

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 19176

BEING A SUBDIVISION OF ALL OF LOT 10 & PORTIONS OF LOTS 11, 12, 20 AND LOT "A" OF OSBORNE HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGES 39 TO 41 INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 11, T. 3S., R. 5W., S.B.M.

GABEL, COOK & BECKLUND, INC.
RIVERSIDE, CALIF.

RECORDER'S CERTIFICATE

FILED THIS 5th DAY OF JANUARY, 1988, AT 10:30 A.M. IN BOOK 178 OF MAPS, AT PAGES 19 - 25 AT THE REQUEST OF THE CITY CLERK:

No. 1840
FEE \$18.00

WILLIAM E. CONERLY, COUNTY RECORDER
By: A. Huntley

SUBDIVISION GUARANTEE FIRST AMERICAN INSURANCE COMPANY

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 ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND; THAT WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE. WE HEREBY DEDICATE FOR PUBLIC USE FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES LOTS "A" THRU "G" INCLUSIVE, AND FURTHER, THE UNDERSIGNED OWNERS, OUR SUCCESSORS 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 4, 5, 6, 7, 10, 15, 16, 17, & 18 ON, OVER, AND ACROSS OVERLOOK PARKWAY ADJOINING SAID LOTS. WE FURTHER HEREBY DEDICATE FOR PUBLIC USE FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES THE AREAS SHOWN AS 12 FT. SEWER EASEMENT; STORM DRAIN FACILITIES THE AREAS SHOWN AS A STORM DRAIN EASEMENT. WE FURTHER DEDICATE FOR PUBLIC USE FOR OPEN SPACE PURPOSES, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, EQUIPMENT OR EARTHFILL OR DEPOSIT, THE AREAS SHOWN AS OPEN SPACE EASEMENT.

HAWARDEN HILLS, A CALIFORNIA LIMITED PARTNERSHIP
John K. Hoover Gen Partner
JOHN K. HOOVER, GENERAL PARTNER

SUCH OPEN SPACE EASEMENTS DO NOT INCLUDE ANY RIGHT OF ACCESS AND THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF SUCH OPEN SPACE EASEMENTS.

RIVERSIDE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS BENEFICIARY PER DEED OF TRUST RECORDED NOVEMBER 16, 1987 AS INSTRUMENT NO. 328056, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

J. Cochran
VICE PRESIDENT SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS

ON THIS 28th DAY OF October, 1987, BEFORE ME, DADA YVONNE JOHNSON, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN K. HOOVER, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNER OF HAWARDEN HILLS, A CALIFORNIA LIMITED PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

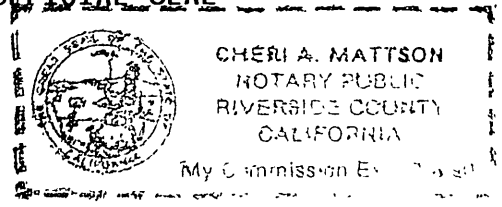
WITNESS MY HAND AND OFFICIAL SEAL
My Commission Expires Aug 28, 1989
Dada Yvonne Johnson
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS

ON THIS 12th DAY OF November, 1987, BEFORE ME, Cheri Mattson, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES E. COCHRAN JR. KNOWN TO ME TO BE THE VICE PRESIDENT, AND John K. Hoover KNOWN TO ME TO BE THE GENERAL PARTNER OF RIVERSIDE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, THE ASSOCIATION THAT EXECUTED THE WITHIN INSTRUMENT, AND PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID ASSOCIATION AND ACKNOWLEDGED TO ME THAT SUCH ASSOCIATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL
My Commission Expires July 6, 1990
Cheri A. Mattson
NOTARY PUBLIC IN AND FOR SAID STATE



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.

1. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR WATERLINE AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 104177 RECORDED 29 NOVEMBER 1962, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR WATERLINE, POLE LINE, ROAD AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 2050 RECORDED 9 JANUARY 1959, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
3. EASEMENTS AND RIGHTS OF WAY IN FAVOR OF THE CITY OF RIVERSIDE FOR PIPELINE, FLUME, CONDUITS AND INCIDENTAL PURPOSES AS RESERVED BY THE MAP OF ARLINGTON HEIGHTS RECORDED IN BOOK 11 PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
By: Dieter P. Witzfeld

DATED: DEC 3rd 1987

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, 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 THIS _____ DAY OF _____, 1987.
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS DEPUTY

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 AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ _____.

DATED THIS 29th DAY OF October, 1987.
R. WAYNE WATTS
COUNTY TAX COLLECTOR
By: Nicki L. Mooneyham

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 (C) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

1. DAVE AND LYDIA LINDERMAN, THE HOLDERS OF AN EASEMENT FOR ROAD PURPOSES PER DEED RECORDED 23 SEPTEMBER 1953 IN BOOK 1510 PAGE 542, O.R. RIVERSIDE COUNTY.
2. RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, THE HOLDER OF AN EASEMENT FOR ROAD PURPOSES PER DEED RECORDED 12 APRIL 1957 IN BOOK 2071 PAGE 222, O.R. RIVERSIDE COUNTY.
3. C. K. AND CECILIA A. ADAMS, THE HOLDERS OF AN EASEMENT FOR WATER MAIN PURPOSES PER INSTRUMENT NO. 103726 RECORDED 8 NOVEMBER 1962, O.R. RIVERSIDE COUNTY.
4. CASHMAN DEVELOPMENT CORPORATION, THE HOLDER OF AN EASEMENT FOR ROAD AND UTILITY PURPOSES PER INSTRUMENT NO. 111612 RECORDED 18 JUNE 1980, O.R. RIVERSIDE COUNTY.

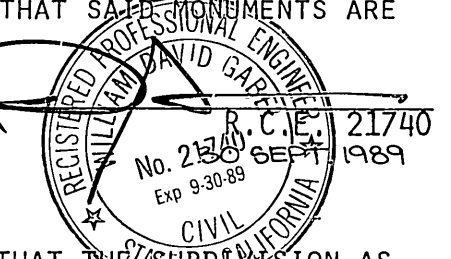
SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY ASSOCIATED SOILS ENGINEERING, INC. ON THE 18th DAY OF JULY, 1978, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17952.

CIVIL ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF SEVEN (7) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JANUARY 1984; 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.

DATED 17 NOV 1987
WILLIAM D. GABEL
EXPIRATION DATE 21740



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 NO. 19176, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON 17 MARCH 1983, 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: Dec. 22 1987
BARRY BECK R.C.E. 20900
CITY ENGINEER
By: Barry Beck

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF SEVEN (7) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 19176, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "E" & "G" WHICH ARE ACCEPTED AS 1 FOOT BARRIER STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "A" & "D" RESPECTIVELY, 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 THEREON.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 2nd DAY OF December, 1987.
ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE 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 AGAINST SAID PROPERTY.

DATED: Oct. 28 1987
H. E. BREWER, CITY TREASURER
By: HE Brewer

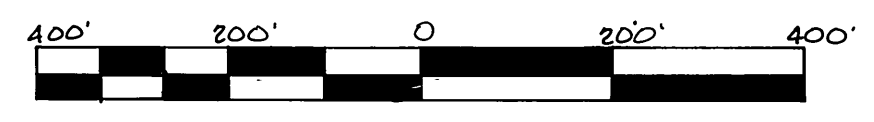
PUBLIC UTILITIES CERTIFICATE

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 DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: DEC 3RD 1987
BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
By: Dieter P. Witzfeld

M.B. 178/19

M.B. 178/19



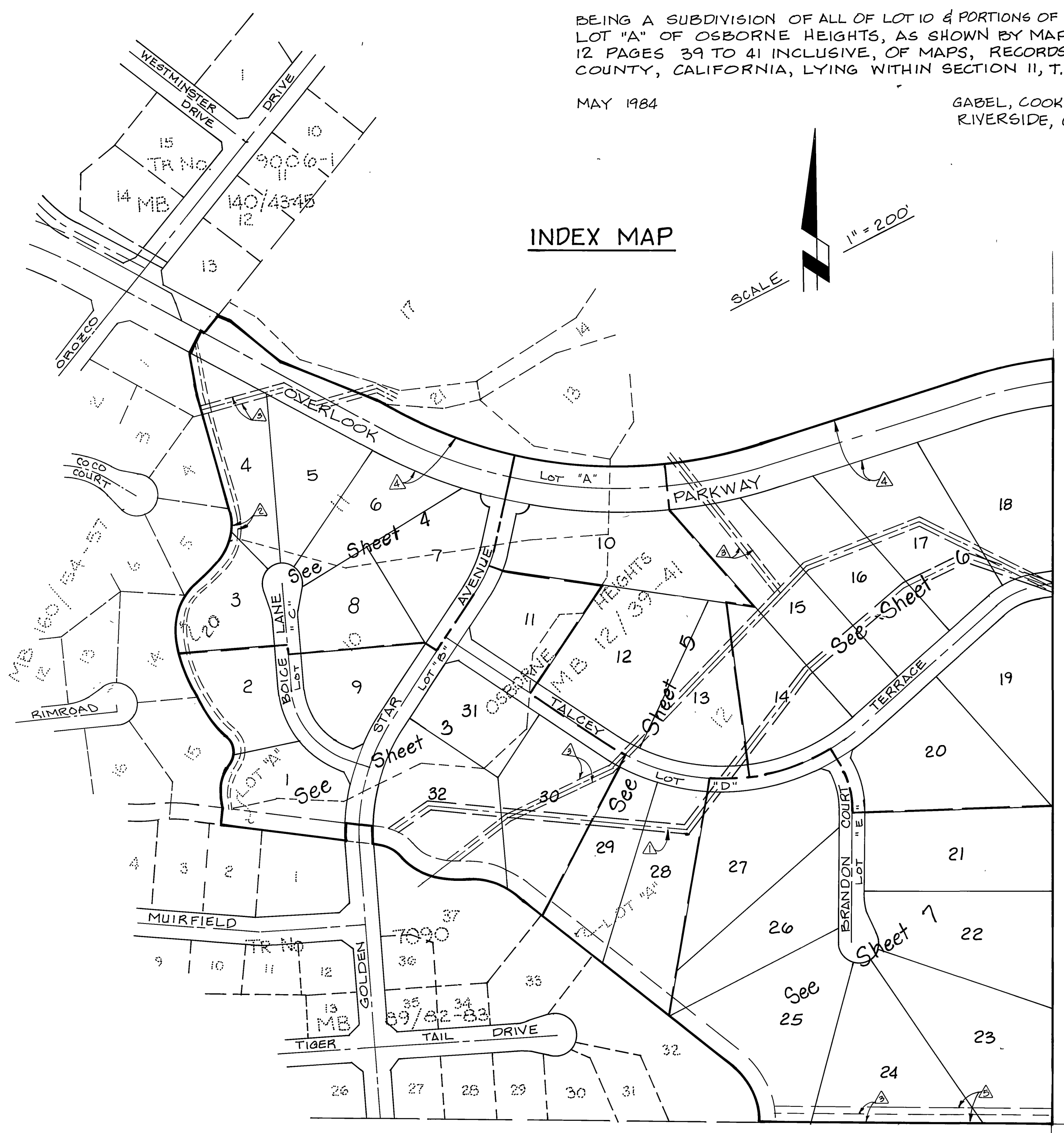
IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 19176

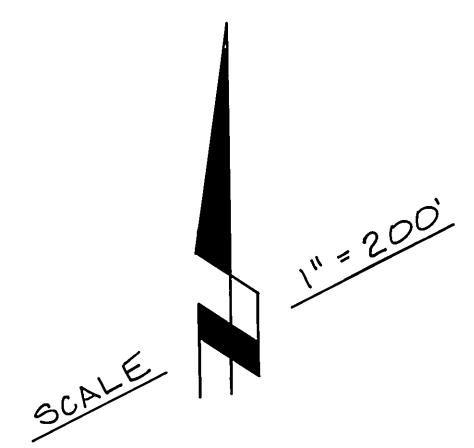
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MAY 1984

GABEL, COOK & BECKLUND, INC.
RIVERSIDE, CALIF.



INDEX MAP



ENGINEER'S NOTES

1. BASIS OF BEARING IS THE SOUTH LINE OF LOT 12 OF OSBORNE HEIGHTS BEING N 89° 48' 00" W AS SHOWN ON MB 89/82-83 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
5. SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
6. () INDICATES RECORD DATA PER MB 89/82-83, UNLESS OTHERWISE NOTED.
7. [] INDICATES RECORD DATA PER MB 12/39-41.
8. (()) INDICATES RECORD DATA PER MB 160/54-57.
9. THIS TRACT CONTAINS 63.19 GROSS ACRES.

EASEMENT NOTES:

1. EASEMENT IN FAVOR OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR ROAD PURPOSES PER DEED RECORDED 12 APRIL 57 IN BOOK 2071 PAGE 222, O.R. RIVERSIDE COUNTY.
2. EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR WATERLINE AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 104177 RECORDED 9 NOV 62, O.R. RIVERSIDE COUNTY.
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4. EASEMENT IN FAVOR OF CASHMAN DEVELOPMENT CORPORATION, FOR ROAD, UTILITY AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 111612 RECORDED 18 JUNE 1980, O.R. RIVERSIDE COUNTY.
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6. EASEMENT AND RIGHT OF WAY IN FAVOR OF THE CITY OF RIVERSIDE FOR PIPELINE, FLUME, CONDUITS AND INCIDENTAL PURPOSES AS RESERVED BY THE MAP OF ARLINGTON HEIGHTS RECORDED IN BOOK 11 PAGES 20 AND 21 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY. SAID EASEMENT CANNOT BE PLOTTED FROM THE RECORDS.

M.B. 178/20

M.B. 178/20

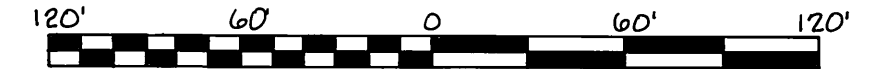
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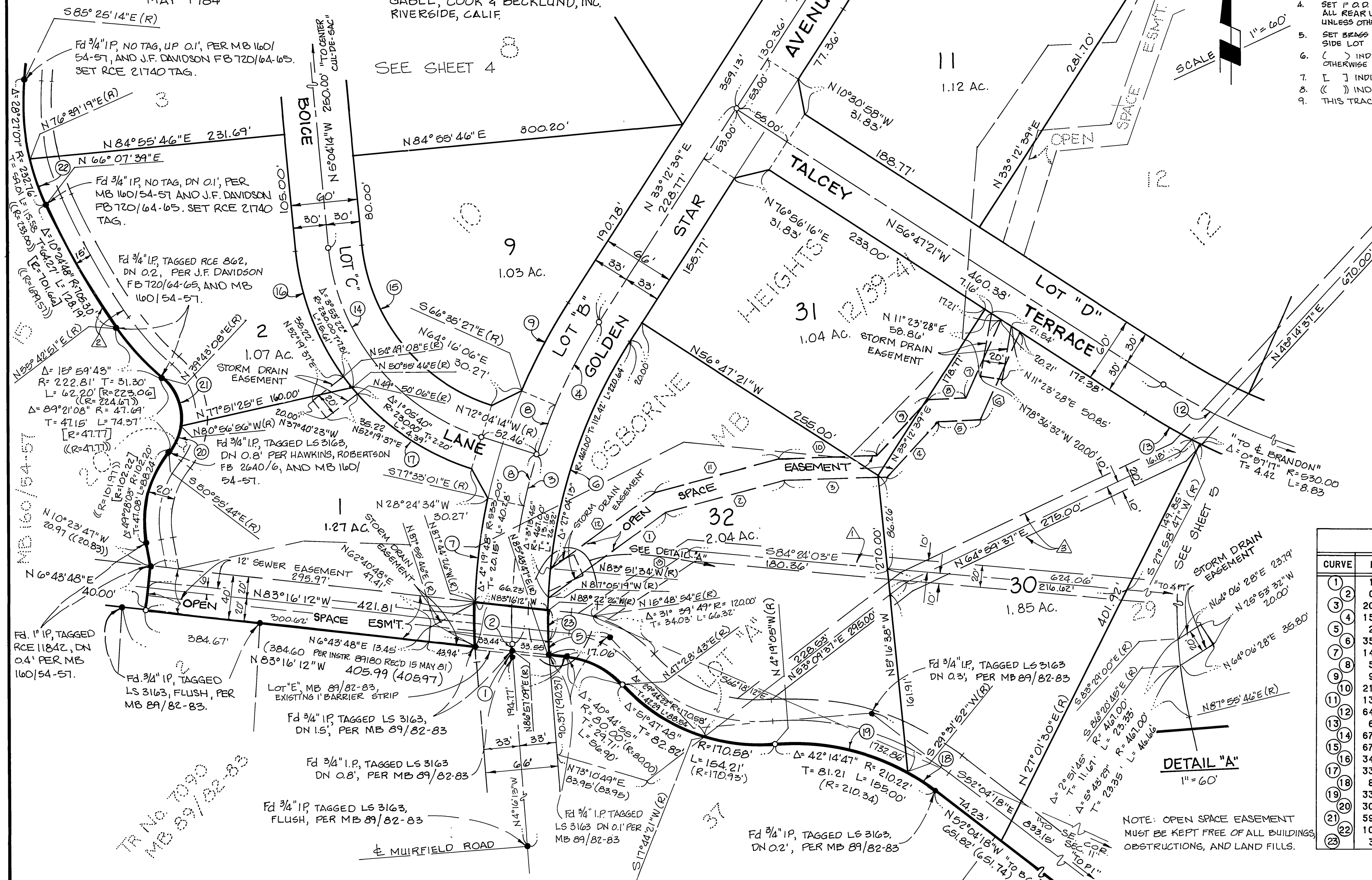
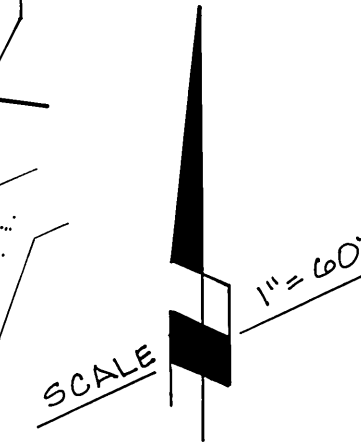
MAY 1984

GABEL, COOK & BECKLUND, INC.
RIVERSIDE, CALIF.



ENGINEER'S NOTES

1. BASIS OF BEARING IS THE SOUTH LINE OF LOT 12 OF OSBORNE HEIGHTS BEING N 69° 48' 00" W AS SHOWN ON MB 89/82-83 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. • INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
5. SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
6. () INDICATES RECORD DATA PER MB 89/82-83, UNLESS OTHERWISE NOTED.
7. [] INDICATES RECORD DATA PER MB 12/39-41.
8. () INDICATES RECORD DATA PER MB 160/54-57.
9. THIS TRACT CONTAINS 63.25 GROSS ACRES.



LINE	DISTANCE	BEARING
①	130.21'	N 58° 59' 36" E
②	111.70'	N 75° 17' 09" E
③	94.95'	N 88° 13' 26" E
④	67.74'	N 42° 47' 38" E
⑤	38.87'	N 86° 05' 46" E
⑥	85.95'	N 24° 51' 45" E
⑦	77.05'	S 24° 51' 45" W
⑧	34.98'	S 86° 05' 46" W
⑨	67.31'	S 42° 47' 38" W
⑩	88.84'	S 88° 13' 26" W
⑪	117.72'	S 75° 17' 09" W
⑫	116.87'	S 58° 59' 36" W
⑬	105.09'	N 56° 43' 57" E

CURVE	DELTA	RADIUS	TANGENT	LENGTH
①	1° 13' 22"	300.00'	3.20'	6.40'
②	0° 58' 37"	300.00'	2.56'	5.12'
③	20° 00' 00"	500.00'	88.16'	174.53'
④	15° 16' 53"	500.00'	67.08'	133.36'
⑤	2° 11' 59"	267.00'	5.13'	10.25'
⑥	35° 16' 53"	467.00'	148.51'	287.57'
⑦	14° 31' 13"	533.00'	67.90'	135.08'
⑧	5° 28' 47"	500.00'	23.93'	47.82'
⑨	9° 48' 06"	533.00'	45.70'	91.18'
⑩	21° 06' 00"	300.00'	55.87'	110.48'
⑪	13° 24' 30"	333.00'	39.14'	77.93'
⑫	64° 45' 45"	500.00'	317.08'	565.16'
⑬	6° 11' 09"	530.00'	28.64'	57.22'
⑭	67° 00' 00"	200.00'	132.38'	233.87'
⑮	67° 00' 00"	170.00'	112.52'	198.79'
⑯	34° 00' 00"	230.00'	70.32'	136.48'
⑰	33° 00' 00"	230.00'	68.13'	132.47'
⑱	8° 23' 50"	210.22'	15.43'	30.81'
⑲	33° 50' 57"	210.22'	63.97'	124.19'
⑳	30° 01' 12"	47.69'	12.79'	24.99'
㉑	59° 19' 56"	47.69'	21.44'	42.77'
㉒	10° 31' 40"	232.76'	21.44'	42.77'
㉓	3° 41' 48"	467.00'	15.07'	30.13'

NOTE: OPEN SPACE EASEMENT MUST BE KEPT FREE OF ALL BUILDINGS, OBSTRUCTIONS, AND LAND FILLS.

DETAIL "A"
1" = 60'

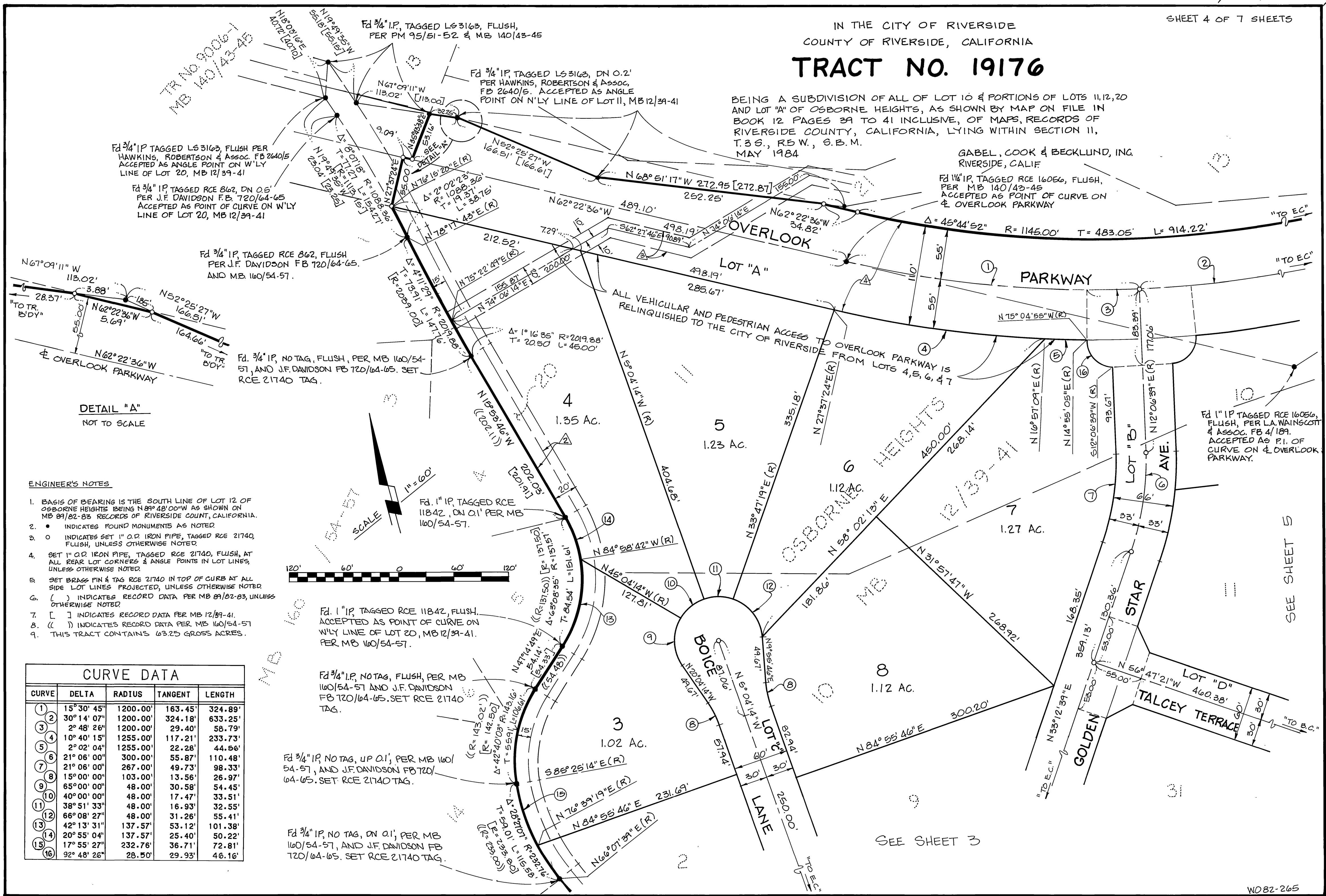
M.B. 178/21

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GABEL, COOK & BECKLUND, INC.
 RIVERSIDE, CALIF.



Fd 3/4" IP TAGGED LS 3163, FLUSH PER HAWKINS, ROBERTSON & Assoc. FB 2640/5 ACCEPTED AS ANGLE POINT ON W'LY LINE OF LOT 20, MB 12/39-41

Fd 3/4" IP, TAGGED LS 3163, DN 0.2' PER HAWKINS, ROBERTSON & Assoc. FB 2640/5. ACCEPTED AS ANGLE POINT ON N'LY LINE OF LOT 11, MB 12/39-41

Fd 3/4" IP, TAGGED RCE 862, DN 0.5' PER J.F. DAVIDSON FB 720/64-65 ACCEPTED AS POINT OF CURVE ON W'LY LINE OF LOT 20, MB 12/39-41

Fd 1/4" IP, TAGGED RCE 16056, FLUSH, PER MB 140/43-45 ACCEPTED AS POINT OF CURVE ON & OVERLOOK PARKWAY

Fd 3/4" IP, TAGGED RCE 862, FLUSH PER J.F. DAVIDSON FB 720/64-65. AND MB 160/54-57.

Fd 3/4" IP, NO TAG, FLUSH, PER MB 160/54-57, AND J.F. DAVIDSON FB 720/64-65. SET RCE 21740 TAG.

Fd. 1" IP, TAGGED RCE 11842, DN 0.1' PER MB 160/54-57.

Fd. 1" IP, TAGGED RCE 11842, FLUSH, ACCEPTED AS POINT OF CURVE ON W'LY LINE OF LOT 20, MB 12/39-41. PER MB 160/54-57.

Fd 3/4" IP, NOTAG, FLUSH, PER MB 160/54-57 AND J.F. DAVIDSON FB 720/64-65. SET RCE 21740 TAG.

Fd 3/4" IP, NOTAG, UP 0.1', PER MB 160/54-57, AND J.F. DAVIDSON FB 720/64-65. SET RCE 21740 TAG.

Fd 3/4" IP, NO TAG, DN 0.1', PER MB 160/54-57, AND J.F. DAVIDSON FB 720/64-65. SET RCE 21740 TAG.

DETAIL "A"
 NOT TO SCALE

ENGINEER'S NOTES

1. BASIS OF BEARING IS THE SOUTH LINE OF LOT 12 OF OSBORNE HEIGHTS BEING N 89° 48' 00" W AS SHOWN ON MB 89/82-83 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. • INDICATES FOUND MONUMENTS AS NOTED
3. ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
5. SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
6. () INDICATES RECORD DATA PER MB 89/82-83, UNLESS OTHERWISE NOTED.
7. [] INDICATES RECORD DATA PER MB 12/39-41.
8. (() INDICATES RECORD DATA PER MB 160/54-57.
9. THIS TRACT CONTAINS 63.25 GROSS ACRES.

CURVE DATA				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
1	15° 30' 45"	1200.00'	163.45'	324.89'
2	30° 14' 07"	1200.00'	324.18'	633.25'
3	2° 48' 26"	1200.00'	29.40'	58.79'
4	10° 40' 15"	1255.00'	117.21'	233.73'
5	2° 02' 04"	1255.00'	22.28'	44.56'
6	21° 06' 00"	300.00'	55.87'	110.48'
7	21° 06' 00"	267.00'	49.73'	98.33'
8	15° 00' 00"	103.00'	13.56'	26.97'
9	65° 00' 00"	48.00'	30.58'	54.45'
10	40° 00' 00"	48.00'	17.47'	33.51'
11	38° 51' 33"	48.00'	16.93'	32.55'
12	66° 08' 27"	48.00'	31.26'	55.41'
13	42° 13' 31"	137.57'	53.12'	101.38'
14	20° 55' 04"	137.57'	25.40'	50.22'
15	17° 55' 27"	232.76'	36.71'	72.81'
16	92° 48' 26"	28.50'	29.93'	46.16'

SEE SHEET 5

SEE SHEET 3

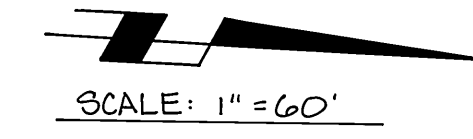
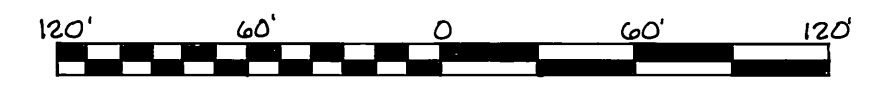
IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 19176

BEING A SUBDIVISION OF ALL OF LOT 10 & PORTIONS OF LOTS 11, 12, 20 AND LOT "A" OF OSBORNE HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGES 39 TO 41 INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 11, T.3 S., R.6 W., S.B.M.

MAY 1984

GABEL, COOK & BECKLUND, INC.
RIVERSIDE, CALIF.



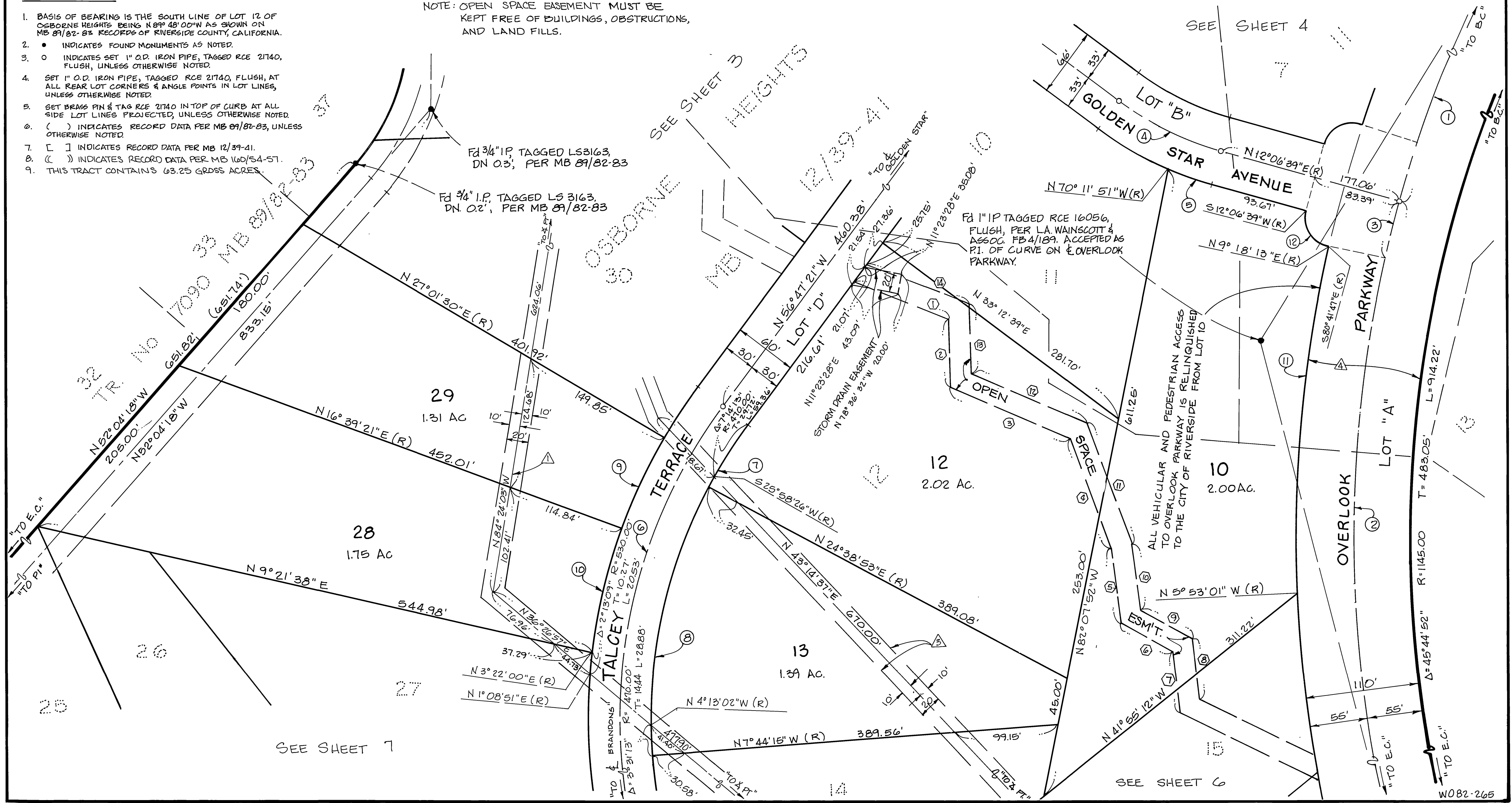
CURVE DATA				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
1	15°30'45"	1200.00'	163.45'	324.89'
2	30°14'07"	1200.00'	324.18'	633.25'
3	2°48'26"	1200.00'	29.40'	58.79'
4	21°06'00"	300.00'	55.87'	110.48'
5	7°41'30"	333.00'	22.39'	44.70'
6	64°45'45"	500.00'	317.08'	565.16'
7	8°33'46"	470.00'	35.19'	70.24'
8	32°23'08"	470.00'	136.48'	265.66'
9	10°22'09"	530.00'	48.09'	95.92'
10	13°17'21"	530.00'	61.74'	122.93'
11	15°11'14"	1255.00'	167.31'	332.66'
12	92°48'26"	28.50'	29.93'	46.16'

OPEN SPACE ESM'T. ENDY. TABLE		
LINE	DISTANCE	BEARING
1	97.46'	N 14° 50' 53" E
2	66.04'	N 84° 52' 05" E
3	123.04'	N 20° 05' 44" E
4	115.16'	N 66° 01' 19" E
5	71.28'	N 78° 45' 32" E
6	58.88'	N 25° 38' 16" E
7	58.80'	N 79° 34' 53" E
8	58.15'	S 79° 34' 53" W
9	56.03'	S 25° 38' 16" W
10	63.52'	S 78° 45' 32" W
11	125.87'	S 66° 01' 19" W
12	118.83'	S 20° 05' 44" W
13	67.36'	S 84° 52' 05" W
14	104.83'	S 14° 50' 53" W

ENGINEER'S NOTES

1. BASIS OF BEARING IS THE SOUTH LINE OF LOT 12 OF OSBORNE HEIGHTS BEING N 89° 48' 00" W AS SHOWN ON MB 89/82-83 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. • INDICATES FOUND MONUMENTS AS NOTED.
3. ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
5. SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED.
6. () INDICATES RECORD DATA PER MB 89/82-83, UNLESS OTHERWISE NOTED.
7. [] INDICATES RECORD DATA PER MB 12/39-41.
8. () INDICATES RECORD DATA PER MB 160/54-57.
9. THIS TRACT CONTAINS 63.25 GROSS ACRES.

NOTE: OPEN SPACE EASEMENT MUST BE KEPT FREE OF BUILDINGS, OBSTRUCTIONS, AND LAND FILLS.

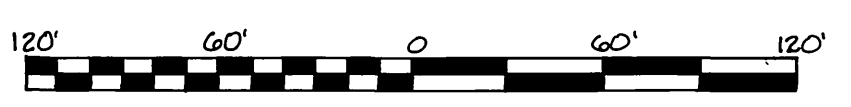


IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

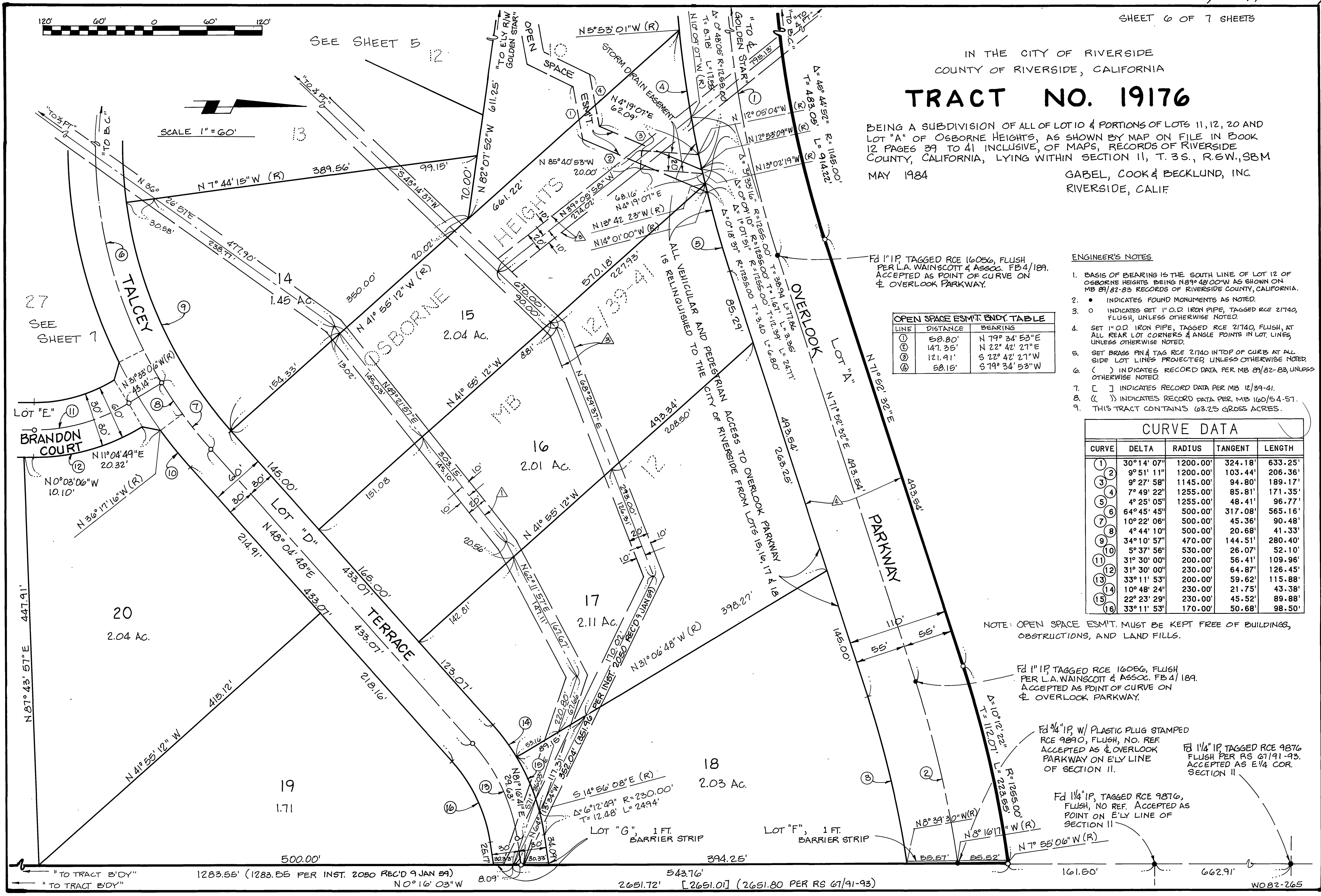
TRACT NO. 19176

BEING A SUBDIVISION OF ALL OF LOT 10 & PORTIONS OF LOTS 11, 12, 20 AND LOT "A" OF OSBORNE HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGES 39 TO 41 INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 11, T. 3 S., R. 5 W., S.B.M. MAY 1984
GABEL, COOK & BECKLUND, INC.
RIVERSIDE, CALIF.

M.B. 178/24



SCALE 1" = 60'



Fd 1" IP, TAGGED RCE 16056, FLUSH PER L.A. WAINSCOTT & ASSOC. FB 4/189. ACCEPTED AS POINT OF CURVE ON & OVERLOOK PARKWAY.

LINE	DISTANCE	BEARING
①	58.80'	N 79° 34' 53" E
②	147.35'	N 22° 42' 27" E
③	121.91'	S 72° 42' 27" W
④	58.15'	S 79° 34' 53" W

- ENGINEER'S NOTES
1. BASIS OF BEARING IS THE SOUTH LINE OF LOT 12 OF OSBORNE HEIGHTS BEING N 89° 48' 00" W AS SHOWN ON MB 81/82-83 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 2. • INDICATES FOUND MONUMENTS AS NOTED.
 3. ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED.
 4. SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES UNLESS OTHERWISE NOTED.
 5. SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED UNLESS OTHERWISE NOTED.
 6. () INDICATES RECORD DATA PER MB 81/82-83, UNLESS OTHERWISE NOTED.
 7. [] INDICATES RECORD DATA PER MB 12/39-41.
 8. () INDICATES RECORD DATA PER MB 160/54-57.
 9. THIS TRACT CONTAINS 63.25 GROSS ACRES.

CURVE	DELTA	RADIUS	TANGENT	LENGTH
①	30° 14' 07"	1200.00'	324.18'	633.25'
②	9° 51' 11"	1200.00'	103.44'	206.36'
③	9° 27' 58"	1145.00'	94.80'	189.17'
④	7° 49' 22"	1255.00'	85.81'	171.35'
⑤	4° 25' 05"	1255.00'	48.41'	96.77'
⑥	64° 45' 45"	500.00'	317.08'	565.16'
⑦	10° 22' 06"	500.00'	45.36'	90.48'
⑧	4° 44' 10"	500.00'	20.68'	41.33'
⑨	34° 10' 57"	470.00'	144.51'	280.40'
⑩	5° 37' 56"	530.00'	26.07'	52.10'
⑪	31° 30' 00"	200.00'	56.41'	109.96'
⑫	31° 30' 00"	230.00'	64.87'	126.45'
⑬	33° 11' 53"	200.00'	59.62'	115.88'
⑭	10° 48' 24"	230.00'	21.75'	43.38'
⑮	22° 23' 29"	230.00'	45.52'	89.88'
⑯	33° 11' 53"	170.00'	50.68'	98.50'

NOTE: OPEN SPACE ESM'T. MUST BE KEPT FREE OF BUILDINGS, OBSTRUCTIONS, AND LAND FILLS.

Fd 1" IP, TAGGED RCE 16056, FLUSH PER L.A. WAINSCOTT & ASSOC. FB 4/189. ACCEPTED AS POINT OF CURVE ON & OVERLOOK PARKWAY.

Fd 3/4" IP, W/ PLASTIC PLUG STAMPED RCE 9890, FLUSH, NO. REF. ACCEPTED AS & OVERLOOK PARKWAY ON ELY LINE OF SECTION 11.

Fd 1 1/4" IP TAGGED RCE 9876 FLUSH PER RS 67191-93. ACCEPTED AS ELY COR. SECTION 11.

Fd 1 1/4" IP, TAGGED RCE 9876, FLUSH, NO. REF. ACCEPTED AS POINT ON ELY LINE OF SECTION 11.

M.B. 178/24

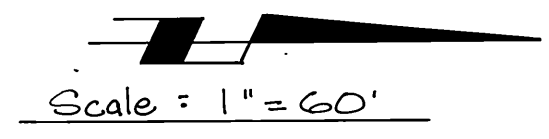
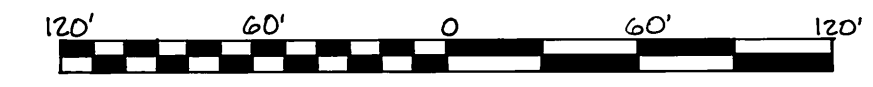
IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 19176

BEING A SUBDIVISION OF ALL OF LOT 10 & PORTIONS OF LOTS 11, 12, 20 AND LOT "A" OF OSBORNE HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGES 39 TO 41 INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 11, T. 3 S., R. 5 W. S.B.M.

MAY 1984

GABEL COOK & BECKLUND, INC.
RIVERSIDE, CALIF.



Scale = 1" = 60'

ENGINEER'S NOTES

1. BASIS OF BEARING IS THE SOUTH LINE OF LOT 12 OF OSBORNE HEIGHTS BEING N 89° 48' 00" W AS SHOWN ON MB 89/82-83 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. • INDICATES FOUND MONUMENTS AS NOTED
3. ○ INDICATES SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, UNLESS OTHERWISE NOTED
4. SET 1" O.D. IRON PIPE, TAGGED RCE 21740, FLUSH, AT ALL REAR LOT CORNERS & ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED
5. SET BRASS PIN & TAG RCE 21740 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED, UNLESS OTHERWISE NOTED
6. () INDICATES RECORD DATA PER MB 89/82-83, UNLESS OTHERWISE NOTED
7. [] INDICATES RECORD DATA PER MB 12/39-41.
8. () INDICATES RECORD DATA PER MB 160/54-57.
9. THIS TRACT CONTAINS 63.25 GROSS ACRES.

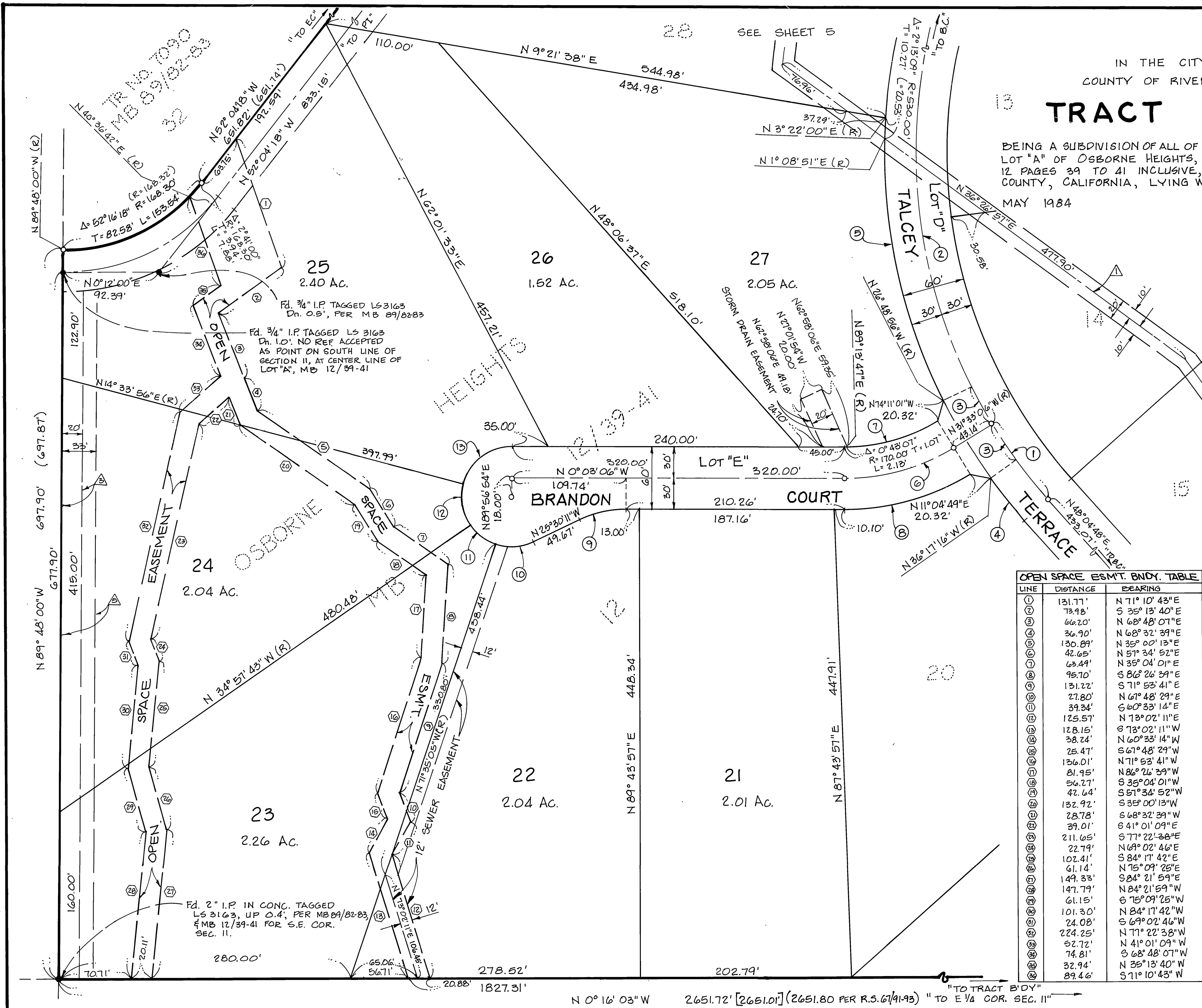
OPEN SPACE ESMT. BNDY. TABLE

LINE	DISTANCE	BEARING
①	131.77'	N 71° 10' 43" E
②	73.98'	S 35° 13' 40" E
③	66.20'	N 68° 48' 07" E
④	36.90'	N 68° 32' 39" E
⑤	130.89'	N 35° 00' 13" E
⑥	42.65'	N 51° 34' 52" E
⑦	63.49'	N 35° 04' 01" E
⑧	95.70'	S 86° 26' 39" E
⑨	131.22'	S 71° 53' 41" E
⑩	27.80'	N 61° 48' 29" E
⑪	39.34'	S 60° 33' 14" E
⑫	125.57'	N 73° 02' 11" E
⑬	12.8.15'	S 73° 02' 11" W
⑭	38.24'	N 60° 33' 14" W
⑮	25.47'	S 67° 48' 29" W
⑯	136.01'	N 71° 53' 41" W
⑰	81.95'	N 86° 26' 39" W
⑱	56.27'	S 35° 04' 01" W
⑲	42.64'	S 57° 34' 52" W
⑳	132.92'	S 33° 00' 13" W
㉑	28.78'	S 68° 32' 39" W
㉒	39.01'	S 41° 01' 09" E
㉓	211.65'	S 77° 22' 38" E
㉔	22.79'	N 69° 02' 46" E
㉕	102.41'	S 84° 17' 42" E
㉖	61.14'	N 75° 09' 25" E
㉗	149.33'	S 84° 21' 59" E
㉘	147.79'	N 84° 21' 59" W
㉙	61.15'	S 75° 09' 25" W
㉚	101.30'	N 84° 17' 42" W
㉛	24.08'	S 69° 02' 46" W
㉜	224.25'	N 71° 22' 38" W
㉝	52.72'	N 41° 01' 09" W
㉞	74.81'	S 68° 48' 07" W
㉟	32.94'	N 35° 13' 40" W
㊱	89.46'	S 71° 10' 43" W

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH
①	10° 22' 06"	500.00'	45.36'	90.48'
②	64° 45' 45"	500.00'	317.08'	565.16'
③	4° 44' 10"	500.00'	20.68'	41.33'
④	5° 37' 56"	530.00'	26.07'	52.10'
⑤	30° 10' 56"	530.00'	142.92'	279.19'
⑥	31° 30' 00"	200.00'	56.41'	109.96'
⑦	31° 30' 00"	170.00'	47.94'	93.46'
⑧	31° 30' 00"	230.00'	64.87'	126.45'
⑨	25° 27' 05"	103.00'	23.26'	45.75'
⑩	43° 55' 06"	48.00'	19.35'	36.79'
⑪	36° 37' 22"	48.00'	15.89'	30.68'
⑫	49° 31' 39"	48.00'	22.14'	41.49'
⑬	75° 22' 58"	48.00'	37.09'	63.15'

NOTE: OPEN SPACE EASEMENT MUST BE KEPT FREE OF ALL BUILDINGS, OBSTRUCTIONS, AND LAND FILLS



N 0° 16' 03" W 2651.72' [2651.01'] (2651.80 PER R.S. 67/19-93) "TO TRACT B'DY" "TO E 1/4 COR. SEC. 11"

M.B. 178/25