

City Copy

195/90

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

SHEET 1 OF 6 SHEETS

TRACT NO. 22108-1

BEING A SUBDIVISION OF LOT 17, AND A PORTION OF LOTS 9, 10, 11, 15 AND LOT "B" LEVIER AVENUE (VACATED) OF GOLDEN TERRACE, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 82 AND 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 3, T.3S., R. 6W., M.B. 6170.

L A WAINSCOTT & ASSOCIATES INC.
GRAND TERRACE CA.
DECEMBER 1987

RECORDER'S STATEMENT

FILED THIS 29TH DAY OF DECEMBER 1988, AT 8:30 A.M. IN BOOK 195 OF MAPS, AT PAGES 90-95 AT THE REQUEST OF THE CITY CLERK

NO. 383343

FEE \$16.00

WILLIAM E. COMERLY, COUNTY RECORDER

BY: Santa Regan, DEPUTY

SUBDIVISION GUARANTEE ~~ORANGE COUNTY~~
COMMONWEALTH LAND TITLE COMPANY

TAX COLLECTOR STATEMENT

I HEREBY STATE 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 December 9, 1988.

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Nickie L. Mooneyham
DEPUTY

TAX BOND STATEMENT

I HEREBY STATE 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 _____, 1988.

CASH TAX BOND
R. WAYNE WATTS

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY _____
DEPUTY

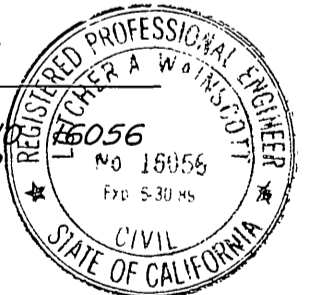
BY _____
DEPUTY

ENGINEER'S STATEMENT

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF SIX (6) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING JULY 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 Apr 29, 1988

L. A. Waincott
REGISTERED CIVIL ENGINEER NO. 16056
EXPIRATION DATE: 6-30-89



SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY EBERHART A. STONE, INCORPORATED, ON THE 20TH DAY OF JULY, 1987 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

POTENTIAL LIQUEFACTION

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMIT.

OWNER'S STATEMENT

WE HEREBY STATE 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 DISTINCTIVE BORDERLINE, AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THRU "F", INCLUSIVE. WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENT DESIGNATED AS "STORM DRAIN EASEMENT". WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE EASEMENT DESIGNATED AS "12" SEWER EASEMENT". WE ALSO HEREBY DEDICATE FOR INSTALLATION AND MAINTENANCE OF STREET TREES AND SIDEWALKS THOSE EASEMENTS DESIGNATED AS "5' STREET TREE AND SIDEWALK EASEMENT". FURTHER, WE THE UNDERSIGNED OWNERS OR SUCCESSORS AND ASSIGNS INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 27, 28, 29 AND 30 ON, OVER AND ACROSS LA SIERRA AVENUE ADJOINING SAID LOTS. WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "6' X 30' P.U.E.", "6' X 35' P.U.E." & "6' X 40' P.U.E."

EMBLEM DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION.

Philip W. Walsh

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) SS

ON 12-9-88, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PHILIP W. WALSH AND _____, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE PRESIDENT AND SECRETARY, ON BEHALF OF EMBLEM DEVELOPMENT CORP, A CALIFORNIA CORPORATION, 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. MY COMMISSION EXPIRES 8-31-90

Barbara B. Coldiron

NOTARY PUBLIC IN AND FOR SAID STATE

UTILITY 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.

1. CITY OF RIVERSIDE, BY ASSIGNMENT RECORDED APRIL 7, 1967, INSTRUMENT NO. 29733 OF OFFICIAL RECORDS, FOR WATER, DITCHES, CANALS AND APPURTENANCES THEREON BY INST. RECORDED AUG. 11, 1979 IN BOOK 508 PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
2. CITIZENS' DOMESTIC WATER COMPANY, FOR PIPELINES, DITCHES AND FLUMES BY INST. RECORDED MARCH 18, 1976 IN BOOK 603 PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

DATED: DEC 16, 1988

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Witzfeld

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 ON SAID MAP ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: DEC 16, 1988

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Witzfeld

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.

DATE: 12/8, 1988

BARBARA J. STECKEL
CITY TREASURER

BY: WJ Hansen

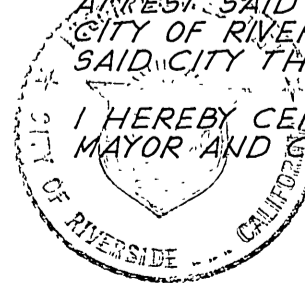
CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF SIX (6) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 22108-1 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, 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 21ST DAY OF _____, 1988.

ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare



SIGNATURE OMISSIONS

PURSUANT TO SECTION 66430(C)(1) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

1. SECURITY FIRST NATIONAL BANK OF LOS ANGELES, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY INSTRUMENT RECORDED MARCH 18, 1980 IN BOOK 846, PAGE 184 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.
2. SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY INSTRUMENT RECORDED MARCH 30, 1961 IN BOOK 1267, PAGE 261 OF OFFICIAL RECORDS.
3. RIVERSIDE GROVES AND WATER COMPANY, HOLDER OF AN EASEMENT FOR UTILITY INSTALLATION AND MAINTENANCE BY INST. RECORDED JAN. 15, 1912 IN BOOK 343 PAGE 371 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

M.B. 195/90

TRACT NO. 22108-1

BEING A SUBDIVISION OF LOT 17 AND A PORTION OF LOTS 9, 10, 11, 15 AND LOT "B" LEVIER AVENUE (VACATED) OF GOLDEN TERRACE, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 82 AND 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 31.35, R. 6W, M. B. 6170.

L A WAINSCOTT & ASSOCIATES INC.
GRAND TERRACE CA.
DECEMBER 1987

NOTES

BEARING	DIST.	BEARING	DIST.
N. 19° 29' 40" E.	50.00'	N. 11° 33' 24" W.	112.39'
N. 62° 20' 26" E.	58.03'	N. 00° 32' 53" W.	58.30'
N. 72° 37' 11" E.	82.00'	N. 49° 26' 48" E.	35.00'
N. 16° 37' 37" W.	10.00'	N. 10° 29' 00" E.	20.00'
N. 58° 08' 32" E.	40.00'	N. 58° 16' 50" W.	12.46'
N. 72° 37' 11" E.	96.33'	N. 80° 53' 42" E.	78.67'
N. 51° 41' 44" W.	19.29'	N. 67° 00' 44" W.	50.64'
N. 32° 15' 62" E.	12.78'	N. 61° 53' 20" W.	53.49'

ENGINEER'S NOTES

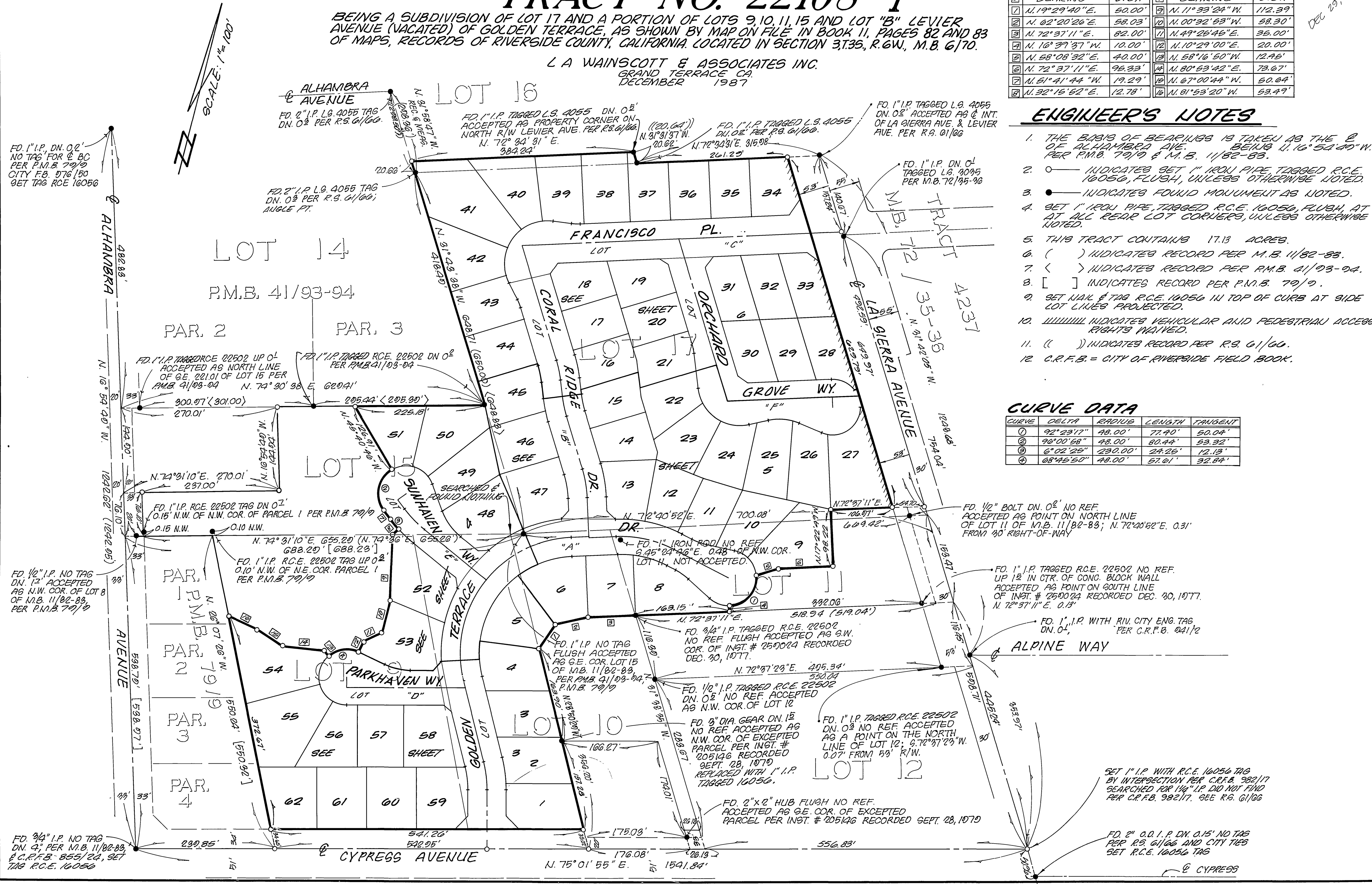
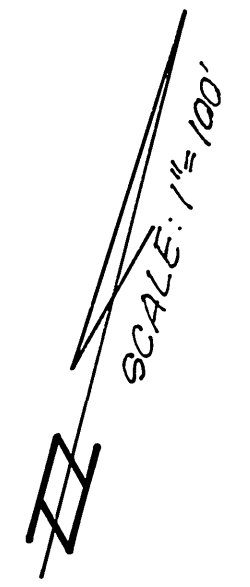
- THE BASIS OF BEARINGS IS TAKEN AS THE ϕ OF ALHAMBRA AVE. BEING $N. 16^{\circ} 54' 20" W.$ PER P.M.B. 79/79 & M.B. 11/82-83.
- \circ INDICATES SET 1" IRON PIPE TAGGED R.C.E. 16056, FLUSH, UNLESS OTHERWISE NOTED.
- \bullet INDICATES FOUND MONUMENT AS NOTED.
- SET 1" IRON PIPE, TAGGED R.C.E. 16056, FLUSH, AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
- THIS TRACT CONTAINS 17.13 ACRES.
- () INDICATES RECORD PER M.B. 11/82-83.
- < > INDICATES RECORD PER P.M.B. 41/93-94.
- [] INDICATES RECORD PER P.M.B. 79/79.
- SET NAIL & TAG R.C.E. 16056 IN TOP OF CURB AT SIDE LOT LINES PROJECTED.
- ||||| INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS MAINTAINED.
- (()) INDICATES RECORD PER R.S. 61/66.
- C.R.F.B. = CITY OF RIVERSIDE FIELD BOOK.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	92° 23' 17"	48.00'	77.40'	50.04'
2	98° 00' 58"	48.00'	80.44'	53.32'
3	6° 02' 25"	230.00'	24.26'	12.13'
4	68° 46' 50"	48.00'	57.61'	32.84'

M.B. 195/91

M.B. 195/91



DEC 29, 1988

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

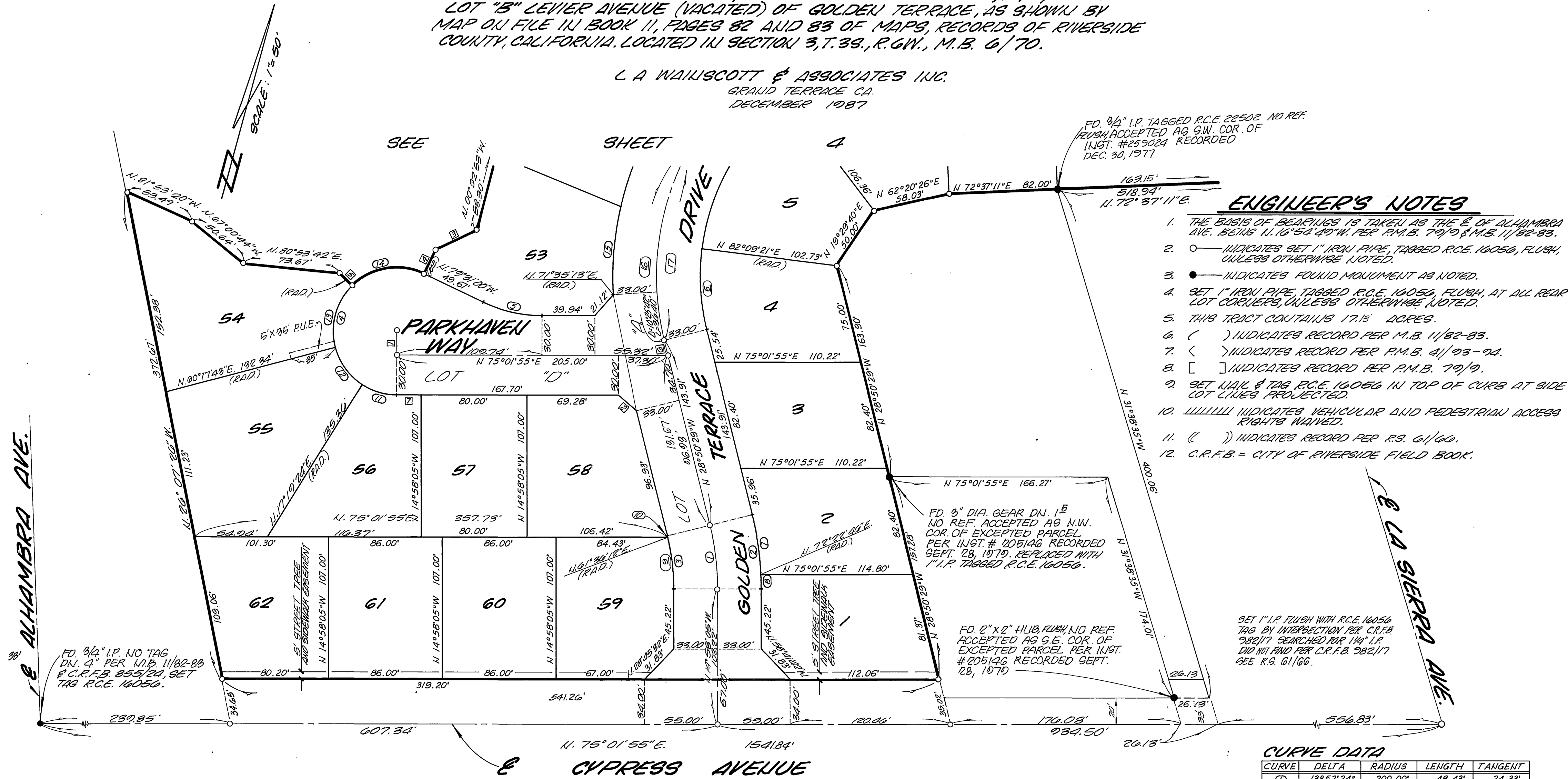
SHEET 3 OF 6 SHEETS

TRACT NO. 22108-1

BEING A SUBDIVISION OF LOT 17, AND A PORTION OF LOTS 9, 10, 11, 15 AND LOT "B" LEVIER AVENUE (VACATED) OF GOLDEN TERRACE, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 82 AND 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 3, T. 33., R. 6W., M.B. 6/70.

L A WALKSCOTT & ASSOCIATES INC.
GRAND TERRACE CA.
DECEMBER 1987

FD. 9/4" I.P. TAGGED R.C.E. 22502 NO REF. FLUSH ACCEPTED AS S.W. COR. OF INJST. #259024 RECORDED DEC. 30, 1977



ENGINEER'S NOTES

1. THE BASIS OF BEARINGS IS TAKEN AS THE E. OF ALHAMBRA AVE. BEING N. 16° 54' 00" W. PER P.M.B. 70/9 & M.B. 11/82-83.
2. ○ INDICATES SET 1" IRON PIPE, TAGGED R.C.E. 16056, FLUSH, UNLESS OTHERWISE NOTED.
3. ● INDICATES FOUND MONUMENT AS NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 16056, FLUSH, AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
5. THIS TRACT CONTAINS 17.15 ACRES.
6. () INDICATES RECORD PER M.B. 11/82-83.
7. < > INDICATES RECORD PER P.M.B. 41/83-84.
8. [] INDICATES RECORD PER P.M.B. 70/9.
9. SET NAIL & TAG R.C.E. 16056 IN TOP OF CURB AT SIDE LOT LINES PROJECTED.
10. LLLLLL INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.
11. () INDICATES RECORD PER R.S. 61/60.
12. C.R.F.B. = CITY OF RIVERSIDE FIELD BOOK.

SET 1" I.P. FLUSH WITH R.C.E. 16056 TAG BY INTERSECTION PER C.R.F.B. 98217 SEARCHED FOR 1/4" I.P. DID NOT FIND PER C.R.F.B. 98217 SEE R.S. 61/60.

FD. 2" x 2" HUB, FLUSH, NO REF. ACCEPTED AS S.E. COR. OF EXCEPTED PARCEL PER INJST. #205146 RECORDED SEPT. 28, 1970

FD. 3" DIA. GEAR DN. 15 NO REF. ACCEPTED AS N.W. COR. OF EXCEPTED PARCEL PER INJST. #205146 RECORDED SEPT. 28, 1970. REPLACED WITH 1" I.P. TAGGED R.C.E. 16056.

FD. 9/4" I.P. NO TAG DN. 7" PER M.B. 11/82-83 & C.R.F.B. 855/20, SET TAG R.C.E. 16056.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
①	13° 52' 24"	200.00'	48.43'	24.33'
②	13° 52' 24"	233.00'	56.42'	28.35'
③	13° 52' 24"	167.00'	40.44'	20.32'
④	205° 27' 05"	48.00'	172.12'	
⑤	25° 27' 05"	103.00'	45.75'	23.26'
⑥	20° 59' 50"	167.00'	61.20'	30.95'
⑦	11° 13' 15"	233.00'	45.63'	22.89'
⑧	2° 39' 09"	233.00'	10.79'	5.39'
⑨	13° 25' 43"	167.00'	39.14'	19.66'
⑩	0° 26' 41"	167.00'	1.30'	.65'
⑪	32° 17' 20"	48.00'	27.05'	13.20'
⑫	42° 58' 10"	48.00'	30.00'	18.80'
⑬	61° 25' 27"	48.00'	51.46'	28.81'
⑭	68° 45' 50"	48.00'	67.61'	32.84'
⑮	16° 24' 33"	233.00'	66.73'	33.59'
⑯	52° 57' 57"	200.00'	184.80'	90.84'
⑰	101° 27' 00"	200.00'	354.17'	144.82'

NOTES

NOTE	BEARING	DISTANCE
①	N 14° 58' 05" W	18.00'
②	N 64° 23' 00" W	17.90'
③	N 49° 25' 45" E	35.00'
④	N 10° 29' 00" E	20.00'
⑤	N 58° 16' 50" W	12.45'
⑥	N 28° 50' 29" W	12.24'
⑦	N 75° 01' 55" E	18.42'

CITY COPY

95/93

SHEET 4 OF 6 SHEETS

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

TRACT NO. 22108-1

BEING A SUBDIVISION OF LOT 17, AND A PORTION OF LOTS 9, 10, 11, 15 AND LOT "B" LEVIER AVENUE (VACATED) OF GOLDEN TERRACE AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 82 AND 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 3, T. 35., R. 6W., M.B. 6/70.

L A WAINSCOTT & ASSOCIATES INC.
GRAND TERRACE CA.
DECEMBER 1987

ENGINEER'S NOTES

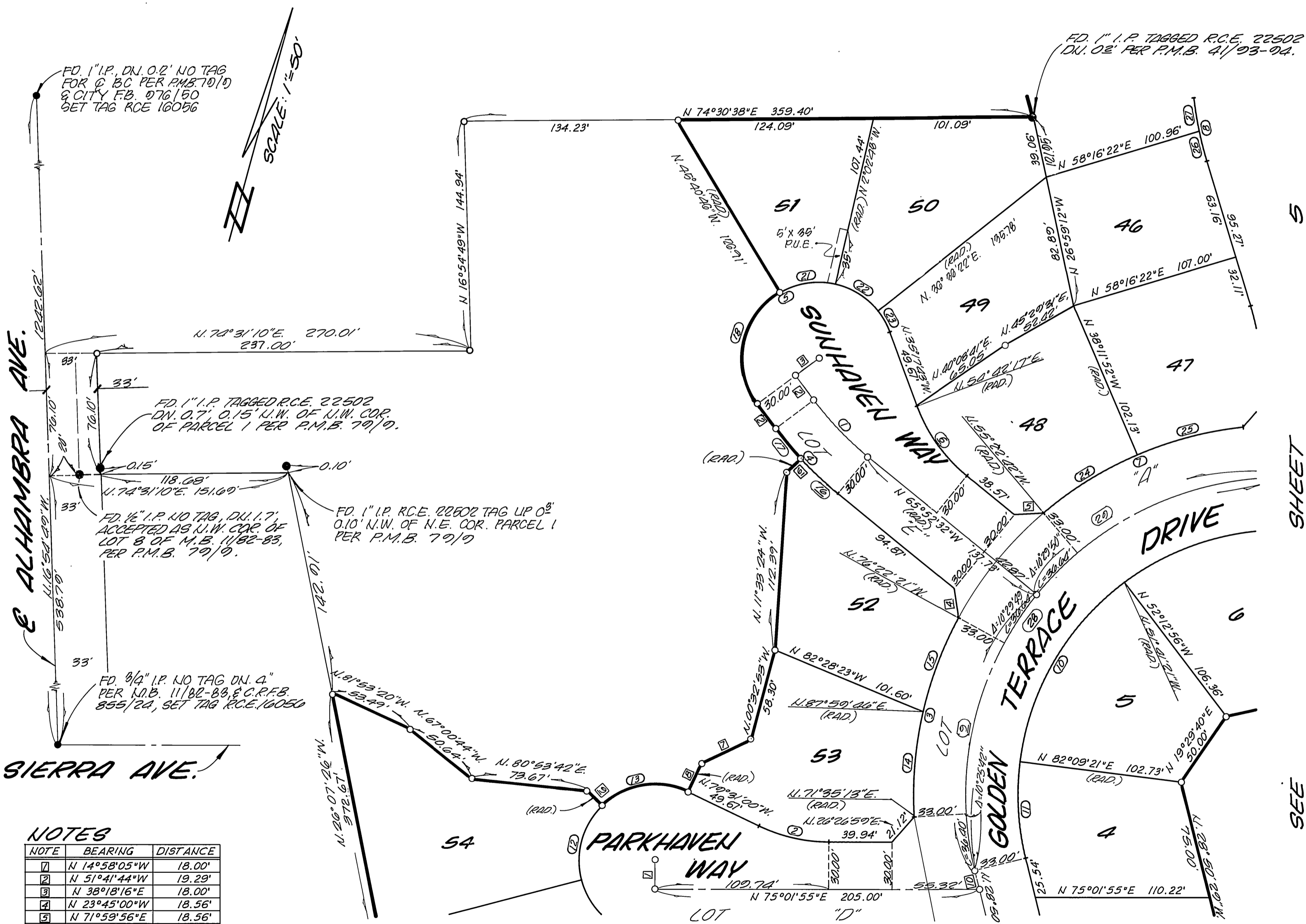
1. THE BASIS OF BEARINGS IS TAKEN AS THE E OF ALHAMBRA AVE. BEING N. 16° 54' 40" W. PER P.M.B. 79/0 & M.B. 11/82-83.
2. ○ INDICATES SET 1" IRON PIPE, TAGGED R.C.E. 16050, FLUSH, UNLESS OTHERWISE NOTED.
3. ● INDICATES FOUND MONUMENT AS NOTED.
4. SET 1" IRON PIPE, TAGGED R.C.E. 16050, FLUSH, AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
5. THIS TRACT CONTAINS 17.13 ACRES.
6. () INDICATES RECORD PER M.B. 11/82-83.
7. < > INDICATES RECORD PER P.M.B. 41/93-94.
8. [] INDICATES RECORD PER P.M.B. 79/9.
9. SET NAIL & TAG R.C.E. 16050 IN TOP OF CURB AT SIDE LOT LINES PROJECTED.
10. LLLLLL INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.
11. (()) INDICATES RECORD PER R.S. 6/100.
12. C.R.F.B. = CITY OF RIVERSIDE FIELD BOOK.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
(1)	14°10'48"	200.00'	49.50'	24.88'
(2)	25°27'05"	103.00'	45.75'	23.26'
(3)	32°02'25"	233.00'	130.30'	66.90'
(4)	14°10'48"	230.00'	56.92'	28.61'
(5)	196°24'01"	48.00'	164.54'	
(6)	30°34'49"	103.00'	54.97'	28.16'
(7)	34°13'11"	233.00'	139.16'	71.72'
(8)	10°01'00"	233.00'	40.73'	20.42'
(9)	52°57'57"	200.00'	184.89'	99.64'
(10)	46°09'18"	167.00'	134.53'	71.15'
(11)	20°59'50"	167.00'	61.20'	30.95'
(12)	61°26'27"	48.00'	51.46'	28.61'
(13)	68°45'50"	48.00'	57.61'	32.84'
(14)	16°24'33"	233.00'	66.73'	33.59'
(15)	15°37'52"	233.00'	63.57'	31.98'
(16)	8°08'23"	230.00'	32.68'	16.37'
(17)	6°02'24"	230.00'	24.26'	12.13'
(18)	96°00'58"	48.00'	80.44'	53.32'
(19)				
(20)				
(21)	43°37'58"	48.00'	36.55'	19.21'
(22)	38°39'10"	48.00'	32.38'	16.83'
(23)	18°05'55"	48.00'	15.16'	7.64'
(24)	17°01'50"	233.00'	69.87'	35.20'
(25)	17°02'21"	233.00'	69.29'	34.90'
(26)	4°47'13"	233.00'	19.47'	9.74'
(27)	5°13'47"	233.00'	21.27'	10.64'
(28)	101°27'40"	200.00'	354.17'	242.62'
(29)	48°20'48"	200.00'	169.88'	90.08'

NOTES

NOTE	BEARING	DISTANCE
1	N 14°58'05"W	18.00'
2	N 51°41'44"W	19.29'
3	N 38°18'16"E	18.00'
4	N 23°45'00"W	18.56'
5	N 71°59'56"E	18.56'
6	N 32°15'52"E	12.78'
7	N 49°25'45"E	35.00'
8	N 10°29'00"E	20.00'
9	N 58°16'50"W	12.46'
10	N 28°50'29"W	12.24'



M.B.195/93

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

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BEING A SUBDIVISION OF LOT 17, AND A PORTION OF LOTS 9, 10, 11, 15 AND LOT "B" LEVIER AVENUE (VACATED) OF GOLDEN TERRACE, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 82 AND 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 3, T.3S., R.6W., M.B. 6/70.

L.A. WAINSCOTT & ASSOCIATES INC.
GRAND TERRACE CA.
DECEMBER 1987

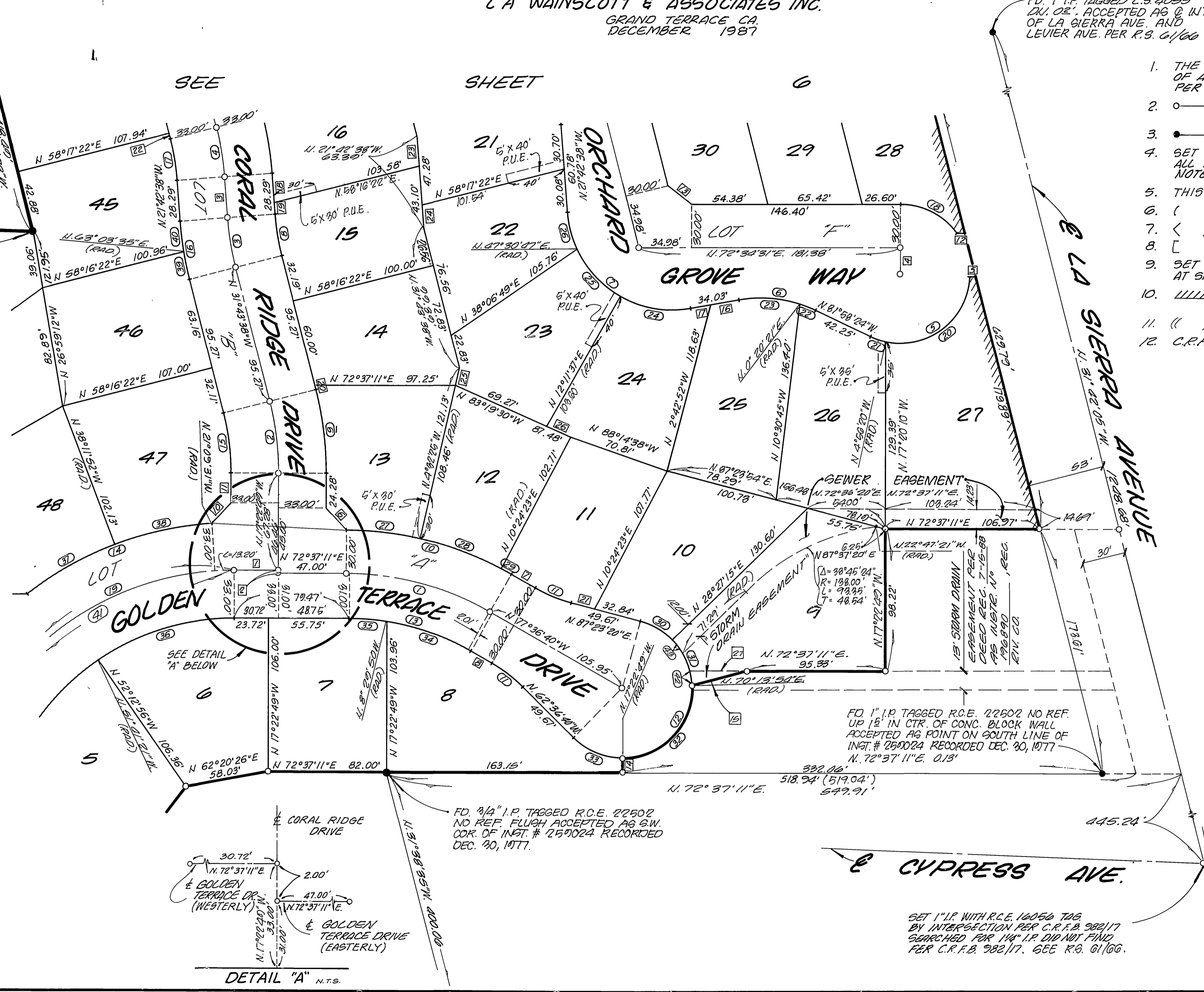
FD. 1" I.P. TAGGED L.S. 4055
DN. 02'. ACCEPTED AS INT.
OF LA SIERRA AVE. AND
LEVIER AVE. PER R.S. 6/100

ENGINEER'S NOTES

1. THE BASIS OF BEARINGS IS TAKEN AS THE \pm OF ALHAMBRA AVE. BEING N.16° 54' 49" W. PER P.M.B.79/9 & M.B. 11/82-83.
2. \circ INDICATES SET 1" IRON PIPE, TAGGED R.C.E. 16056, FLUSH, UNLESS OTHERWISE NOTED.
3. \bullet INDICATES FOUND MONUMENT AS NOTED.
4. SET 1" IRON PIPE, TAGGED R.C.E. 16056, FLUSH, AT ALL REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
5. THIS TRACT CONTAINS 17.13 ACRES.
6. () INDICATES RECORD PER M.B. 11/82-83.
7. < > INDICATES RECORD PER P.M.B. 41/93-94.
8. [] INDICATES RECORD PER P.M.B. 79/9
9. SET NAIL & TAG R.C.E. 16056 IN TOP OF CURB AT SIDE REAR LOT LINES PROJECTED.
10. \lllll INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.
11. () INDICATES RECORD PER R.S. 6/100.
12. C.R.F.B. = CITY OF RIVERSIDE FIELD BOOK.

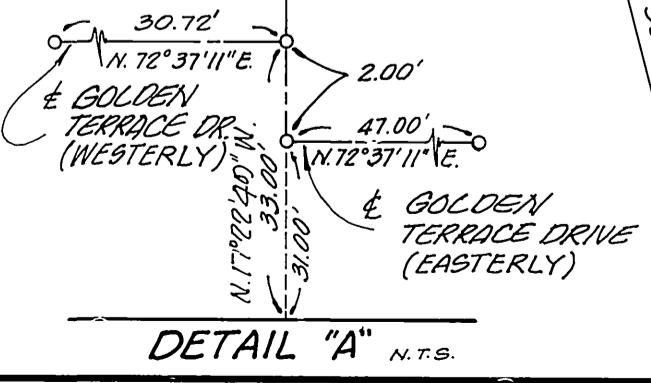
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
(1)	29°46'09"	200.00'	103.91'	53.16'
(2)	14°20'40"	200.00'	50.08'	25.17'
(3)	10°01'00"	200.00'	34.96'	17.53'
(4)	10°00'00"	200.00'	34.91'	17.50'
(5)	113°03'48"	48.00'	94.72'	72.61'
(6)	35°27'05"	88.00'	54.45'	28.13'
(7)	95°42'51"	73.00'	121.95'	80.67'
(8)	10°01'00"	167.00'	29.20'	14.64'
(9)	14°20'48"	233.00'	58.34'	29.32'
(10)	29°46'09"	230.00'	119.50'	61.13'
(11)	15°00'00"	103.00'	26.97'	13.56'
(12)	210°00'00"	48.00'	175.93'	
(13)	29°46'09"	170.00'	88.33'	45.18'
(14)	34°13'11"	233.00'	139.16'	71.72'
(15)	14°20'48"	167.00'	41.82'	21.02'
(16)	10°01'00"	233.00'	40.73'	20.42'
(17)	10°00'00"	167.00'	29.15'	14.61'
(18)	54°18'53"	48.00'	45.50'	24.62'
(19)	48°29'43"	200.00'	169.28'	90.08'
(20)	100°05'53"	48.00'	83.86'	57.30'
(21)	12°57'56"	48.00'	10.86'	5.45'
(22)	7°41'15"	88.00'	11.81'	5.91'
(23)	27°45'50"	88.00'	42.64'	21.75'
(24)	39°37'06"	73.00'	50.48'	26.29'
(25)	35°09'10"	73.00'	45.00'	23.24'
(26)	20°46'35"	73.00'	26.47'	13.38'
(27)	12°50'24"	230.00'	51.54'	25.88'
(28)	14°56'48"	230.00'	60.00'	30.17'
(29)	1°58'57"	230.00'	7.96'	3.98'
(30)	31°03'56"	48.00'	26.03'	13.34'
(31)	41°46'39"	48.00'	35.00'	18.32'
(32)	92°23'17"	48.00'	77.40'	50.04'
(33)	44°46'09"	48.00'	37.51'	19.77'
(34)	20°53'09"	170.00'	61.97'	31.33'
(35)	8°53'00"	170.00'	26.36'	13.21'
(36)	34°18'32"	167.00'	100.00'	51.55'
(37)	17°10'50"	233.00'	69.87'	35.20'
(38)	17°02'21"	233.00'	69.29'	34.90'
(39)	4°47'13"	233.00'	19.47'	9.74'
(40)	5°13'47"	233.00'	21.27'	10.64'
(41)	101°27'40"	200.00'	454.17'	244.62'
(42)	12°05'21"	48.00'	10.13'	5.08'
(43)	14°28'38"	48.00'	12.13'	6.10'



NOTES

NOTE	BEARING	DISTANCE
1	N 72°37'11"E	30.72'
2	N 17°22'49"W	2.00'
3	N 21°42'38"W	28.29'
4	N 17°25'29"W	18.00'
5	N 72°34'31"E	4.07'
6	N 60°24'20"W	20.52'
7	N 77°36'40"W	18.89'
8	N 77°36'40"W	16.88'
9	N 71°59'56"E	18.56'
10	N 25°43'50"E	19.14'
11	N 17°22'49"W	20.81'
12	N 72°34'31"E	5.41'
13	N 69°34'03"W	18.41'
14	N 16°59'37"W	10.00'
15	N 58°08'32"E	40.00'
16	N 62°34'31"E	20.15'
17	N 62°34'31"E	13.88'
18	N 21°42'38"W	20.40'
19	N 21°42'38"W	7.89'
20	N 31°43'38"W	3.08'
21	N 87°23'20"E	16.83'
22	N 31°42'38"W	3.83'
23	N 21°42'38"W	20.29'
24	N 21°42'38"W	16.11'
25	N 4°32'25"W	12.66'
26	N 83°19'30"W	18.21'
27	N 72°37'11"E	40.21'



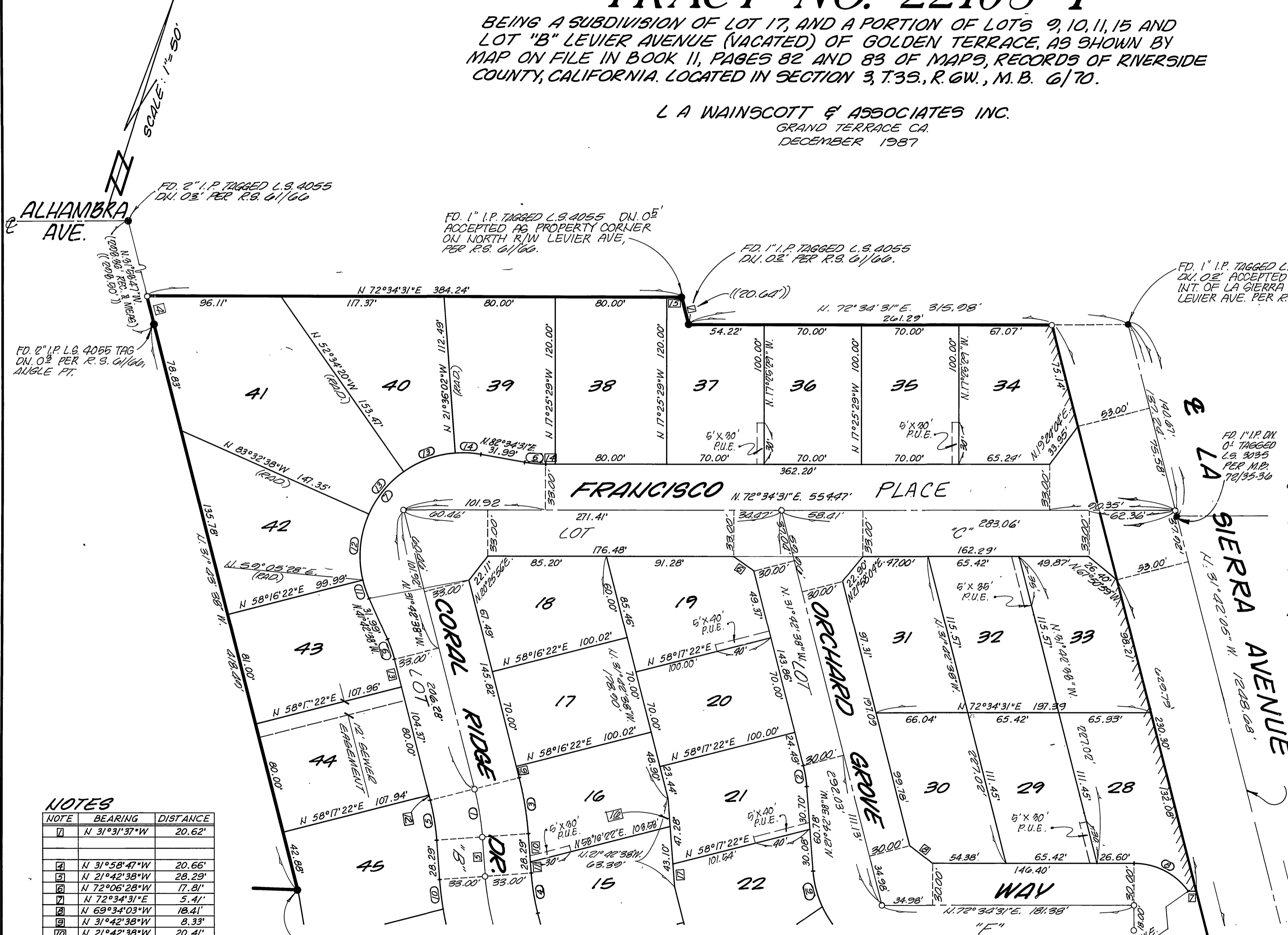
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 6 OF 6 SHEETS

TRACT NO. 22108-1

BEING A SUBDIVISION OF LOT 17, AND A PORTION OF LOTS 9, 10, 11, 15 AND LOT "B" LEVIER AVENUE (VACATED) OF GOLDEN TERRACE, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 82 AND 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 3, T.3S., R. 6W., M. B. 6/70.

L A WAINSCOTT & ASSOCIATES INC.
GRAND TERRACE CA.
DECEMBER 1987



ENGINEER'S NOTES

1. THE BASIS OF BEARINGS IS TAKEN AS THE ϵ OF ALHAMBRA AVE. BEING $N. 12^{\circ} 54' 49'' W.$ PER P.M.B. 79/9 & M.B. 11/82-83.
2. \circ INDICATES SET 1" IRON PIPE, TAGGED R.C.E. 16056, FLUSH, UNLESS OTHERWISE NOTED.
3. \bullet INDICATES FOUND MONUMENT AS NOTED.
4. SET 1" IRON PIPE, TAGGED R.C.E. 16056, FLUSH, AT REAR LOT CORNERS, UNLESS OTHERWISE NOTED.
5. THIS TRACT CONTAINS 17.8 ACRES.
6. () INDICATES RECORD PER M.B. 11/82-83.
7. < > INDICATES RECORD PER P.M.B. 91/93-94.
8. [] INDICATES RECORD PER P.M.B. 79/9.
9. SET NAIL & TAG R.C.E. 16056 IN TOP OF CURB AT SIDE LOT LINES PROJECTED.
10. \lllll INDICATES VEHICULAR AND PEDESTRIAN ACCESS RIGHTS WAIVED.
11. (()) INDICATES RECORD PER R.S. 61/60.
12. C.R.F.B. = CITY OF RIVERSIDE FIELD BOOK.

NOTES

NOTE	BEARING	DISTANCE
1	N 31°31'37"W	20.62'
2	N 31°58'47"W	20.66'
3	N 21°42'38"W	28.29'
4	N 72°06'28"W	17.81'
5	N 72°34'31"E	5.41'
6	N 69°34'03"W	18.41'
7	N 31°42'38"W	8.33'
8	N 21°42'38"W	20.41'
9	N 21°42'38"W	7.89'
10	N 31°42'38"W	3.83'
11	N 31°42'38"W	20.53'
12	N 72°34'31"E	6.96'
13	N 72°34'31"E	10.75'
14	N 21°42'38"W	20.29'
15	N 21°42'38"W	16.11'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	10°00'00"	200.00'	34.91'	17.50'
2	10°00'00"	88.00'	15.36'	7.70'
3	10°00'00"	233.00'	40.67'	20.38'
4	10°01'00"	167.00'	29.20'	14.64'
5	10°00'00"	167.00'	29.15'	14.61'
6	10°00'00"	87.00'	15.18'	7.61'
7	124°17'09"	7.00'	160.52'	140.02'
8	54°18'53"	48.00'	45.50'	24.62'
9	20°46'35"	73.00'	26.47'	13.38'
10	5°13'47"	233.00'	21.27'	10.64'
11	10°48'06"	74.00'	13.95'	7.00'
12	37°21'54"	74.00'	48.26'	25.02'
13	30°52'12"	74.00'	40.00'	20.50'
14	14°10'33"	74.00'	18.31'	9.20'

M.B. 195/95

M.B. 195/95