

183/56

M.B. 183/56

# IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. TRACT NO. 21077-1

SHEET 1 OF 6 SHEETS

RECORDER'S CERTIFICATE  
 FILED THIS 9th DAY OF MAY, 1988, AT 2:00 P.M. IN BOOK 183 OF MAPS, AT PAGES 56-61 AT THE REQUEST OF THE CLERK OF THE BOARD.  
 FEE: \$16.00  
 NO.: 123223  
 BY: Walter Ragan  
 WILLIAM E. CONERLY  
 COUNTY RECORDER  
 SUBDIVISION GUARANTEE:  
 FIRST AMERICAN TITLE INSURANCE COMPANY

BEING A SUBDIVISION OF LOTS 6 AND 8 THROUGH 12, INCLUSIVE IN BLOCK 16 OF LANDS OF J.F. MOULTON AND H.B. PRAED AS SHOWN ON A MAP FILED IN BOOK 3, PAGES 5 AND 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, LOCATED IN SECTIONS 24, 25 AND 26, T. 3 S., R. 6 W., AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO FILED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

MARCH, 1987  
PSOMAS AND ASSOCIATES

### OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; 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 BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "H", INCLUSIVE. WE HEREBY DEDICATE TO THE COUNTY OF RIVERSIDE LOTS "J", "K" AND "L", (1) ONE FOOT BARRIER STRIPS FOR ROAD AND ACCESS CONTROL. AS A CONDITION OF DEDICATION OF LOT "A", LA SIERRA AVENUE, AND LOT "B", VICTORIA AVENUE, THE OWNERS OF LOTS 1, 30, 31 AND 74 ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED. WE ALSO HEREBY DEDICATE FOR PUBLIC USE LOT "I" AS A CHANNEL ACCESS ROAD AND FOR STORM DRAIN PURPOSES, AS SHOWN HEREBY. WE ALSO HEREBY DEDICATE FOR PUBLIC USE THE EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON SAID MAP.

OLD RIVERSIDE II, LTD., A CALIFORNIA LIMITED PARTNERSHIP.  
 BY: CONCORDIA DEVELOPMENT CORPORATION, GENERAL PARTNER

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

### TRUSTEE

FIRST HEMET CORPORATION, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEED OF TRUST RECORDED JULY 28, 1987 AS INSTRUMENT NO. 216370 OF OFFICIAL RECORDS.

Jack A. Sanden  
 JACK A. SANDEN, EXEC. VICE PRESIDENT

Janet E. Riley  
 JANET E. RILEY,  
 SECRETARY

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
 COUNTY OF SAN BERNARDINO )

ON THIS 6th DAY OF JANUARY, 1988, 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 PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS PRESIDENT AND JACK A. SANDEN, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS EXEC. VICE PRESIDENT OF CONCORDIA DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, 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, SAID CORPORATION BEING A GENERAL PARTNER OF OLD RIVERSIDE II, LTD., THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AS SAID GENERAL PARTNER AND THAT SAID LIMITED PARTNERSHIP EXECUTED THE SAME.

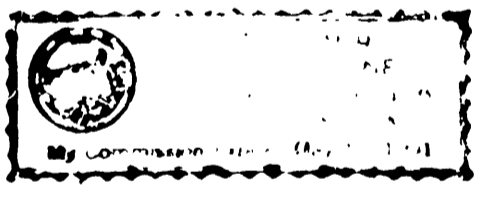
MY COMMISSION EXPIRES 5-17-91

WITNESS MY HAND.

L. Johnstone  
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

L. JOHNSTONE  
 (NAME - PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN SAN BERNARDINO COUNTY.



### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
 COUNTY OF RIVERSIDE ) SS.

ON THIS 7th DAY OF JANUARY, 1988, BEFORE ME Patricia A. Huffer, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JACK A. SANDEN, KNOWN TO ME TO BE THE EXEC. VICE PRESIDENT, AND JANET E. RILEY, KNOWN TO ME TO BE THE SECRETARY OF FIRST HEMET 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 July 14, 1989

WITNESS MY HAND.

Patricia A. Huffer  
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

Patricia A. Huffer  
 (NAME - PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.

### UTILITIES EASEMENT CERTIFICATE:

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

EASEMENTS FOR WATERLINE PURPOSES PER INST. NO. 129186, REC. 6-15-84, INST. NO. 349869, REC. 12-10-87, INST. NO. 361431, REC. 12-23-87 AND INST. NO. 361432, REC. 12-23-87, ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

BILL D. CARNAHAN  
 DIRECTOR OF PUBLIC UTILITIES

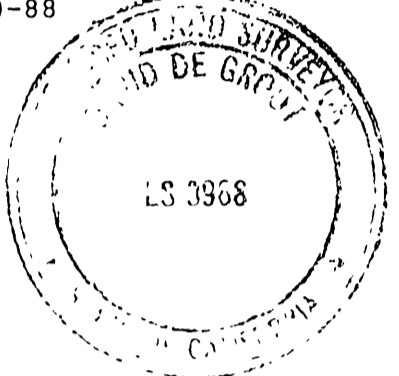
BY: Dieter P. Witzfeld DATED: MARCH, 24, 88

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF 6 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JANUARY, 1987 AND THAT ALL MONUMENTS SHOWN HEREBY ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN OR WILL BE IN PLACE WITHIN ONE YEAR FROM THE RECORDATION OF THIS MAP. THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: DEC 15, 1987

David Degroot  
 DAVID DEGROOT, L.S. 3968  
 LICENSE EXPIRES 6-30-88



### COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY DIRECTION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT MAP 21077 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON MAY 13, 1986 THE EXPIRATION DATE BEING MAY 13, 1988, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE May 3, 1988

LeRoy D. Smeeth  
 COUNTY SURVEYOR



### BOARD OF SUPERVISORS' CERTIFICATE:

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREBY FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM. LOT "I", CHANNEL ACCESS ROAD, AS SHOWN HEREBY, IS HEREBY NOT ACCEPTED. THE STORM DRAIN EASEMENT AS SHOWN HEREBY IS HEREBY NOT ACCEPTED.

DATED: May 3, 1988.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 BY: Dwight Abraham  
 CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:

CLERK OF THE BOARD OF SUPERVISORS

BY: Gloria Schaffer 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 THIS 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 \$9,400.00.

DATED THIS 28th DAY OF March, 1988.

R. WAYNE WATTS  
 COUNTY TAX COLLECTOR

BY: Debra D. Monaghan  
 DEPUTY

### TAX BOND CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$9,400.00 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, LOCAL AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING 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 3rd DAY OF May, 1988.

GERALD A. MALONEY  
 CLERK OF THE BOARD OF SUPERVISORS

BY: Gloria Schaffer  
 DEPUTY

CASH TAX BOND  
 R. WAYNE WATTS  
 COUNTY TAX COLLECTOR

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

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
 COUNTY OF RIVERSIDE ) SS.

ON THIS 24th DAY OF MARCH, IN THE YEAR 1988, BEFORE ME Margaret I. Archambault A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Dieter P. Witzfeld, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE Assistant Utilities Director OF THE CITY OF RIVERSIDE, AND KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT.

WITNESS MY HAND:

MY COMMISSION EXPIRES: 5-6-91

Margaret I. Archambault  
 NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.

Margaret I. Archambault  
 NAMED

M.B. 183/56

83/57  
M.B. 183/57

SCALE: 1" = 200'

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET 2 OF 6 SHEETS

# TRACT NO. 21077-1

BEING A SUBDIVISION OF LOTS 6 AND 8 THROUGH 12, INCLUSIVE IN BLOCK 16 OF LANDS OF J.F. MOULTON AND H.B. PRAED AS SHOWN ON A MAP FILED IN BOOK 3, PAGES 5 AND 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, LOCATED IN SECTIONS 24, 25 AND 26, T. 3 S., R. 6 W., AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO FILED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

MARCH, 1987  
PSOMAS AND ASSOCIATES

**BASIS OF BEARINGS:**

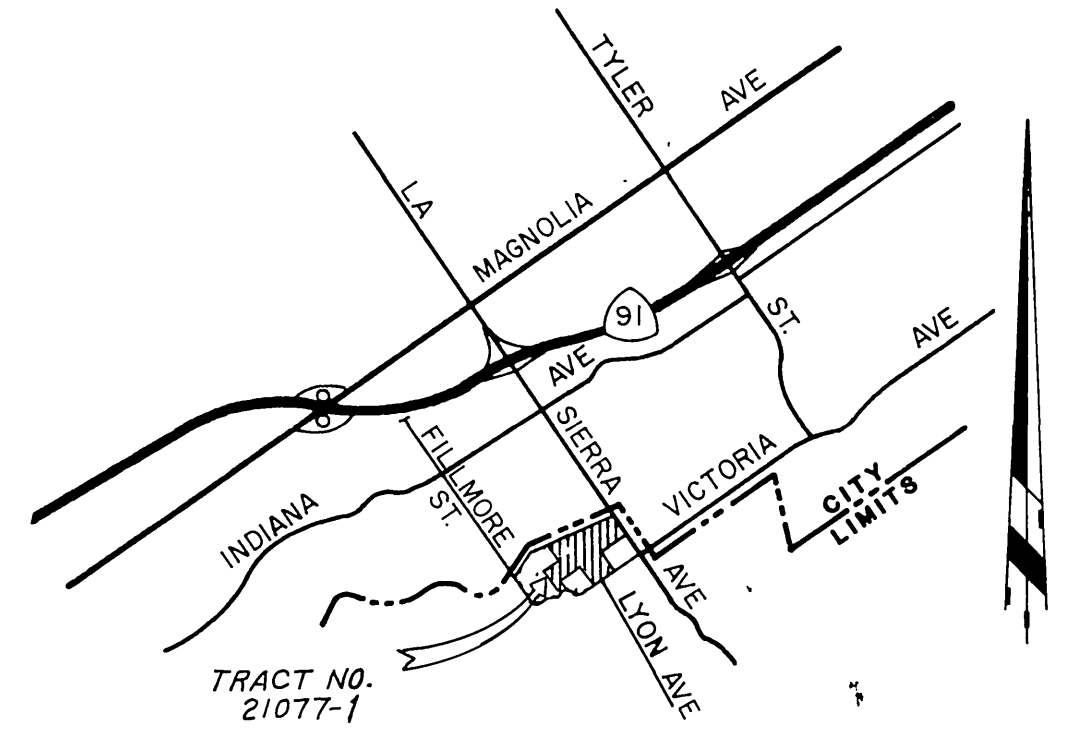
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ARIZONA AVENUE BEING NORTH 56° 21' 20" EAST PER R.S. 76/15-16.

**SURVEYOR'S NOTES:**

- INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 4603, FLUSH, PER R.S. 76/15-16, UNLESS OTHERWISE NOTED.
- ▲ INDICATES FOUND 3/4" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, PER M.B. 114/57-58 AND R.S. 76/15-16.
- INDICATES SET 1" I.P. AND TAG, L.S. 3968, FLUSH (RIV. CO. STD. "A").
- SET 1" I.P. AND TAG, L.S. 3968, FLUSH, (RIV. CO. STD. "D") AT REAR LOT CORNERS AND LEAD AND TAG, L.S. 3968, (RIV. CO. STD. "E") IN TOP OF CURB AT PROLONGATION OF SIDE LOT LINES FOR FRONT LOT CORNERS, UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SET PER ORDINANCE NO. 461.4.
- (---) INDICATES MEASURED AND RECORD DATA PER R.S. 76/15-16, UNLESS OTHERWISE NOTED.
- [---] INDICATES RECORD DATA PER M.B. 114/57-58.
- THIS TRACT CONTAINS 24.37 ACRES, GROSS.
- ||||| INDICATES RESTRICTED ACCESS.

**ENVIRONMENTAL CONSTRAINT NOTE:**

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, IN E.C.S. BOOK 14 PAGE 61. THIS AFFECTS LOTS 54-66, INCLUSIVE, AND LOTS 69-74, INCLUSIVE.



VICINITY MAP  
NO SCALE

**CURVE DATA**

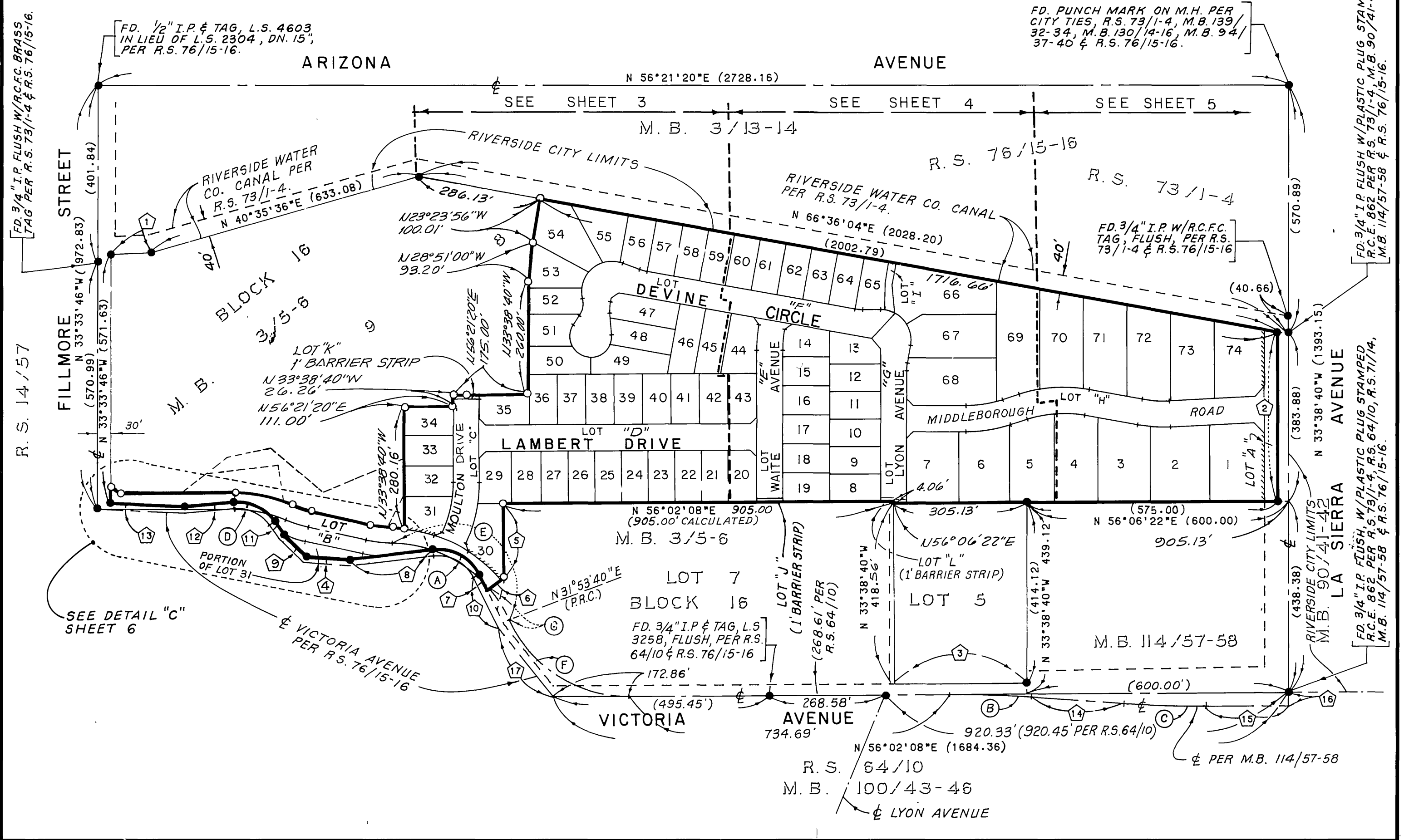
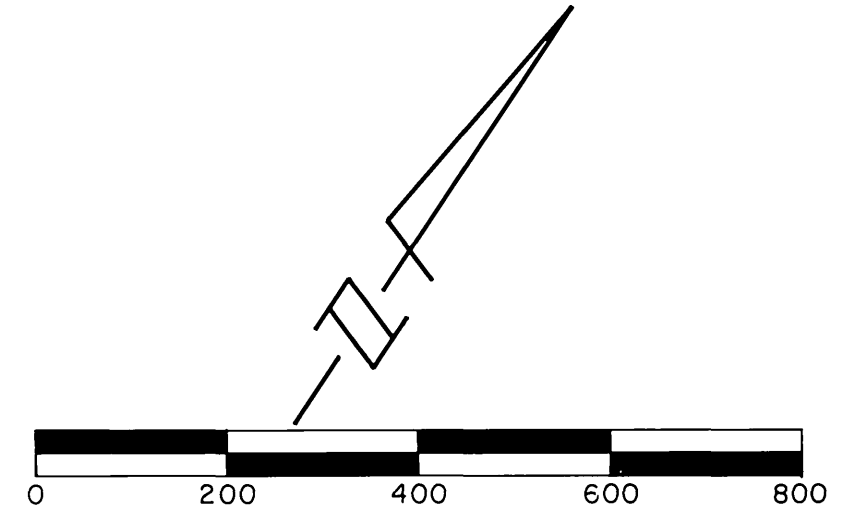
DELTA	RADIUS	LENGTH	TANGENT
A (70°14'14")	105.00	128.72	73.85
B 04°18'04"	2500.00	187.67	93.88
C [04°18'04"]	2500.00	187.67	93.88
D (59°27'55")	105.00	108.98	59.97
E 64°34'56"	300.00	338.15	189.59
F 65°51'32"	300.00	344.84	194.30
G 16°12'13"	300.00	84.84	42.71

**LINE DATA**

BEARING	DISTANCE
1 N 53°02'19"E	(93.74)
2 N 33°38'40"W	(388.52)
3 N 56°02'08"E	305.14
4 N 60°42'57"E	(100.00')
5 N 34°18'49"W	177.29'
6 N 19°48'28"E	35.70'
7 N 60°08'17"W	(40.00')
8 N 49°37'29"E	(191.90')
9 N 79°12'05"W	(70.00')

**LINE DATA**

BEARING	DISTANCE
10 N 60°08'17"W	(129.54)
11 N 69°19'53"W	(38.00)
12 N 51°12'12"E	(112.18)
13 N 58°55'15"E	(170.00)
14 N 60°20'12"E	[212.25]
15 N 56°02'08"E	[190.00]
16 N 33°38'40"W	[30.00]
17 N 72°16'31"W	(201.60)



FD. PUNCH MARK ON M.H. PER CITY TIES, R.S. 73/1-4, M.B. 139/32-34, M.B. 130/14-16, M.B. 94/37-40 & R.S. 76/15-16.

FD. 3/4" I.P. FLUSH W/ PLASTIC PLUG STAMPED R.C.E. 862 PER R.S. 73/1-4, M.B. 90/41-42, M.B. 114/57-58 & R.S. 76/15-16.

FD. 3/4" I.P. FLUSH W/ PLASTIC PLUG STAMPED R.C.E. 862 PER R.S. 73/1-4, R.S. 64/10, R.S. 71/14, M.B. 114/57-58 & R.S. 76/15-16.

M.B. 183/57

M.B. 183/58

M.B. 183/58

SCALE: 1" = 60'

SHEET 3 OF 6 SHEETS

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

TRACT NO. 21077-1

BEING A SUBDIVISION OF LOTS 6 AND 8 THROUGH 12, INCLUSIVE IN BLOCK 16 OF LANDS OF J.F. MOULTON AND H.B. PRAED AS SHOWN ON A MAP FILED IN BOOK 3, PAGES 5 AND 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, LOCATED IN SECTIONS 24, 25 AND 26, T. 3 S., R. 6 W., AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO FILED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

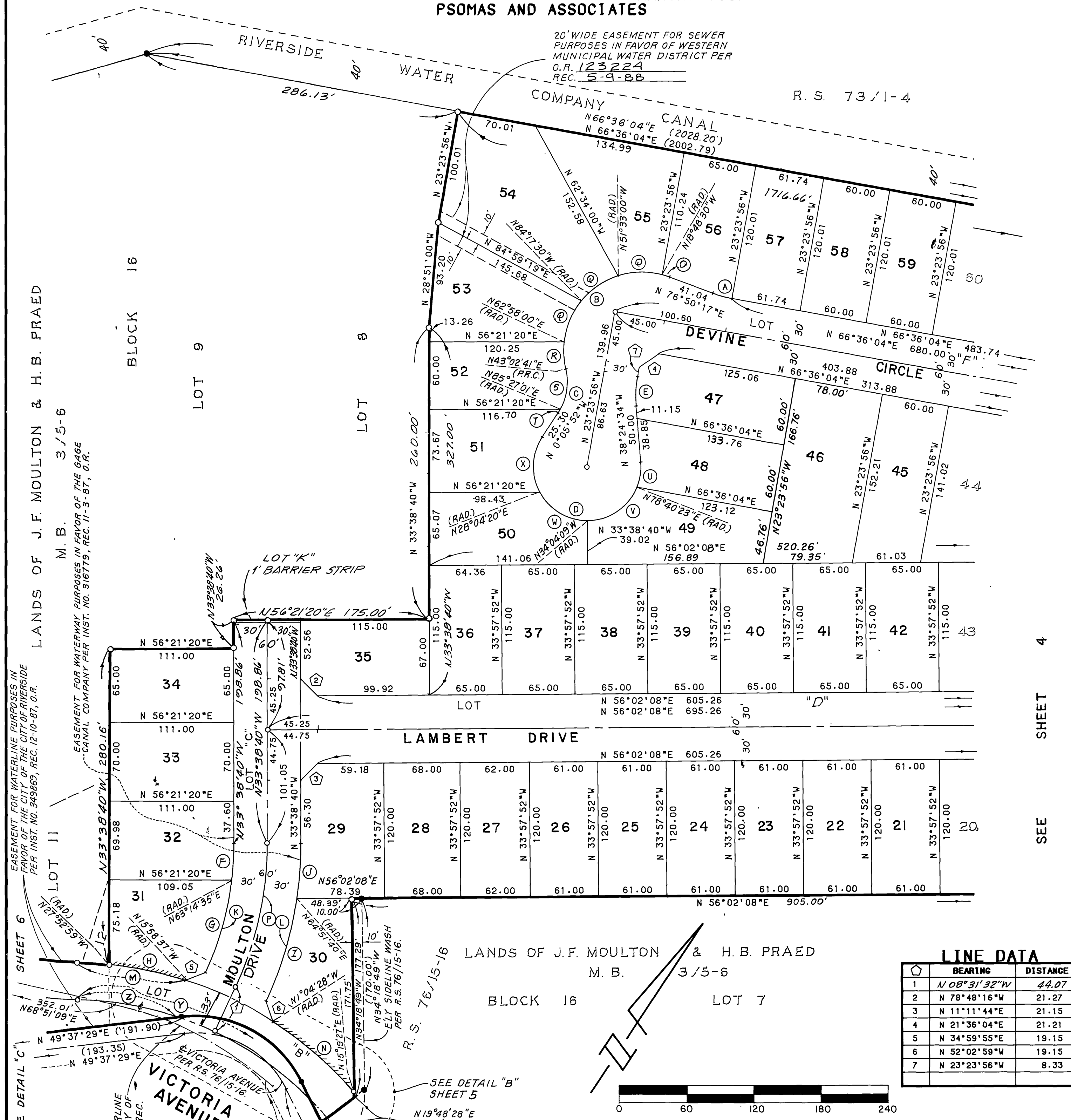
MARCH, 1987

PSOMAS AND ASSOCIATES

20' WIDE EASEMENT FOR SEWER PURPOSES IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT PER O.R. 123224 REC. 5-9-88

R. S. 73/1-4

Copy



SEE SHEET 4

LINE DATA

BEARING	DISTANCE
1 N 08°31'32"W	44.07
2 N 78°48'16"W	21.27
3 N 11°11'44"E	21.15
4 N 21°36'04"E	21.21
5 N 34°59'55"E	19.15
6 N 52°02'59"W	19.15
7 N 23°23'56"W	8.33

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
A 10°14'13"	100.00	17.87	8.96
B 123°47'36"	70.00	151.24	131.08
C 46°51'27"	50.00	40.89	21.67
D 218°18'42"	48.00	182.89	138.18
E 15°00'38"	100.00	26.20	13.17
F 06°53'15"	270.00	32.44	16.25
G 18°13'53"	270.00	85.91	43.32
H 11°54'22"	333.00	69.20	34.72
I 16°36'48"	330.00	95.69	48.18
J 08°30'20"	330.00	48.99	24.54
K 25°07'08"	270.00	118.37	60.15
L 25°07'08"	330.00	144.67	73.52
M 16°42'39"	333.00	97.12	48.91
N 16°23'55"	333.00	95.31	47.98
O 05°38'47"	70.00	6.90	3.45
P 25°07'08"	300.00	131.52	66.83
Q 32°44'30"	70.00	40.00	20.54
R 19°55'19"	70.00	24.34	12.29

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
S 42°24'20"	50.00	37.01	19.40
T 04°27'07"	50.00	3.89	1.94
U 27°04'57"	48.00	22.69	11.56
V 67°15'28"	48.00	56.35	31.93
W 62°08'29"	48.00	52.06	28.92
X 61°49'48"	48.00	51.80	28.74
Y 64°34'56"	300.00	938.15	189.59
Z 17°28'29"	300.00	91.50	46.11

NOTE: SEE SHEET 2 FOR BASIS OF BEARINGS, SURVEYOR'S NOTES AND SHEET INDEX.

M.B. 183/58



183/59  
M.B. 183/59

SCALE: 1" = 60'

IN THE UNINCORPORATED TERRITORY OF THE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

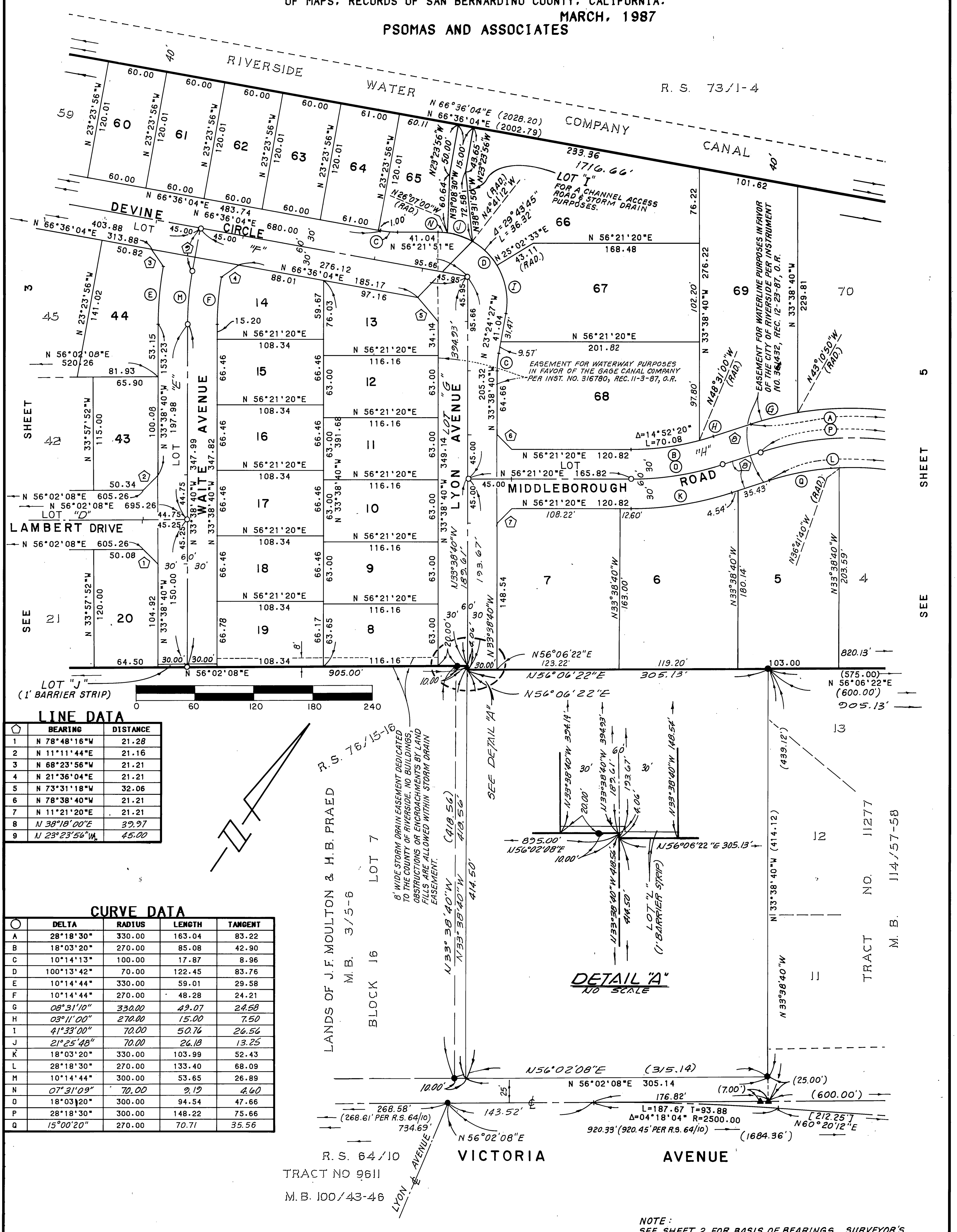
SHEET 4 OF 6 SHEETS

# TRACT NO. 21077-1

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MARCH, 1987

PSOMAS AND ASSOCIATES

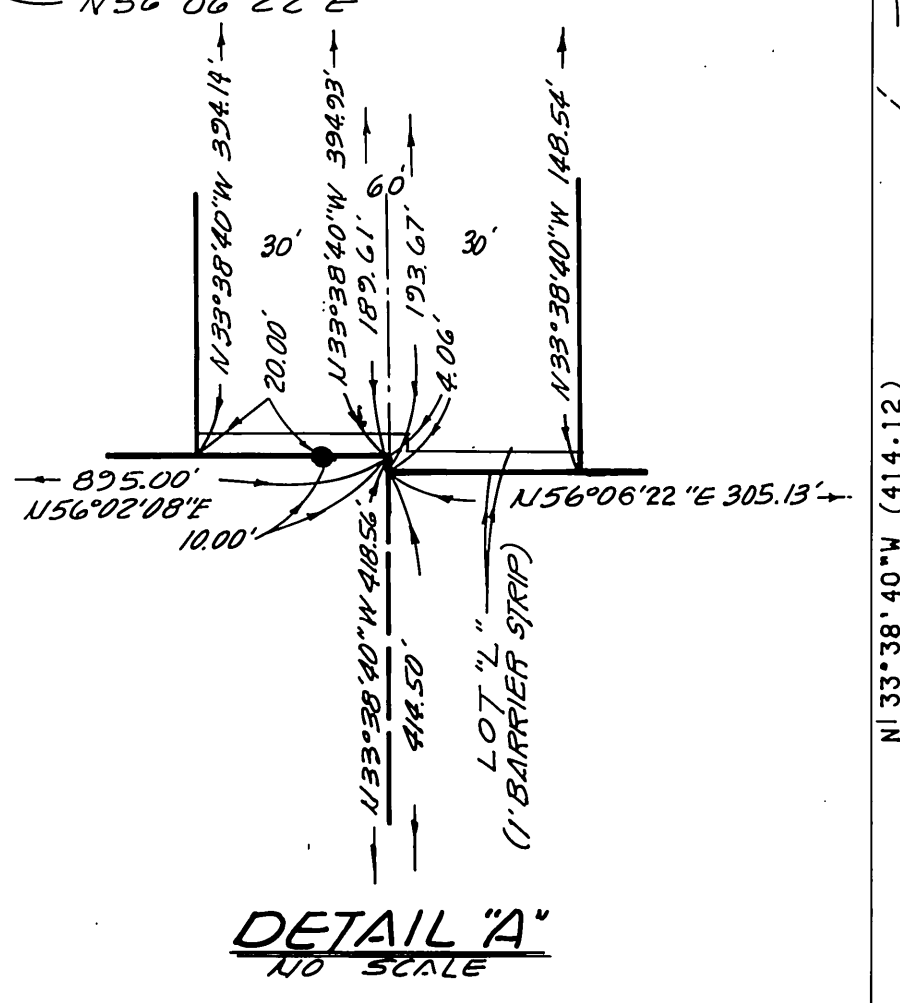


**LINE DATA**

BEARING	DISTANCE
1 N 78°48'16"W	21.28
2 N 11°11'44"E	21.16
3 N 68°23'56"W	21.21
4 N 21°36'04"E	21.21
5 N 73°31'18"W	32.06
6 N 78°38'40"W	21.21
7 N 11°21'20"E	21.21
8 N 38°18'00"E	39.97
9 N 23°23'56"W	45.00

**CURVE DATA**

DELTA	RADIUS	LENGTH	TANGENT
A 28°18'30"	330.00	163.04	83.22
B 18°03'20"	270.00	85.08	42.90
C 10°14'13"	100.00	17.87	8.96
D 100°13'42"	70.00	122.45	83.76
E 10°14'44"	330.00	59.01	29.58
F 10°14'44"	270.00	48.28	24.21
G 08°31'10"	330.00	49.07	24.58
H 03°11'00"	270.00	15.00	7.50
I 41°33'00"	70.00	50.76	26.56
J 21°25'48"	70.00	26.18	13.25
K 18°03'20"	330.00	103.99	52.43
L 28°18'30"	270.00	133.40	68.09
M 10°14'44"	300.00	53.65	26.89
N 07°31'09"	70.00	2.19	4.60
O 18°03'20"	300.00	94.54	47.66
P 28°18'30"	300.00	148.22	75.66
Q 15°00'20"	270.00	70.71	35.56



LANDS OF J.F. MOULTON & H.B. PRAED  
BLOCK 16  
M.B. 3/5-6  
R.S. 76/15-16  
6' WIDE STORM DRAIN EASEMENT DEDICATED TO THE COUNTY OF RIVERSIDE. NO BUILDINGS, OBSTRUCTIONS OR ENCROACHMENTS BY LAND FILLS ARE ALLOWED WITHIN STORM DRAIN EASEMENT.

NOTE:  
SEE SHEET 2 FOR BASIS OF BEARINGS, SURVEYOR'S NOTES AND SHEET INDEX.

M.B. 183/59

M.B. 183/59

SEE SHEET 5

COPY

183/60 M.B. 183/60

SCALE: 1" = 60'

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SHEET 5 OF 6 SHEETS

# TRACT NO. 21077-1

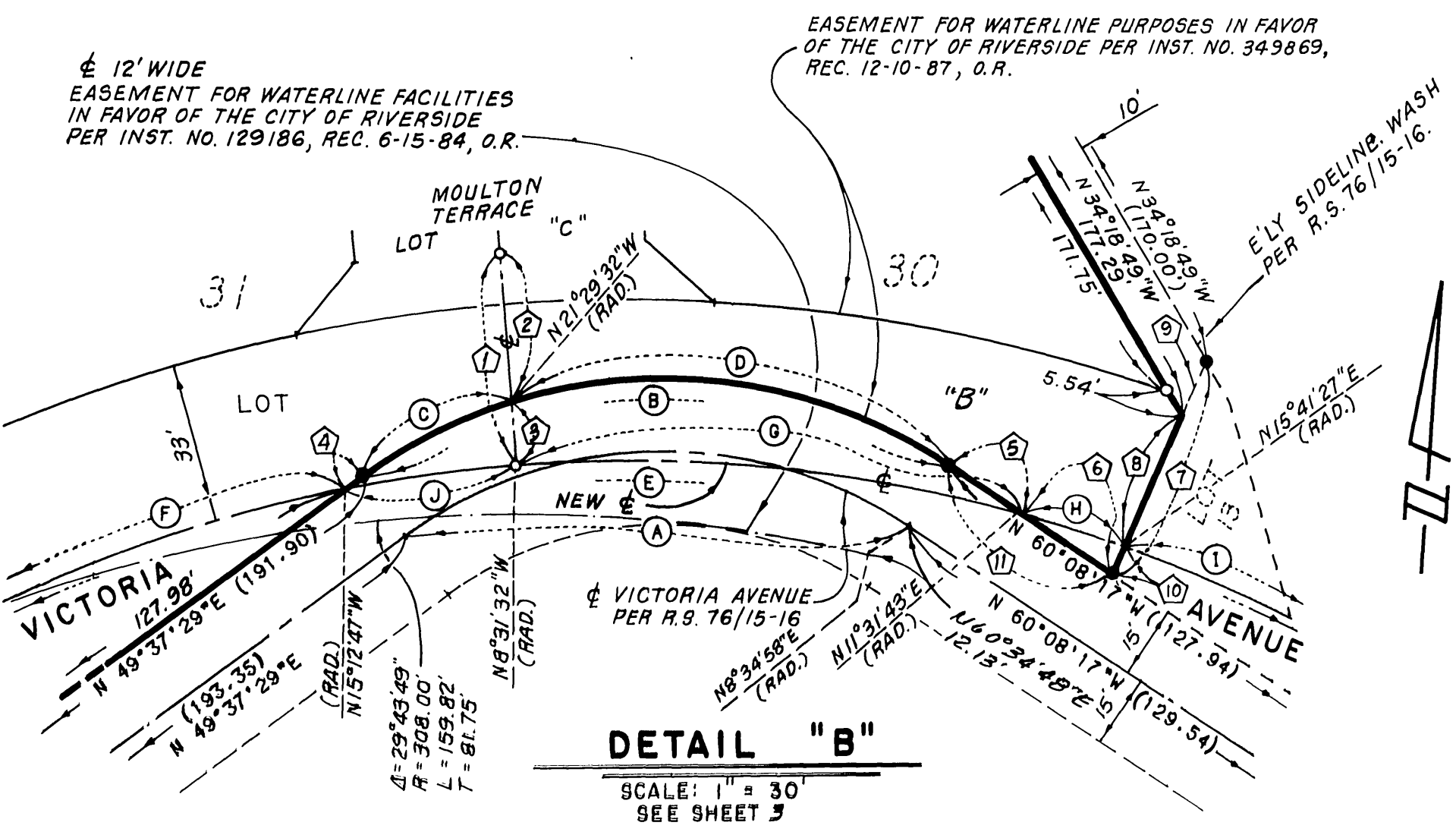
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MARCH, 1987

PSOMAS AND ASSOCIATES

COPY

MB/183/60

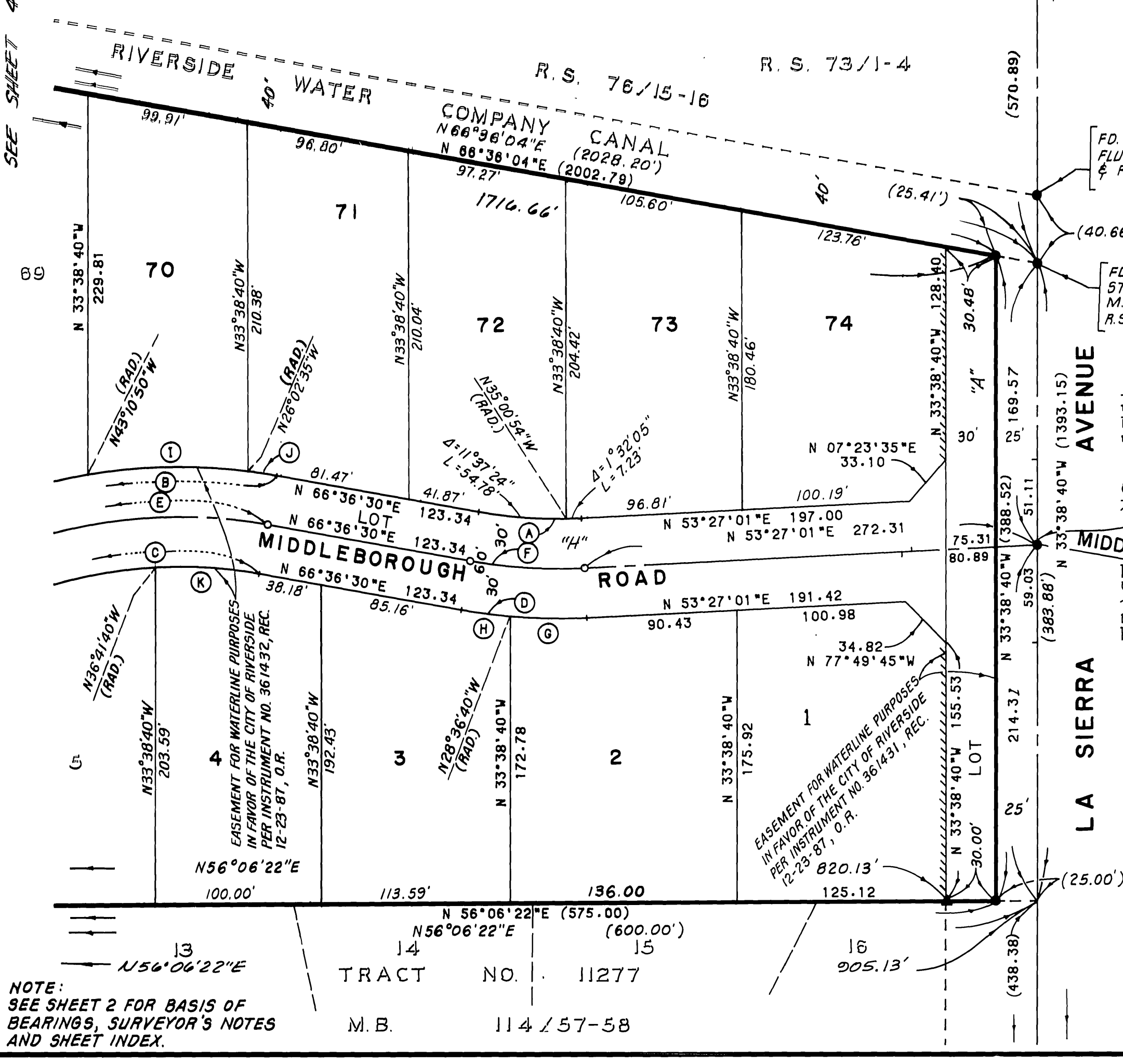


LINE DATA-DETAIL "B"

BEARING	DISTANCE
1 N 08° 31' 32" W	44.07
2 N 08° 31' 32" W	31.06
3 N 08° 31' 32" W	13.01
4 N 49° 37' 29" E	3.64
5 N 60° 08' 17" W	18.00
6 N 60° 08' 17" W	22.00
7 N 19° 48' 28" E	(48.04)
8 N 19° 48' 28" E	29.51
9 N 19° 48' 28" E	12.34
10 N 19° 48' 28" E	6.19
11 N 60° 08' 17" W	(40.00)

CURVE DATA-DETAIL "B"

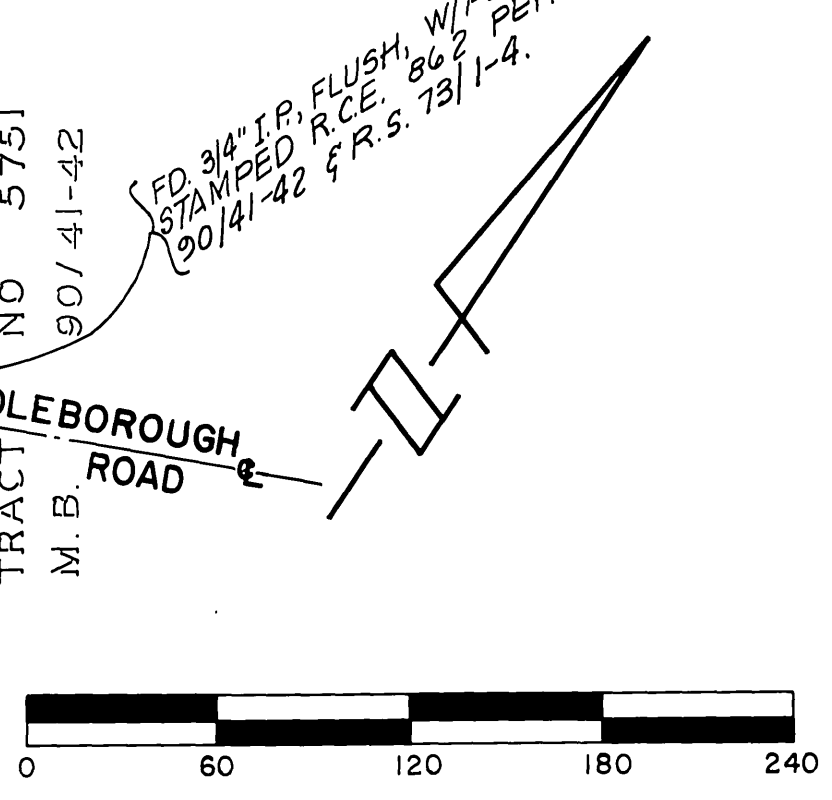
DELTA	RADIUS	LENGTH	TANGENT
A (70° 14' 14")	90.00	110.33	63.30
B (70° 14' 14")	105.00	128.72	73.85
C 18° 53' 00"	105.00	34.61	17.46
D 51° 21' 14"	105.00	94.11	50.48
E 84° 34' 56"	300.00	338.15	189.59
F 17° 28' 29"	300.00	91.50	46.11
G 20° 03' 15"	300.00	105.00	53.04
H 4° 09' 44"	300.00	21.79	10.90
I 16° 12' 13"	300.00	84.84	42.71
J 08° 41' 15"	300.00	35.02	17.53



FD. 3/4" I.P. W/R.C.F.C. TAG, FLUSH, PER R.S. 73/1-4 & R.S. 76/15-16

FD. 3/4" I.P. FLUSH W/PLASTIC PLUG STAMPED R.C.E. 862 PER R.S. 73/1-4, M.B. 90/41-42, M.B. 114/57-58 & R.S. 76/15-16.

FD. 3/4" I.P. FLUSH, W/PLASTIC PLUG STAMPED R.C.E. 862 PER M.B. 90/41-42 & R.S. 73/1-4.



CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
A 13° 09' 29"	270.00	62.01	31.14
B 28° 18' 30"	330.00	163.04	83.22
C 28° 18' 30"	270.00	133.40	68.09
D 13° 09' 29"	330.00	75.79	38.06
E 28° 18' 30"	300.00	148.22	75.66
F 13° 09' 29"	300.00	68.90	34.60
G 07° 56' 19"	330.00	45.72	22.90
H 05° 13' 10"	330.00	30.06	15.04
I 17° 08' 15"	330.00	98.70	49.72
J 2° 39' 05"	330.00	15.27	7.64
K 13° 18' 10"	270.00	62.69	31.49

M.B. 183/60

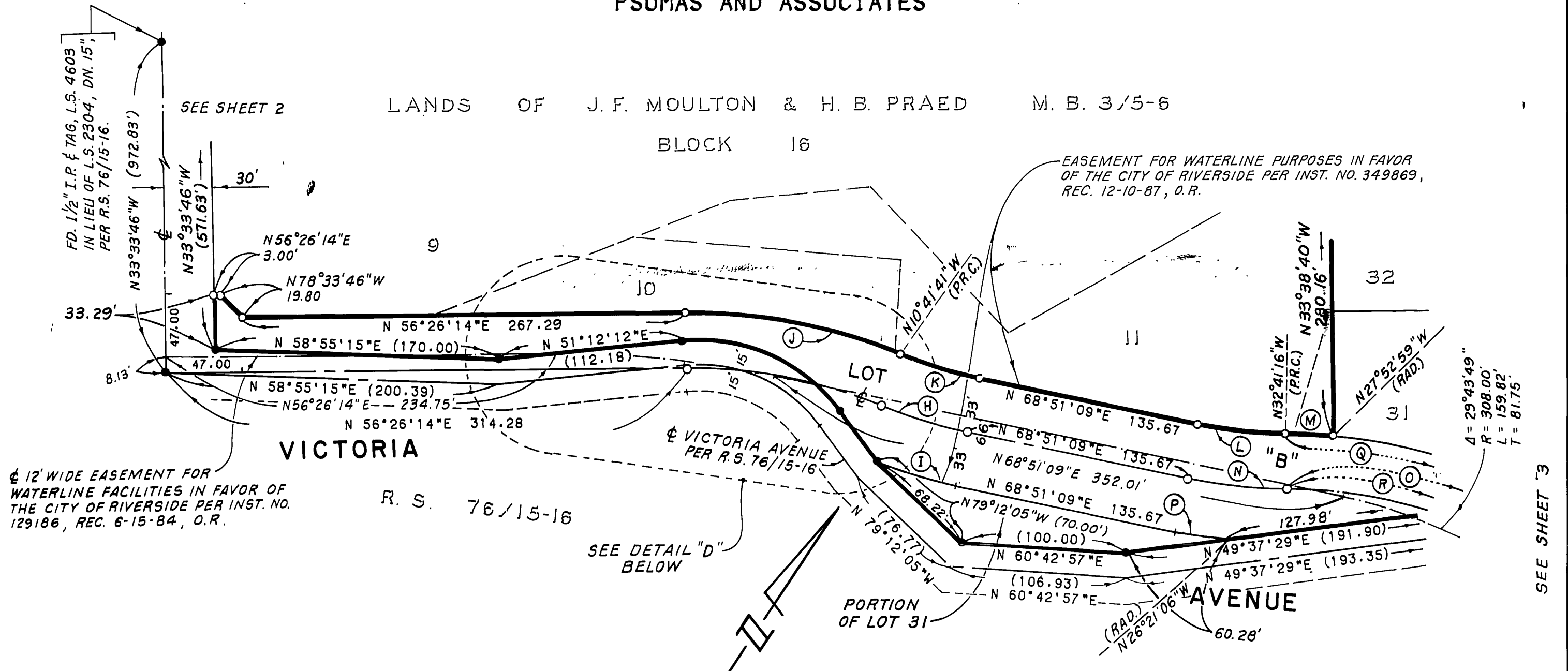
# IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. TRACT NO. 21077-1

BEING A SUBDIVISION OF LOTS 6 AND 8 THROUGH 12, INCLUSIVE IN BLOCK 16 OF LANDS OF J.F. MOULTON AND H.B. PRAED AS SHOWN ON A MAP FILED IN BOOK 3, PAGES 5 AND 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, LOCATED IN SECTIONS 24, 25 AND 26, T. 3 S., R. 6 W., AS SHOWN ON SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO FILED IN BOOK 1, PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

MARCH, 1987

PSOMAS AND ASSOCIATES

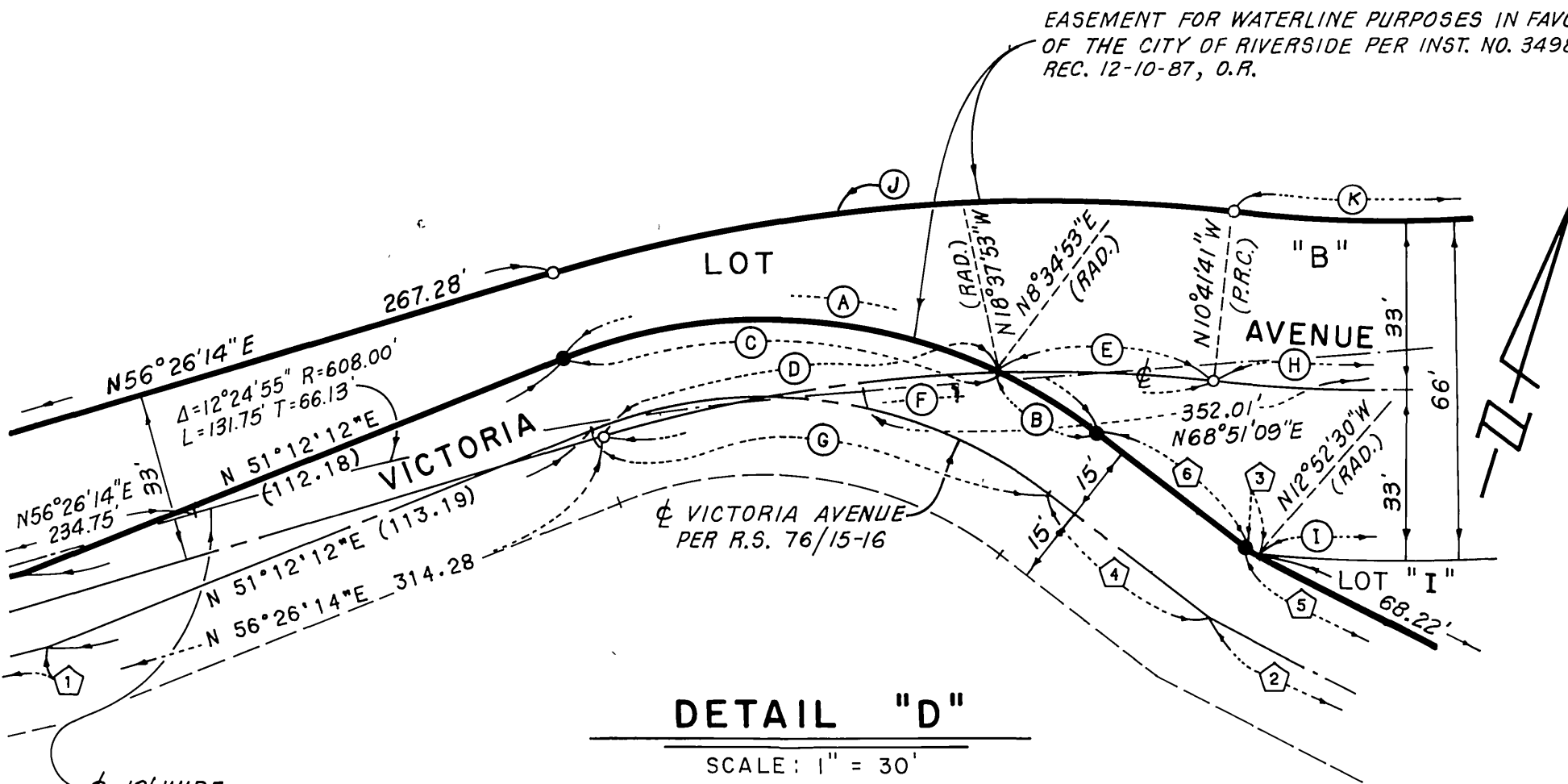
LANDS OF J.F. MOULTON & H.B. PRAED M.B. 3/5-6  
BLOCK 16



DETAIL "C"

SCALE: 1" = 60'

EASEMENT FOR WATERLINE PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 349869, REC. 12-10-87, O.R.



DETAIL "D"

SCALE: 1" = 30'

12' WIDE EASEMENT FOR WATERLINE FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 129186, REC. 6-15-84, O.R.

### LINE DATA

LINE NO.	BEARING	DISTANCE
1	N 58°55'15"E	(200.39)
2	N 79°12'05"W	(76.77)
3	N 79°12'05"W	1.78
4	N 69°19'53"W	(39.30)
5	N 79°12'05"W	(70.00)
6	N 69°19'53"W	(38.00)

### CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
A	( 59°27'55"	105.00	108.98	59.97 )
B	12°05'13"	105.00	22.15	11.12
C	47°22'42"	105.00	86.83	46.07
D	14°55'54"	300.00	78.18	39.31
E	07°56'11"	300.00	41.55	20.81
F	22°52'05"	300.00	119.74	60.68
G	( 59°27'55"	90.00	93.41	51.40 )
H	10°27'10"	300.00	54.73	27.44
I	08°16'21"	333.00	48.08	24.08
J	22°52'05"	333.00	132.91	67.35
K	10°27'10"	267.00	48.71	24.42
L	11°32'25"	267.00	53.78	26.98
M	04°48'17"	333.00	27.92	13.97
N	11°32'25"	300.00	60.42	30.31
O	64°34'56"	300.00	338.15	189.59
P	05°12'15"	333.00	30.25	15.13
Q	16°42'39"	333.00	97.12	48.91
R	17°28'29"	300.00	91.50	46.11