

City Copy 234/97

M.B. 234/97

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 25390

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 WEST SAN BERNARDINO MERIDIAN

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

NOVEMBER, 1990

### RECORDER'S STATEMENT

FILED THIS 10th DAY OF October, 1991 AT 11:00 A.M.  
IN BOOK 234 OF MAPS AT PAGES 97-103 AT THE REQUEST  
OF THE CITY CLERK.  
FEE 18.00  
NUMBER 358229  
WILLIAM E. CONERLY  
COUNTY RECORDER  
BY: Hina Humbley DEPUTY

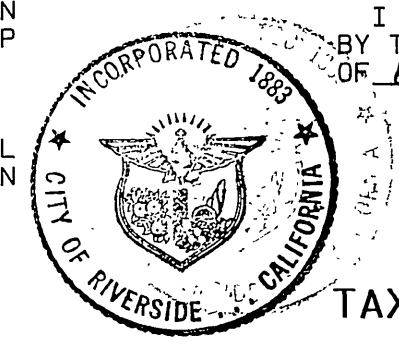
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

### 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. 25390 AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOTS "J" AND "K" WHICH ARE HEREBY ACCEPTED AS 1' BARRIER STRIPS TO DENY ACCESS FROM ADJOINING PRIVATE PROPERTY TO LOTS "D" AND "F", 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 8th DAY OF October, 1991.

KAREN E. LINDQUIST  
CITY CLERK OF THE CITY OF RIVERSIDE  
BY: Karen E. Lindquist



### TAX COLLECTOR'S 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 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 Sept 24, 1991  
R. WAYNE WATTS  
COUNTY TAX COLLECTOR

BY: Debi Taylor DEPUTY

### TAX BOND STATEMENT

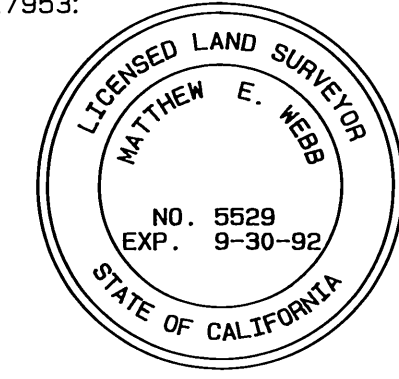
I HEREBY STATE THAT A BOND IN THE SUM OF \$\_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING 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 \_\_\_\_\_, 19\_\_\_\_  
GERALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS  
BY: \_\_\_\_\_ DEPUTY

### SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF SEVEN(7) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING OCTOBER 1989: 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 Nov. 19, 1990  
Matthew E. Webb  
MATTHEW E. WEBB, L.S. 5529  
L.S. EXPIRES: SEPT. 30, 1992



### CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 25390, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MAY 17, 1990 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 HAS BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: Sept. 30, 1991  
BARRY BECK, R.C.E. 20900  
CITY ENGINEER EXPIRES 9/30/93  
Barry Beck

### 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 DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED SEPT 24, 1991  
BILL D. CARNAHAN  
DIRECTOR OF PUBLIC UTILITIES  
BY: Dieter P. Witzfeld

### CITY TREASURER CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: Sept 26, 1991  
BARBARA J. STECKEL, CITY TREASURER  
BY: Barbara Steckel

### SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 6TH DAY OF MARCH, 1990, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY: JOHN R. BYERLY, INCORPORATED

### OWNERSHIP 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 RECORDING OF SAID SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J" AND "K". WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENTS DESIGNATED AS "12' STORM DRAIN EASEMENT" AND "SPECIAL STORM DRAIN EASEMENT". FURTHER, WE 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 9, 10, 21 AND 22 INCLUSIVE, ON, OVER AND ACROSS ALESSANDRO BOULEVARD ADJOINING SAID LOTS. WE ALSO HEREBY DEDICATE FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENT DESIGNATED AS "5' P.U.E."

PACIFIC ALESSANDRO HEIGHTS, A CALIF. LIMITED PARTNERSHIP  
BY: PACIFIC SCENE, INC., A CALIF. CORP., ITS GENERAL PARTNER

Dennis M. Ferdig  
DENNIS M. FERDIG, DR. VICE PRES.  
R. Michael Parker  
R. MICHAEL PARKER, VICE PRES.  
WESTERN FINANCIAL SAVINGS BANK, A CALIF. CORP.,  
AS BENEFICIARY  
Hank H. Kadowaki  
HANK H. KADOWAKI, VICE PRES.

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF San Bernardino )  
ON THIS 11 DAY OF September, 1991, BEFORE ME, Cynthia Porges  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DENNIS M. FERDIG AND R. MICHAEL PARKER, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE SR. VICE PRES. AND VICE PRES. OF PACIFIC SCENE INC., 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 PACIFIC ALESSANDRO HEIGHTS, 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 January 6, 1992 WITNESSETH MY HAND AND OFFICIAL SEAL.  
MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY  
Cynthia Porges  
NOTARY PUBLIC IN AND FOR SAID STATE

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF Orange )  
ON THIS 10th DAY OF September, 1991, BEFORE ME, Latherine Ann Harris  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED HANK H. KADOWAKI, PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THE VICE PRESIDENT OF WESTERN FINANCIAL SAVINGS BANK, A CALIFORNIA CORPORATION, AND ACKNOWLEDGED THAT THE CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 1-16-93 WITNESSETH MY HAND AND OFFICIAL SEAL.  
MY PRINCIPAL PLACE OF BUSINESS IS IN Orange COUNTY  
Latherine Ann Harris  
NOTARY PUBLIC IN AND FOR SAID STATE

### SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR INTERESTS HAVE BEEN OMITTED:

1. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED NOVEMBER 10, 1966 AS INSTRUMENT NO. 109927 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR GRADING, FILLING OR OTHERWISE SHAPING OF SLOPE AREAS TO SUPPORT OR PROTECT THE RIGHT OF WAY OF ALESSANDRO BOULEVARD.

M.B. 234/97

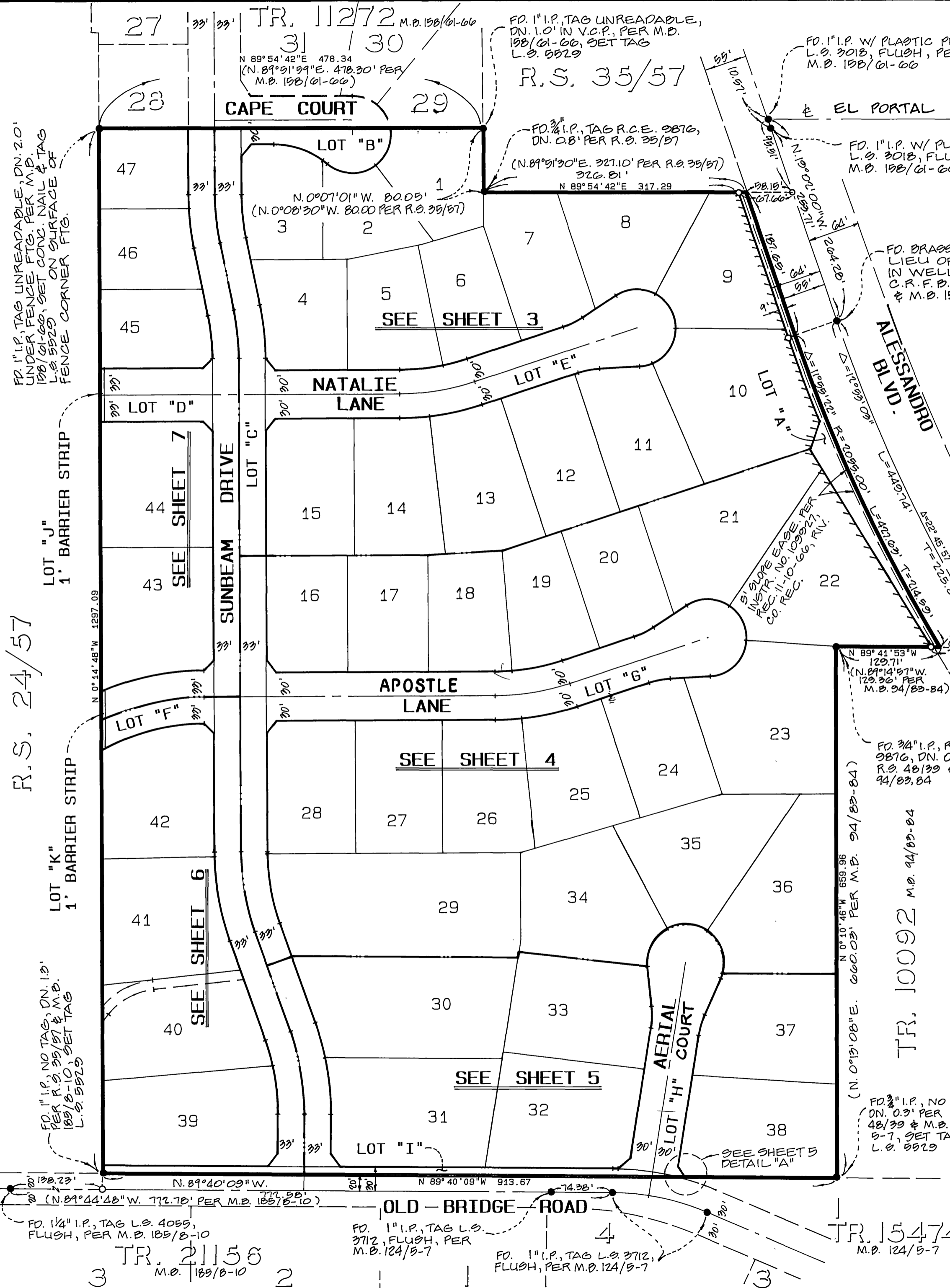
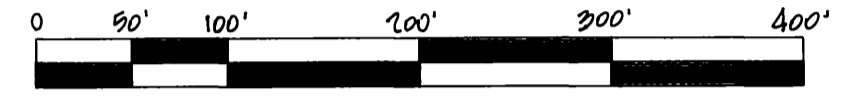
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT 25390

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 WEST SAN BERNARDINO MERIDIAN

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

NOVEMBER, 1990 SCALE 1" = 100'



### SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS IS THE CENTERLINE OF ALESSANDRO BLVD. TAKEN AS NORTH 19 02'00" WEST AS SHOWN ON MAP OF TRACT NO. 11272 ON FILE IN BOOK 158/61-66 OF MAPS THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ○ INDICATES SET 1" IRON PIPE TAGGED L.S. 5529 FLUSH, UNLESS OTHERWISE NOTED.
3. ● INDICATES FOUND MONUMENT AS NOTED.
4. SET 1" IRON PIPE TAGGED L.S. 5529, FLUSH AT REAR LOT CORNERS, CORNER CUTBACKS, AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
5. SET 1" "SURE FIRE" STUDS TAGGED L.S. 5529 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. / / / / / INDICATES VEHICULAR AND PEDESTRIAN ACCESS WAIVED IN AREAS ALONG ALESSANDRO BOULEVARD.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. SET NAIL AND TAG L.S. 5529 UP 12" ON INSIDE FACE OF BLOCKWALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS FOR LOTS 9, 10, 21, AND 22 INCLUSIVE.
9. THIS TRACT CONTAINS 26.453 ACRES GROSS.

M.B. 234/98

R.S. 24/57

M.B. 234/98

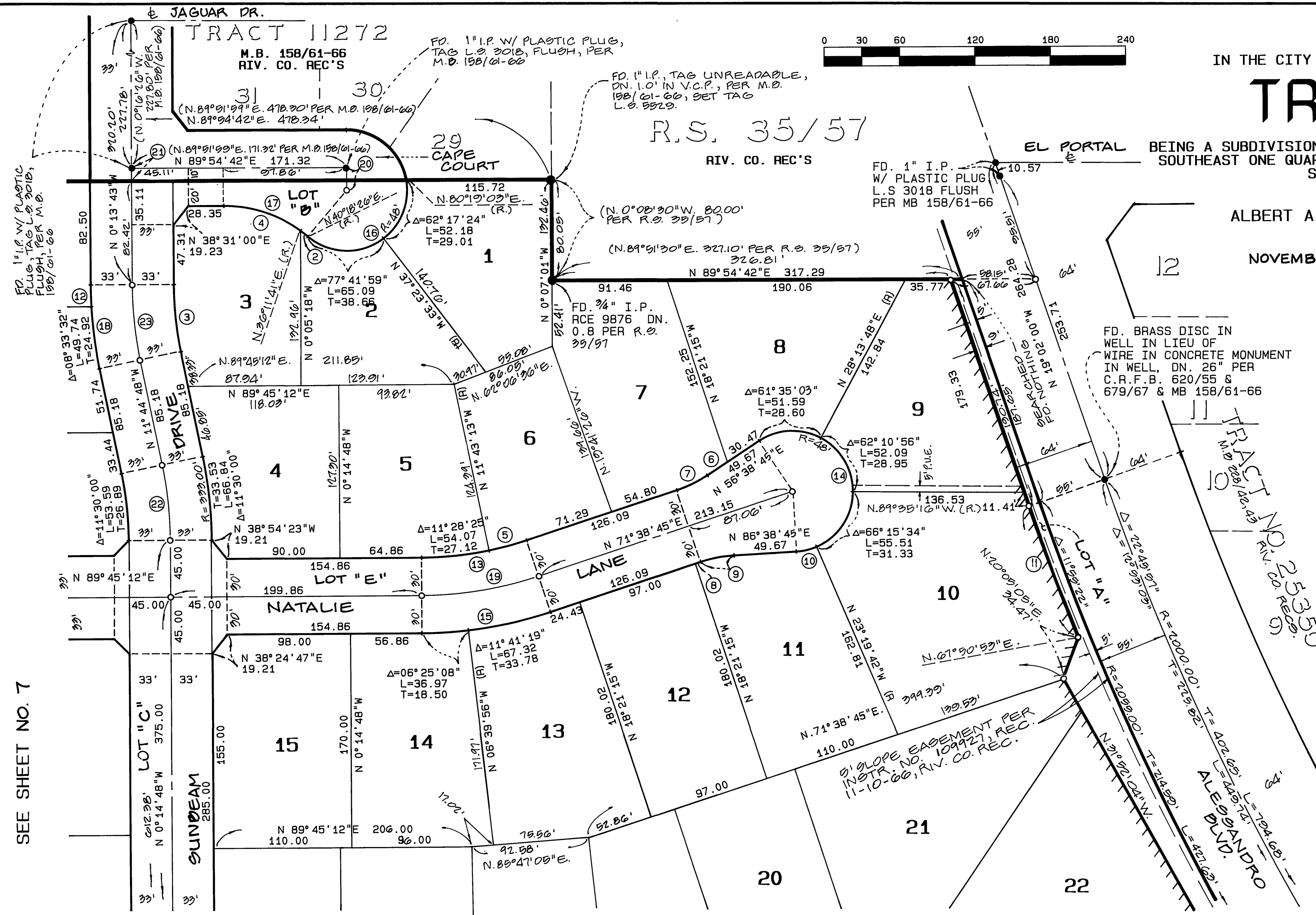
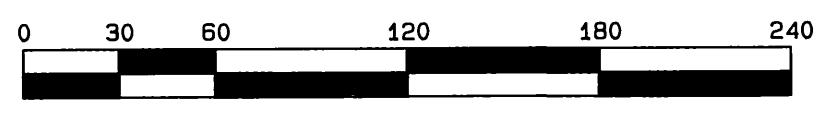
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

NOVEMBER, 1990 SCALE 1" = 60'



### DATA

○	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
②	04°06'49"	103.00'	7.39'	3.70'
③	11°31'05"	267.00	53.67	26.93
④	36°16'59"	103.00	65.23	33.75
⑤	06°38'02"	270.00	31.26	15.65
⑥	N 56°38'45"E		19.20	
⑦	15°00'00"	103.00	26.97	13.56
⑧	N 71°38'45"E		4.66	
⑨	15°00'00"	103.00	26.97	13.56
⑩	19°58'24"	48.00	16.73	8.45
⑪	07°07'07"	2064.00	112.34'	30.19'
⑫	02°57'33"	333.00	17.20	8.60
⑬	18°06'27"	270.00	85.33	43.02
⑭	210°00'00"	48.00	175.93	
⑮	18°06'27"	330.00	104.29	52.58
⑯	139°59'23"	48.00	117.28	131.84
⑰	40°23'44"	103.00	72.62	37.89
⑱	11°31'05"	333.00	66.94	33.58
⑲	18°06'27"	300.00	94.81	47.80
⑳	N 0°05'18"W		18.00	
㉑	N 0°13'43"W		10.00	
㉒	11°30'00"	300.00	60.21	30.21
㉓	11°31'05"	300.00	60.31	30.26

### SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS IS THE CENTERLINE OF ALESSANDRO BLVD. TAKEN AS NORTH 19°02'00" WEST AS SHOWN ON MAP OF TRACT NO. 11272 ON FILE IN BOOK 158/61-66 OF MAPS THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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9. THIS TRACT CONTAINS 26.499 ACRES GROSS.

SEE SHEET NO. 7

SEE SHEET NO. 4

M. B. 234/99

M. B. 234/99



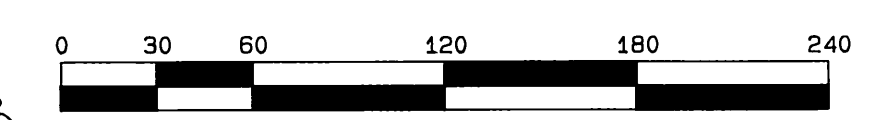
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BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 WEST SAN BERNARDINO MERIDIAN

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

NOVEMBER, 1990 SCALE 1" = 60'



FO SPIKE IN CONC., IN LIEU OF 1/4" BRASS CAP CONC. PER C.R.F.B. 079/57 & M.B. 94/83-84, 3" ABOVE SURFACE.

FO LEAD & TACK PER C.R.F.B. 020/76 & M.B. 94/83-84

1 6  
12 7

### DATA

Circle	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	09°39'41"	270.00	26.21'	13.11'
2	19°00'00"	103.00	26.97	13.56
3	19°00'00"	103.00	26.97	13.56
4	0°33'46"	267.00	2.62	1.31
7	18°06'27"	270.00	85.33	43.02
8	210°00'00"	48.00	175.93	
9	18°06'27"	330.00	104.29	52.58
10	210°00'00"	48.00	175.93	
11	19°25'21"	333.00	112.88	56.99
12	19°25'21"	267.00	90.51	45.69
13	18°06'27"	300.00	94.81	47.80
14	19°25'21"	300.00	101.70	51.34

### SURVEYOR'S NOTES:

- THE BASIS OF BEARINGS IS THE CENTERLINE OF ALESSANDRO BLVD. TAKEN AS NORTH 19 02'00" WEST AS SHOWN ON MAP OF TRACT NO. 11272 ON FILE IN BOOK 158/61-66 OF MAPS THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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- INDICATES FOUND MONUMENT AS NOTED.
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- SET 1" "SURE FIRE" STUDS TAGGED L.S. 5529 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
- TTTTT INDICATES VEHICULAR AND PEDESTRIAN ACCESS WAIVED IN AREAS ALONG ALESSANDRO BOULEVARD.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- SET NAIL AND TAG L.S. 5529 UP 12" ON INSIDE FACE OF BLOCKWALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS FOR LOTS 9, 10, 21, AND 22 INCLUSIVE.
- THIS TRACT CONTAINS 26.49 ACRES GROSS.

SEE SHEET NO. 7

SEE SHEET NO. 6

SEE SHEET NO. 9

SEE SHEET NO. 5

5' SLOPE EASEMENT PER INSTR. NO. 109927, REC. 11-10-66, RIV. CO. REC.

TRACT 10092  
M.B. 94/83-84  
RIV. CO. REC.'S

(N. 0°10'46"W 659.96'  
(N. 0°19'00"E. 660.09' PER M.B. 94/83-84)

M.B. 234/100

M.B. 234/100

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

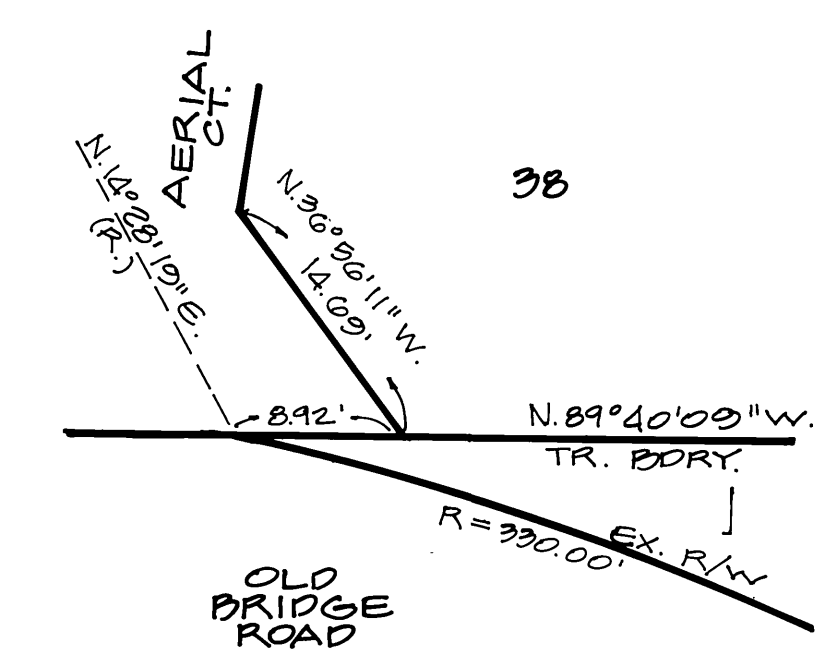
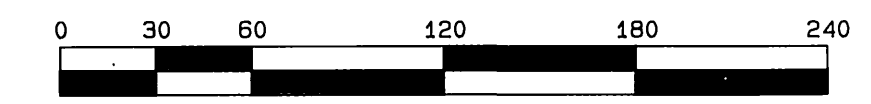
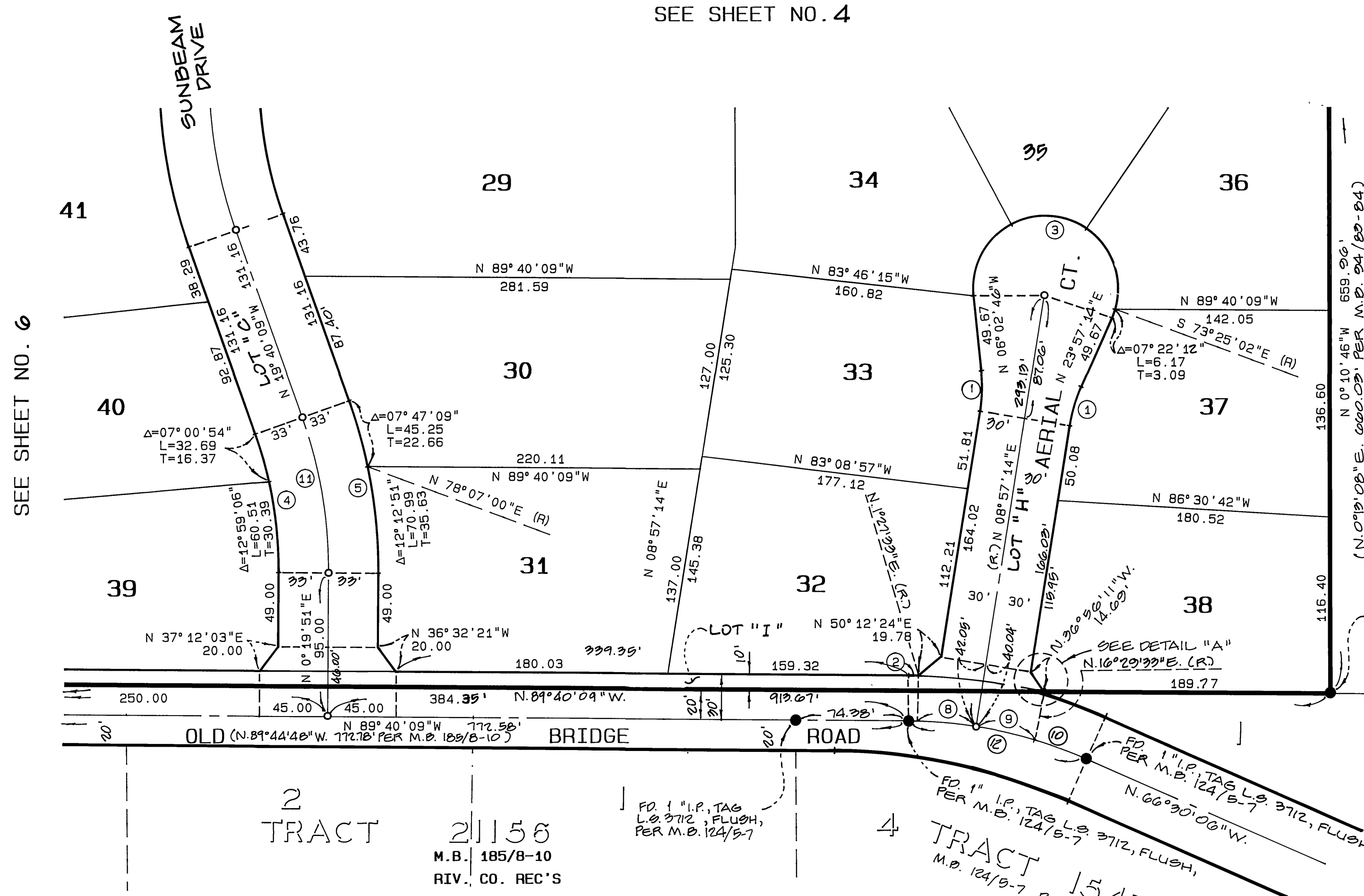
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

NOVEMBER, 1990 SCALE 1" = 60'

SEE SHEET NO. 4



	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
①	19°00'00"	103.00	26.97	13.56
②	01°07'42"	330.00	6.50	3.25
③	210°00'00"	48.00	175.93	
④	20°00'00"	267.00	93.20	47.08
⑤	20°00'00"	333.00	116.24	58.72
⑧	07°29'41"	300.00	39.24	19.65
⑨	07°32'19"	300.00	39.47	19.76
⑩	07°00'21"	300.00	36.68	18.36
⑪	20°00'00"	300.00	104.72	52.90
⑫	23°10'03"	300.00	121.30	61.49

## SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS IS THE CENTERLINE OF ALESSANDRO BLVD. TAKEN AS NORTH 19 02'00" WEST AS SHOWN ON MAP OF TRACT NO. 11272 ON FILE IN BOOK 158/61-66 OF MAPS THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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M.B. 234/101

M.B. 234/101

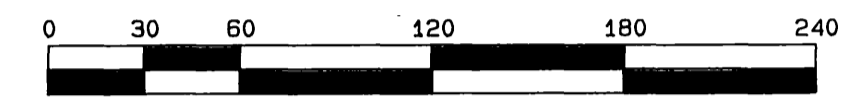
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- INDICATES FOUND MONUMENT AS NOTED.
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- SET 1" "SURE FIRE" STUDS TAGGED L.S. 5529 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- SET NAIL AND TAG L.S. 5529 UP 12" ON INSIDE FACE OF BLOCKWALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS FOR LOTS 9, 10, 21, AND 22 INCLUSIVE.
- THIS TRACT CONTAINS 26.455 ACRES GROSS.

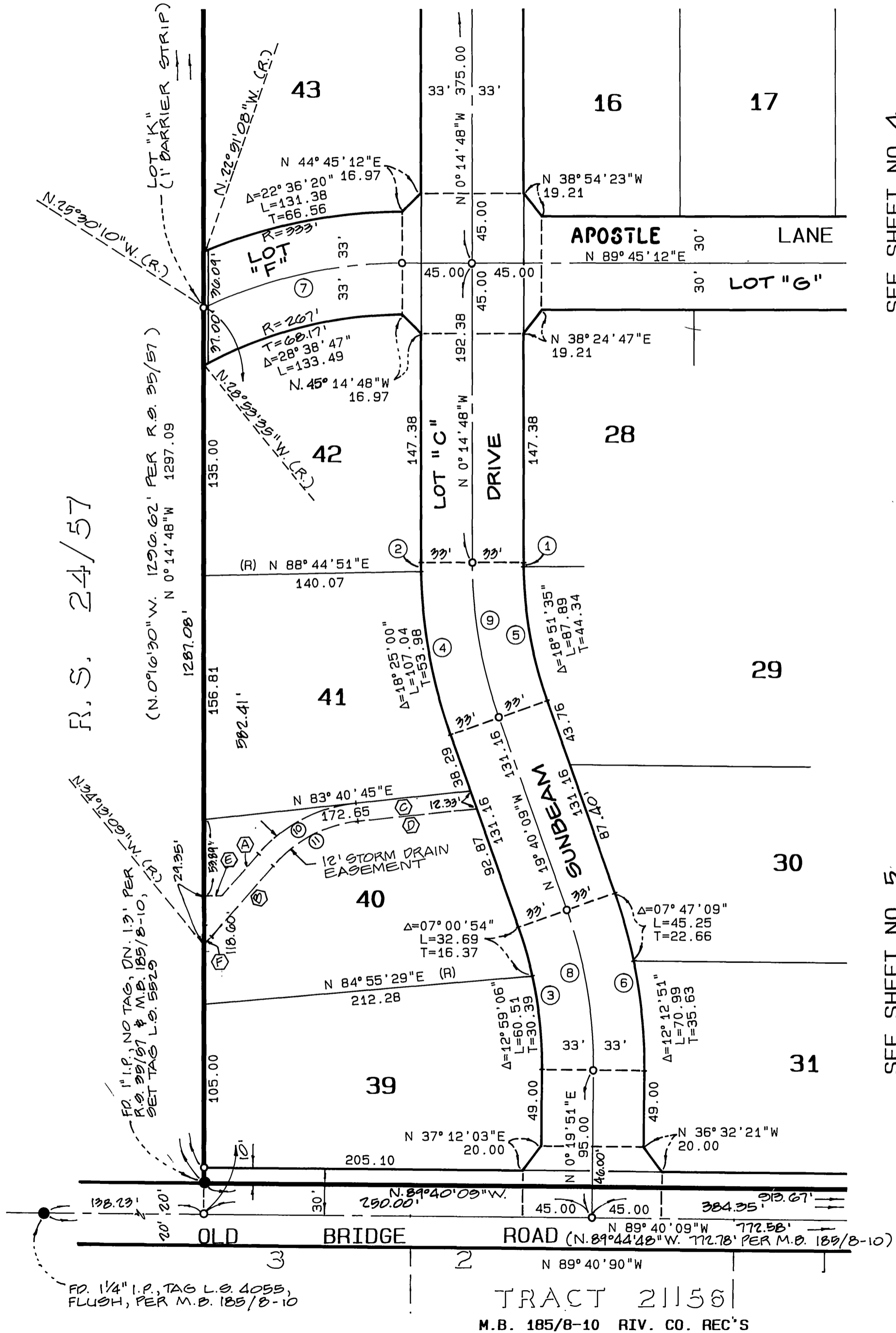
## DATA

Symbol	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
①	0° 33' 46"	267.00	2.62	1.31
②	01° 00' 21"	333.00	5.85	2.92
③	20° 00' 00"	267.00	93.20	47.08
④	19° 25' 21"	333.00	112.88	56.99
⑤	19° 25' 21"	267.00	90.51	45.69
⑥	20° 00' 00"	333.00	116.24	58.72
⑦	25° 15' 22"	300.00	132.24	67.21
⑧	20° 00' 00"	300.00	104.72	52.90
⑨	19° 25' 21"	300.00	101.70	51.34
⑩	42° 44' 24"	96.00'	71.01'	37.56'
⑪	42° 44' 24"	84.00'	62.66'	32.87'
Ⓐ	N.40° 50' 21" E.	—	43.26'	—
Ⓑ	N.40° 50' 21" E.	—	60.19'	—
Ⓒ	N.83° 40' 45" E.	—	69.49'	—
Ⓓ	N.83° 40' 45" E.	—	72.34'	—
Ⓔ	N.89° 45' 12" E.	—	12.00'	—
Ⓕ	14° 50' 30"	51.00'	13.21'	6.64'

SEE SHEET NO. 4

SEE SHEET NO. 5

SEE SHEET NO. 7



M.B. 234/102

R.S. 24/57

FD. 1/4" I.P. NO TAG, DN. 1.3' PER R.S. 24/57 & M.B. 185/8-10, SET TAG L.S. 5529

FD. 1/4" I.P. TAG L.S. 4055, FLUSH, PER M.B. 185/8-10

TRACT 21156  
M.B. 185/8-10 RIV. CO. REC'S

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

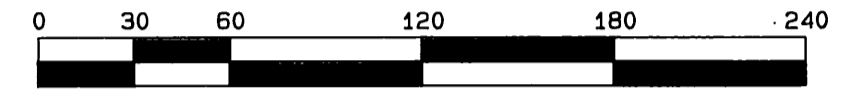
# TRACT 25390

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 WEST SAN BERNARDINO MERIDIAN

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS  
RIVERSIDE, CALIFORNIA

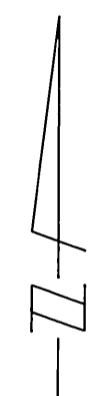
NOVEMBER, 1990

SCALE 1" = 60'



## SURVEYOR'S NOTES:

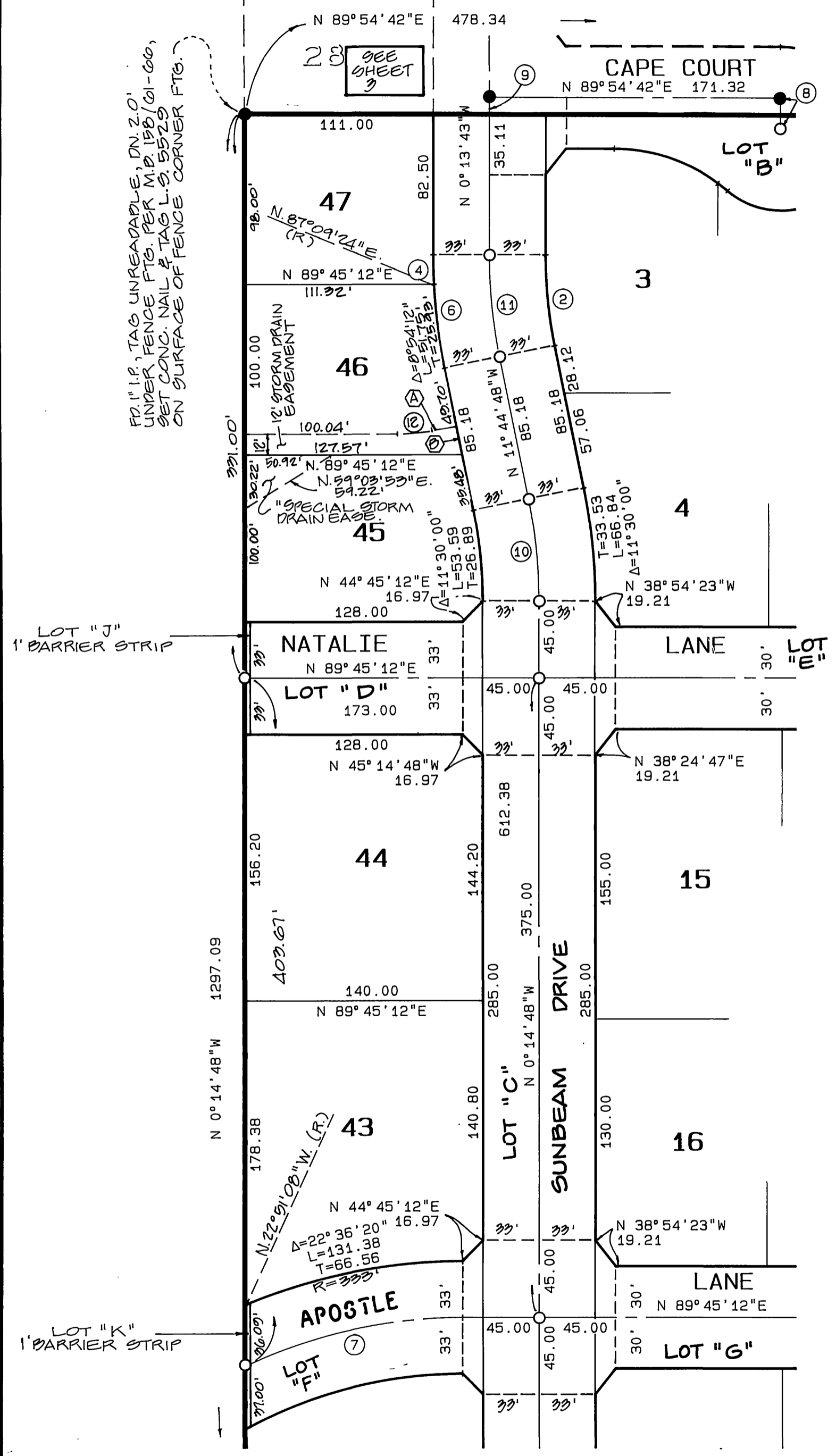
1. THE BASIS OF BEARINGS IS THE CENTERLINE OF ALESSANDRO BLVD. TAKEN AS NORTH 19° 02' 00" WEST AS SHOWN ON MAP OF TRACT NO. 11272 ON FILE IN BOOK 158/61-66 OF MAPS THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ○ INDICATES SET 1" IRON PIPE TAGGED L.S. 5529 FLUSH, UNLESS OTHERWISE NOTED.
3. ● INDICATES FOUND MONUMENT AS NOTED.
4. SET 1" IRON PIPE TAGGED L.S. 5529, FLUSH AT REAR LOT CORNERS, CORNER CUTBACKS, AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
5. SET 1" "SURE FIRE" STUDS TAGGED L.S. 5529 IN TOP OF CURB FOR SIDE LOT LINES PROJECTED.
6. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
7. SET NAIL AND TAG L.S. 5529 UP 12" ON INSIDE FACE OF BLOCKWALL IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS FOR LOTS 9, 10, 21 AND 22 INCLUSIVE.
8. THIS TRACT CONTAINS 26.453 ACRES GROSS.



## DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
②	11° 31' 05"	267.00	53.67	26.93
④	02° 36' 53"	333.00	15.20'	7.60'
⑥	11° 31' 05"	333.00	66.94	33.58
⑦	25° 15' 22"	300.00	132.24	67.21
⑧	N 0° 05' 18" W	—	18.00	—
⑨	N 0° 13' 43" W	—	10.00	—
⑩	11° 30' 00"	300.00	60.21	30.21
⑪	11° 31' 05"	300.00	60.31	30.26
⑫	11° 30' 00"	24.00'	18.87'	9.47'
⑬	N. 78° 15' 12" E.	—	5.84'	—
⑭	N. 11° 44' 48" W.	—	15.36'	—

TRACT 11272  
M.B. 158/61-66 RIV. CO. REC'S



SEE SHEET NO. 3

SEE SHEET NO. 6