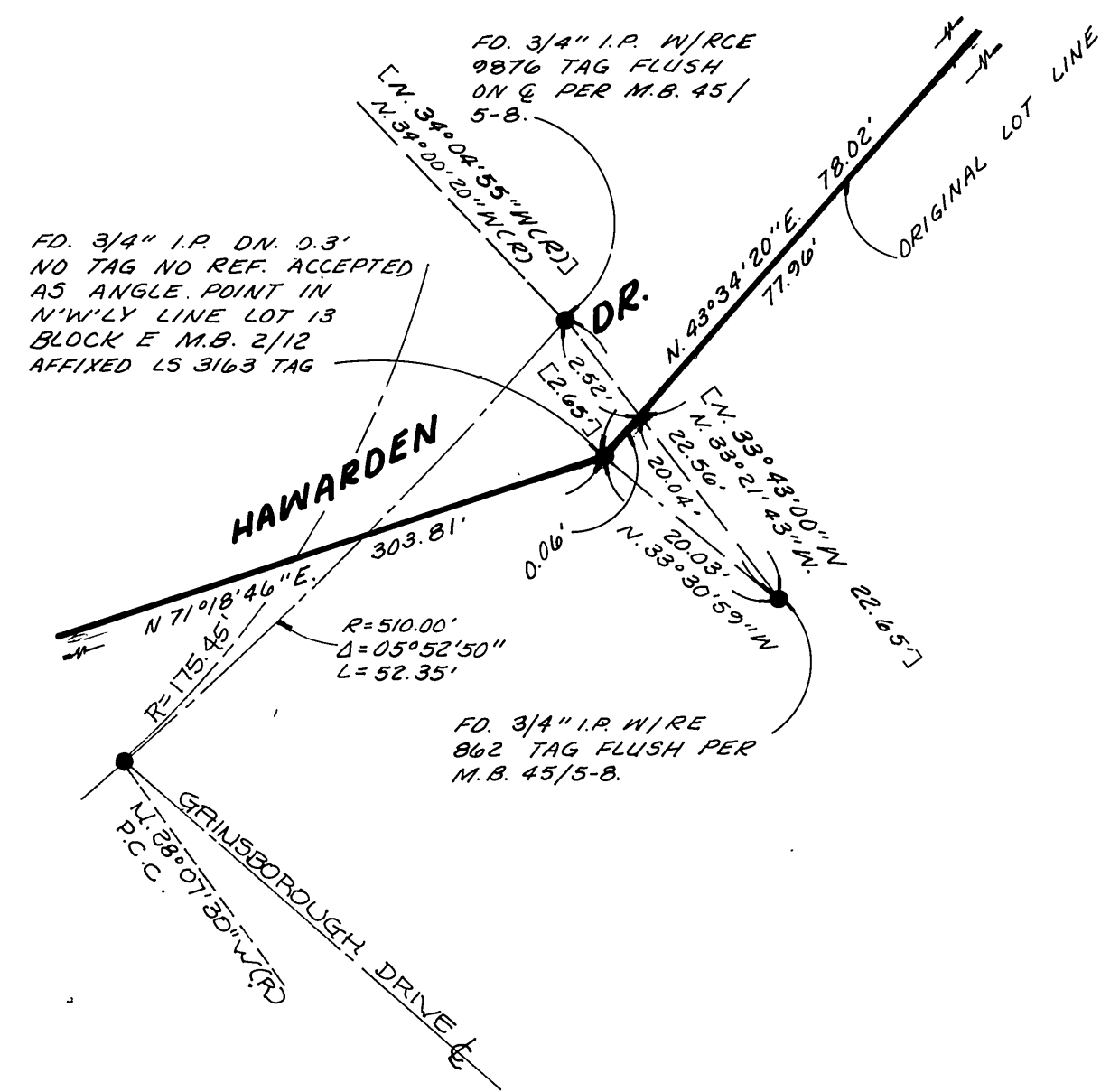
FD. N 1/4" RCE B62 TAG. M.B. 89/94-95 CALLS FOR 3/4" I.P. RCE B62 FLUSH.

FD. 3/4" I.P. W/RCE B62 TAG FLUSH IN LOCATION OF 1 1/2" BRASS DISC. STAMPED RCE B62 PER M.B. 89/94-95.

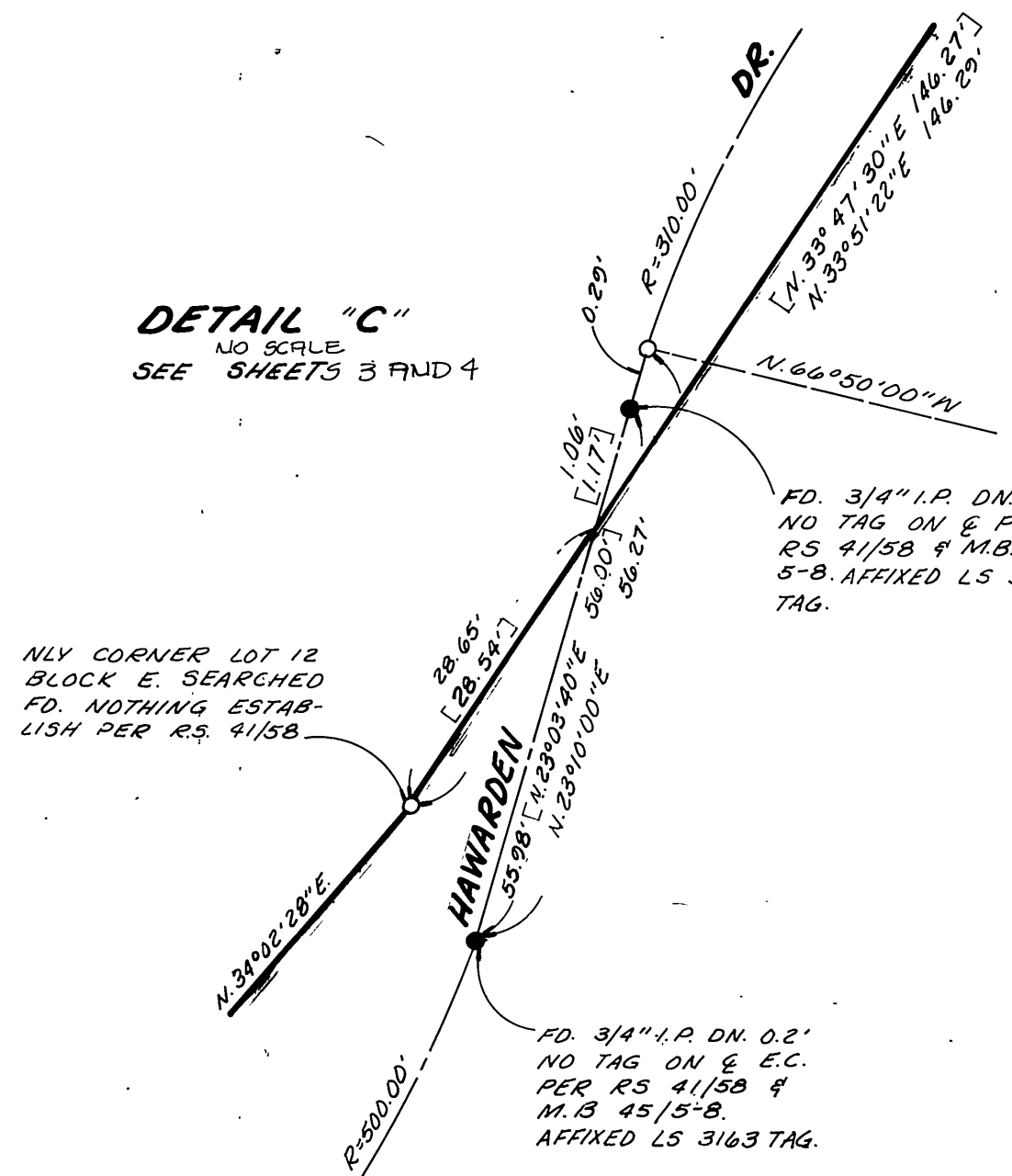
FD. 1 1/2" BRASS DISC. FLUSH W/RCE B62 PER M.B. 89/94-95.

- ① R=167.00' Δ=02°05'37" L=6.10'
- ② R=167.00' Δ=06°59'06" L=20.36'

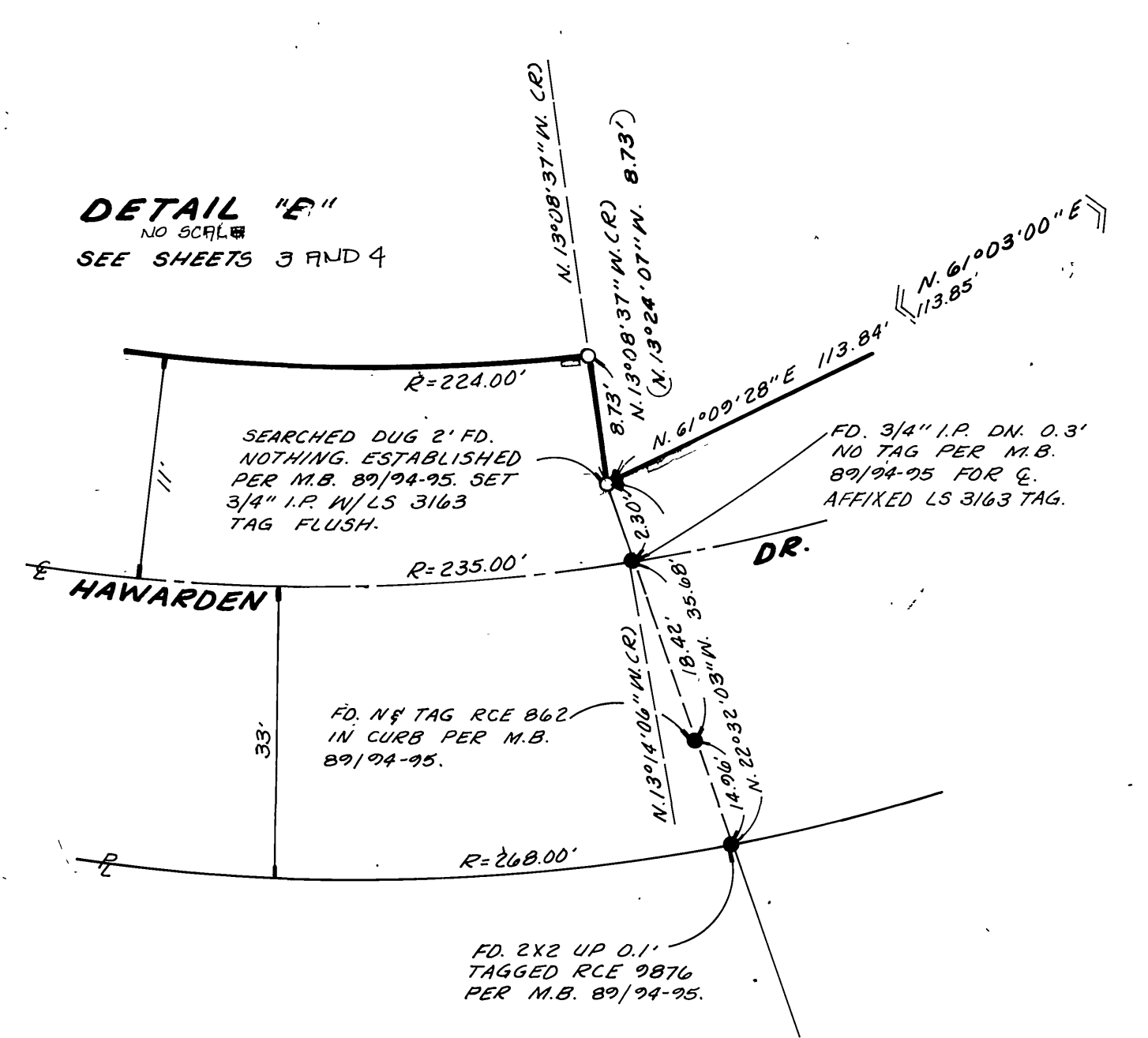
DETAIL "D"
NO SCALE
SEE SHEET 3



DETAIL "C"
NO SCALE
SEE SHEETS 3 AND 4



DETAIL "E"
NO SCALE
SEE SHEETS 3 AND 4



M.B. 154/26

M.B. 154/26