

TRACT MAP NO. 27288

BEING A SUBDIVISION OF PORTIONS OF PARCELS 13, 14 AND 16 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS, PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 17, T.3S., R.4W., S.B.M.

C S L ENGINEERING, INC. RIVERSIDE, CA

APRIL 1992 DAVID E. CORYELL R.C.E. 31574

RECORDER'S STATEMENT

FILED THIS 21st DAY OF DEC 1992, AT 8:00 A.M. IN BOOK 242 OF MAPS, AT PAGES 15-19 AT THE REQUEST OF THE CITY CLERK.

NO. 484420 FEE: \$14.00 WILLIAM E. CONERLY, COUNTY RECORDER

BY: Santa Rogan, DEPUTY SUBDIVISION GUARANTEED CO. CONTINENTAL LAWYERS TITLE COMPANY

OWNERS 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 BORDER LINE. WE HEREBY DEDICATE FOR STREET PURPOSES AND PUBLIC UTILITY FACILITIES LOT "F". WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE 25 FOOT DRAINAGE EASEMENT AND THE EASEMENTS SHOWN AS "DRAINAGE EASEMENT" SHOWN HEREON. WE ALSO HEREBY DEDICATE FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE "10' R.U.E." EASEMENT AS SHOWN ON SAID MAP. WE ALSO HEREBY DEDICATE FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES, DRAINAGE FACILITIES AND SEWER FACILITIES, ALONG WITH THE RIGHT OF ACCESS OF EMERGENCY VEHICLES, LOTS "A", "B", "C", "D", "E", "G" AND "H" AS SHOWN ON SAID MAP. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY FACILITIES THE EASEMENTS DESIGNATED AS "5'x10' R.U.E.", "5'x10.2' R.U.E.", "5'x11' R.U.E.", "5'x14' R.U.E.", "5'x17.5' R.U.E.", "5'x22' R.U.E.", "5'x32' R.U.E." AND "5'x39.5' R.U.E.". WE FURTHER HEREBY DEDICATE FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND WALLS, A EASEMENT OVER AND ACROSS A PORTION OF LOTS 87, 88 AND 91 DESIGNATED AS "BLANKET LANDSCAPE AND WALL EASEMENT" AND THE "2' LANDSCAPE AND WALL EASEMENT" AS SHOWN ON SAID MAP.

VAN DAELE DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION

Michael Van Daele, PRESIDENT

UNION BANK, A CALIFORNIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED ON NOVEMBER 19, 1992 AS INSTRUMENT NO. 444422 O.R. RIVERSIDE COUNTY, CALIFORNIA.

Patti Stevenson, VICE PRESIDENT; Helen M. Adams, VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA, S.S. COUNTY OF RIVERSIDE

ON THIS 23rd DAY OF November, 1992, BEFORE ME, Barbara O. Koenig, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL VAN DAELE, PERSONALLY KNOWN TO ME OR PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PRESIDENT OF VAN DAELE DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND 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 4/8/96 My Principal Place of Business is Riverside County NOTARY ACKNOWLEDGEMENT STATE OF CALIFORNIA, S.S. COUNTY OF ORANGE

WITNESS MY HAND Barbara O. Koenig, NOTARY PUBLIC IN AND FOR SAID STATE BARBARA O. KOENIG

ON THIS 12th DAY OF November, 1992, BEFORE ME, Carrie L. Beavers, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Patti Stevenson & Helen M. Adams, PERSONALLY KNOWN TO ME OR PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE VICE PRESIDENTS OF UNION BANK, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND 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 8-27-93 My Principal Place of Business is Orange County

WITNESS MY HAND Carrie L. Beavers, NOTARY PUBLIC IN AND FOR SAID STATE CARRIE L. BEAVERS

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 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 \$. This certification excludes any supplemental tax assessment not yet extended.

DATED: 11-23-92 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, 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.

GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS. DATED: BY: DEPUTY

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 (C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED.

- 1 AN EASEMENT IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY FOR CONSTRUCTION AND MAINTENANCE PURPOSES, COMMUNICATION PURPOSES, ALL INCIDENTAL PURPOSES AND RIGHTS OF INGRESS AND EGRESS, RECORDED NOVEMBER 5, 1992 AS INSTRUMENT NO. 423281 O.R. OF RIVERSIDE COUNTY, CALIFORNIA (SEE SHTS. 3-5)
2 INDICATES AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR DRAINAGE PURPOSES RECORDED JULY 21, 1989, AS INSTRUMENT NO. 244080 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (SEE SHEETS 2 AND 3)
3 INDICATES AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR DRAINAGE PURPOSES RECORDED MAY 17, 1991, AS INSTRUMENT NO. 166427 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (SEE SHEET 4)

ENGINEER'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FIVE (5) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING AUGUST 1991. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN PLACE WITHIN ONE (1) YEAR FROM THE RECORDATION OF THIS MAP, AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

11-2-92 DATE David E. Coryell, DAVID E. CORYELL R.C.E. 31574 LICENSE EXPIRES 12-31-92



WATER FACILITIES STATEMENT:

I HEREBY STATE THAT THE SUBDIVIDER NAMED ON THIS MAP HAS POSTED SECURITIES WITH THE WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, ADEQUATE TO COVER REQUIRED IMPROVEMENTS.

ONCE THE FIRE HYDRANTS, WATERMANS, OFFSITE FACILITIES AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, THE DISTRICT WILL SUPPLY WATER TO EACH LOT. THE EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF WATER DISTRIBUTION.

12-3-92 DATE David W. Hansen, DAVID W. HANSEN, R.C.E. 17984, CHIEF ENGINEER

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 PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED: DEC 7, 1992 BILL D. CARNAHAN, DIRECTOR OF PUBLIC UTILITIES BY: Deeter P. Witzfeld

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 27288 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON FEBRUARY 6, 1992 AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF 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 DEPARTMENT OF PUBLIC WORKS AND THAT THE SAME HAVE 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: Dec. 8, 1992 BARRY BECK, R.C.E. 20900 CITY ENGINEER LIC. EXP. 9-30-93 BY: Barry Beck

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 EXCEPT FOR THE BONDS AND SPECIAL TAXES OF THE CITY OF RIVERSIDE COMMUNITY FACILITIES, DISTRICT 86-1, WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 12/3, 1992 BARBARA J. STECKEL, CITY TREASURER BY: Barbara J. Steckel

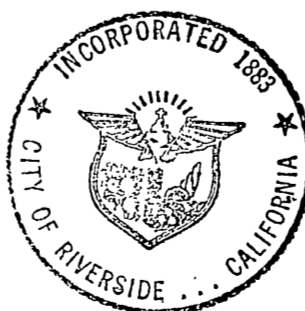
CITY CLERK'S CERTIFICATE:

RESOLVED: THAT THIS MAP, CONSISTING OF FIVE (5) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 27288 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 TO 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 15th DAY OF December 1992.

KAREN E. LINDQUIST, CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA.

BY: Karen E. Lindquist



SOILS REPORT STATEMENT:

A PRELIMINARY SOILS REPORT WAS PREPARED BY JOHN R. BYERLY INCORPORATED, ON MAY 13, 1992 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

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

TRACT MAP NO. 27288

BEING A SUBDIVISION OF PORTIONS OF PARCELS 13, 14 AND 16 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS, PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 17, T.3S., R.4W., S.B.M.

C S L ENGINEERING, INC.
RIVERSIDE, CA

APRIL 1992

CURVE DATA

NO.	ANGLE	RADIUS	LENGTH	TANGENT
C1	5°15'34"	1318.33	121.02	60.551
C2	5°15'34"	1294.33	118.81	59.451
C3	35°21'21"	75.00	46.28	23.90
C4	31°28'38"	1010.00	554.88	284.63
C5	8°55'29"	1010.00	157.32	78.82
C6	40°24'07"	1010.00	712.20	371.63

LINE DATA

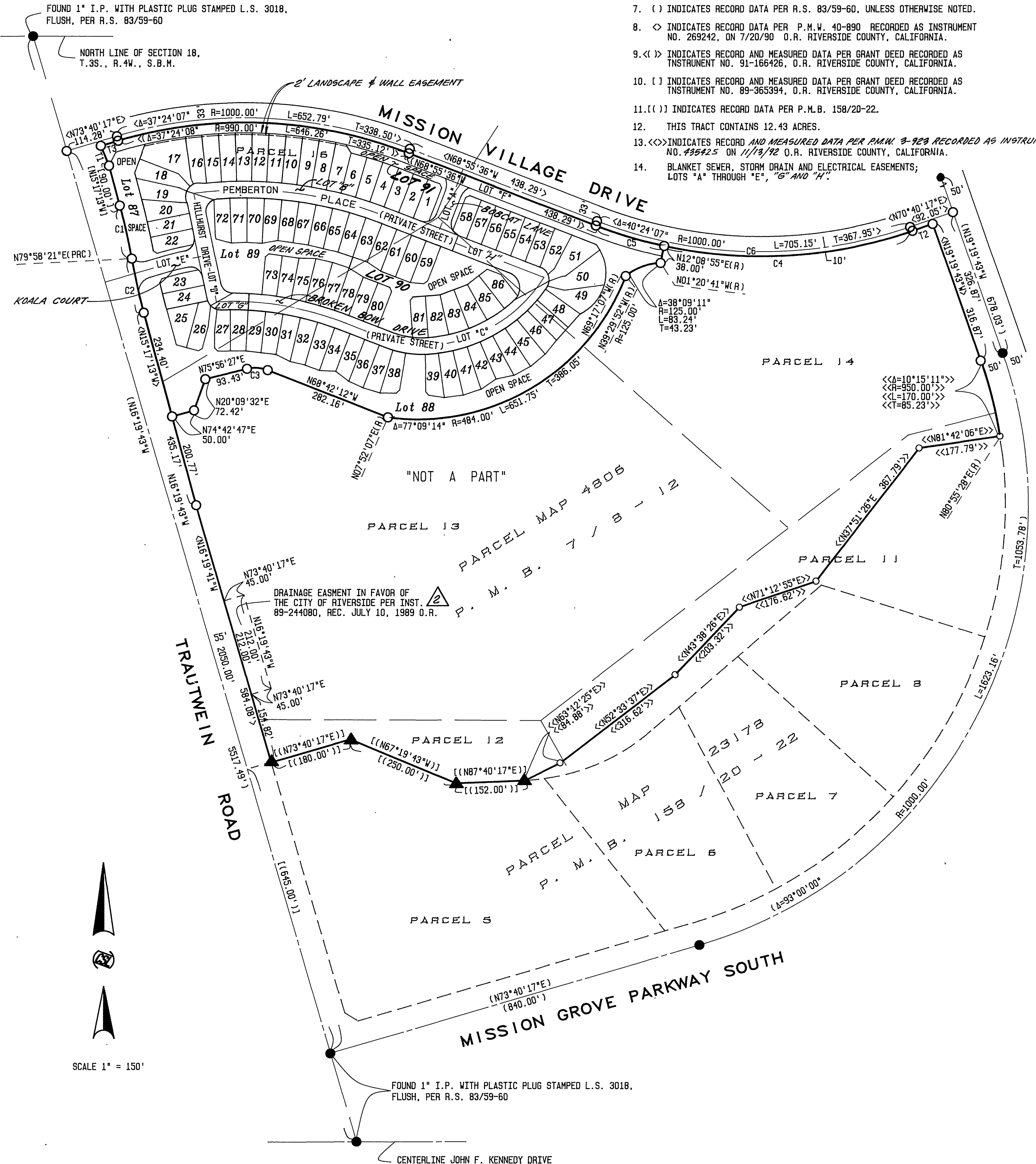
NO.	BEARING	DISTANCE
T1	N 22°02'52"W	46.82
T2	N 70°40'17"E	42.05
T3	N 73°40'17"E	39.04

ENGINEER'S NOTES

- BEARINGS ARE BASED UPON THE CENTERLINE OF TRAUTWEIN ROAD AS BEING N. 16°19'43"W. AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 83 AT PAGES 59 AND 60 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, TO BE SET PER R.S. 83/59-60, UNLESS OTHERWISE NOTED.
- ▲ INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, TO BE SET PER P. M. B. 158/20-22, UNLESS OTHERWISE NOTED.
- INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 31574, FLUSH, UNLESS OTHERWISE NOTED.
- SET 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 31574, FLUSH, AT ALL REAR LOT CORNERS, ANGLE POINTS, IN SIDE LOT LINES, AND AT ALL CENTERLINE INTERSECTIONS, TERMINATIONS, B.C.'s AND E.C.'s.
- SET NAIL AND TAG MARKED R.C.E. 31574 IN TOP OF CURB ON THE SIDE LOT LINES 0.4' FROM THE FRONT LOT CORNERS, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER R.S. 83/59-60, UNLESS OTHERWISE NOTED.
- <> INDICATES RECORD DATA PER P.M.W. 40-890 RECORDED AS INSTRUMENT NO. 269242, ON 7/20/90 O.R. RIVERSIDE COUNTY, CALIFORNIA.
- <()> INDICATES RECORD AND MEASURED DATA PER GRANT DEED RECORDED AS INSTRUMENT NO. 91-166426, O.R. RIVERSIDE COUNTY, CALIFORNIA.
- [] INDICATES RECORD AND MEASURED DATA PER GRANT DEED RECORDED AS INSTRUMENT NO. 89-365394, O.R. RIVERSIDE COUNTY, CALIFORNIA.
- [()] INDICATES RECORD DATA PER P.M.B. 158/20-22.
- THIS TRACT CONTAINS 12.43 ACRES.
- <<>> INDICATES RECORD AND MEASURED DATA PER P.M.W. 3-923 RECORDED AS INSTRUMENT NO. 435425 ON 11/13/92 O.R. RIVERSIDE COUNTY, CALIFORNIA.
- BLANKET SEWER, STORM DRAIN AND ELECTRICAL EASEMENTS; LOTS "A" THROUGH "E", "G" AND "H".

ENGINEER'S NOTES (CONT.)

- △ INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 31574, SET FLUSH ON SIDE LOT LINE PROJECTION 1.25' FROM REAR LOT CORNER.
- INDICATES SET NAIL & TAG 31574, ON FACE OF BLOCK WALL.



ENGINEER'S NOTES

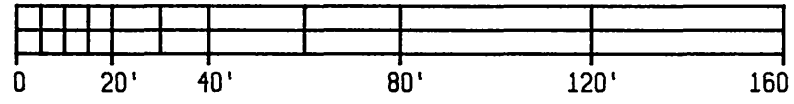
TRACT MAP NO. 27288

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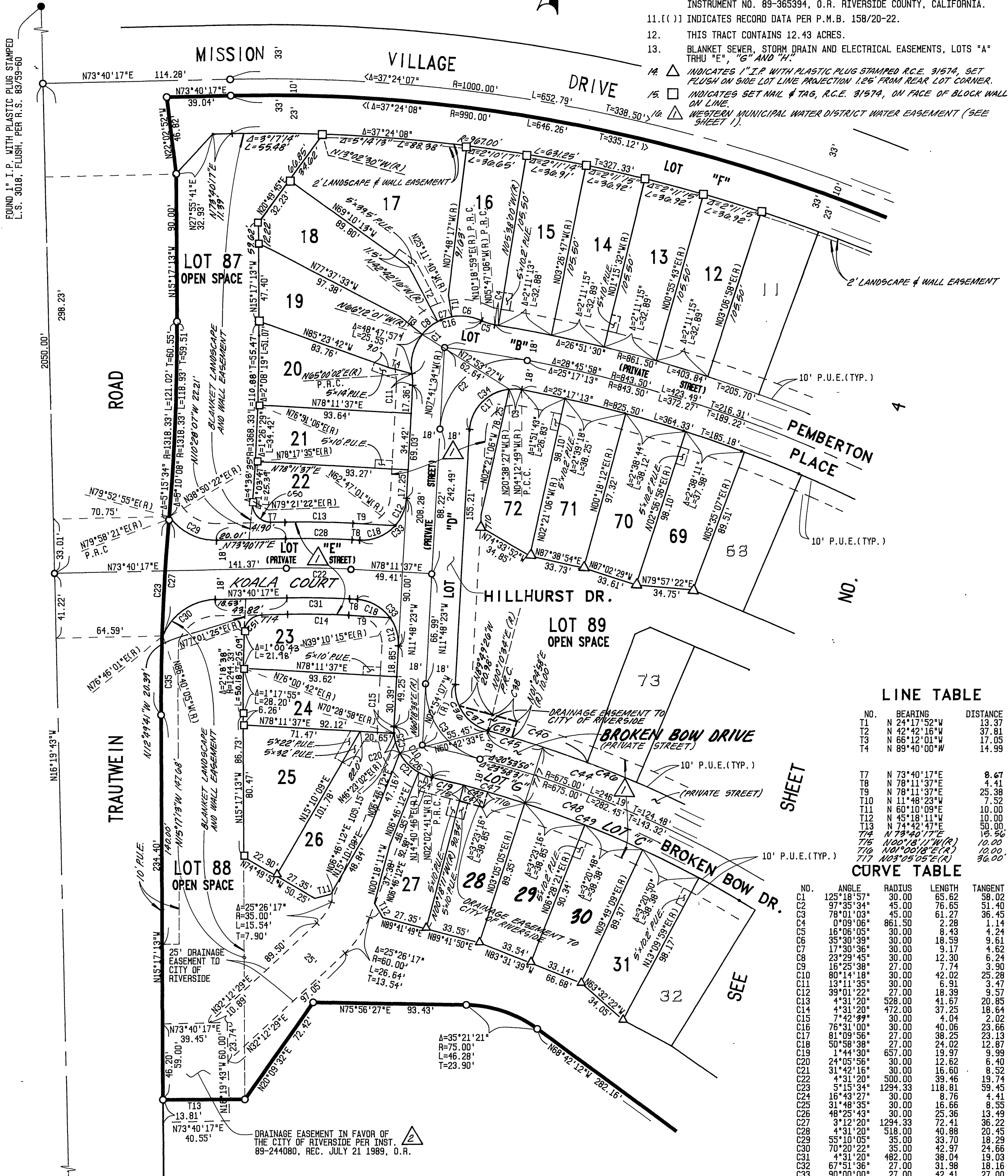
C S L ENGINEERING, INC. RIVERSIDE, CA

APRIL 1992

SCALE: 1" = 40'



- 1. BEARINGS ARE BASED UPON THE CENTERLINE OF TRAUTWEIN ROAD AS BEING N. 16°19'43"W. AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 83 AT PAGES 59 AND 60 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, TO BE SET PER R.S. 83/59-60, UNLESS OTHERWISE NOTED.
3. INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, TO BE SET PER P. M. R. 158/20-22, UNLESS OTHERWISE NOTED.
4. INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 31574, FLUSH, UNLESS OTHERWISE NOTED.
5. SET 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 31574, FLUSH, AT ALL REAR LOT CORNERS, ANGLE POINTS, IN SIDE LOT LINES, AND AT ALL CENTERLINE INTERSECTIONS, TERMINATIONS, B.C.'S AND E.C.'S.
6. SET NAIL AND TAG MARKED R.C.E. 31574 IN TOP OF CURB ON THE SIDE LOT LINES 0.4' FROM THE FRONT LOT CORNERS, UNLESS OTHERWISE NOTED.
7. () INDICATES RECORD DATA PER R.S. 83/59-60, UNLESS OTHERWISE NOTED.
8. < > INDICATES RECORD AND MEASURED DATA, UNLESS OTHERWISE NOTED, PER P.M.W. 40-890, RECORDED JULY 20, 1990 AS INSTRUMENT NO. 269242 O.R. RIVERSIDE COUNTY, CALIFORNIA.
9. < > INDICATES RECORD AND MEASURED DATA PER GRANT DEED RECORDED AS INSTRUMENT NO. 91-166426, O.R. RIVERSIDE COUNTY, CALIFORNIA.
10. [] INDICATES RECORD AND MEASURED DATA PER GRANT DEED RECORDED AS INSTRUMENT NO. 89-365394, O.R. RIVERSIDE COUNTY, CALIFORNIA.
11. () INDICATES RECORD DATA PER P.M.B. 158/20-22.
12. THIS TRACT CONTAINS 12.43 ACRES.
13. BLANKET SEWER, STORM DRAIN AND ELECTRICAL EASEMENTS, LOTS "A" THRU "E", "G" AND "H."
14. INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 31574, SET FLUSH ON SIDE LOT LINE PROJECTION 1.25' FROM REAR LOT CORNER.
15. INDICATES SET NAIL & TAG, R.C.E. 31574, ON FACE OF BLOCK WALL ON LINE.
16. WESTERN MUNICIPAL WATER DISTRICT WATER EASEMENT (SEE SHEET 1).



LINE TABLE with columns: NO., BEARING, DISTANCE. Lists line numbers 11 through 14 with their respective bearings and distances.

Table with columns: NO., BEARING, DISTANCE. Lists line numbers 17 through 21 with their respective bearings and distances.

CURVE TABLE with columns: NO., ANGLE, RADIUS, LENGTH, TANGENT. Lists curve numbers C1 through C29 with their geometric data.

CURVE TABLE (CONT.) with columns: NO., ANGLE, RADIUS, LENGTH, TANGENT. Lists curve numbers C44 through C49 with their geometric data.

MISSION GROVE PARKWAY FOUND 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, PER R.S. 83/59-60

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

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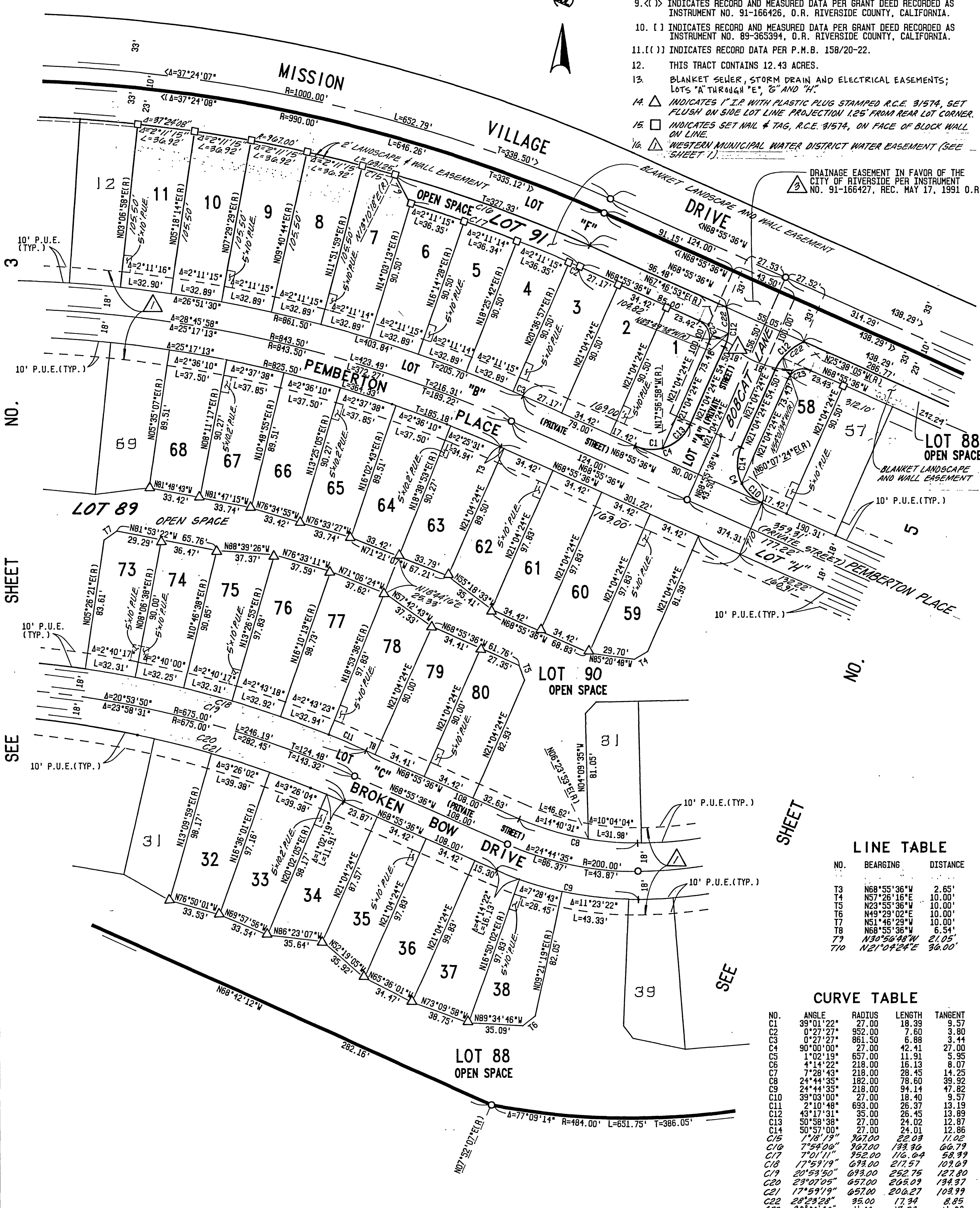
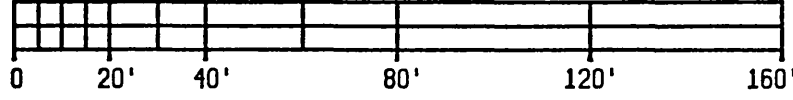
C S L ENGINEERING, INC.
RIVERSIDE, CA

APRIL 1992

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- INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 31574, FLUSH, UNLESS OTHERWISE NOTED.
- SET 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 31574, FLUSH, AT ALL REAR LOT CORNERS, ANGLE POINTS, IN SIDE LOT LINES, AND AT ALL CENTERLINE INTERSECTIONS, TERMINATIONS, B.C.'s AND E.C.'s.
- SET NAIL AND TAG MARKED R.C.E. 31574 IN TOP OF CURB ON THE SIDE LOT LINES 0.4' FROM THE FRONT LOT CORNERS, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER R.S. 83/59-60, UNLESS OTHERWISE NOTED.
- ◇ INDICATES RECORD AND MEASURED DATA, UNLESS OTHERWISE NOTED, PER P.M.W. 40-890, RECORDED JULY 20, 1990 AS INSTRUMENT NO. 269242 O.R. RIVERSIDE COUNTY, CALIFORNIA.
- <()> INDICATES RECORD AND MEASURED DATA PER GRANT DEED RECORDED AS INSTRUMENT NO. 91-166426, O.R. RIVERSIDE COUNTY, CALIFORNIA.
- [] INDICATES RECORD AND MEASURED DATA PER GRANT DEED RECORDED AS INSTRUMENT NO. 89-365394, O.R. RIVERSIDE COUNTY, CALIFORNIA.
- [()] INDICATES RECORD DATA PER P.M.B. 158/20-22.
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- BLANKET SEWER, STORM DRAIN AND ELECTRICAL EASEMENTS; LOTS "A" THROUGH "E", "G" AND "H".
- ▲ INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 31574, SET FLUSH ON SIDE LOT LINE PROJECTION 1.25' FROM REAR LOT CORNER.
- INDICATES SET NAIL & TAG, R.C.E. 31574, ON FACE OF BLOCK WALL ON LINE.
- △ WESTERN MUNICIPAL WATER DISTRICT WATER EASEMENT (SEE SHEET 1).

SCALE: 1" = 40'



LINE TABLE

NO.	BEARING	DISTANCE
T3	N68°55'36"W	2.65'
T4	N57°26'16"E	10.00'
T5	N23°55'36"W	10.00'
T6	N49°29'02"E	10.00'
T7	N51°46'29"W	10.00'
T8	N68°55'36"W	6.54'
T9	N30°50'48"W	21.05'
T10	N21°04'24"E	30.00'

CURVE TABLE

NO.	ANGLE	RADIUS	LENGTH	TANGENT
C1	39°01'22"	27.00'	18.39'	9.57'
C2	0°27'27"	952.00'	7.60'	3.80'
C3	0°27'27"	861.50'	6.88'	3.44'
C4	90°00'00"	27.00'	42.41'	27.00'
C5	1°02'19"	657.00'	11.91'	5.95'
C6	4°14'22"	218.00'	16.13'	8.07'
C7	7°28'43"	218.00'	28.45'	14.25'
C8	24°44'35"	182.00'	78.60'	39.92'
C9	24°44'35"	218.00'	94.14'	47.82'
C10	39°03'00"	27.00'	18.40'	9.57'
C11	2°10'48"	693.00'	26.37'	13.19'
C12	43°17'31"	35.00'	25.45'	13.89'
C13	50°58'38"	27.00'	24.02'	12.87'
C14	50°57'00"	27.00'	24.01'	12.86'
C15	1°18'19"	967.00'	22.03'	11.02'
C16	7°54'06"	967.00'	133.36'	66.79'
C17	7°01'11"	952.00'	116.64'	58.39'
C18	17°59'19"	673.00'	217.57'	109.69'
C19	20°53'50"	673.00'	252.75'	127.80'
C20	23°07'05"	657.00'	205.03'	134.37'
C21	17°59'19"	657.00'	200.27'	103.99'
C22	28°23'28"	35.00'	17.34'	8.85'
C23	90°00'00"	11.00'	17.21'	11.00'

CITY

NO. SHEET SEE

SHEET

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

TRACT MAP NO. 27288

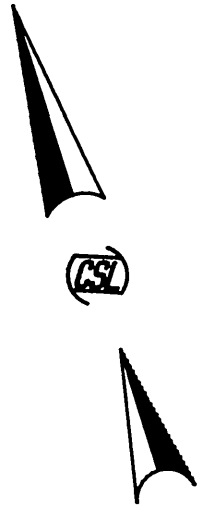
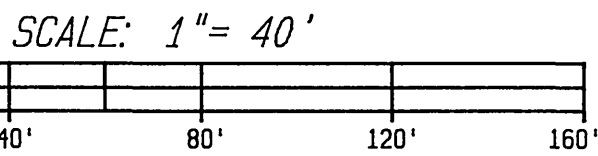
BEING A SUBDIVISION OF PORTIONS OF PARCELS 13, 14 AND 16 OF PARCEL MAP 4806 AS SHOWN BY MAP ON FILE IN BOOK 7 OF PARCEL MAPS, PAGES 8 THROUGH 12 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, IN SECTION 17, T.3S., R.4W., S.B.M.

C S L ENGINEERING, INC.
RIVERSIDE, CA

APRIL 1992

ENGINEER'S NOTES

- BEARINGS ARE BASED UPON THE CENTERLINE OF TRAUTWEIN ROAD AS BEING N. 16°19'43"W. AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 83 AT PAGES 59 AND 60 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, TO BE SET PER R.S. 83/59-60, UNLESS OTHERWISE NOTED.
- ▲ INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, TO BE SET PER P. M. B. 158/20-22, UNLESS OTHERWISE NOTED.
- INDICATES SET 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 31574, FLUSH, UNLESS OTHERWISE NOTED.
- SET 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 31574, FLUSH, AT ALL REAR LOT CORNERS, ANGLE POINTS, IN SIDE LOT LINES, AND AT ALL CENTERLINE INTERSECTIONS, TERMINATIONS, B.C.'s AND E.C.'s.
- SET NAIL AND TAG MARKED R.C.E. 31574 IN TOP OF CURB ON THE SIDE LOT LINES 0.4' FROM THE FRONT LOT CORNERS, UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER R.S. 83/59-60, UNLESS OTHERWISE NOTED.
- ◇ INDICATES RECORD AND MEASURED DATA, UNLESS OTHERWISE NOTED, PER P.M.W. 40-890, RECORDED JULY 20, 1990 AS INSTRUMENT NO. 269242 O.R. RIVERSIDE COUNTY, CALIFORNIA.
- ◁ ▷ INDICATES RECORD AND MEASURED DATA PER GRANT DEED RECORDED AS INSTRUMENT NO. 91-166426, O.R. RIVERSIDE COUNTY, CALIFORNIA.
- [] INDICATES RECORD AND MEASURED DATA PER GRANT DEED RECORDED AS INSTRUMENT NO. 89-365394, O.R. RIVERSIDE COUNTY, CALIFORNIA.
- () INDICATES RECORD DATA PER P.M.B. 158/20-22.
- THIS TRACT CONTAINS 12.43 ACRES.
- BLANKET SEWER, STORM DRAIN AND ELECTRICAL EASEMENTS; LOTS "A" THROUGH "E", "G" AND "H".
- △ INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 31574, SET FLUSH ON SIDE LOT LINE PROJECTION 1.25' FROM REAR CORNER.
- INDICATES SET NAIL & TAG, R.C.E. 31574, ON FACE OF BLOCK WALL ON LINE.
- △ WESTERN MUNICIPAL WATER DISTRICT WATER EASEMENT (SEE SHEET 1).

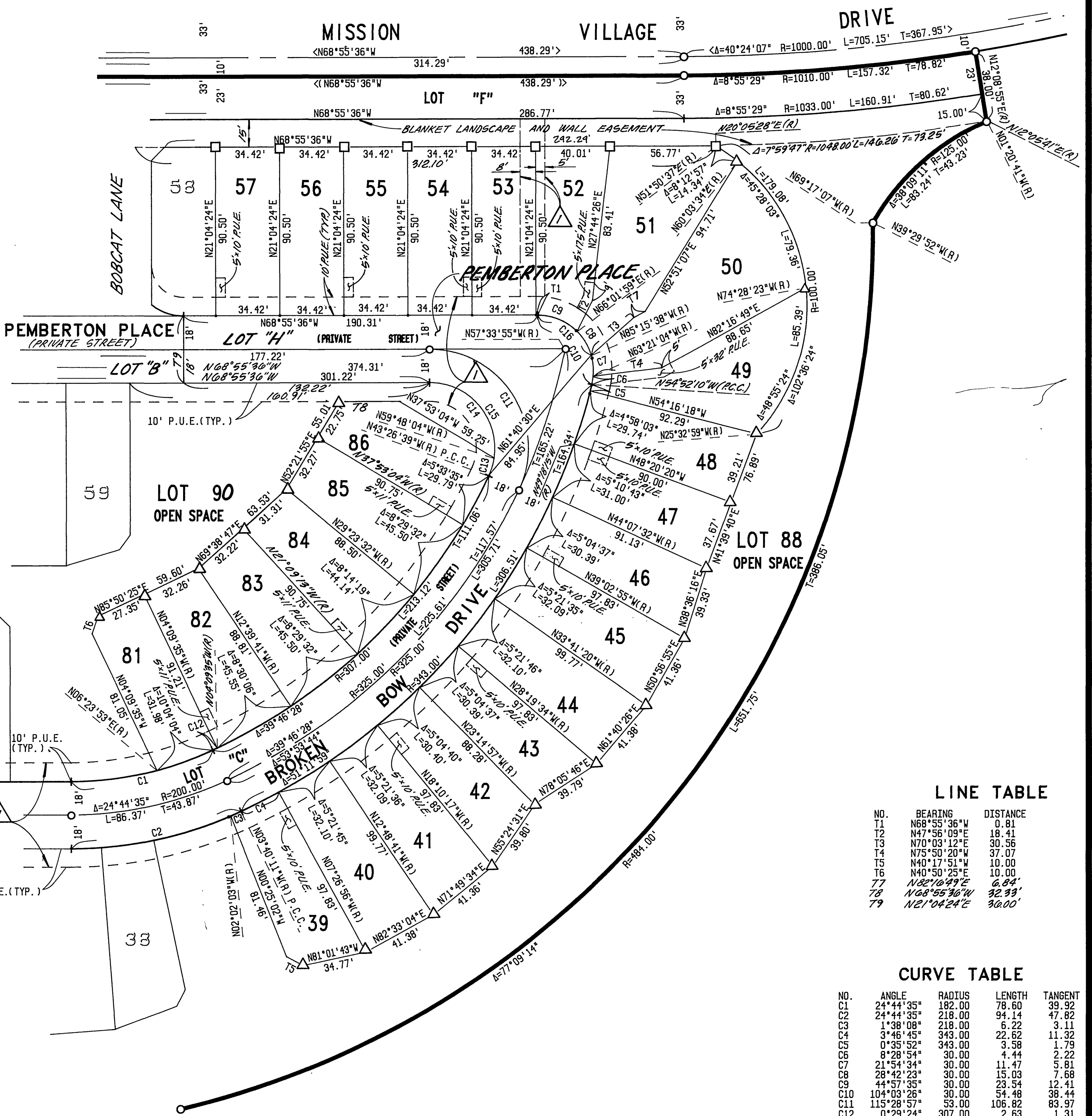


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NO.

SHEET 30

SEE



LINE TABLE

NO.	BEARING	DISTANCE
T1	N68°55'36"W	0.81
T2	N47°56'09"E	18.41
T3	N70°03'12"E	30.56
T4	N75°50'20"W	37.07
T5	N40°17'51"W	10.00
T6	N40°50'25"E	10.00
T7	N82°16'49"E	6.84
T8	N68°55'36"W	32.33
T9	N21°04'24"E	30.00

CURVE TABLE

NO.	ANGLE	RADIUS	LENGTH	TANGENT
C1	24°44'35"	182.00	78.60	39.92
C2	24°44'35"	218.00	94.14	47.82
C3	1°38'08"	218.00	6.22	3.11
C4	3°46'45"	343.00	22.62	11.32
C5	0°35'52"	343.00	3.58	1.79
C6	8°28'54"	30.00	4.44	2.22
C7	21°54'34"	30.00	11.47	5.81
C8	28°42'23"	30.00	15.03	7.68
C9	44°57'35"	30.00	23.54	12.41
C10	104°03'26"	30.00	54.48	38.44
C11	115°28'57"	53.00	106.82	83.97
C12	0°29'24"	307.00	2.63	1.31
C13	16°21'25"	35.00	9.99	5.03
C14	99°07'32"	35.00	60.55	41.07
C15	115°28'57"	35.00	70.54	55.45
C16	73°39'58"	30.00	38.57	22.47