

City Copy

175/38

M.B. 175/38

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

SHEET 1 OF 5

# TRACT NO. 22238

BEING A SUBDIVISION OF LOTS 8, 46, 47 AND 48 AND PORTIONS OF LOT "A", LOT "B", AND LOT "C" OF THE ALHAMBRA ADDITION, AS PER MAP ON FILE IN BOOK 11, PAGES 78 AND 79 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THAT PORTION OF SECTION 34, T. 2 S., R. 6 W. OF RANCHO LA SIERRA, AS PER MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CSL ENGINEERING, INC.  
CORONA, CA.

JUNE 1987

### RECORDER'S CERTIFICATE

FILED THIS 30<sup>TH</sup> DAY OF OCTOBER 1987, AT 8:00 P.M. IN BOOK 115 OF MAPS, AT PAGES 38-42 AT THE REQUEST OF THE CITY CLERK.

NO. 313805  
FEE: 1400  
WILLIAM E. CONERLY, COUNTY RECORDER  
BY: Sarita Ragan, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

### CITY TREASURER'S CERTIFICATE:

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: 6/15, 1987 H. E. BREWER  
CITY TREASURER

BY: \_\_\_\_\_

### 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 22238 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "G" WHICH IS HEREBY ACCEPTED AS A 1' BARRIER STRIP TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOT "A", 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 ALL OF THE CITY OF RIVERSIDE THIS 27th DAY OF Oct 1987.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA.  
*Alice A. Hare*

### ENGINEER'S CERTIFICATE

I, DAVID E. CORYELL, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FIVE (5) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING FEBRUARY 1987, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE IN PLACE WITHIN ONE(1) YEAR FROM RECORDATION OF THIS MAP THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: 10-16, 1987  
David E. Coryell  
DAVID E. CORYELL  
REGISTERED CIVIL ENGINEER NO. 31574  
EXPIRES 12/31/88

### 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—THIS CERTIFICATION DOES NOT INCLUDE ANY SUPPLEMENTAL ASSESSMENT NOT YET EXTENDED.

DATED: \_\_\_\_\_, 1987  
R. WAYNE WATTS  
COUNTY TAX COLLECTOR  
BY: \_\_\_\_\_ DEPUTY

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY JOHN R. BYERLY, INC., ON THE 13TH DAY OF MARCH 1987 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17923.

### 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 UTILITIES 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: Oct 22, 1987  
BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES  
BY: Dieter P. Witzfeld

### CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 22238 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JANUARY 22, 1987 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND 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 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 DEPARTMENT OF PUBLIC WORKS AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE 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: Oct 26, 1987 BARRY BECK R.C.E. 20900  
CITY ENGINEER  
BY: Barry Beck

VESTING TENTATIVE MAP APPROVED BY CITY COUNCIL ON OCTOBER 27, 1987  
SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, THEIR INTEREST CANNOT RIPEN INTO A FEE.

1. STEARNS RANCHO COMPANY AND THE JURUPA LAND AND WATER COMPANY, HOLDER OF EASEMENTS FOR DITCHES, CANALS OR PIPELINES, RECORDED IN BOOK 104, PAGE 322 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND BY DEED RECORDED JULY 24, 1897 IN BOOK 31, PAGE 337; MARCH 2, 1899 IN BOOK 69, PAGE 250; APRIL 1902 IN BOOK 142, PAGE 101; AND ON JANUARY 8, 1906 IN BOOK 216, PAGE 4 ALL OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
2. TWIN BUTTES WATER COMPANY, HOLDER OF EASEMENT FOR LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES, AS RECORDED ON AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
3. CITIZENS DOMESTIC WATER COMPANY, HOLDER OF AN EASEMENT FOR LINES OF PIPES, DITCHES OR FLUMES, FOR THE CONVEYANCE OF WATER, AS RECORDED ON MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

### OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN THEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE TO THE PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH "G", INCLUSIVE. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY FACILITIES, THE EASEMENTS DEDICATED AS "BLANKET EUE." WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF STREET TREES, THE EASEMENTS DESIGNATED AS "10' STREET TREE EASEMENT" WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, THE EASEMENT DESIGNATED AS "10' X 10' EASEMENT"

COX-51, LTD, A CALIFORNIA LIMITED PARTNERSHIP  
BY: CONCORDIA DEVELOPMENT CORPORATION, ITS GENERAL PARTNER

O. Randolph Hall, Jr.  
O. RANDOLPH HALL, JR.  
PRESIDENT

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF SAN BERNARDINO

ON THIS 19<sup>TH</sup> DAY OF OCTOBER, 1987, BEFORE ME, L. JOHNSTONE, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED O. RANDOLPH HALL, JR. PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PRESIDENT OF CONCORDIA DEVELOPMENT CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF COX-51, LTD., A CALIFORNIA LIMITED PARTNERSHIP, AND THAT SAID PARTNERSHIP EXECUTED THE SAME.

WITNESS MY HAND: MY PRINCIPAL PLACE OF BUSINESS IS IN SAN BERNARDINO COUNTY.  
L. Johnstone  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES 5/17/91

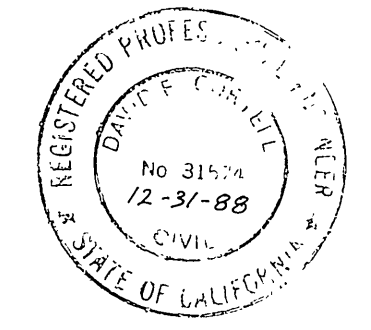
### UTILITIES EASEMENTS

THE CITY OF RIVERSIDE, BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

TWIN BUTTES WATER COMPANY, HOLDER OF AN EASEMENTS FOR LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES, AS RECORDED ON AUGUST 11, 1919 IN BOOK 508, PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

CITIZENS DOMESTIC WATER COMPANY, HOLDER OF AN EASEMENT FOR LINES OF PIPES, DITCHES OR FLUMES, FOR THE CONVEYANCE OF WATER, AS RECORDED ON MARCH 18, 1926 IN BOOK 663, PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

DATED: Oct 22, 1987  
BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES  
BY: Dieter P. Witzfeld



M.B. 175/38

# TRACT NO. 22238

BEING A SUBDIVISION OF LOTS 8, 46, 47, AND 48 AND PORTIONS OF LOT "A", LOT "B", AND LOT "C" OF THE ALHAMBRA ADDITION, AS PER MAP ON FILE IN BOOK 11, PAGES 78 AND 79 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THAT PORTION OF SECTION 34, T. 2 S., R. 6 W., OF RANCHO LA SIERRA, AS PER MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CSL ENGINEERING, INC.  
CORONA, CA.

JUNE 1987

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175/39  
MB. 175/39

- ① <N80°28'30"E, 135.00'>N80°28'30"E, 134.87'
- ② <N09°31'30"W, 40.00'>RECORD & MEASURED
- ③ (N80°28'30"E, 164.29' PER RS 39/32) 164.07'
- ④ (N80°28'30"E, 178.39' PER RS 39/32) 178.80'
- ⑤ N24°46'49"E, 16.54' <N24°58'45"W, 16.51'>
- ⑥ N24°46'49"E, 4.74' <N24°58'45"E, 4.73'>
- ⑦ N54°03'01"E, 257.20' <N54°16'17"E, 257.33'>
- ⑧ N24°46'49"E, 175.98' <N24°58'45"E, 175.94'>
- ⑨ N88°16'38"E, 178.61' <N88°31'14"E, 180.05'>
- ⑩ N83°42'09"W, 395.90' <N83°32'W, 395.90'>
- ⑪ N83°42'09"W, 294.23' <N83°32'W, 295.41'>
- ⑫ N83°42'09"W, 24.94' <25.00'>
- ⑬ N05°45'09"E, 271.11'
- ⑭ N05°45'09"E, 251.81' <N6°00'E, 249.89'>
- ⑮ N05°13'22"E, 299.14' <N52°22'E, 299.57'>
- ⑯ N52°13'22"E, 319.18' <N52°22'00"E, 319.71'>
- ⑰ N34°00'38"W, 685.81' <N33°52'W, 685.13'>  
(N33°52'W, 685.77', PER MB 29/25)
- ⑱ N23°57'48"W, 519.33' <N23°46'W, 518.90'>  
(N23°49'10"W, 519.31', PER MB 29/25)
- ⑲ N34°00'38"W, 688.88' <N33°51'24'W, 688.22'>
- ⑳ N54°29'13"W, 185.97'
- ㉑ (N33°52'W, 459.01', PER MB 29/25)  
(N34°00'38"W, 459.10')
- ㉒ N71°53'18"W, 17.51'
- ㉓ N23°57'48"W, 230.43'
- ㉔ N16°42'59"W, 119.12'

### BASIS OF BEARINGS:

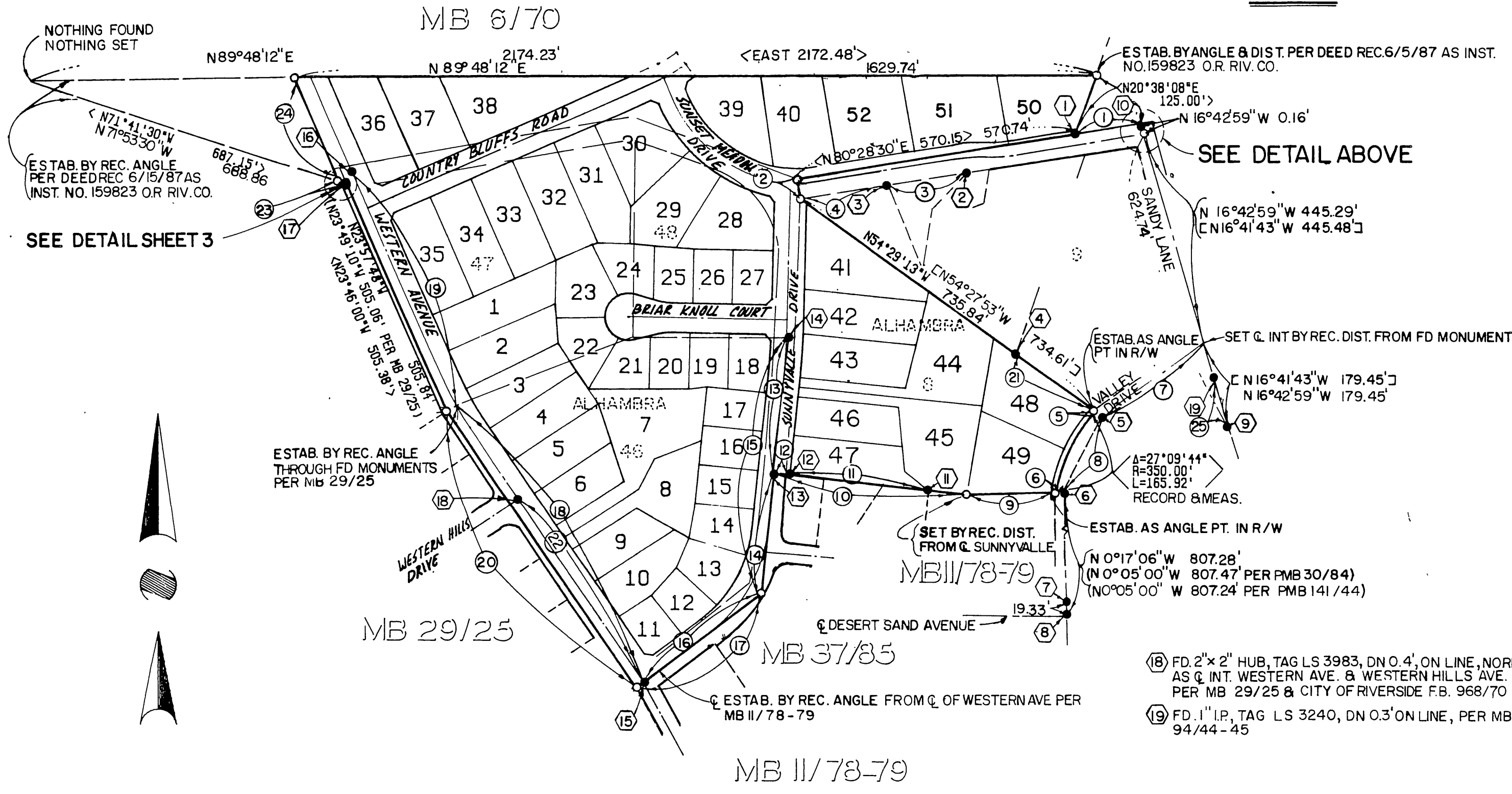
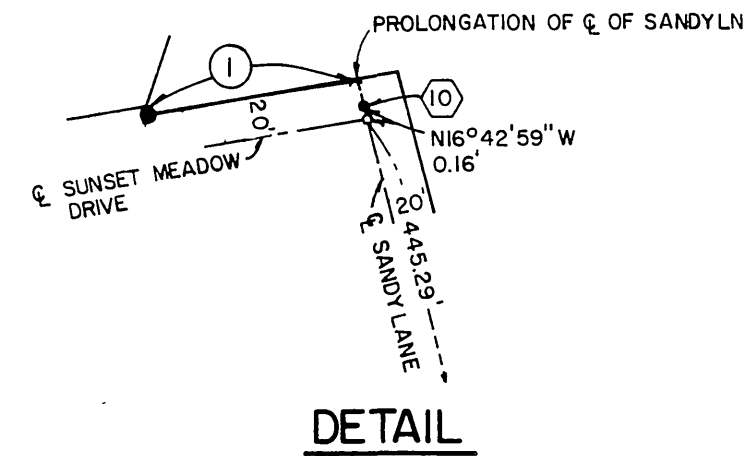
THE BEARING OF N 80°28'30" E AS SHOWN ON THE NORTH LINE OF PARCEL 2 PER RS 39/32; SAID LINE ALSO BEING A PORTION OF THE SOUTH LINE OF LOT "B" OF THE ALHAMBRA ADDITION PER MB 11/78-79

### ENGINEER'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES 1" I.P. TAGGED R.C.E. 31574 SET FLUSH
- SET 1" I.P. TAGGED R.C.E. 31574, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES UNLESS OTHERWISE NOTED.
- SET NAIL & TAG MARKED R.C.E. 31574 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES
- THIS TRACT CONTAINS 26.25 ACRES.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- ( ) INDICATES RECORD DATA AS NOTED.
- [ ] INDICATES RECORD DATA PER ALHAMBRA ADDITION PER MB 11/78-79, RECORDS OF RIVERSIDE COUNTY
- < > INDICATES RECORD DATA PER DEED RECORDED JUNE 5, 1987, AS INST. NO. 159823 O.R. RIV. CO.
- <<>> INDICATES RECORD DATA PER WESTVIEW TRACT PER MB 37/85, RECORDS OF RIVERSIDE COUNTY

### FOUND MONUMENT:

- FD 2" I.P., NO TAG, DN 0.4', NO REF., ACC. AS PROPERTY COR. PER DEED REC. 7/13/44 IN BOOK 633, PAGE 426, O.R. AND DEED REC. 6/5/87 AS INST. NO. 159823 O.R. RIV. CO.
- FD 1" I.P., TAGGED R.C.E. 7304, FLUSH, PER RS 39/32, ACC. AS BEING ON SOUTH LINE OF LOT "B" OF THE ALHAMBRA ADDITION PER MB 11/78-79
- FD 1" I.P., TAGGED R.C.E. 7304, FLUSH, PER RS 39/32, ACC. AS BEING ON SOUTH LINE OF LOT "B" OF THE ALHAMBRA ADDITION PER MB 11/78-79
- FD 2x2 W/NAIL, NO TAG, FLUSH, PER RS 39/32, ACC. AS BEING ON NORTHEAST LINE OF LOT 8 OF THE ALHAMBRA ADDITION PER MB 11/78-79
- FD S&TAG, CITY OF RIVERSIDE ENGR., DN 0.3', PER CRFB 865/41, ACC. AS BEING ANGLE PT. IN VALLEY DR. PER MB 11/78-79
- FD S&TAG, CITY OF RIVERSIDE ENGR., DN 0.1', PER CRFB 865/46, ACC. AS BEING ANGLE PT. IN VALLEY DR. PER MB 11/78-79
- FD 1" I.P., TAGGED R.C.E. 14358, DN 0.7', ON LINE, PER PMB 141/44
- FD S&TAG, CITY OF RIVERSIDE ENGR., DN 0.3', PER CRFB 865/39 ACC. AS BEING CL. INT. OF VALLEY DR. & DESERT SAND AVE, PER PM 65/2
- FD 1" I.P., TAGGED L.S. 3240, DN 0.3', IN LIEU OF 2" I.P., ACC. AS BEING ANGLE PT. IN SANDY LANE PER MB 11/78-79 AND PER MB 94/44-45
- FD 1x2, NO REF., FLUSH, ACC AS BEING ON CL. OF SANDY LANE PER MB 11/78-79, HELD AS BEING ON LINE
- FD 1" I.P., TAGGED R.C.E. 7304, UP 0.6', ACC. AS THE NORTHEAST CORNER OF WESTVIEW TRACT PER MB 37/85
- FD 1" I.P., TAG ILLEGIBLE, FLUSH, NO. REF., ACC. AS THE NORTHWEST CORNER OF LOT 17 OF WESTVIEW TRACT PER MB 37/85
- FD 1" I.P., NO TAG, FLUSH, NO. REF., ACC. AS THE NORTHWEST CORNER OF WESTVIEW TRACT PER MB 37/85, AND AS BEING ON CL. OF LOT "C" OF THE ALHAMBRA ADDITION PER MB 11/78-79
- FD 2" I.P., NO TAG, FLUSH, ACC. AS BEING AN ANGLE PT. IN LOT "C" OF THE ALHAMBRA ADDITION PER MB 11/78-79
- FD S&TAG, CITY OF RIVERSIDE ENGR., DN 0.15', PER CRFB 968/70, ACC. AS BEING CL. INT. OF WESTERN AVE. & SUNNYVALLE DRIVE, PER THE ALHAMBRA ADDITION PER MB 11/78-79 AND MB 29/25
- FD 2" I.P., NO TAG, DN 0.8', ACC. AS CL. INT. OF LOT "A" & LOT "B" OF THE ALHAMBRA ADDITION PER 11/78-79 AND MB 29/25
- FD 1" I.P., NO TAG, DN 0.5', N66°02'12"E 0.12', NO REF. ACC. AS ANGLE POINT PER DEED REC 6/5/87 AS INST. NO. 159823 O.R. RIV. CO.



MB. 175/39

SCALE: 1"=60'

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

SHEET 3 OF 5

# TRACT NO. 22238

BEING A SUBDIVISION OF LOTS 8, 46, 47 AND 48 AND PORTIONS OF LOT "A", LOT "B", AND LOT "C" OF THE ALHAMBRA ADDITION, AS PER MAP ON FILE IN BOOK 11, PAGES 78 AND 79 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THAT PORTION OF SECTION 34, T. 2 S., R. 6 W., OF RANCHO LA SIERRA, AS PER MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

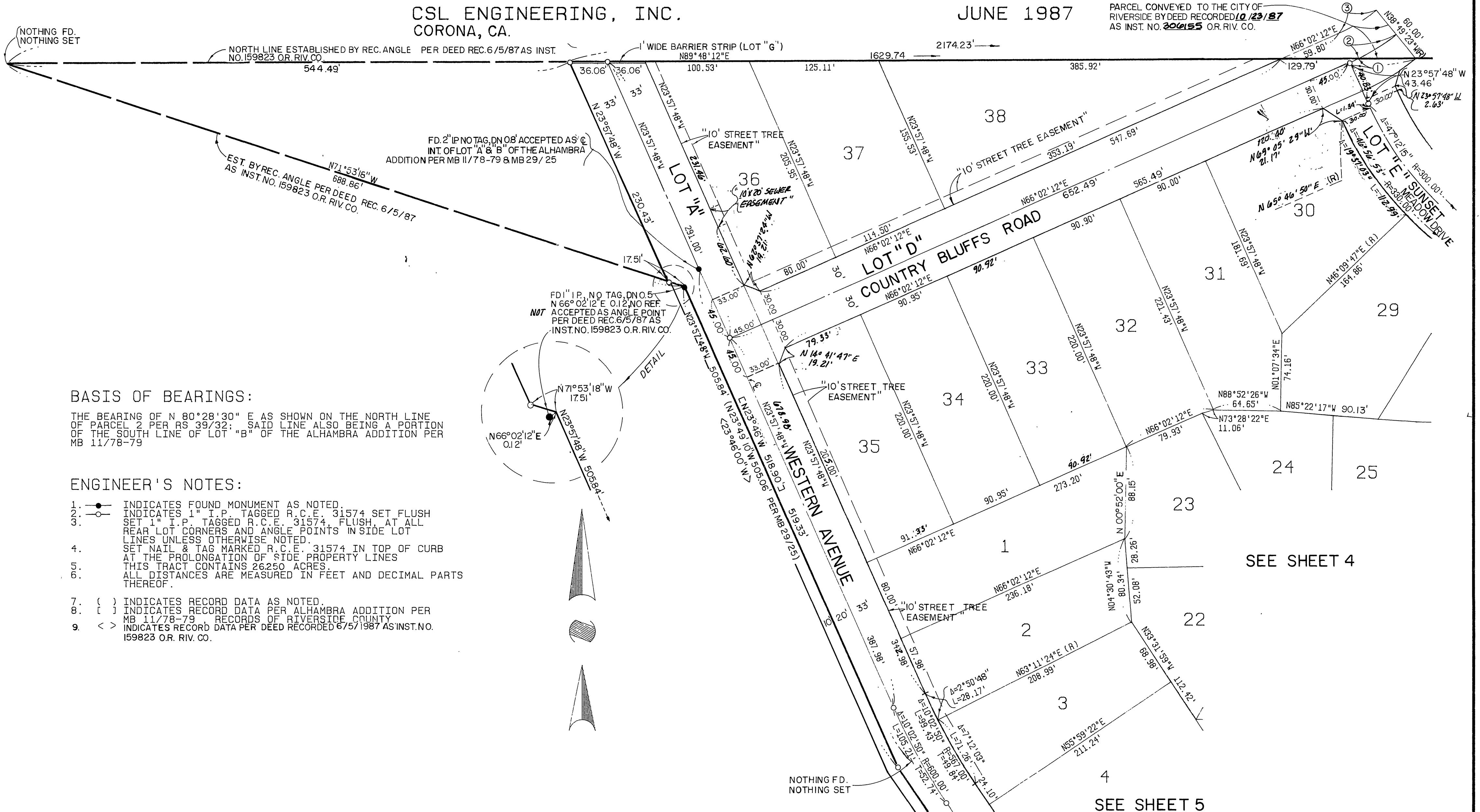
### CURVE DATA:

- ① Δ=2°16'56" R=200.00' L=7.97'
- ② Δ=12°34'39" R=200.00' L=43.90'
- ③ Δ=14°51'35" R=170.00' L=44.09'

CSL ENGINEERING, INC.  
CORONA, CA.

JUNE 1987

PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED 10/23/87 AS INST. NO. 206155 O.R. RIV. CO.



### BASIS OF BEARINGS:

THE BEARING OF N 80° 28' 30" E AS SHOWN ON THE NORTH LINE OF PARCEL 2 PER RS 39/32; SAID LINE ALSO BEING A PORTION OF THE SOUTH LINE OF LOT "B" OF THE ALHAMBRA ADDITION PER MB 11/78-79

### ENGINEER'S NOTES:

1. ● INDICATES FOUND MONUMENT AS NOTED.
2. ○ INDICATES 1" I.P. TAGGED R.C.E. 31574 SET FLUSH
3. ○ SET 1" I.P. TAGGED R.C.E. 31574 FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES UNLESS OTHERWISE NOTED.
4. SET NAIL & TAG MARKED R.C.E. 31574 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES
5. THIS TRACT CONTAINS 26250 ACRES.
6. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
7. ( ) INDICATES RECORD DATA AS NOTED.
8. [ ] INDICATES RECORD DATA PER ALHAMBRA ADDITION PER MB 11/78-79 RECORDS OF RIVERSIDE COUNTY
9. < > INDICATES RECORD DATA PER DEED RECORDED 6/5/1987 AS INST. NO. 159823 O.R. RIV. CO.

SEE SHEET 4

SEE SHEET 5

CITY Copy

15/40

M.B. 175/40

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# TRACT NO. 22238

BEING A SUBDIVISION OF LOTS 8, 46, 47 AND 48 AND PORTIONS OF LOT "A", LOT "B", AND LOT "C" OF THE ALHAMBRA ADDITION, AS PER MAP ON FILE IN BOOK 11, PAGES 78 AND 79 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THAT PORTION OF SECTION 34, T. 2 S., R. 6 W., OF RANCHO LA SIERRA, AS PER MAP ON FILE IN BOOK 6, PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CSL ENGINEERING, INC.  
CORONA, CA.

JUNE 1987

### CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT
C1	18°50'42"	200.00	65.78	33.19
C2	3°59'31"	200.00	13.93	6.97
C3	5°31'14"	200.00	19.27	9.64
C4	8°36'49"	200.00	30.07	15.06
C5	28°21'27"	200.00	98.99	50.53
C6	6°34'55"	170.00	19.53	9.78
C7	8°04'08"	230.00	32.38	16.22
C8	8°36'49"	230.00	34.58	17.32
C9	8°36'49"	170.00	25.56	12.80

FD 2" I.P. NO TAG DN 0.4, NO REF. ACC. AS PROPERTY COR. PER DEED REC 7/3/44 IN BOOK 633, PAGE 426, O.R. AND REC., 6/5/87 AS I59823 O.R. RIV. CO.

FD 1" I.P., TAGGED R.C.E. 7304, FLUSH PER RS 39/32 ACC. AS BEING ON SOUTH LINE OF LOT "B" OF THE ALHAMBRA ADDITION PER MB 11/78-79

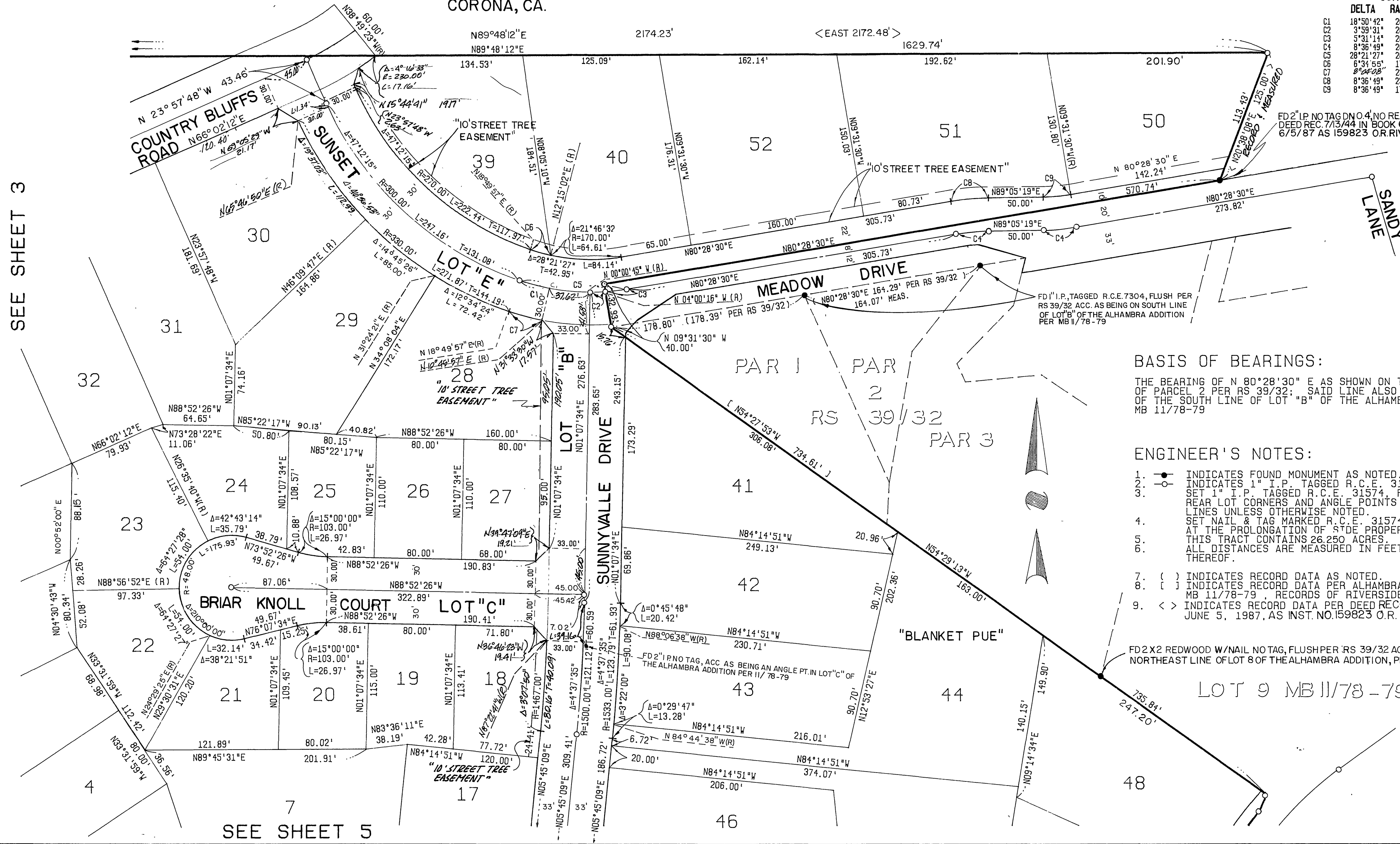
### BASIS OF BEARINGS:

THE BEARING OF N 80°28'30" E AS SHOWN ON THE NORTH LINE OF PARCEL 2 PER RS 39/32; SAID LINE ALSO BEING A PORTION OF THE SOUTH LINE OF LOT "B" OF THE ALHAMBRA ADDITION PER MB 11/78-79

### ENGINEER'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES 1" I.P. TAGGED R.C.E. 31574 SET FLUSH
- SET 1" I.P. TAGGED R.C.E. 31574 FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES UNLESS OTHERWISE NOTED.
- SET NAIL & TAG MARKED R.C.E. 31574 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES
- THIS TRACT CONTAINS 26.250 ACRES
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- ( ) INDICATES RECORD DATA AS NOTED.
- [ ] INDICATES RECORD DATA PER ALHAMBRA ADDITION PER MB 11/78-79, RECORDS OF RIVERSIDE COUNTY
- < > INDICATES RECORD DATA PER DEED RECORDED JUNE 5, 1987, AS INST. NO. I59823 O.R. RIV. CO.

FD 2X2 REDWOOD W/NAIL NO TAG, FLUSH PER 'RS 39/32 ACC. AS BEING ON NORTHEAST LINE OF LOT 8 OF THE ALHAMBRA ADDITION, PER MB 11/78-79



SEE SHEET 3

SEE SHEET 5

CITY COPY

175/41

M.B. 175/41

M.B. 175/41

# TRACT NO. 22238

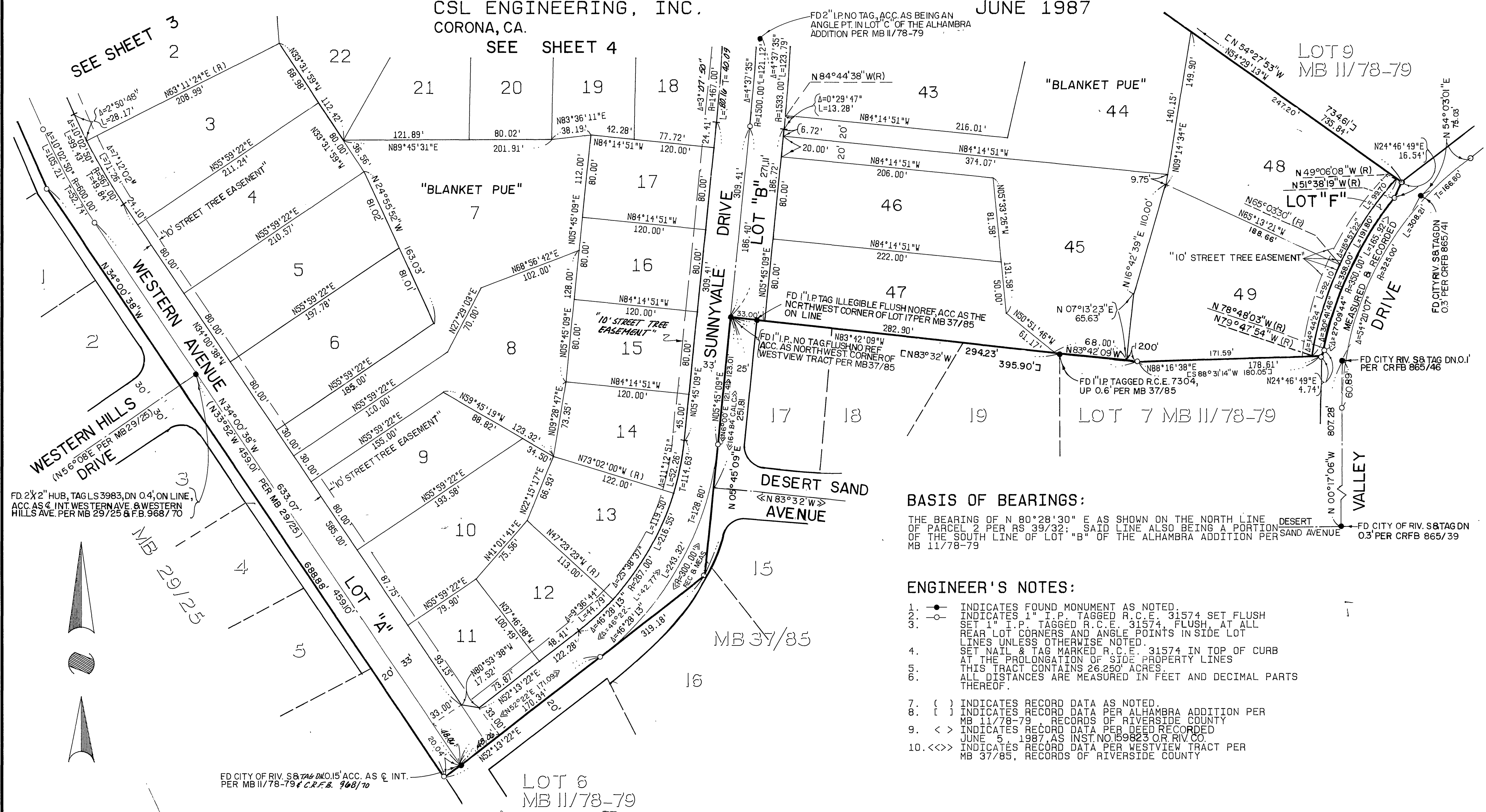
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CSL ENGINEERING, INC.  
CORONA, CA.

JUNE 1987

City Copy

M.B. 175/42



### BASIS OF BEARINGS:

THE BEARING OF N 80°28'30" E AS SHOWN ON THE NORTH LINE OF PARCEL 2 PER RS 39/32; SAID LINE ALSO BEING A PORTION OF THE SOUTH LINE OF LOT "B" OF THE ALHAMBRA ADDITION PER MB 11/78-79

### ENGINEER'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES 1" I.P. TAGGED R.C.E. 31574 SET FLUSH
- SET 1" I.P. TAGGED R.C.E. 31574, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS INSIDE LOT LINES UNLESS OTHERWISE NOTED.
- SET NAIL & TAG MARKED R.C.E. 31574 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES
- THIS TRACT CONTAINS 26.250 ACRES.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- ( ) INDICATES RECORD DATA AS NOTED.
- [ ] INDICATES RECORD DATA PER ALHAMBRA ADDITION PER MB 11/78-79, RECORDS OF RIVERSIDE COUNTY
- < > INDICATES RECORD DATA PER DEED RECORDED JUNE 5, 1987, AS INST. NO. 169823 OR RIV. CO.
- <<>> INDICATES RECORD DATA PER WESTVIEW TRACT PER MB 37/85, RECORDS OF RIVERSIDE COUNTY

M.B. 175/42

FD CITY OF RIV. S&TAG DNO.15 ACC. AS & INT. PER MB 11/78-79 & C.R.F.B. 908/70

LOT 6  
MB 11/78-79