

OWNER'S STATEMENT

WE HEREBY STATE 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 LOT "A", AND FURTHER, THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOTS 1 AND 2, AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS OVERLOOK PARKWAY ADJOINING SAID LOTS. WE FURTHER DEDICATE FOR PUBLIC USE FOR STORM DRAIN FACILITIES, THE AREAS SHOWN AS "STORM DRAIN EASEMENT"; FOR WATERLINE FACILITIES THE AREAS SHOWN AS "WATERLINE EASEMENT"; FOR EMERGENCY ACCESS PURPOSES THE AREAS SHOWN AS "EMERGENCY ACCESS EASEMENT"; FOR ELECTRICAL ENERGY FACILITIES THE AREAS SHOWN AS "BLANKET P.U.E." AND "O.P.U.E." WE FURTHER DEDICATE FOR PUBLIC USE, FOR OPEN SPACE PURPOSES, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, EQUIPMENT OR EARTH/FILL OR DEPOSIT, THE AREAS SHOWN AS "OPEN SPACE EASEMENT". 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.

Neil C. Hansen  
NEIL C. HANSEN JR.

Sandra K. Hansen  
SANDRA K. HANSEN

TRUSTEE:  
RIVERSIDE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 13, 1989, AS INSTRUMENT NO. 76110, OFFICAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Phyllis A. Williams

NOTARY ACKNOWLEDGEMENT } s.s.  
STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE }

ON May 19, 1989, BEFORE ME, Jean Barry A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Neil C. Hansen, Jr. & Sandra K. Hansen (PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES 10-16-91

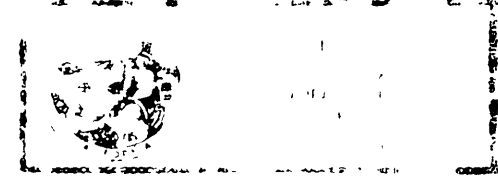
Jean Barry

NOTARY ACKNOWLEDGEMENT } s.s.  
STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE }

ON THIS DAY OF May 12, 1989, BEFORE ME, Priscilla Lopez THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Phyllis A. Williams AND Priscilla Lopez (PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS Secretary AND OR ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES April 10, 1992

Priscilla O. Lopez  
NOTARY PUBLIC IN AND FOR SAID STATE



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 21006

BEING A SUBDIVISION OF LOTS 16,18 AND 23 AND PORTIONS OF LOTS 12,15,17,19, 21 AND 22 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.

J.N. BEELER AND ASSOCIATES  
RIVERSIDE, CALIFORNIA

FEBRUARY, 1989

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED BY ACADEMY SOILS ENGINEERING ON THE 2ND DAY OF MARCH, 1989, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

TAX COLLECTOR STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES AND 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 \$15,700.00.

DATED: May 30, 1989

R. WAYNE WATTS  
COUNTY TAX COLLECTOR  
BY: Tammy Wallace

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$15,700.00 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 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: June 7, 1989  
CASH TAX BOND  
R. WAYNE WATTS  
Treasurer/Tax Collector  
or Alberta McDonald Deputy

GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
BY: \_\_\_\_\_ DEPUTY

UTILITIES EASEMENTS

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. RIVERSIDE CANAL COMPANY, AS DISCLOSED BY DEED RECORDED APRIL 26, 1882, IN BOOK 28, PAGE 635 OF DEEDS, FOR A RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE. SAID RIGHT OF WAY CANNOT BE LOCATED FROM THE RECORDS.
2. RIVERSIDE WATER COMPANY, AS DISCLOSED BY DEED RECORDED AUGUST 14, 1885, IN BOOK 42, PAGES 294-296 OF DEEDS, FOR A RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY APPARATUS FOR THE PURPOSE OF IRRIGATION AND DOMESTIC USE. SAID RIGHT OF WAY CANNOT BE LOCATED FROM THE RECORDS.
3. CITY OF RIVERSIDE, AS DISCLOSED BY INSTRUMENT NO. 2050, RECORDED JANUARY 9, 1959, FOR PIPELINES, CONDUITS, POLELINES AND ROADS AND INCIDENTAL PURPOSES.

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES  
DATED: JUNE 1, 1989  
BY: Dieter P. Witzfeld

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: 5-30-89  
BARBARA J. STECKEL  
CITY TREASURER  
BY: Barbara J. Steckel

RECORDER'S STATEMENT

FILED THIS 7th DAY OF June 1989 AT 1:00 P.M. IN BOOK OF MAPS AT PAGES 6-11 AT THE REQUEST OF THE CITY CLERK. 202

FEE: \$16.00

WILLIAM E. CONERLY  
COUNTY RECORDER  
BY: Gina Humbley

NO. 186893

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S STATEMENT

I HEREBY STATE 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 JANUARY, 1989; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN 1 YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: MAY 21, 1989

JOSEPH N. BEELER BY: Joseph N. Beeler  
No. 4055 L.S. 4055  
Exp. 6/30/92  
LICENSED LAND SURVEYOR  
STATE OF CALIFORNIA

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: JUNE 1, 1989

BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Witzfeld

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 MAP NO. 21006, 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 6th DAY OF June, 1989.

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE  
BY: Alice A. Hare

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. 21006, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON DECEMBER 19, 1985, 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: June 1, 1989

BARRY BECK, R.C.E. 20900  
CITY ENGINEER  
LIC. EXP. 9-30-89  
BY: Barry Beck

M.B. 202/6

M.B. 202/6

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT NO. 21006

BEING A SUBDIVISION OF LOTS 16,18 AND 23 AND PORTIONS OF LOTS 12,15,17,19, 21 AND 22 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.

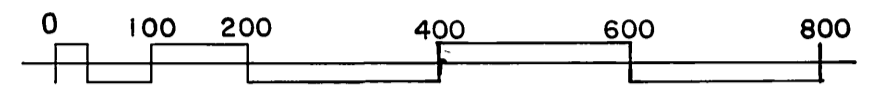
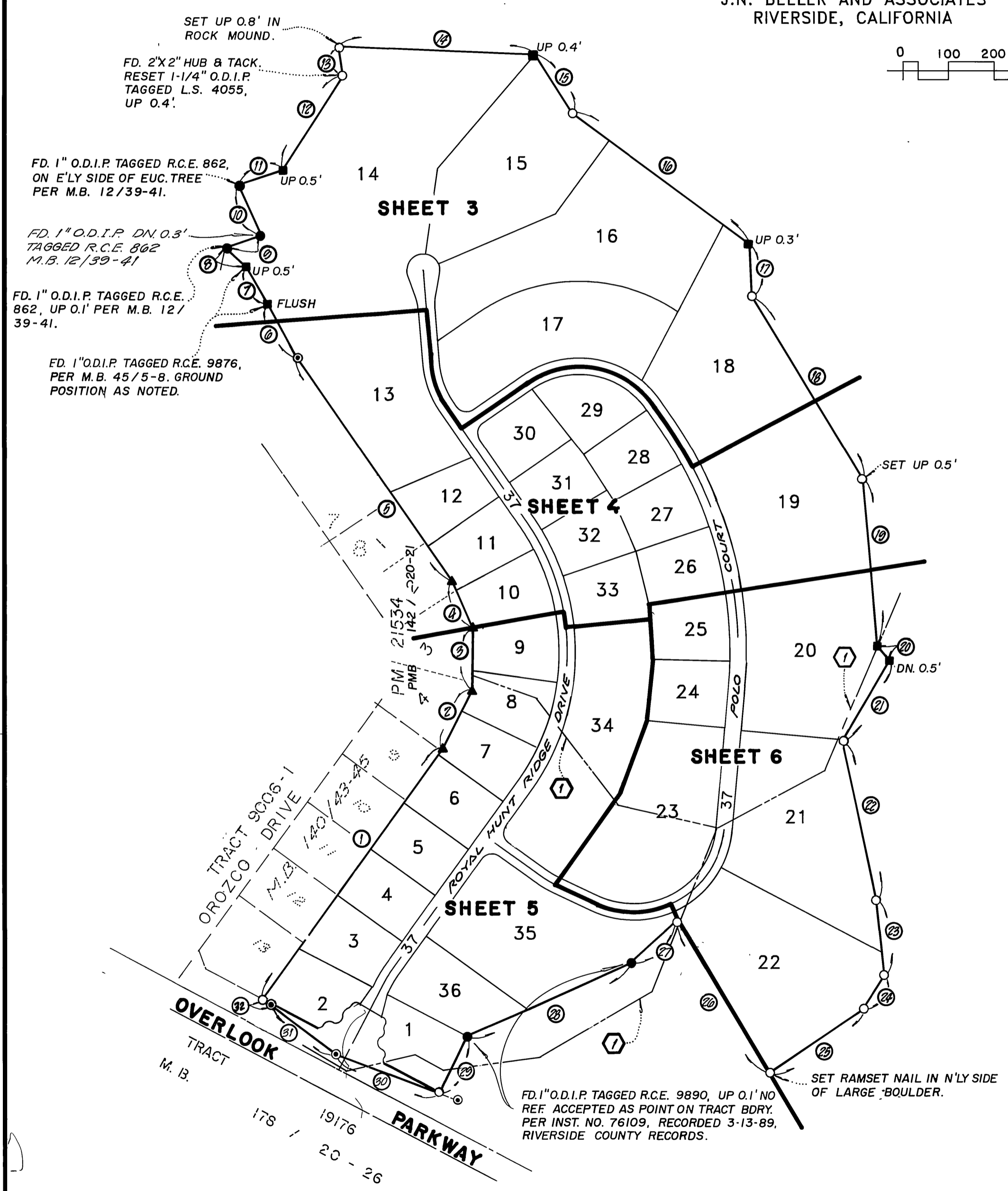
J.N. BEELER AND ASSOCIATES  
RIVERSIDE, CALIFORNIA

FEBRUARY, 1989



SCALE: 1" = 200'

## BOUNDARY AND INDEX MAP



### BOUNDARY DATA

①	N 35-47-45 E	691.27'
②	N 26-58-54 E	135.43'
③	N 00-48-58 E	138.53'
④	N 23-44-55 W	113.79'
⑤	N 34-49-32 W	596.60
⑥	N 28-43-41 W	143.66'
⑦	N 30-34-18 W	86.09'
⑧	N 47-51-45 W	60.16'
⑨	N 70-47-37 E	83.93'
⑩	N 24-32-53 W	122.81'
⑪	N 71-18-42 E	104.15'
⑫	N 32-56-24 E	243.03'
⑬	N 09-45-23 W	66.68'
⑭	N 87-39-19 W	432.24'
⑮	N 32-44-06 W	154.00'
⑯	N 53-46-29 W	481.69'
⑰	N 02-33-29 W	114.71'
⑱	N 31-25-59 W	470.73'
⑲	N 04-39-59 W	367.47'
⑳	N 40-25-01 W	42.33'
㉑	N 30-51-13 E	201.61'
㉒	N 11-49-01 W	354.98'
㉓	N 06-14-01 W	169.99'
㉔	N 32-41-16 E	89.99'
㉕	N 56-01-28 E	249.96'
㉖	N 30-28-42 W	389.98'
㉗	N 47-41-21 E	140.01'
㉘	N 65-46-07 E	394.94'
㉙	N 26-27-16 E	142.05'
㉚	N 68-51-17 W	245.00'
㉛	N 52-25-27 W	166.51'
㉜	N 67-21-50 W	32.31'

- SURVEYOR'S NOTES**
1. BASIS OF BEARINGS TAKEN FROM THE NORTHEASTERLY TRACT BOUNDARY OF TRACT NO. 19176, M.B. 178/20-26, BEING (N 68° 51' 17" W), RIVERSIDE COUNTY RECORDS.
  2. ● INDICATES FOUND MONUMENT AS NOTED.
  3. ⊙ INDICATES FOUND 3/4" I.P.W/PLASTIC PLUG STAMPED "L.S. 3163", FLUSH, PER M.B. 178/20-26, UNLESS OTHERWISE NOTED.
  4. ▲ INDICATES FOUND 1-1/4" O.D.I.P. W/PLASTIC PLUG STAMPED "R.C.E. 21740", FLUSH, IN LIEU OF 3/4" I.P. W/PLASTIC PLUG STAMPED "L.S. 3163", PER M.B. 140/43-45.
  5. ■ INDICATES FOUND 1-1/4" O.D.I.P. TAGGED "R.C.E. 9876", FLUSH, NO REF. ACCEPTED AS POINT ON NORTHERLY LINE OF LOT 19 PER M.B. 12/39-41 AND INSTRUMENT NO. 76109, RECORDED 3-13-89, RIVERSIDE COUNTY RECORDS, UNLESS OTHERWISE NOTED.
  6. ○ INDICATES SET 1-1/4" O.D.I.P. TAGGED "L.S. 4055", FLUSH, UNLESS OTHERWISE NOTED.
  7. SET 1-1/4" O.D.I.P. TAGGED "L.S. 4055", AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
  8. SET NAIL AND "L.S. 4055" TAG IN TOP OF CURB AT ALL FRONT LOT CORNERS.
  9. ( ) INDICATES RECORD DATA PER M.B. 12/39-41, UNLESS OTHERWISE NOTED.
  10. (( )) INDICATES RECORD DATA PER M.B. 140/43-45.
  11. THIS TRACT CONTAINS 48.217 ACRES.
  12. LLLL INDICATES VEHICULAR ACCESS RIGHTS WAIVER.

- EASEMENT NOTE**
- Ⓢ OF AN EASEMENT FOR PIPELINES, CONDUITS, POELINES AND ROADS IN FAVOR OF THE CITY OF RIVERSIDE RECORDED 1/9/59 AS INST. NO. 2050, O.E., RIVERSIDE COUNTY.

- SIGNATURE OMISSIONS**
- PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO A FEE:
1. RIVERSIDE ORANGE CO., LTD., HOLDER OF AN EASEMENT FOR ROAD PURPOSES, RECORDED FEBRUARY 6, 1925, BOOK 629, PAGE 34 OF DEEDS, RIVERSIDE COUNTY.
  2. HETTY J. JAMESON, ET. AL., HOLDER OF AN EASEMENT FOR ROAD PURPOSES, RECORDED MAY 22, 1925, BOOK 640, PAGE 235 OF DEEDS, RIVERSIDE COUNTY.
  3. C.K. AND CECILIA ADAMS, HOLDER OF AN EASEMENT FOR WATER MAINS, RECORDED NOVEMBER 8, 1962, AS INSTRUMENT NO. 103726, OFFICIAL RECORDS, RIVERSIDE COUNTY.
  4. HERBERT D. TOBIN, LIBBY TOBIN, W.J. BORTNER AND HELEN B. BORTNER, HOLDER OF OIL AND MINERAL RIGHTS, RECORDED APRIL 15, 1957, BOOK 2072, PAGE 246, AND AMENDED SEPTEMBER 10, 1958, BOOK 2330, PAGE 583, BOTH OF OFFICIAL RECORDS, RIVERSIDE COUNTY.
  5. THE EFFECT OF A COVENANT AND AGREEMENT FOR ACCEPTANCE OF DRAINAGE WATER AND CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, EXECUTED JANUARY 15, 1988 BY GAINSBOROUGH INVESTMENT CO. AND MICHAEL D. WOLFE, RECORDED FEBRUARY 19, 1988 AS INSTRUMENT NO. 44053, OFFICIAL RECORDS, RIVERSIDE COUNTY.
  6. GAGE CANAL COMPANY, HOLDER OF A RIGHT OF WAY FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES, AND APPARATUS FOR IRRIGATION AND DOMESTIC USE, THE EXACT LOCATION NOT BEING DISCLOSED BY THE RECORDS.

M.B. 202/7

M.B. 202/7

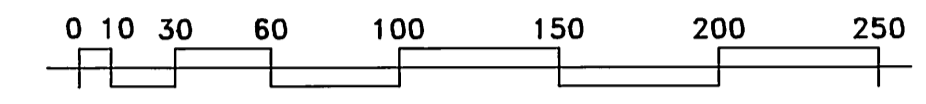
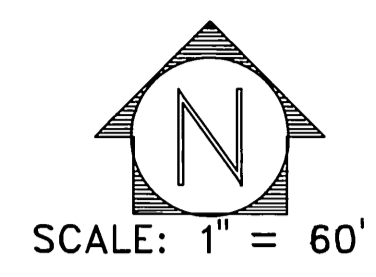
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# TRACT NO. 21006

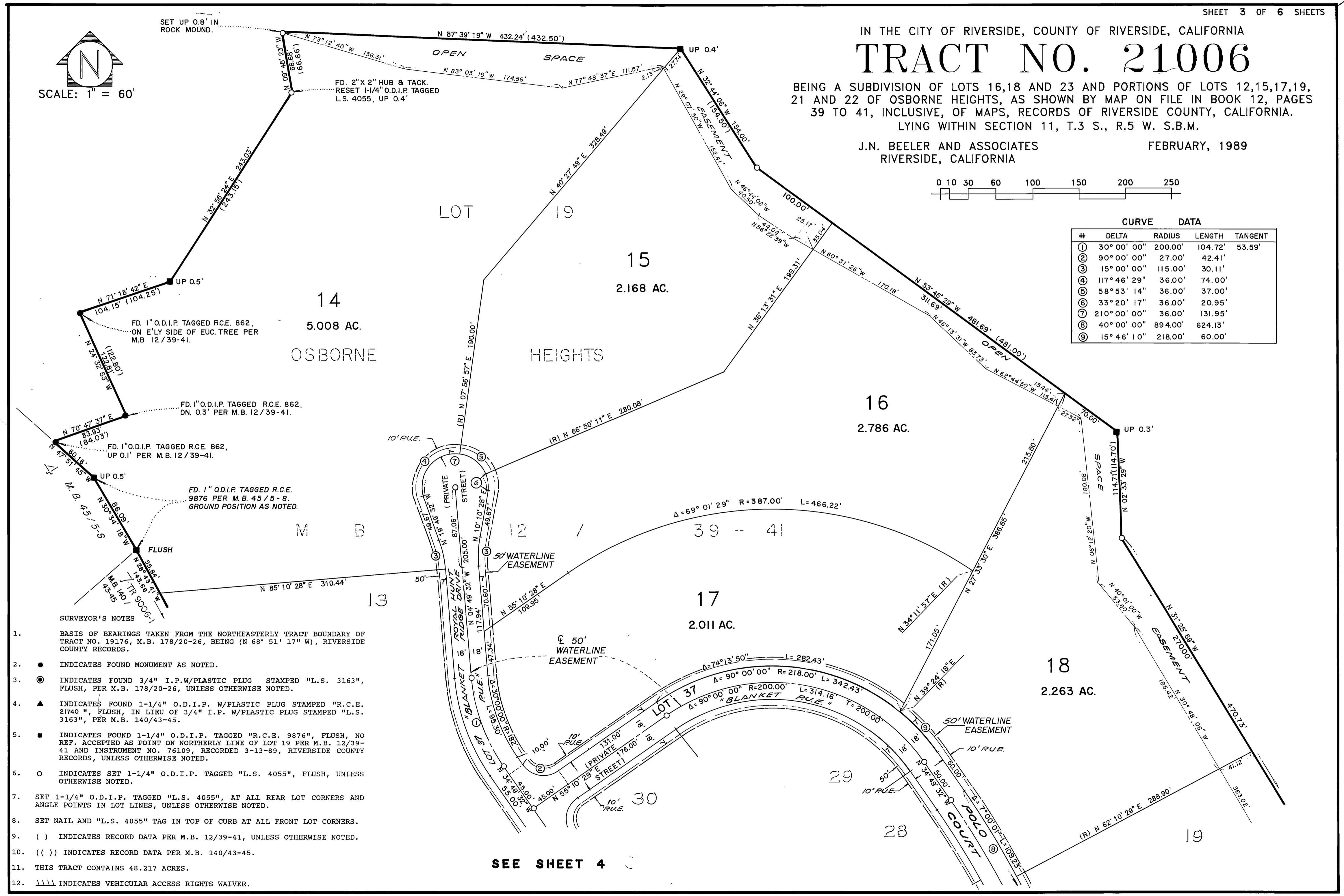
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J.N. BEELER AND ASSOCIATES  
RIVERSIDE, CALIFORNIA

FEBRUARY, 1989



CURVE DATA				
#	DELTA	RADIUS	LENGTH	TANGENT
①	30° 00' 00"	200.00'	104.72'	53.59'
②	90° 00' 00"	27.00'	42.41'	
③	15° 00' 00"	115.00'	30.11'	
④	117° 46' 29"	36.00'	74.00'	
⑤	58° 53' 14"	36.00'	37.00'	
⑥	33° 20' 17"	36.00'	20.95'	
⑦	210° 00' 00"	36.00'	131.95'	
⑧	40° 00' 00"	894.00'	624.13'	
⑨	15° 46' 10"	218.00'	60.00'	



### SURVEYOR'S NOTES

1. BASIS OF BEARINGS TAKEN FROM THE NORTHEASTERLY TRACT BOUNDARY OF TRACT NO. 19176, M.B. 178/20-26, BEING (N 68° 51' 17" W), RIVERSIDE COUNTY RECORDS.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ⊙ INDICATES FOUND 3/4" I.P.W/PLASTIC PLUG STAMPED "L.S. 3163", FLUSH, PER M.B. 178/20-26, UNLESS OTHERWISE NOTED.
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SEE SHEET 4

M.B. 202/8

M.B. 202/8

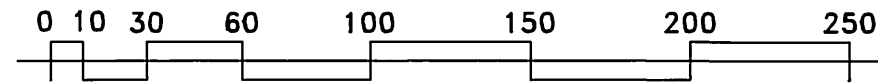
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J.N. BEELER AND ASSOCIATES  
RIVERSIDE, CALIFORNIA

FEBRUARY, 1989



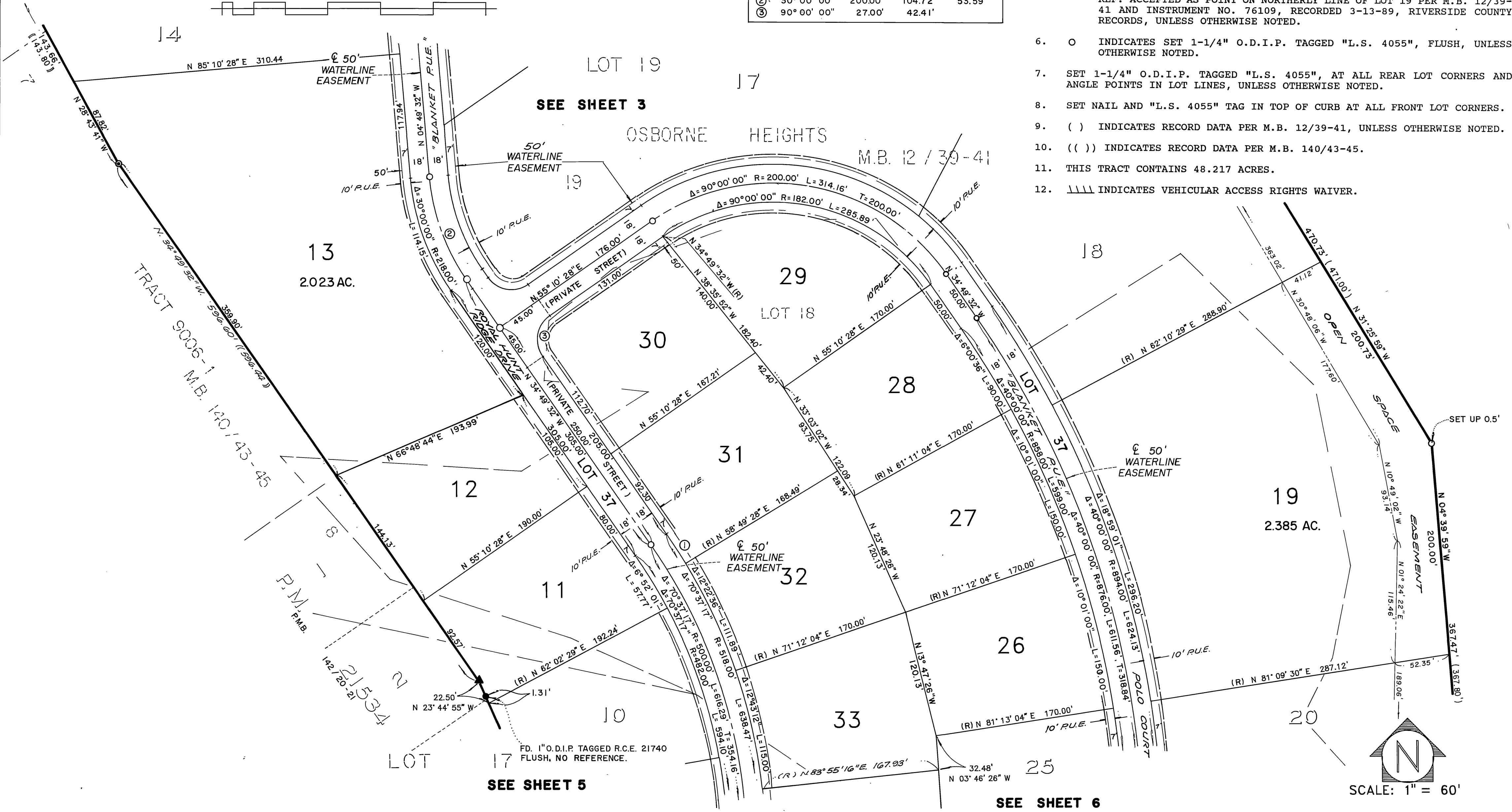
CURVE DATA			
#	DELTA	RADIUS	LENGTH
①	03° 39' 00"	518.00'	33.00'
②	30° 00' 00"	200.00'	104.72'
③	90° 00' 00"	27.00'	42.41'

SURVEYOR'S NOTES

SHEET 4 OF 6 SHEETS

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M.B. 202/9



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LYING WITHIN SECTION 11, T.3 S., R.5 W. S.B.M.

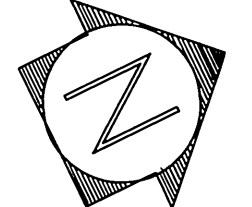
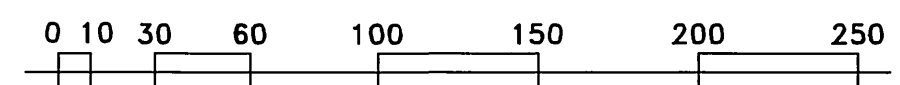
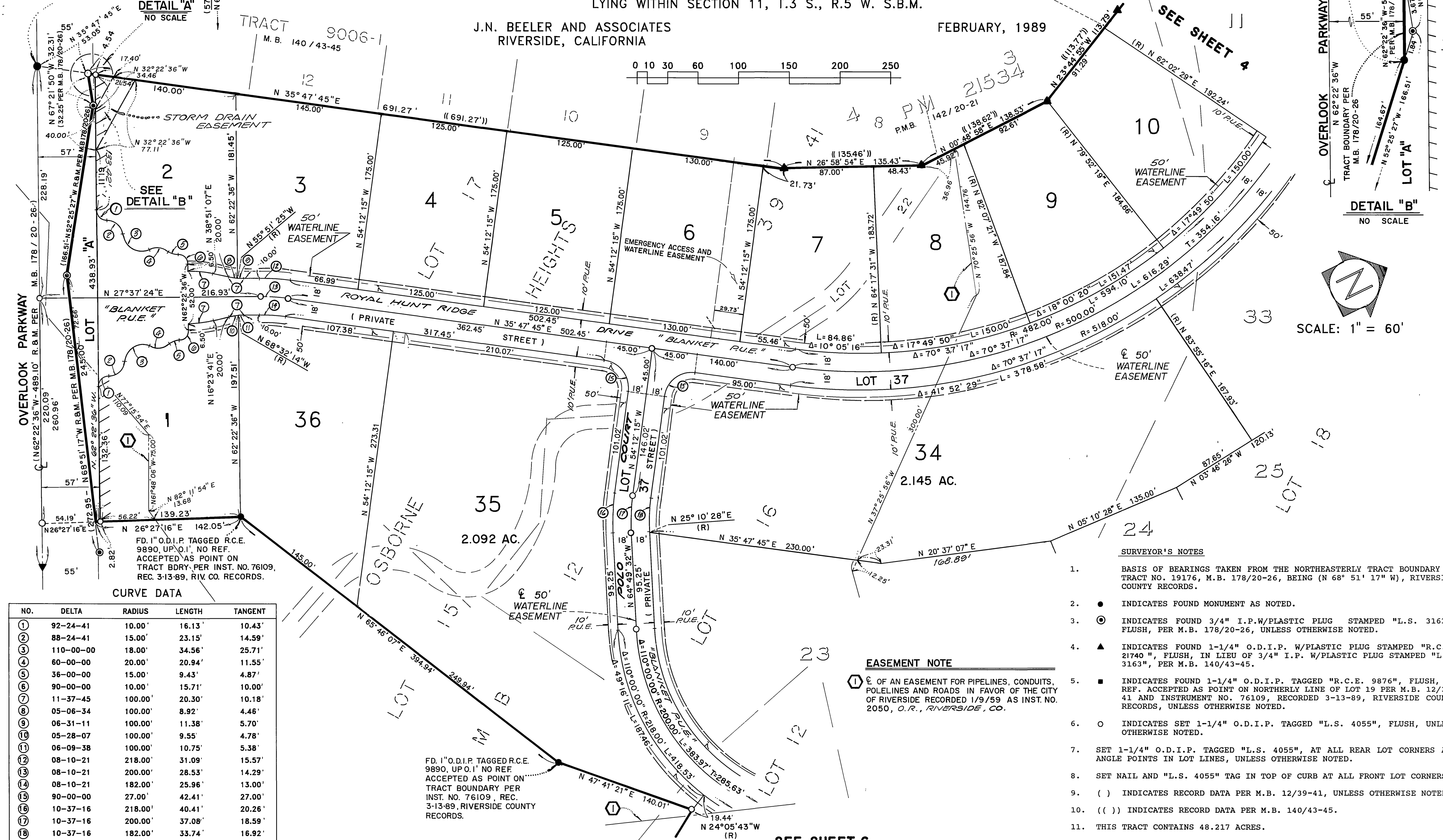
J.N. BEELER AND ASSOCIATES  
RIVERSIDE, CALIFORNIA

FEBRUARY, 1989

FD. 2" X 2" H.A.T. NO TAG.  
NO REF. ACCEPTED AS  
POINT ON 55' R/W.

FD. 1" O.D.I.P. TAGGED R.C.E.  
21740, FLUSH PER M.B.  
178/20-26.

FD. 1" O.D.I.P. TAGGED R.C.E. 21740,  
FLUSH PER M.B. 178/20-26.



SCALE: 1" = 60'

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT
1	92-24-41	10.00'	16.13'	10.43'
2	88-24-41	15.00'	23.15'	14.59'
3	110-00-00	18.00'	34.56'	25.71'
4	60-00-00	20.00'	20.94'	11.55'
5	36-00-00	15.00'	9.43'	4.87'
6	90-00-00	10.00'	15.71'	10.00'
7	11-37-45	100.00'	20.30'	10.18'
8	05-06-34	100.00'	8.92'	4.46'
9	06-31-11	100.00'	11.38'	5.70'
10	05-28-07	100.00'	9.55'	4.78'
11	06-09-38	100.00'	10.75'	5.38'
12	08-10-21	218.00'	31.09'	15.57'
13	08-10-21	200.00'	28.53'	14.29'
14	08-10-21	182.00'	25.96'	13.00'
15	90-00-00	27.00'	42.41'	27.00'
16	10-37-16	218.00'	40.41'	20.26'
17	10-37-16	200.00'	37.08'	18.59'
18	10-37-16	182.00'	33.74'	16.92'

FD. 1" O.D.I.P. TAGGED R.C.E.  
9890, UP.O.I. NO REF.  
ACCEPTED AS POINT ON  
TRACT BDRY. PER INST. NO. 76109,  
REC. 3-13-89, RIVERSIDE COUNTY  
RECORDS.

**EASEMENT NOTE**

1. OF AN EASEMENT FOR PIPELINES, CONDUITS, POLELINES AND ROADS IN FAVOR OF THE CITY OF RIVERSIDE RECORDED 1/9/59 AS INST. NO. 2050, O.R., RIVERSIDE, CO.

**SURVEYOR'S NOTES**

- BASIS OF BEARINGS TAKEN FROM THE NORTHEASTERLY TRACT BOUNDARY OF TRACT NO. 19176, M.B. 178/20-26, BEING (N 68° 51' 17" W), RIVERSIDE COUNTY RECORDS.
- INDICATES FOUND MONUMENT AS NOTED.
- ⊙ INDICATES FOUND 3/4" I.P.W/PLASTIC PLUG STAMPED "L.S. 3163", FLUSH, PER M.B. 178/20-26, UNLESS OTHERWISE NOTED.
- ▲ INDICATES FOUND 1-1/4" O.D.I.P. W/PLASTIC PLUG STAMPED "R.C.E. 21740", FLUSH, IN LIEU OF 3/4" I.P. W/PLASTIC PLUG STAMPED "L.S. 3163", PER M.B. 140/43-45.
- INDICATES FOUND 1-1/4" O.D.I.P. TAGGED "R.C.E. 9876", FLUSH, NO REF. ACCEPTED AS POINT ON NORTHERLY LINE OF LOT 19 PER M.B. 12/39-41 AND INSTRUMENT NO. 76109, RECORDED 3-13-89, RIVERSIDE COUNTY RECORDS, UNLESS OTHERWISE NOTED.
- INDICATES SET 1-1/4" O.D.I.P. TAGGED "L.S. 4055", FLUSH, UNLESS OTHERWISE NOTED.
- SET 1-1/4" O.D.I.P. TAGGED "L.S. 4055", AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
- SET NAIL AND "L.S. 4055" TAG IN TOP OF CURB AT ALL FRONT LOT CORNERS.
- ( ) INDICATES RECORD DATA PER M.B. 12/39-41, UNLESS OTHERWISE NOTED.
- (( )) INDICATES RECORD DATA PER M.B. 140/43-45.
- THIS TRACT CONTAINS 48.217 ACRES.
- |||| INDICATES VEHICULAR ACCESS RIGHTS WAIVER.

SEE SHEET 6

M.B. 202/10

M.B. 202/10

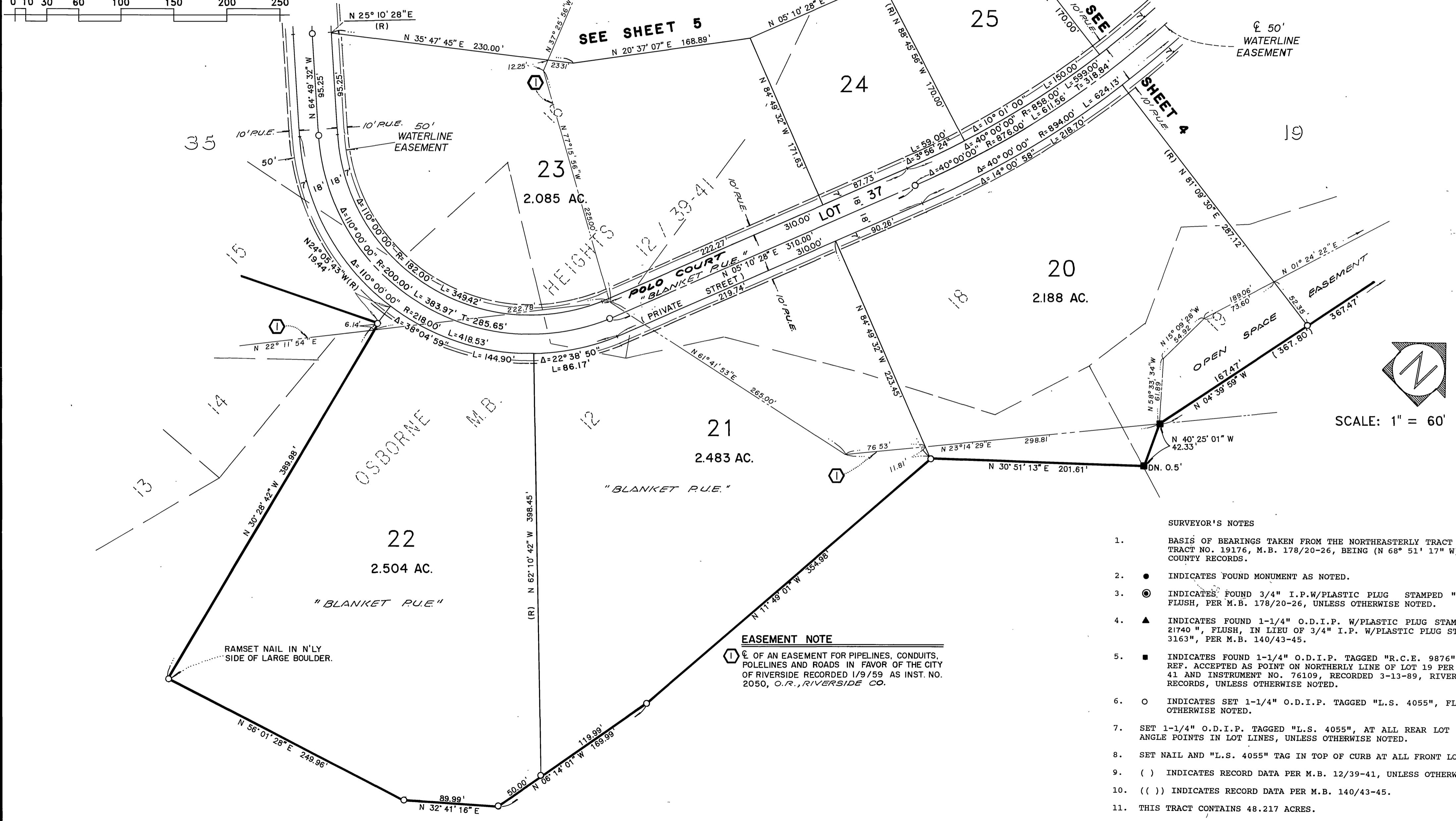
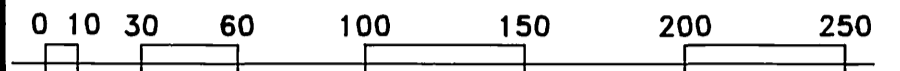
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT NO. 21006

BEING A SUBDIVISION OF LOTS 16,18 AND 23 AND PORTIONS OF LOTS 12,15,17,19, 21 AND 22 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.

J.N. BEELER AND ASSOCIATES  
RIVERSIDE, CALIFORNIA

FEBRUARY, 1989



**EASEMENT NOTE**  
① OF AN EASEMENT FOR PIPELINES, CONDUITS, POLELINES AND ROADS IN FAVOR OF THE CITY OF RIVERSIDE RECORDED 1/9/59 AS INST. NO. 2050, O.R., RIVERSIDE CO.

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  2. ● INDICATES FOUND MONUMENT AS NOTED.
  3. ⊙ INDICATES FOUND 3/4" I.P.W/PLASTIC PLUG STAMPED "L.S. 3163", FLUSH, PER M.B. 178/20-26, UNLESS OTHERWISE NOTED.
  4. ▲ INDICATES FOUND 1-1/4" O.D.I.P. W/PLASTIC PLUG STAMPED "R.C.E. 21740", FLUSH, IN LIEU OF 3/4" I.P. W/PLASTIC PLUG STAMPED "L.S. 3163", PER M.B. 140/43-45.
  5. ■ INDICATES FOUND 1-1/4" O.D.I.P. TAGGED "R.C.E. 9876", FLUSH, NO REF. ACCEPTED AS POINT ON NORTHERLY LINE OF LOT 19 PER M.B. 12/39-41 AND INSTRUMENT NO. 76109, RECORDED 3-13-89, RIVERSIDE COUNTY RECORDS, UNLESS OTHERWISE NOTED.
  6. ○ INDICATES SET 1-1/4" O.D.I.P. TAGGED "L.S. 4055", FLUSH, UNLESS OTHERWISE NOTED.
  7. SET 1-1/4" O.D.I.P. TAGGED "L.S. 4055", AT ALL REAR LOT CORNERS AND ANGLE POINTS IN LOT LINES, UNLESS OTHERWISE NOTED.
  8. SET NAIL AND "L.S. 4055" TAG IN TOP OF CURB AT ALL FRONT LOT CORNERS.
  9. ( ) INDICATES RECORD DATA PER M.B. 12/39-41, UNLESS OTHERWISE NOTED.
  10. ( ( ) ) INDICATES RECORD DATA PER M.B. 140/43-45.
  11. THIS TRACT CONTAINS 48.217 ACRES.
  12. |||| INDICATES VEHICULAR ACCESS RIGHTS WAIVER.

M.B. 202/11

M.B. 202/11