

TRACT MAP NO. 27289

BEING A SUBDIVISION OF PORTIONS OF PARCELS 11, 12, 13 AND 14 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 2:00 P.M. IN BOOK 242 OF MAPS.
AT PAGES 80-85 AT THE REQUEST OF
THE CITY CLERK.

NO. 485415
FEE: \$16.00
WILLIAM E. CONEELY, COUNTY RECORDER
BY: Santa Kagan, DEPUTY
SUBDIVISION GUARANTEE: 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 "H". WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF SEWER FACILITIES THE 12 FOOT SEWER EASEMENT SHOWN HEREON. WE ALSO HEREBY DEDICATE FOR ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE "10' P.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" "F" AND "G" AS SHOWN ON SAID MAP. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY FACILITIES THE EASEMENTS DESIGNATED AS "5'x20' P.U.E.", "5'x25' P.U.E.", "5'x30' P.U.E." AND "5'x40' P.U.E." WE FURTHER HEREBY DEDICATE FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AND WALLS, A BLANKET EASEMENT OVER AND ACROSS LOTS 130, 131, 133 AND 136 DESIGNATED AS "BLANKET LANDSCAPE AND WALL EASEMENT" AND THE "2' LANDSCAPE AND WALL EASEMENTS" AS SHOWN ON SAID MAP AND FOR CONSTRUCTION AND MAINTENANCE OF LANDSCAPING A BLANKET LANDSCAPE EASEMENT ON, OVER AND ACROSS LOT 132.

VAN DAELE DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION

Michael Van Daele
MICHAEL VAN DAELE, PRESIDENT

UNION BANK, A CALIFORNIA CORPORATION, BENEFICIARY UNDER DEEDS OF TRUST, ALL RECORDED ON SEPTEMBER 22, 1992 AS INSTRUMENT NO.5 350020, 350021 AND 350028 O.R. RIVERSIDE COUNTY.

Patti Stevenson
PATTI STEVENSON, VICE PRESIDENT

Helen M. Adams
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 IT 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

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

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF ORANGE)

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 IT 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 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 THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL 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 assessments not yet extended.

DATED: 11-23-92
R. WAYNE WATTS, COUNTY TAX COLLECTOR
BY: Debi Taylor DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY 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.

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

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 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. 423273 O.R. OF RIVERSIDE COUNTY, CALIFORNIA (SEE SHEETS 3-6).

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)

INDICATES AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR DRAINAGE PURPOSES RECORDED FEBRUARY 2, 1990, AS INSTRUMENT NO. 43668 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (SEE SHEETS 2)

ENGINEER'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED 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 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. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

DATED: DEC 7, 1992

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter 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 27289 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

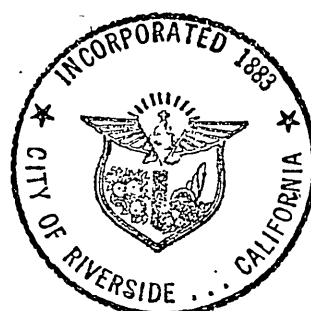
BARBARA J. STECKEL, CITY TREASURER

BY: Barbara J. Steckel

CITY CLERK'S CERTIFICATE:

RESOLVED: THAT THIS MAP, CONSISTING OF SIX (6) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT 27289 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. 27289

BEING A SUBDIVISION OF PORTIONS OF PARCELS 11, 12, 13 AND 14 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.
- INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 31574, FLUSH, SET PER TRACT 27289, M.B. 242/15-19.
- INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 31574, FLUSH, SET 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 0.35' 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 DATA PER GRANT DEED RECORDED AS INSTRUMENT NO. 91-166426, O.R. RIVERSIDE COUNTY, CALIFORNIA.
- [] INDICATES RECORD DATA PER GRANT DEED RECORDED AS INSTRUMENT NO. 89-365394, O.R. RIVERSIDE COUNTY, CALIFORNIA.
- [()] INDICATES RECORD AND MEASURED DATA PER P.M.B. 158/20-22.
- [◊] INDICATES RECORD & MEASURED DATA PER M.B. 242/15-19.
- THIS TRACT CONTAINS 28.85 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, CA.
- BLANKET SEWER, STORM DRAIN, EMERGENCY ACCESS AND ELECTRICAL EASEMENTS; LOTS "A" THROUGH "G".
- △ 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.

CURVE DATA

NO.	ANGLE	RADIUS	LENGTH	TANGENT
C1	[5°15'34"	1318.33	121.02	60.55]
C2	[5°15'34"	1294.33	118.81	59.45]
C3	[<31°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]
C7	[10°15'11"	950.00	170.00	85.23]
C8	[6°38'04"	950.00	110.00	55.06]
C9	[33°48'20"	150.00	88.50	45.58]
C10	[50°58'39"	27.00	24.02	12.87]
C11	[90°00'00"	7.00	11.00	7.00]
C12	[50°58'38"	27.00	24.02	12.87]
C13	[41°04'56"	35.00	25.10	13.11]
C14	[<38°09'11"	125.00	83.24	43.23]

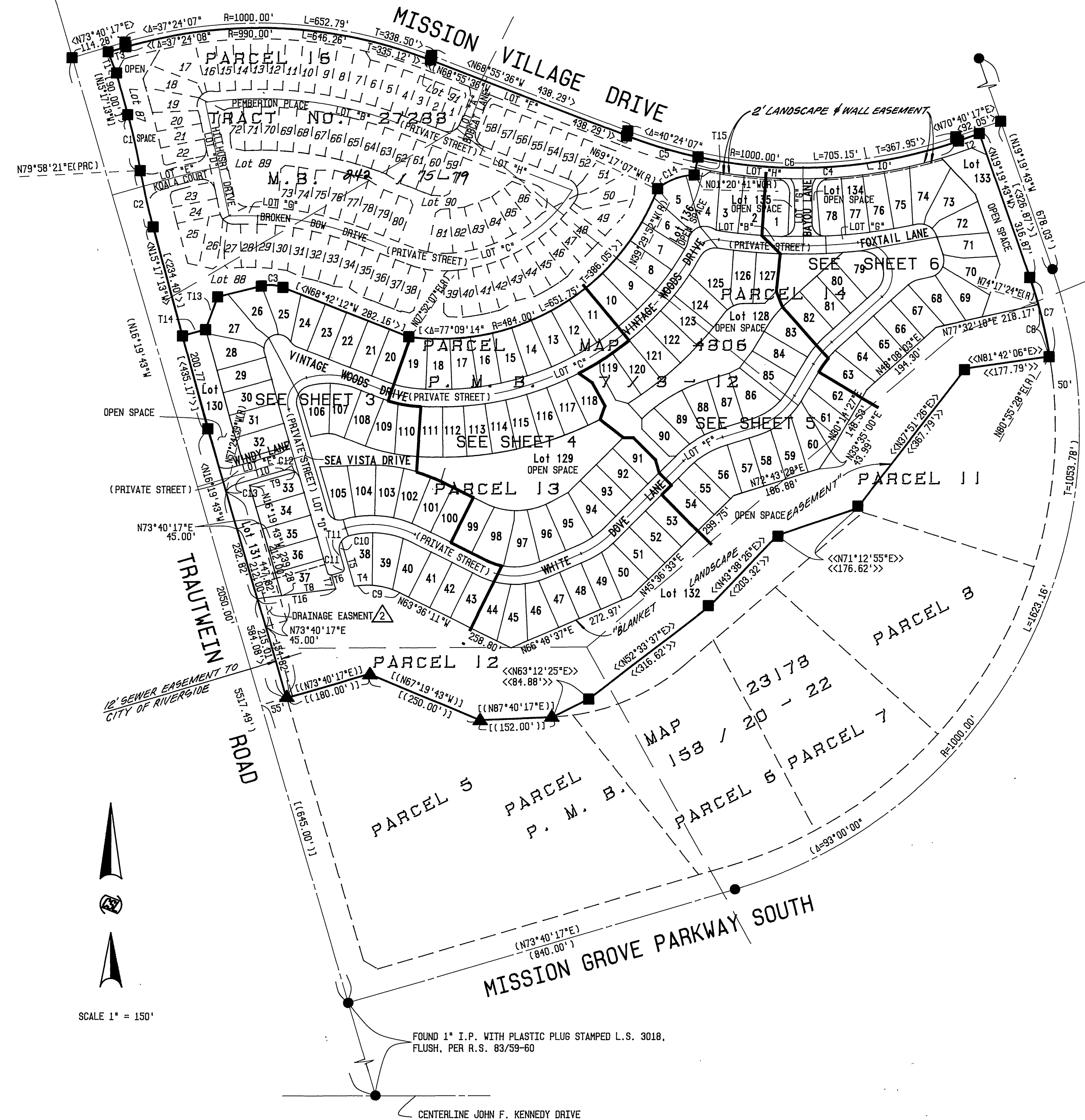
LINE DATA

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]
T4	[N 82°35'30"E]	[8.52]
T5	[N 16°19'43"W]	[97.65]
T6	[N 73°40'17"E]	[22.00]
T7	[N 16°19'43"W]	[30.00]
T8	[N 82°35'31"E]	[113.37]
T9	[N 73°40'17"E]	[98.98]
T10	[N 73°40'17"E]	[105.00]
T11	[N 16°19'43"W]	[33.55]
T12	[<N 75°56'27"E]	[93.43]
T13	[<N 20°09'32"E]	[72.42]
T14	[<N 74°42'47"E]	[50.00]
T15	[<N 12°08'55"E]	[38.00]
T16	[N 82°35'31"E]	[163.98]

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

NORTH LINE OF SECTION 18, T.3S., R.4W., S.B.M.

CC-130



SCALE 1" = 150'

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

CENTERLINE JOHN F. KENNEDY DRIVE

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

TRACT MAP NO. 27289

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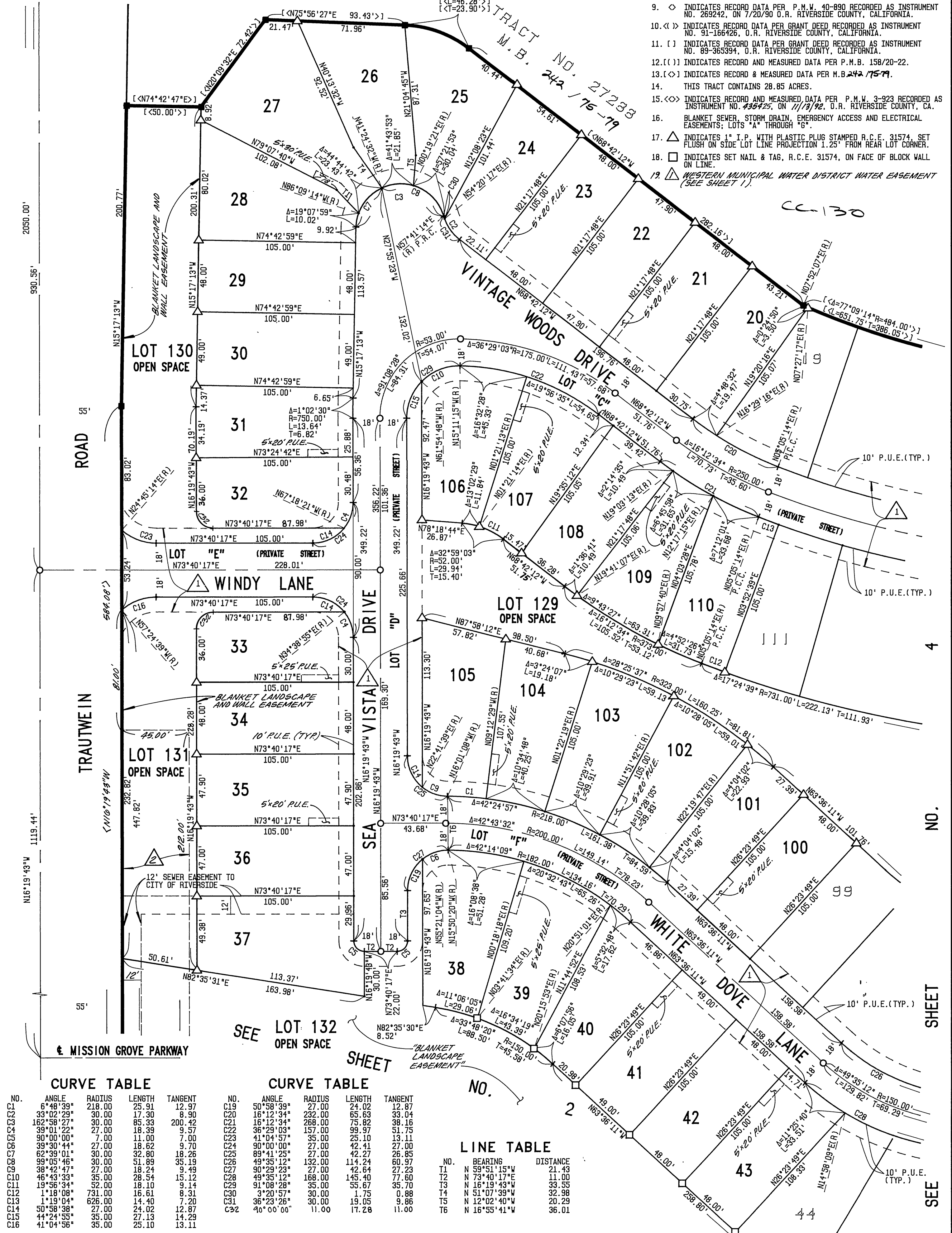
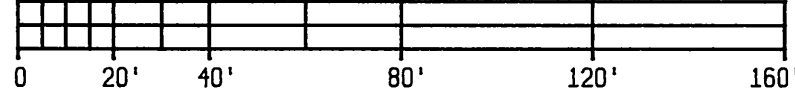
C S L ENGINEERING, INC.
RIVERSIDE, CA

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.
- INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 31574, FLUSH, SET PER TRACT 27288 M.B. 242/75-79.
- INDICATES 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 31574, FLUSH, SET 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 0.35' 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 DATA PER GRANT DEED RECORDED AS INSTRUMENT NO. 91-166426, O.R. RIVERSIDE COUNTY, CALIFORNIA.
- [] INDICATES RECORD DATA PER GRANT DEED RECORDED AS INSTRUMENT NO. 89-365394, O.R. RIVERSIDE COUNTY, CALIFORNIA.
- [()] INDICATES RECORD AND MEASURED DATA PER P.M.B. 158/20-22.
- [(◇)] INDICATES RECORD & MEASURED DATA PER M.B. 242/75-79.
- THIS TRACT CONTAINS 28.85 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, CA.
- BLANKET SEWER, STORM DRAIN, EMERGENCY ACCESS AND ELECTRICAL EASEMENTS; LOTS "A" THROUGH "G".
- △ 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'



CURVE TABLE

NO.	ANGLE	RADIUS	LENGTH	TANGENT
C1	6°48'39"	218.00	25.91	12.97
C2	33°02'29"	30.00	17.30	8.90
C3	162°58'27"	30.00	85.33	200.42
C4	39°01'22"	27.00	18.39	9.57
C5	90°00'00"	7.00	11.00	7.00
C6	39°30'44"	27.00	18.62	9.70
C7	62°39'01"	30.00	32.80	18.26
C8	99°05'46"	30.00	51.89	35.19
C9	38°42'47"	27.00	18.24	9.49
C10	46°43'33"	35.00	28.54	15.12
C11	19°56'34"	52.00	18.10	9.14
C12	1°18'08"	731.00	16.61	8.31
C13	1°19'04"	626.00	14.40	7.20
C14	50°58'38"	27.00	24.02	12.87
C15	44°24'55"	35.00	27.13	14.29
C16	41°04'56"	35.00	25.10	13.11

CURVE TABLE

NO.	ANGLE	RADIUS	LENGTH	TANGENT
C19	50°58'39"	27.00	24.02	12.87
C20	16°12'34"	232.00	65.63	33.04
C21	16°12'34"	268.00	75.82	38.16
C22	36°29'03"	157.00	99.97	51.75
C23	41°04'57"	35.00	25.10	13.11
C24	90°00'00"	27.00	42.41	27.00
C25	89°41'25"	27.00	42.27	26.85
C26	49°35'12"	132.00	114.24	60.97
C27	90°29'23"	27.00	42.64	27.23
C28	49°35'12"	168.00	145.40	77.60
C29	91°08'28"	35.00	55.67	35.70
C30	3°20'57"	30.00	1.75	0.88
C31	36°23'26"	30.00	19.05	9.86
C32	40°00'00"	11.00	17.28	11.00

LINE TABLE

NO.	BEARING	DISTANCE
T1	N 59°51'15"W	21.43
T2	N 73°40'17"E	11.00
T3	N 16°19'43"W	33.55
T4	N 51°07'39"W	32.98
T5	N 12°02'40"W	20.29
T6	N 16°55'41"W	36.01

ENGINEER'S NOTES

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

TRACT MAP NO. 27289

BEING A SUBDIVISION OF PORTIONS OF PARCELS 11, 12, 13 AND 14 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

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10. < < > INDICATES RECORD DATA PER GRANT DEED RECORDED AS INSTRUMENT NO. 91-166426, O.R. RIVERSIDE COUNTY, CALIFORNIA.
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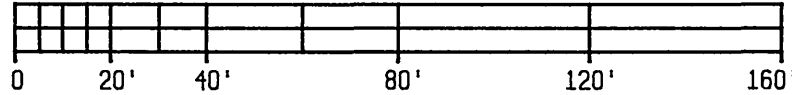
CURVE TABLE

Table with columns: NO., ANGLE, RADIUS, LENGTH, TANGENT. Rows C1 through C14.

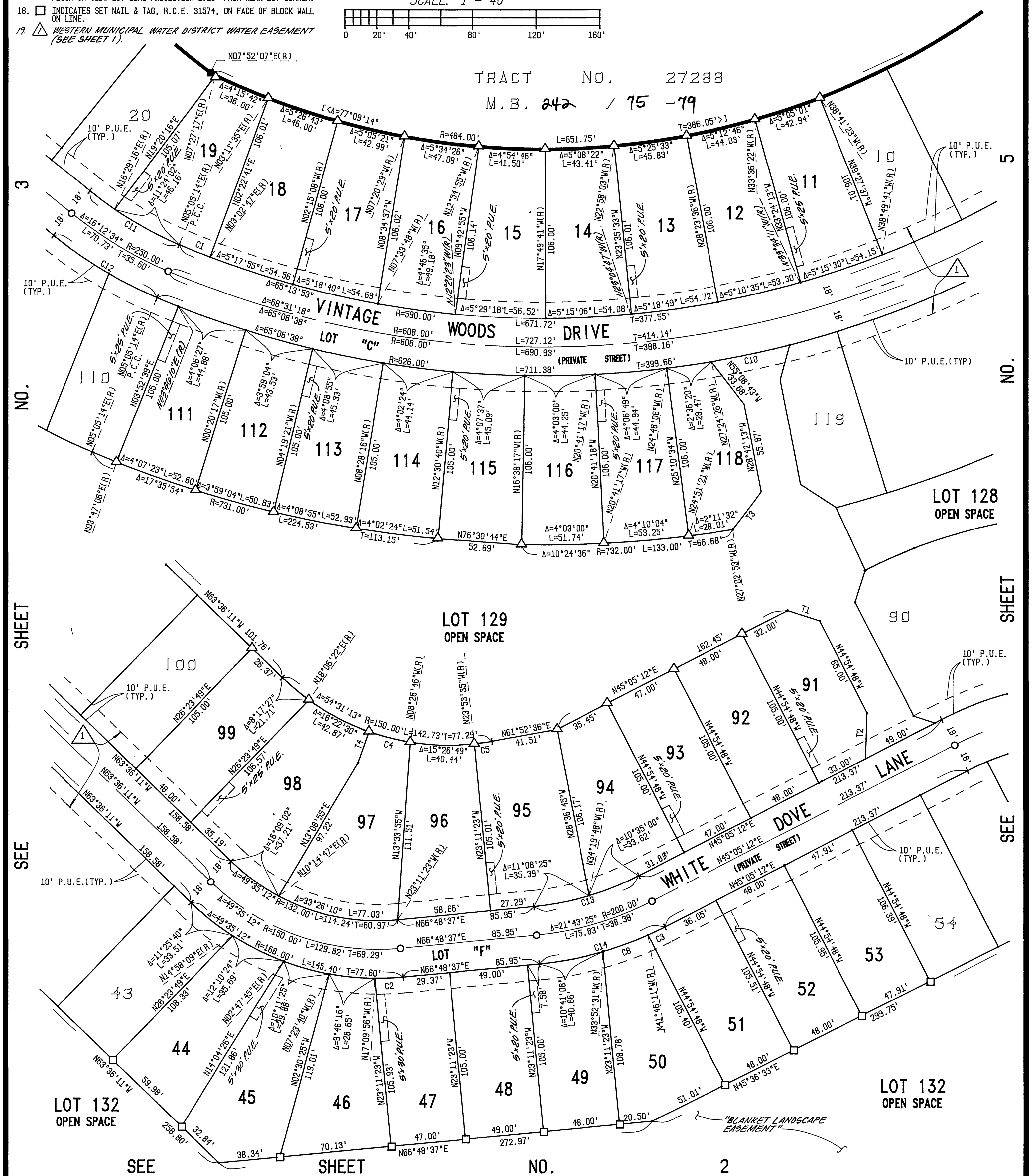
LINE TABLE

Table with columns: NO., BEARING, DISTANCE. Rows T1 through T4.

SCALE: 1" = 40'



TRACT NO. 27288 M.B. 242 / 75 - 79



CITY SHEET NO. SEE SHEET NO. 2

ENGINEER'S NOTES

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

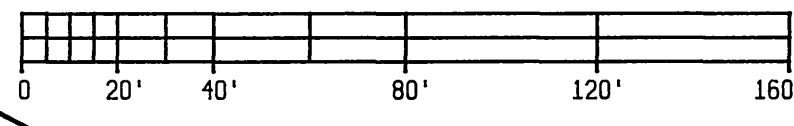
TRACT MAP NO. 27289

BEING A SUBDIVISION OF PORTIONS OF PARCELS 11, 12, 13 AND 14 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

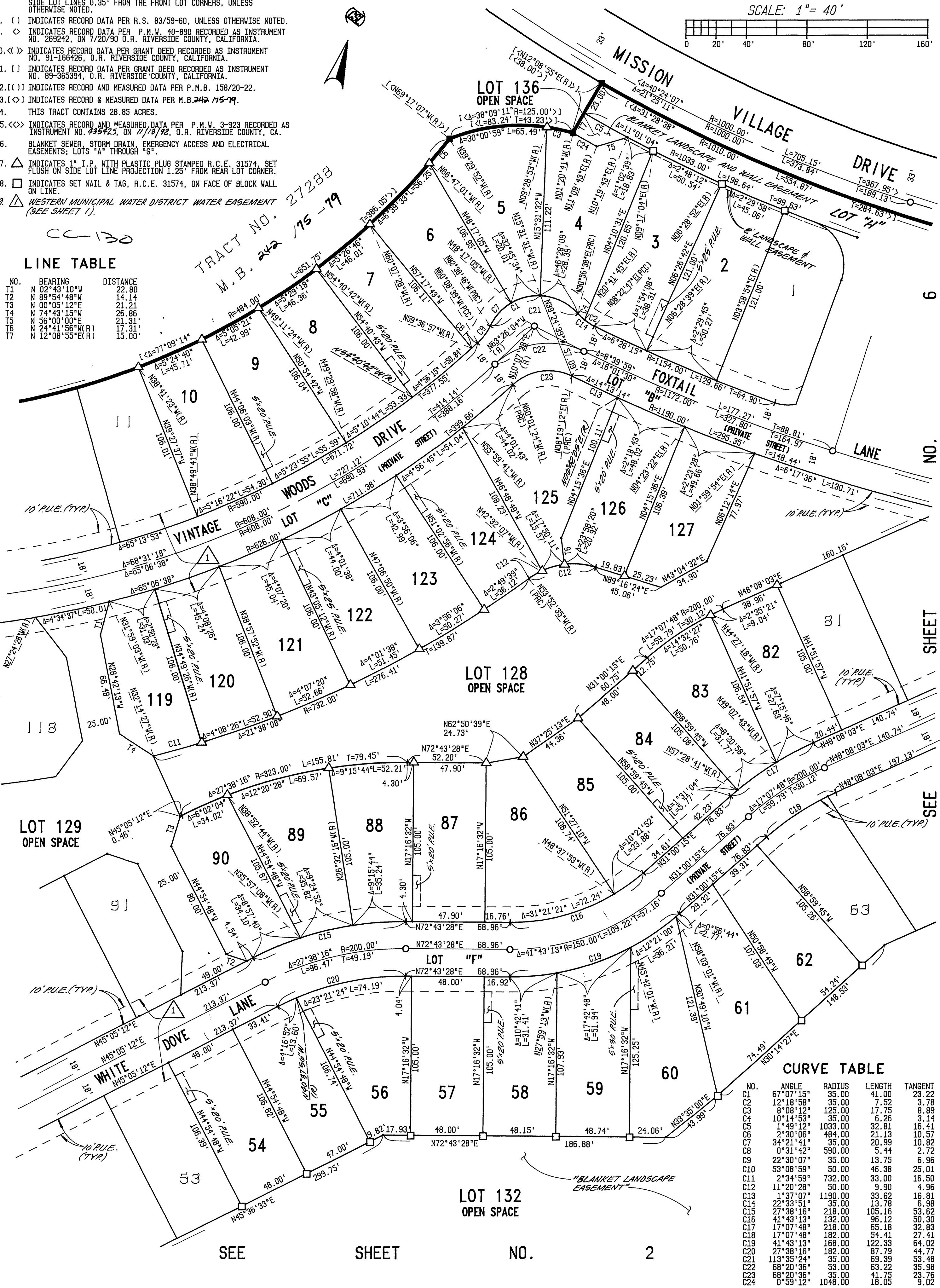
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LINE TABLE

Table with 3 columns: NO., BEARING, DISTANCE. Contains 7 rows of line data.



CURVE TABLE

Table with 4 columns: NO., ANGLE, RADIUS, LENGTH, TANGENT. Contains 24 rows of curve data.

CITY

NO.

SHEET

SEE

LANE NO.

SHEET

SEE

TRACT NO. 27288 M.B. 242/75-79

TRACT NO. 27289 M.B. 242/75-79

CC 130

LOT 132 OPEN SPACE

LOT 128 OPEN SPACE

LOT 136 OPEN SPACE

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

TRACT MAP NO. 27289

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C S L ENGINEERING, INC. RIVERSIDE, CA

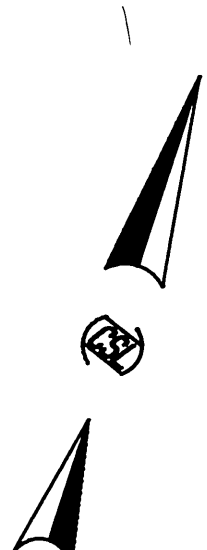
APRIL 1992

LINE TABLE

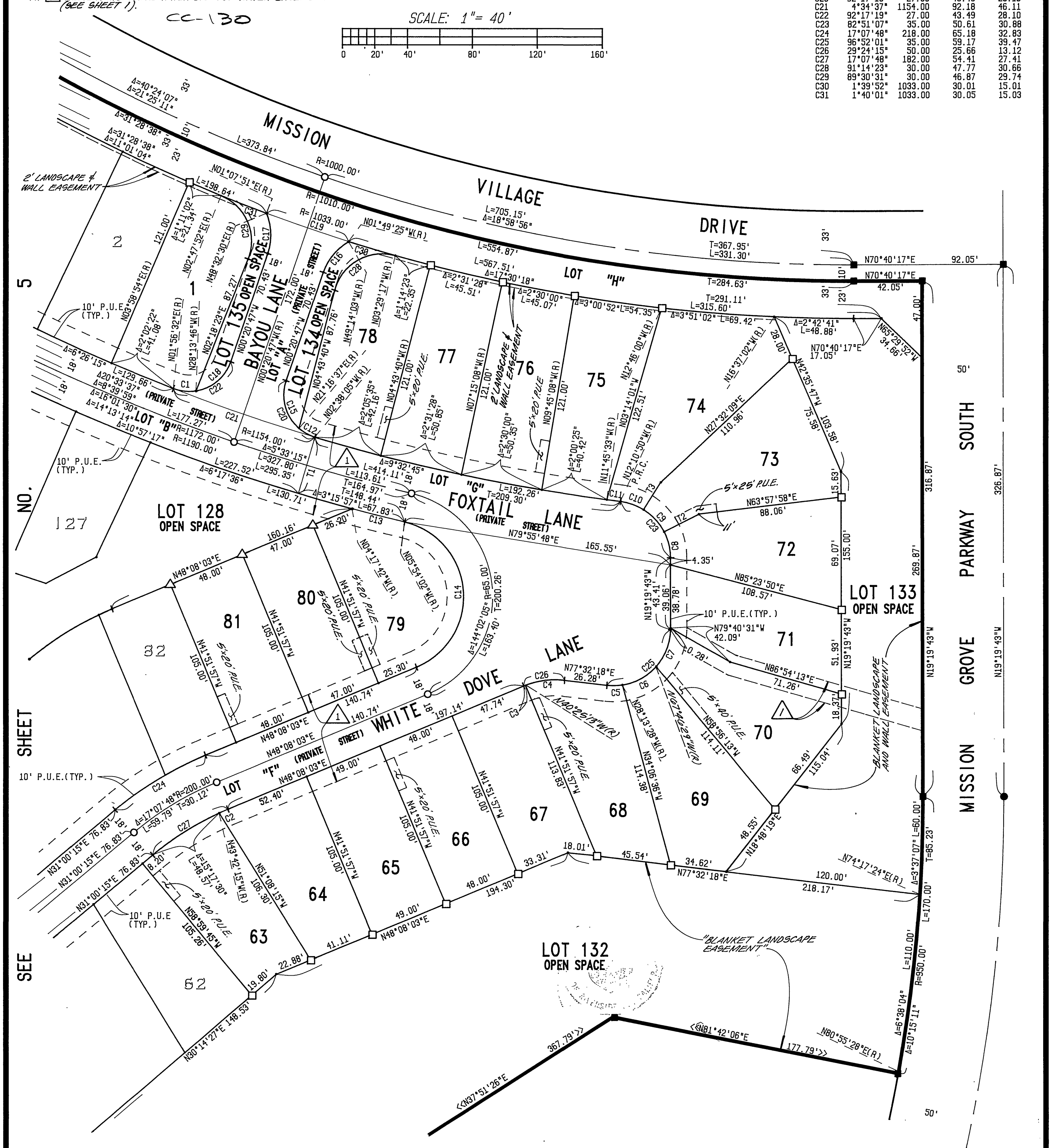
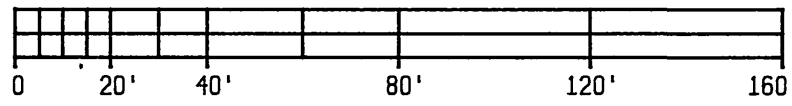
NO.	BEARING	DISTANCE
T1	N 02°38'05"W (R)	36.00
T2	N 43°36'21"E (R)	24.00
T3	N 12°52'14"E (R)	19.75

CURVE TABLE

NO.	ANGLE	RADIUS	LENGTH	TANGENT
C1	30°10'18"	27.00	14.22	7.28
C2	1°50'18"	182.00	5.84	2.92
C3	1°26'44"	50.00	1.26	0.63
C4	27°57'31"	50.00	24.40	12.45
C5	15°45'46"	35.00	9.63	4.85
C6	39°33'01"	35.00	24.16	12.58
C7	41°03'14"	35.00	25.38	13.28
C8	27°03'56"	35.00	16.53	8.42
C9	30°44'07"	35.00	18.78	9.62
C10	25°03'04"	35.00	15.30	7.78
C11	0°25'17"	1154.00	8.49	4.24
C12	23°54'42"	27.00	11.27	5.72
C13	1°36'20"	1190.00	33.35	16.67
C14	144°02'05"	47.00	118.15	144.80
C15	68°22'36"	27.00	32.22	18.34
C16	41°06'44"	35.00	25.11	13.13
C17	41°06'43"	35.00	25.11	13.13
C18	62°07'01"	27.00	29.27	16.26
C19	2°57'16"	1033.00	53.27	26.63
C20	92°17'18"	27.00	43.49	28.10
C21	4°34'37"	1154.00	92.18	46.11
C22	92°17'19"	27.00	43.49	28.10
C23	82°51'07"	35.00	50.61	30.88
C24	17°07'48"	218.00	65.18	32.83
C25	96°52'01"	35.00	59.17	39.47
C26	29°24'15"	50.00	25.66	13.12
C27	17°07'48"	182.00	54.41	27.41
C28	91°14'23"	30.00	47.77	30.66
C29	89°30'31"	30.00	46.87	29.74
C30	1°39'52"	1033.00	30.01	15.01
C31	1°40'01"	1033.00	30.05	15.03



SCALE: 1" = 40'



58

CITY

CC-130

5

NO.

SHEET

SEE

SOUTH PARKWAY GROVE MISSION