

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

TRACT NO. 21167

BEING A SUBDIVISION OF PORTIONS OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

JANUARY, 1997

KEITH INTERNATIONAL, INC.
MORENO VALLEY, CALIFORNIA

RECORDER'S STATEMENT 1998
 FILED THIS 12th DAY OF MAY 1997
 AT 8:00AM. IN BOOK 269 OF MAPS, AT
 PAGES 95-104, AT THE REQUEST OF THE
 CITY CLERK.
 NO. 188789
 FEE \$24.00
 GARY L. ORSO.
 COUNTY ASSESSOR - CLERK - RECORDER
 BY: J. Kegan, DEPUTY
 SUBDIVISION GUARANTEE: CHICAGO TITLE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" THROUGH "G", INCLUSIVE.

WE ALSO HEREBY DEDICATE FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPE AND WALLS THE EASEMENT DESIGNATED AS "LANDSCAPE AND WALL EASEMENT".

WE ALSO HEREBY DEDICATE FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS DESIGNATED AS "5' P.U.E.", "5' X 25' P.U.E." "5' X 30' P.U.E.", "5' X 35' P.U.E.", "5' X 40' P.U.E." AND "5' X 45' P.U.E."

WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN AND SEWER FACILITIES THE EASEMENT DESIGNATED AS "18' STORM DRAIN AND SEWER EASEMENT".

WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES THE EASEMENT DESIGNATED AS "15' DRAINAGE EASEMENT".

WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES THE EASEMENT DESIGNATED AS "20' WATER EASEMENT".

WE ALSO HEREBY DEDICATE TO THE PUBLIC AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 81, INCLUSIVE.

FURTHER, THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 11 THROUGH 14, 17, 18, 25 THROUGH 34, 42, 43, 46, 47 AND 48 ON, OVER AND ACROSS LEHIGH LANE, CORNELL AVENUE, STANFORD AVENUE, AND BOX SPRINGS BOULEVARD ADJOINING SAID LOTS.

WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION

R. L. Lapointe, Jr.
R. L. LAPOINTE, JR., VICE PRESIDENT

Courtney B. Boscoe
COURTNEY B. BOSCOE, VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } s.s.
COUNTY OF ORANGE }
ON 10-24-97, 1997, BEFORE ME, CAROLYN S. AGNEW PERSONALLY APPEARED R. L. LAPOINTE, JR. AND COURTNEY B. BOSCOE PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
Carolyn S. Agnew
NOTARY PUBLIC IN AND FOR SAID STATE
CAROLYN S. AGNEW
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.
MY COMMISSION EXPIRES 12-16-98.

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY PETRA GEOTECHNICAL, INC. ON JUNE 26, 1996, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953.

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, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 296,700.00.

DATED: 4-6, 1998

PAUL McDONNELL
R. WAYNE WATTS, COUNTY TAX COLLECTOR
BY: Dail Ashburn, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 296,700.00 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 THE 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: May 8, 1998

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: Dona Kew Smith
DEPUTY

CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: _____ DEPUTY

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, EXCEPT THE BONDS OF COMMUNITY FACILITIES DISTRICT NO. 90-1. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 4/6/98

JERRY ROGERS
CITY TREASURER
BY: Mr. Hawley

ABANDONMENT NOTE

THE FOLLOWING EASEMENT IS HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT.

THAT CERTAIN ROAD AND WATER MAIN EASEMENT GRANTED APRIL 22, 1960 AS INSTRUMENT NO. 36229, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF TEN (10) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING JANUARY OF 1997; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN WITHIN ONE (1) YEAR OF THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 2.3, 1998

Lawrence L. Truman
LAWRENCE L. TRUMAN, L.S. 5346
EXPIRES 12-31-99



CITY ENGINEER'S STATEMENT

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. 21167 WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON DECEMBER 5, 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 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 TIME FOR COMPLETING THE SAME.

DATED: 4-23, 1998

RICHARD D. MCGRATH
CITY ENGINEER
R.C.E. 31952
EXPIRES 12-31-00
BY: Richard D. McGrath

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP, CONSISTING OF TEN (10) SHEETS, BE, AND THE SAME IS HEREBY ACCEPTED AS, THE FINAL MAP OF TRACT NO. 21167.

LOTS "A" THROUGH "G", INCLUSIVE, ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENT DESIGNATED AS "LANDSCAPE AND WALL EASEMENT" IS HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPE AND WALLS.

THE EASEMENTS DESIGNATED AS "5' P.U.E.", "5' X 25' P.U.E.", "5' X 30' P.U.E.", "5' X 35' P.U.E.", "5' X 40' P.U.E." AND "5' X 45' P.U.E." ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES.

THE EASEMENT DESIGNATED AS "18' STORM DRAIN AND SEWER EASEMENT" IS HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN AND SEWER FACILITIES.

THE EASEMENT DESIGNATED AS "15' DRAINAGE EASEMENT" IS HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

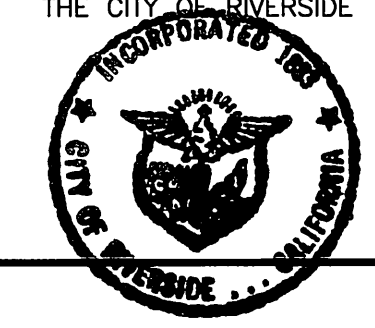
THE EASEMENT DESIGNATED AS "20' WATER EASEMENT" IS HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES.

AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 81, INCLUSIVE, IS HEREBY ACCEPTED.

VEHICULAR AND PEDESTRIAN ACCESS RIGHTS AS RELEASED AND RELINQUISHED ARE HEREBY ACCEPTED.

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 FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 5th DAY OF May, 1998.



COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA.
BY: Colleen Nicol

M.B. 269 / 95

M.B. 269 / 95

269 / 95

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

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JANUARY, 1997

KEITH INTERNATIONAL, INC.
MORENO VALLEY, CALIFORNIA

UTILITIES EASEMENTS 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 AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES RECORDED 11-22-89 AS INSTRUMENT NO. 410668, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PUBLIC UTILITY EASEMENT PER INST. NOS. 118696 AND 118697, REC. 9-30-64, O.R. RIV. CO.

EASEMENT FOR PUBLIC UTILITY FACILITIES PER INST. NO. 387473, REC. 10-9-96, O.R., RIV. CO.

EASEMENT FOR WATERLINE FACILITIES PER INST. NO. 387486, REC. 10-9-96, O.R., RIV. CO.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED APRIL 9, 1998

BY: Dexter P. Wintzfeld

SIGNATURE OMISSIONS

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

EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF PACIFIC TELEPHONE (SUCCESSOR-IN-INTEREST TO CALIFORNIA TELEPHONE COMPANY) PER BOOK 770, PAGE 341, REC. 9-7-46, O.R. RIV. CO. SAID EASEMENT IS BLANKET IN NATURE.

EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER INST. NO. 16391, REC. 2-7-64, O.R., RIV. CO.

EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES IN FAVOR OF THE COUNTY RIVERSIDE PER INST. NO. 271610, REC. 10-29-86, O.R., RIV. CO.

EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER INST. NOS. 118696 AND 118697, REC. 9-30-64, O.R., RIV. CO.

EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY (SUCCESSOR-IN-INTEREST TO CALIFORNIA ELECTRIC POWER COMPANY) PER BOOK 526, PAGE 587, REC. 2-3-42, O.R., RIV. CO.

EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES IN FAVOR OF HUTTON ASSOCIATES (SUCCESSOR-IN-INTEREST TO SUN GOLD, INC.) PER INST. NO. 33118, REC. 2-25-81, O.R., RIV. CO. CANNOT BE LOCATED FROM RECORD.

EASEMENT FOR LANDSCAPE AND WALLS IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 387487, REC. 10-9-96, O.R., RIV. CO.

HARRIET F. SMITH AND H. RUSSELL SMITH, TRUSTEE FOR THE ELDEN SMITH TRUST, UNDER DECLARATION OF TRUST DATED AUGUST 27, 1964, AS TO AN UNDIVIDED 20% INTEREST, SUN GOLD, INC., A CALIFORNIA CORPORATION, AS TO AN UNDIVIDED 20% INTEREST, AND VIRG AND CO., A PARTNERSHIP, AS TO AN UNDIVIDED 60% INTEREST, OWNERS OF ONE-HALF OF ANY AND ALL OIL, GAS AND OTHER MINERAL RIGHTS, PER INST. NOS. 10976 AND 10977, REC. 2-9-67, AND INST. NO. 12168, REC. 2-14-67, ALL OF O.R., RIV. CO.

SUN GOLD INC., A CALIFORNIA CORPORATION, OWNER OF ONE-HALF OF ANY AND ALL OIL, GAS AND OTHER MINERAL AND MINERAL RIGHTS PER INST. NO. 63434, REC. 7-18-60, O.R., RIV. CO.

OFFER OF DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES PER INST. NO. 387472, REC. 10-9-96, O.R. RIV. CO.

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

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED APRIL 9, 1998

BY: Dexter P. Wintzfeld

M.B. 269 / 96

M.B. 269 / 96

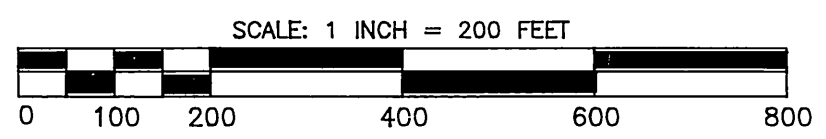
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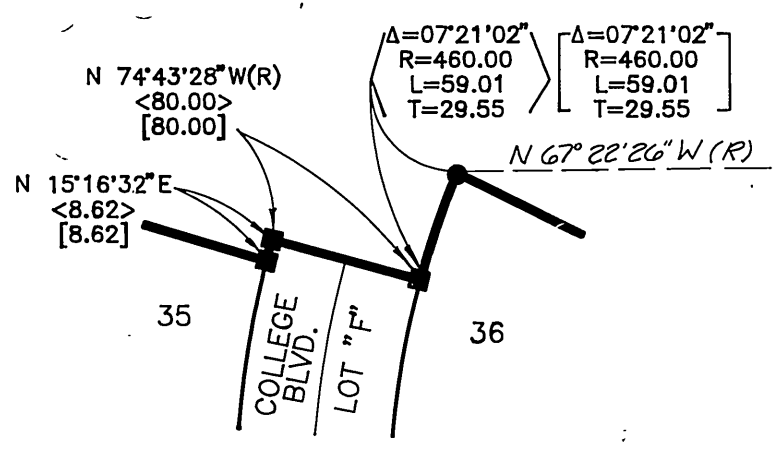
KEITH INTERNATIONAL, INC.
MORENO VALLEY, CALIFORNIA



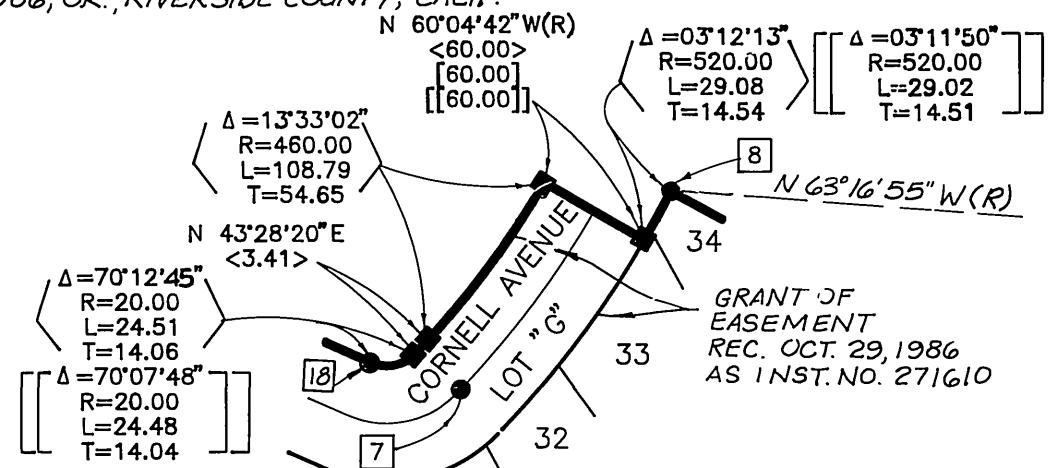
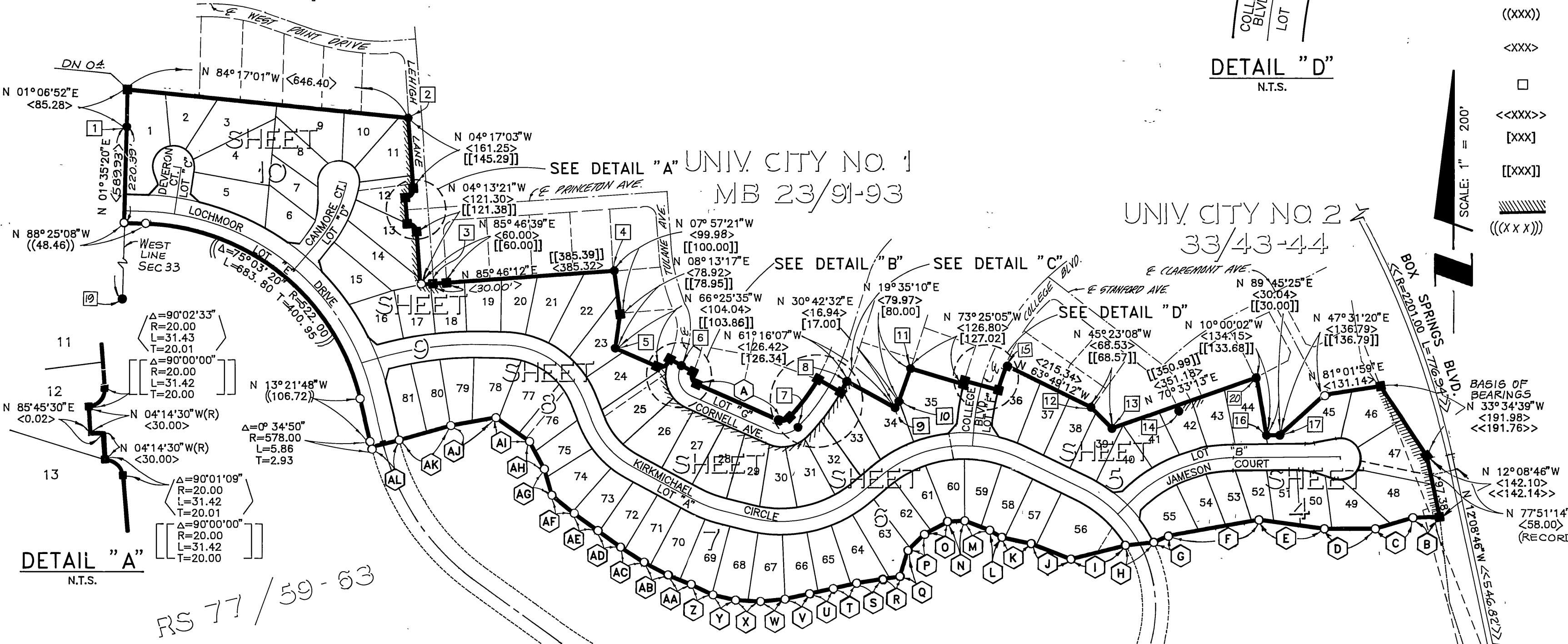
SURVEYOR'S NOTES

- SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED L5 5346 AT ALL REAR LOT CORNERS & ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- SET NAIL AND TAG MARKED L5 5346 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THIS TRACT CONTAINS 26.518 ACRES.
- BASIS OF BEARINGS IS THAT CERTAIN COURSE IN THE WESTERLY LINE OF BOX SPRINGS BOULEVARD SHOWN ON A MAP FILED IN BOOK 77, PAGES 59 THROUGH 63, INCLUSIVE OF RECORD OF SURVEYS AS BEING NORTH 33°34'39" WEST, 191.98 FEET.
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED L5 5346, FLUSH.
- INDICATES FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED RCE 14232, FLUSH, PER R.S. 77/59-63, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- ((XXX)) INDICATES RECORD AND MEASURED DATA PER INSTRUMENT NO. 333372, RECORDED DECEMBER 30, 1986, O.R., RIVERSIDE COUNTY, CALIFORNIA.
- <XXX> INDICATES RECORD AND MEASURED DATA PER RS 77/59-63, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES SET SPIKE AND WASHER STAMPED L5 5346, FLUSH.
- <<XXX>> INDICATES RECORD DATA PER RIVERSIDE COUNTY SURVEY FILE 204/343-344.
- [XXX] INDICATES RECORD DATA PER MAP OF UNIVERSITY CITY UNIT NO. 1, ON FILE IN BOOK 23, AT PAGES 91 THRU 93, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- [[XXX]] INDICATES RECORD DATA PER MAP OF UNIVERSITY CITY UNIT NO. 2, ON FILE IN BOOK 33, AT PAGES 43 AND 44, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- ||||| INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.
- ((XXX)) INDICATES RECORD DATA PER INST. NO. 271610, RECORD: OCT. 29 1986, OR, RIVERSIDE COUNTY, CALIF.

UNIVERSITY CITY UNIT NO. 2
MB 33/43-44



DETAIL "D"
N.T.S.



DETAIL "C"
N.T.S.

DETAIL "A"
N.T.S.

RS 77/59-63

FOUND MONUMENT DESCRIPTIONS:

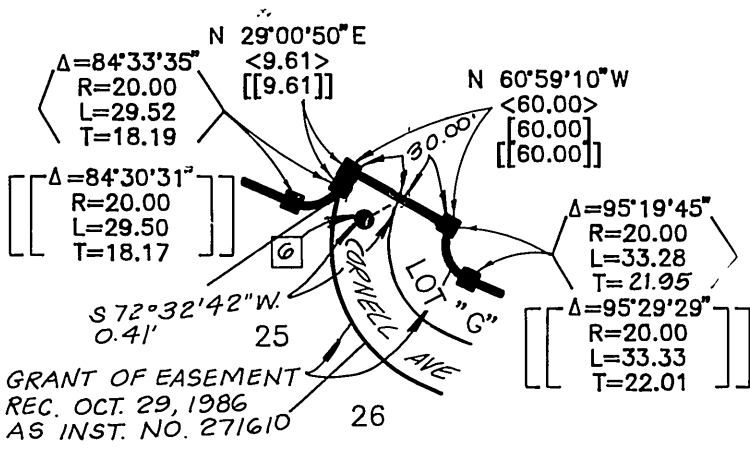
- 1 FD. 1" I.P. TAGGED R.C.E. 14232, UP 6" E'LY 1/4 COR. SEC. 32 PER RS 77/59-63
- 2 FD. 1" I.P. TAGGED R.C.E. 14232, DN. 0.3' ACCEPTED AS SE CORNER LOT 28, MB 33/43-44, RS 77/59-63
- 3 FD. 3/4" I.P. TAGGED R.C.E. 14232, DN. 4" ACCEPTED AS CENTERLINE LEHIGH LANE AND TRACT BOUNDARY PER MB 33/43-44, RS 77-59-63
- 4 FD. 3/4" I.P. TAGGED R.C.E. 16757, DN. 12" ACCEPTED AS SW CORNER LOT 11, MB 33/43-44, RS 77/59-63
- 5 FD. 1" I.P. TAGGED R.C.E. 16757, DN. 13" ACCEPTED AS SW CORNER LOT 9, MB 33/43-44, RS 77/59-63
- 6 FD. 3/4" I.P. DN. 14" ACCEPTED AS CENTERLINE INTERSECTION TULANE AVENUE AND TRACT BOUNDARY PER MB 33/43-44, MB 23/91-93, RS 77/59-63
- 7 FD. NAIL AND TAG STAMPED R.C.E. 14232, FLUSH, ACCEPTED AS CENTERLINE OF CORNELL AVENUE PRODUCED, PER RS 77/59-63
- 8 FD. 1" I.P. TAGGED R.C.E. 9876, FLUSH, ACCEPTED AS W'LY CORNER LOT 80 MB 23/91-93, PER RS 77/59-63, DN. 0.3'
- 9 FD. 1" I.P. TAGGED R.C.E. 9876 DN. 0.3' ACCEPTED AS S'LY CORNER LOT 80, MB 23/91-93, PER RS 77/59-63
- 10 FD. 1" I.P. TAGGED R.C.E. 9876 DN. 4" ACCEPTED AS ANGLE POINT IN LOT 80, MB 23/91-93, PER RS 77/59-63
- 11 FD. 3/4" I.P. W/ TAG R.C.E. 9876, FLUSH, ACCEPTED AS W'LY CORNER LOT 79, MB 23/91-93, PER RS 77/59-63, DN. 3"
- 12 FD. NAIL AND TAG STAMPED R.C.E. 862 IN CONC. FOOTING, FLUSH, ACCEPTED AS W'LY CORNER OF LOT 8, MB 33/43-44, PER RS 77/59-63
- 13 FD. 1" I.P. WITH PLASTIC PLUG STAMPED L5 3018, FLUSH, ACCEPTED AS S'LY CORNER OF LOT 8, MB 33/43-44, PER RS 77/59-63
- 14 FD. 3/4" I.P. TAGGED R.C.E. 862 DN. 4" PER RS 77/59-63
- 15 FD. 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 26406, FLUSH NO REF., ACCEPTED AS THE MOST WESTERLY COR. LOT 3 MB 33/43-44
- 16 FD. 3/4" I.P. TAGGED R.C.E. 862 DN. 5", ACCEPTED AS CORNER OF LOT 5, MB 33/43-44, PER RS 77/59-63
- 17 FD. 3/4 I.P. NO TAG, DN. 2", ACCEPTED AS CORNER OF LOT 5, MB 33/43-44, PER RS 77/59-63, SET TAG R.C.E. 30534
- 18 FD. 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 26406, FLUSH, NO REF., ACCEPTED AS THE SW'LY CORNER OF LOT 79 MB 23/91-93
- 19 FD. 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 11842 IN LIEU OF R.C.E. TAG 14232 PER RS 77/59-63, ACCEPTED AS A POINT ON THE WEST LINE OF SEC. 33
- 20 FD. SPIKE & TAG STAMPED L5 4343 ON GRANITE OUTCROP, ACCEPTED AS CORNER OF LOT 5, MB 33/43-44, PER RS 77/59-63

LINE DATA

BEARING	DISTANCE
N 66°18'55"W	<205.12>
N 88°06'20"E	61.90
N 73°20'19"E	88.42
N 89°52'51"E	117.99
N 82°10'57"W	150.84
N 79°54'43"E	210.24
N 65°37'38"E	37.82
N 83°29'24"E	64.81
N 76°00'11"E	129.05
N 68°49'25"W	98.01
N 78°02'40"W	68.40
N 59°22'56"W	32.08
N 68°55'58"W	60.89
N 86°26'38"E	39.29
N 61°49'13"E	60.89
N 45°32'54"E	53.28
N 16°49'02"E	62.72
N 82°13'34"E	39.43
N 80°51'44"E	59.72

LINE DATA

BEARING	DISTANCE
N 77°04'30"E	56.19
N 77°36'27"E	55.00
N 77°28'37"E	58.00
N 83°57'42"E	56.57
N 86°30'05"W	57.48
N 77°15'47"W	52.69
N 64°43'23"W	55.37
N 68°06'07"W	58.02
N 62°01'36"W	61.75
N 57°09'44"W	64.20
N 54°14'42"W	65.39
N 54°16'03"W	65.50
N 51°07'06"W	65.80
N 16°01'54"W	62.64
N 28°24'08"W	72.00
N 54°38'57"W	94.67
N 79°42'29"E	105.22
N 74°01'12"E	121.98
N 76°03'22"E (R)	66.00



DETAIL "B"
N.T.S.

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

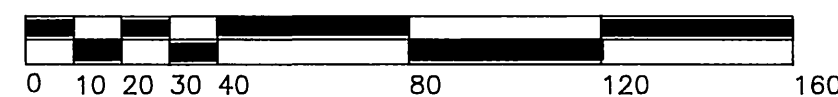
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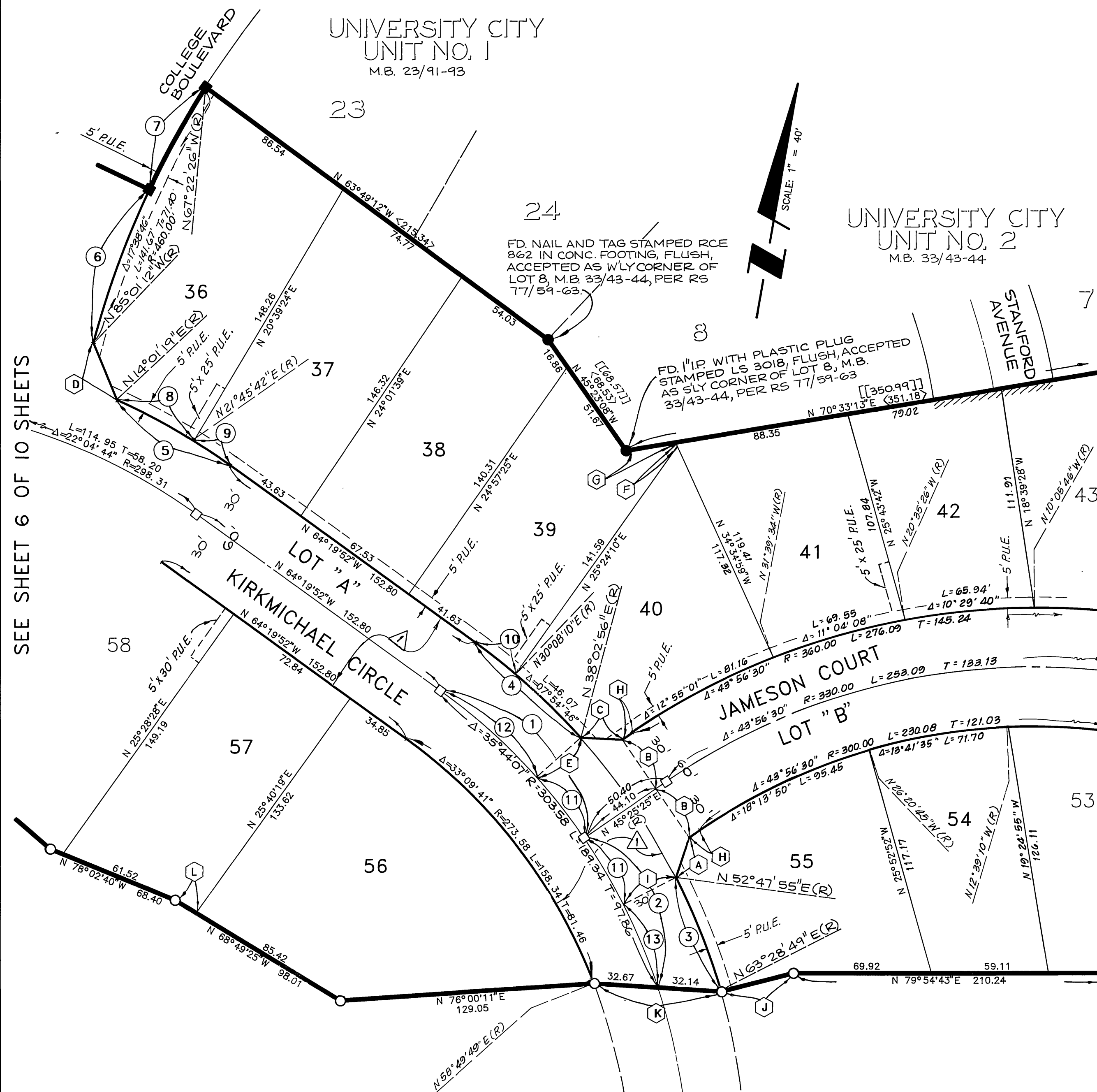
KEITH INTERNATIONAL, INC.
MORENO VALLEY, CALIFORNIA

SCALE: 1 INCH = 40 FEET



UNIVERSITY CITY
UNIT NO. 1
M.B. 23/91-93

UNIVERSITY CITY
UNIT NO. 2
M.B. 33/43-44



SURVEYOR'S NOTES

SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5346 AT ALL REAR LOT CORNERS & ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.

SET NAIL AND TAG MARKED LS 5346 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

THIS TRACT CONTAINS 26.518 ACRES.

BASIS OF BEARINGS IS THAT CERTAIN COURSE IN THE WESTERLY LINE OF BOX SPRINGS BOULEVARD SHOWN ON A MAP FILED IN BOOK 77, PAGES 59 THROUGH 63, INCLUSIVE OF RECORD OF SURVEYS AS BEING NORTH 33°34'39" WEST, 191.98 FEET.

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5346, FLUSH.
- INDICATES FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED R.C.E. 14232, FLUSH, PER R.S. 77/59-63, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- ((XXX)) INDICATES RECORD AND MEASURED DATA PER INSTRUMENT NO. 333372, RECORDED DECEMBER 30, 1986, O.R., RIVERSIDE COUNTY, CALIFORNIA.
- <XXX> INDICATES RECORD AND MEASURED DATA PER RS 77/59-63, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES SET SPIKE AND WASHER STAMPED LS 5346, FLUSH.
- <<XXX>> INDICATES RECORD DATA PER RIVERSIDE COUNTY SURVEY FILE 204/343-344.
- [XXX] INDICATES RECORD DATA PER MAP OF UNIVERSITY CITY UNIT NO. 1, ON FILE IN BOOK 23, AT PAGES 91 THRU 93, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- [[XXX]] INDICATES RECORD DATA PER MAP OF UNIVERSITY CITY UNIT NO. 2, ON FILE IN BOOK 33, AT PAGES 43 AND 44, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- ▨▨▨▨▨▨ INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.
- △ EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES IN FAVOR OF THE CITY OF RIVERSIDE RECORD 11-22-89 AS INSTRUMENT NUMBER 410668 O.R. RIVERSIDE COUNTY

LINE DATA

POINT	BEARING	DISTANCE
A	N 08°10'43"E	21.18
B	N 44°34'35"W	30.00
C	N 82°40'08"E	21.18
D	N 32°42'14"W	31.20
E	N 38°02'56"E(R)	30.00
F	N 34°34'59"W	2.09
G	N 70°33'13"E	25.53
H	N 45°25'25"E	6.30
I	N 52°47'55"E(R)	30.00
J	N 65°37'38"E	37.82
K	N 83°29'24"E	64.81
L	N 68°49'25"W	12.59

CURVE DATA

POINT	DELTA	RADIUS	LENGTH	TANGENT
1	19°45'17"	303.58	104.67	52.86
2	15°58'50"	303.58	84.67	42.61
3	10°40'54"	333.58	62.19	31.19
4	12°22'48"	333.58	72.08	36.18
5	11°38'49"	328.31	66.74	33.48
6	10°17'44"	460.00	82.66	41.44
7	<07°21'02">	460.00	59.01	29.55
8	07°44'23"	328.31	44.35	22.21
9	03°54'26"	328.31	22.39	11.20
10	04°28'02"	333.58	26.01	13.01
11	07°22'29"	303.58	39.07	19.56
12	12°22'48"	303.58	65.60	32.98
13	08°36'20"	303.58	45.60	22.84

SEE SHEET 6 OF 10 SHEETS

SEE SHEET 4 OF 10 SHEETS

M.B. 269/99

M.B. 269/99

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

TRACT NO. 21167

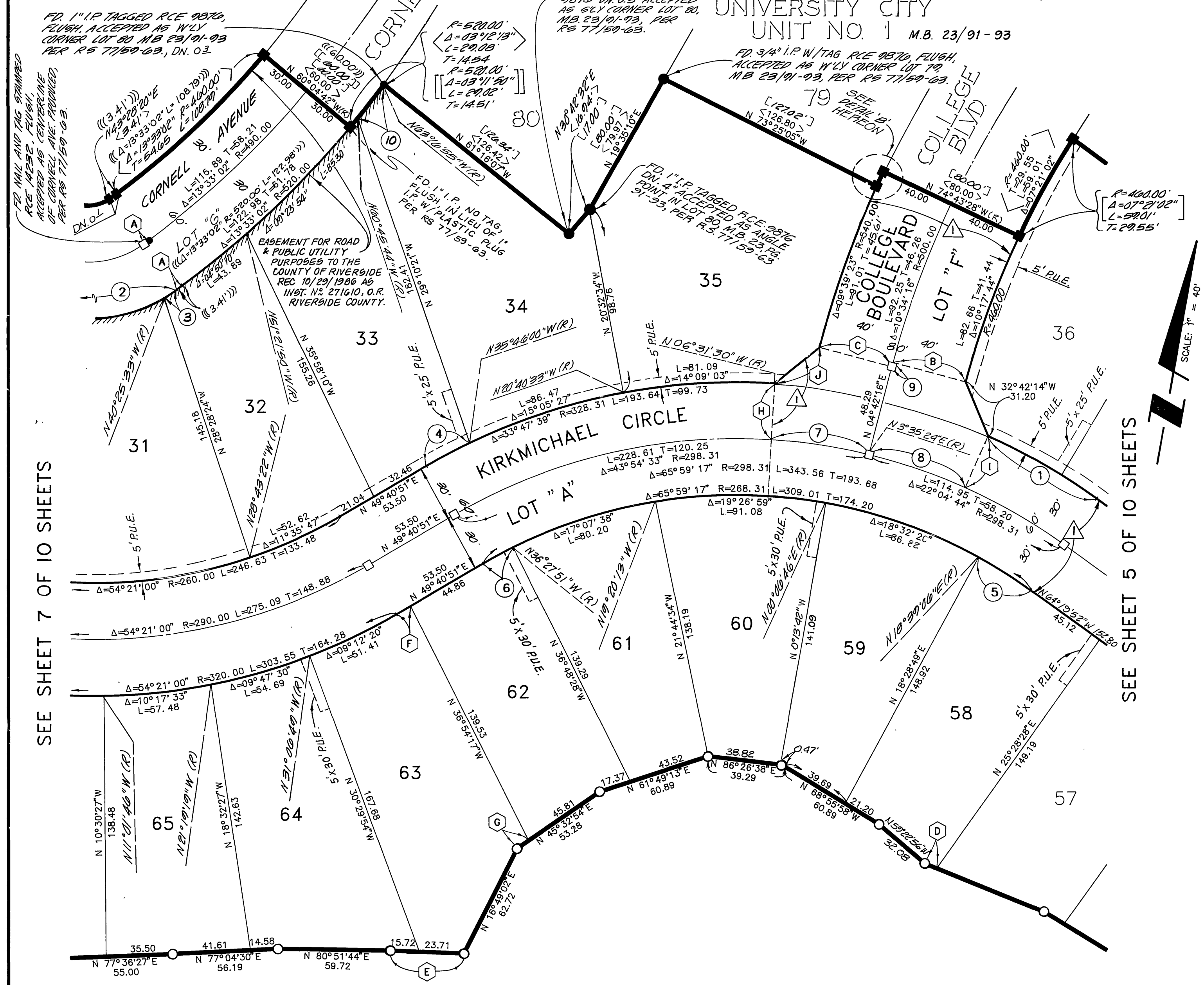
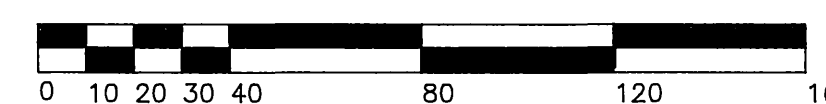
BEING A SUBDIVISION OF PORTIONS OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

JANUARY, 1997

KEITH INTERNATIONAL, INC.
MORENO VALLEY, CALIFORNIA

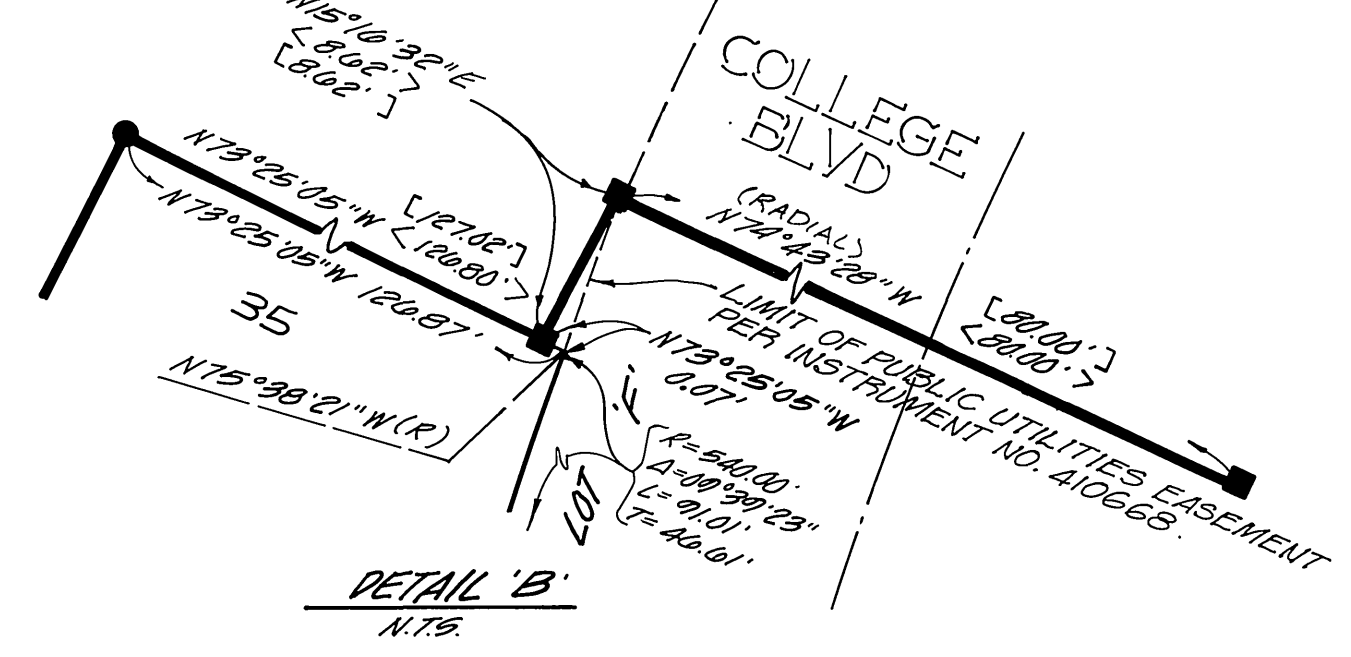
UNIVERSITY CITY UNIT NO. 1 M.B. 23/91-93

SCALE: 1 INCH = 40 FEET



SURVEYOR'S NOTES

- SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED L6 5346 AT ALL REAR LOT CORNERS & ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- SET NAIL AND TAG MARKED L6 5346 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THIS TRACT CONTAINS 26.518 ACRES.
- BASIS OF BEARINGS IS THAT CERTAIN COURSE IN THE WESTERLY LINE OF BOX SPRINGS BOULEVARD SHOWN ON A MAP FILED IN BOOK 77, PAGES 59 THROUGH 63, INCLUSIVE OF RECORD OF SURVEYS AS BEING NORTH 33°34'39" WEST, 191.98 FEET.
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED L6 5346, FLUSH.
- INDICATES FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED R.C.E. 14232, FLUSH, PER R.S. 77/59-63, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. UNLESS NOTED OTHERWISE.
- (XXX) INDICATES RECORD AND MEASURED DATA PER INSTRUMENT NO. 333372, RECORDED DECEMBER 30, 1986, O.R., RIVERSIDE COUNTY, CALIFORNIA.
- <XXX> INDICATES RECORD AND MEASURED DATA PER RS 77/59-63, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES SET SPIKE AND WASHER STAMPED LS 5346, FLUSH.
- <<XXX>> INDICATES RECORD DATA PER RIVERSIDE COUNTY SURVEY FILE 204/343-344.
- [XXX] INDICATES RECORD DATA PER MAP OF UNIVERSITY CITY UNIT NO. 1, ON FILE IN BOOK 23, AT PAGES 91 THRU 93, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- [[XXX]] INDICATES RECORD DATA PER MAP OF UNIVERSITY CITY UNIT NO. 2, ON FILE IN BOOK 33, AT PAGES 43 AND 44, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- (["XXX"]) INDICATES RECORD DATA PER INSTRUMENT NO. 271610, RECORDED OCT. 29, 1986, O.R. RIVERSIDE COUNTY, CALIF.
- △ EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES IN FAVOR OF THE CITY OF RIVERSIDE REC. 11-22-89 AS INST. NO. 410608 O.R. RIV.CO.
- ▨ INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.



SEE SHEET 5 OF 10 SHEETS

SEE SHEET 7 OF 10 SHEETS

LINE DATA

POINT	BEARING	DISTANCE
○		
A	N 43° 28' 20" E	3.41
B	N 85° 01' 12" W (R)	40.00
C	N 85° 17' 44" W (R)	40.00
D	N 78° 02' 40" W	6.88
E	N 82° 13' 34" E	39.43
F	N 49° 40' 51" E	8.64
G	N 45° 32' 54" E	7.47
H	N 06° 31' 30" W (R)	30.00
I	N 14° 01' 19" E (R)	30.00
J	N 41° 11' 04" E	30.50

CURVE DATA

POINT	DELTA	RADIUS	LENGTH	TANGENT
○				
①	11° 38' 49"	328.31	66.74	33.48
②	70° 12' 45"	80.00	98.04	56.24
③	06° 06' 07"	80.00	8.52	4.26
④	04° 33' 09"	328.31	26.09	13.05
⑤	07° 01' 02"	268.31	32.86	16.45
⑥	03° 51' 18"	268.31	18.05	9.03
⑦	10° 06' 54"	298.31	52.66	26.40
⑧	10° 25' 55"	298.31	54.31	27.23
⑨	00° 16' 32"	500.00	2.41	1.20
⑩	02° 31' 11"	520.00	22.87	11.44

M.B. 269 / 100

M.B. 269 / 100

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

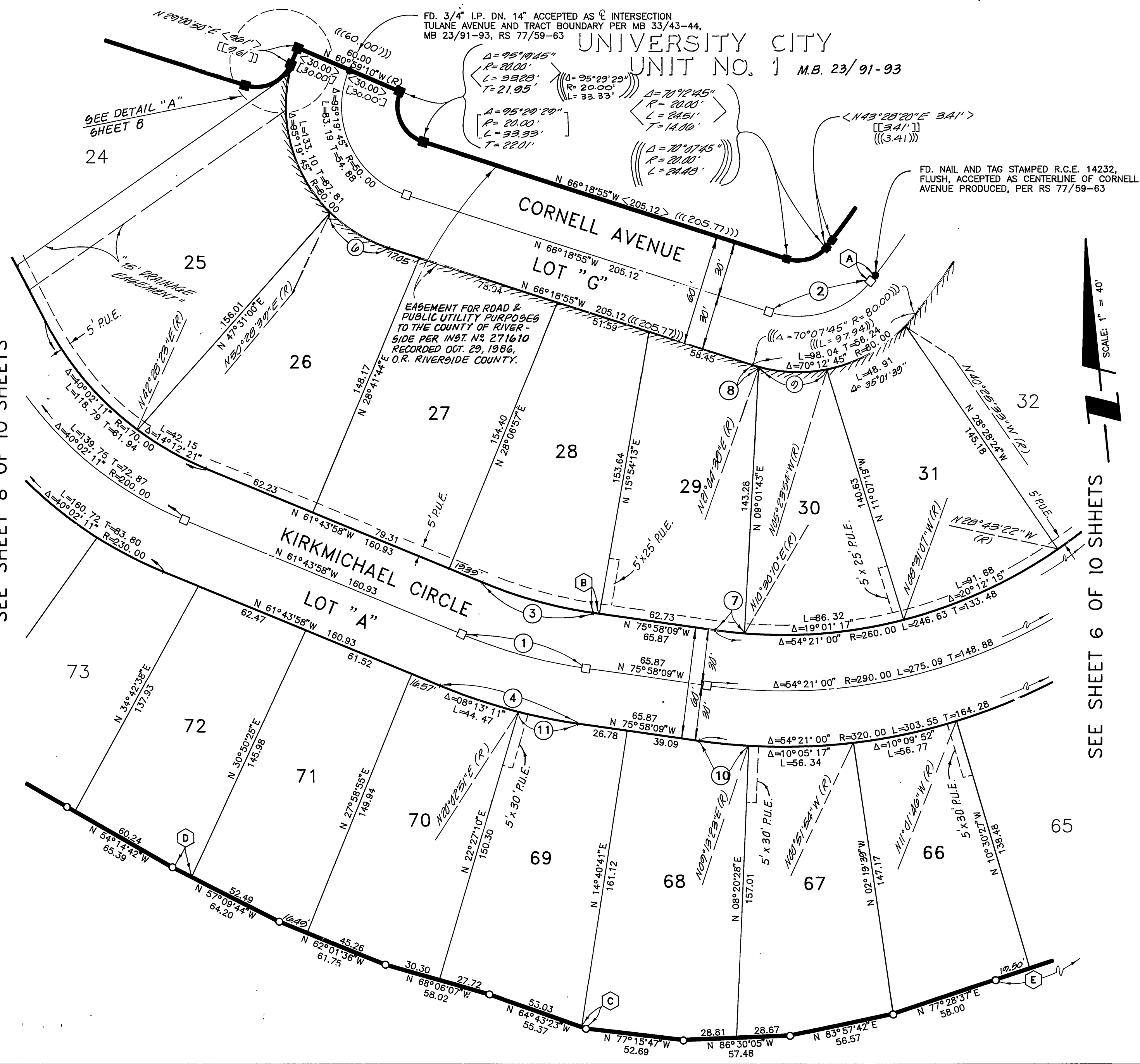
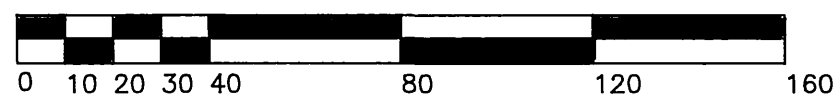
TRACT NO. 21167

BEING A SUBDIVISION OF PORTIONS OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

JANUARY, 1997

KEITH INTERNATIONAL, INC.
MORENO VALLEY, CALIFORNIA

SCALE: 1 INCH = 40 FEET



SURVEYOR'S NOTES

SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5346 AT ALL REAR LOT CORNERS & ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.

SET NAIL AND TAG MARKED LS 5346 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

THIS TRACT CONTAINS .26518 ACRES.

BASIS OF BEARINGS IS THAT CERTAIN COURSE IN THE WESTERLY LINE OF BOX SPRINGS BOULEVARD SHOWN ON A MAP FILED IN BOOK 77, PAGES 59 THROUGH 63, INCLUSIVE OF RECORD OF SURVEYS AS BEING NORTH 33°34'39" WEST, 191.98 FEET.

● INDICATES FOUND MONUMENT AS NOTED.

○ INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5346, FLUSH.

■ INDICATES FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED R.C.E. 14232, FLUSH, PER R.S. 77/59-63, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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((XXX)) INDICATES RECORD DATA PER INSTRUMENT NO. 271610, RECORDED OCT. 29, 1986, O.R., RIVERSIDE COUNTY, CALIF.

||||| INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.

LINE DATA

POINT	BEARING	DISTANCE
(A)	N 43°28'20"E	3.41
(B)	N 75°58'09"W	3.14
(C)	N 64°43'23"W	2.34
(D)	N 57°09'44"W	11.71
(E)	N 77°36'27"E	55.00

CURVE DATA

POINT	DELTA	RADIUS	LENGTH	TANGENT
(1)	14°14'11"	280.00	69.57	34.97
(2)	70°12'45"	50.00	61.27	35.15
(3)	14°14'11"	250.00	62.12	31.22
(4)	14°14'11"	310.00	77.03	38.71
(5)	06°01'00"	310.00	32.55	16.29
(6)	26°47'34"	80.00	37.41	19.05
(7)	03°31'41"	260.00	16.01	8.01
(8)	02°36'27"	80.00	3.64	1.82
(9)	26°28'32"	80.00	36.97	18.82
(10)	04°48'28"	320.00	26.85	13.43
(11)	06°01'00"	310.00	32.55	16.29

SEE SHEET 8 OF 10 SHEETS

SEE SHEET 6 OF 10 SHEETS

M.B. 269 / 101

M.B. 269 / 101

CITY

269 / 102

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

SHEET 8 OF 10 SHEETS

TRACT NO. 21167

BEING A SUBDIVISION OF PORTIONS OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

JANUARY, 1997

KEITH INTERNATIONAL, INC.
MORENO VALLEY, CALIFORNIA

SCALE: 1 INCH = 40 FEET

FD. 3/4" I.P. DN. 12" TAGGED R.C.E. 16757,
ACCEPTED AS SW CORNER LOT 11 MB 33/43-44,
RS 77/59-63

UNIVERSITY CITY
UNIT NO. 2
MB 33/43-44

FD. 1" I.P. DN. 13" TAGGED R.C.E. 16757,
ACCEPTED AS SW CORNER LOT 9, MB 33/43-44,
RS 77/59-63

SURVEYOR'S NOTES

SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED L6 5346 AT ALL REAR LOT CORNERS & ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.

SET NAIL AND TAG MARKED L6 5346 1/2" TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

THIS TRACT CONTAINS 26.518 ACRES.

BASIS OF BEARINGS IS THAT CERTAIN COURSE IN THE WESTERLY LINE OF BOX SPRINGS BOULEVARD SHOWN ON A MAP FILED IN BOOK 77, PAGES 59 THROUGH 63, INCLUSIVE OF RECORD OF SURVEYS AS BEING NORTH 33°34'39" WEST, 191.98 FEET.

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- ||||| INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.

SEE SHEET 7 OF 10 SHEETS

DETAIL "A" CURVE DATA

⑦ Δ = 95°19'45"
R = 80.00'
L = 133.10'
T = 87.81'

⑧ ((Δ = 95°29'29"))
L = 133.33'

LINE DATA

CURVE DATA

BEARING	DISTANCE	DELTA	RADIUS	LENGTH	TANGENT
N 54°38'57"W	7.55	16°51'59"	830.00	244.33	123.06
N 54°14'42"W	5.15	01°22'08"	770.00	18.40	9.20
N 51°07'06"W	4.97	13°16'21"	170.00	39.38	19.78
N 61°43'58"W	20.36	22°10'17"	170.00	65.78	33.31
N 21°41'47"W	15.14	95°19'45"	80.00	133.10	87.81
N 21°41'47"W	34.14	06°57'27"	170.00	20.64	10.33

M.B. 269 / 102

M.B. 269 / 102

SEE SHEET 9 OF 10 SHEETS

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

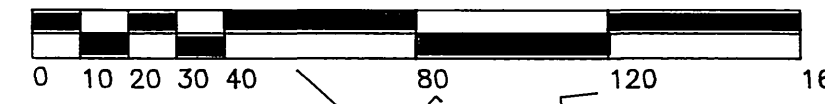
TRACT NO. 21167

BEING A SUBDIVISION OF PORTIONS OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

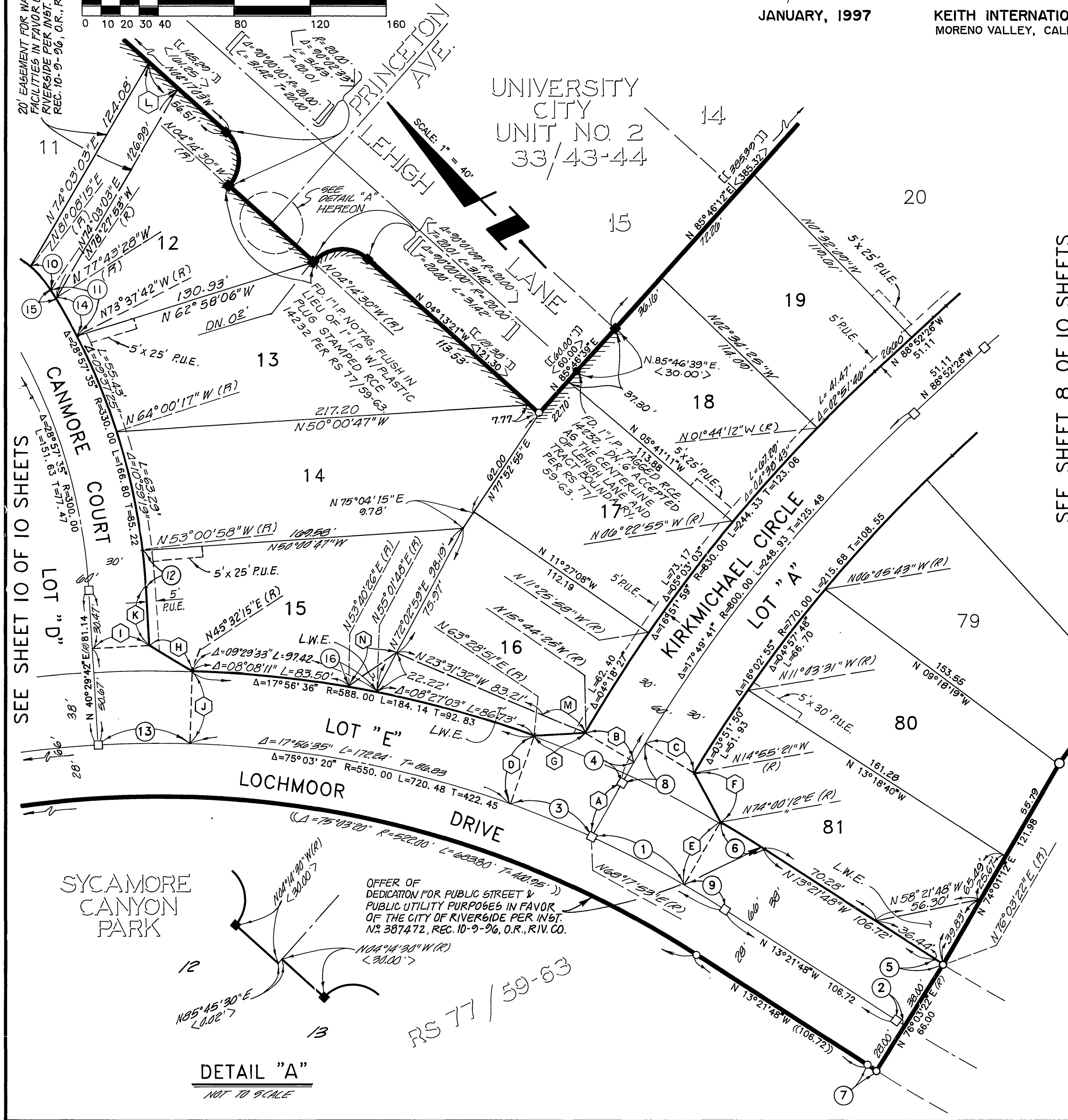
JANUARY, 1997

KEITH INTERNATIONAL, INC.
MORENO VALLEY, CALIFORNIA

SCALE: 1 INCH = 40 FEET



20' EASEMENT FOR WATERLINE FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 387486, REC. 10-9-96, O.R., R.I.V. CO.



UNIVERSITY CITY UNIT NO. 2
33/43-44

SEE SHEET 8 OF 10 SHEETS

SURVEYOR'S NOTES

SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED L6 5346 AT ALL REAR LOT CORNERS & ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.

SET NAIL AND TAG MARKED L6 5346 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.

THIS TRACT CONTAINS 26.518 ACRES.

BASIS OF BEARINGS IS THAT CERTAIN COURSE IN THE WESTERLY LINE OF BOX SPRINGS BOULEVARD SHOWN ON A MAP FILED IN BOOK 77, PAGES 59 THROUGH 63, INCLUSIVE OF RECORD OF SURVEYS AS BEING NORTH 33°34'39" WEST, 191.98 FEET.

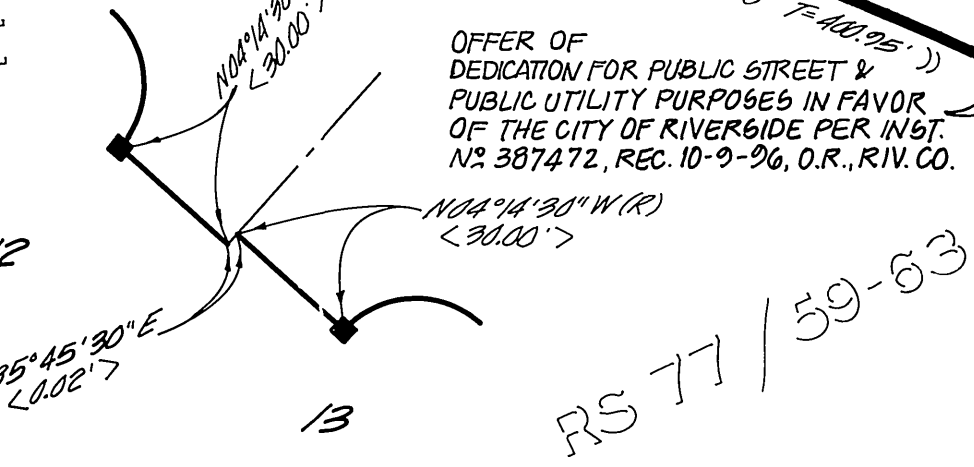
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED L6 5346, FLUSH.
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- ((XXX)) INDICATES RECORD AND MEASURED DATA PER INSTRUMENT NO. 333372, RECORDED DECEMBER 30, 1986, O.R., RIVERSIDE COUNTY, CALIFORNIA.
- <XXX> INDICATES RECORD AND MEASURED DATA PER RS 77/59-63, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES SET SPIKE AND WASHER STAMPED LS 5346, FLUSH.
- <<XXX>> INDICATES RECORD DATA PER RIVERSIDE COUNTY SURVEY FILE 204/343-344.
- [XXX] INDICATES RECORD DATA PER MAP OF UNIVERSITY CITY UNIT NO. 1, ON FILE IN BOOK 23, AT PAGES 91 THRU 93, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- [XXX] INDICATES RECORD DATA PER MAP OF UNIVERSITY CITY UNIT NO. 2, ON FILE IN BOOK 33, AT PAGES 43 AND 44, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- L.W.E. INDICATES EASEMENT FOR LANDSCAPE AND WALLS IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 387487, REC. 10/9/96, O.R. RIVERSIDE COUNTY.
- ||||| INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.

LINE DATA

POINT	BEARING	DISTANCE
A	N 73° 17' 53" E	31.91
B	N 15° 44' 25" W (R)	30.00
C	N 14° 55' 21" W (R)	30.00
D	N 63° 28' 51" E (R)	38.00
E	N 74° 00' 12" E (R)	38.00
F	N 15° 45' 18" E	29.39
G	N 49° 19' 15" W	26.64
H	N 14° 55' 56" W	26.33
I	N 49° 30' 18" W	30.00
J	N 45° 32' 15" E (R)	38.00
K	N 40° 29' 42" E	30.47
L	N 04° 17' 03" W	20.42
M	N 24° 23' 03" W	24.58
N	N 81° 19' 34" W	29.59

CURVE DATA

POINT	DELTA	RADIUS	LENGTH	TANGENT
1	05° 42' 19"	550.00	54.77	27.41
2	00° 34' 50"	550.00	5.57	2.79
3	04° 49' 02"	550.00	46.24	23.13
4	00° 57' 43"	800.00	13.43	6.72
5	00° 34' 50"	512.00	5.19	2.59
6	02° 38' 00"	588.00	27.02	13.51
7	00° 34' 50"	578.00	5.86	2.93
8	01° 46' 47"	800.00	24.85	12.43
9	02° 38' 00"	550.00	25.28	12.64
10	20° 23' 52"	48.00	17.09	8.64
11	04° 50' 11"	330.00	27.86	13.94
12	03° 30' 40"	330.00	20.22	10.11
13	05° 02' 33"	550.00	48.40	24.22
14	04° 05' 47"	330.00	23.59	11.80
15	00° 44' 25"	330.00	4.26	2.13
16	01° 21' 22"	588.00	13.92	6.96



DETAIL "A"
NOT TO SCALE

OFFER OF DEDICATION FOR PUBLIC STREET & PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 387472, REC. 10-9-96, O.R., R.I.V. CO.

RS 77/59-63

M.B. 269 / 103

M.B. 269 / 103

269 / 103

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

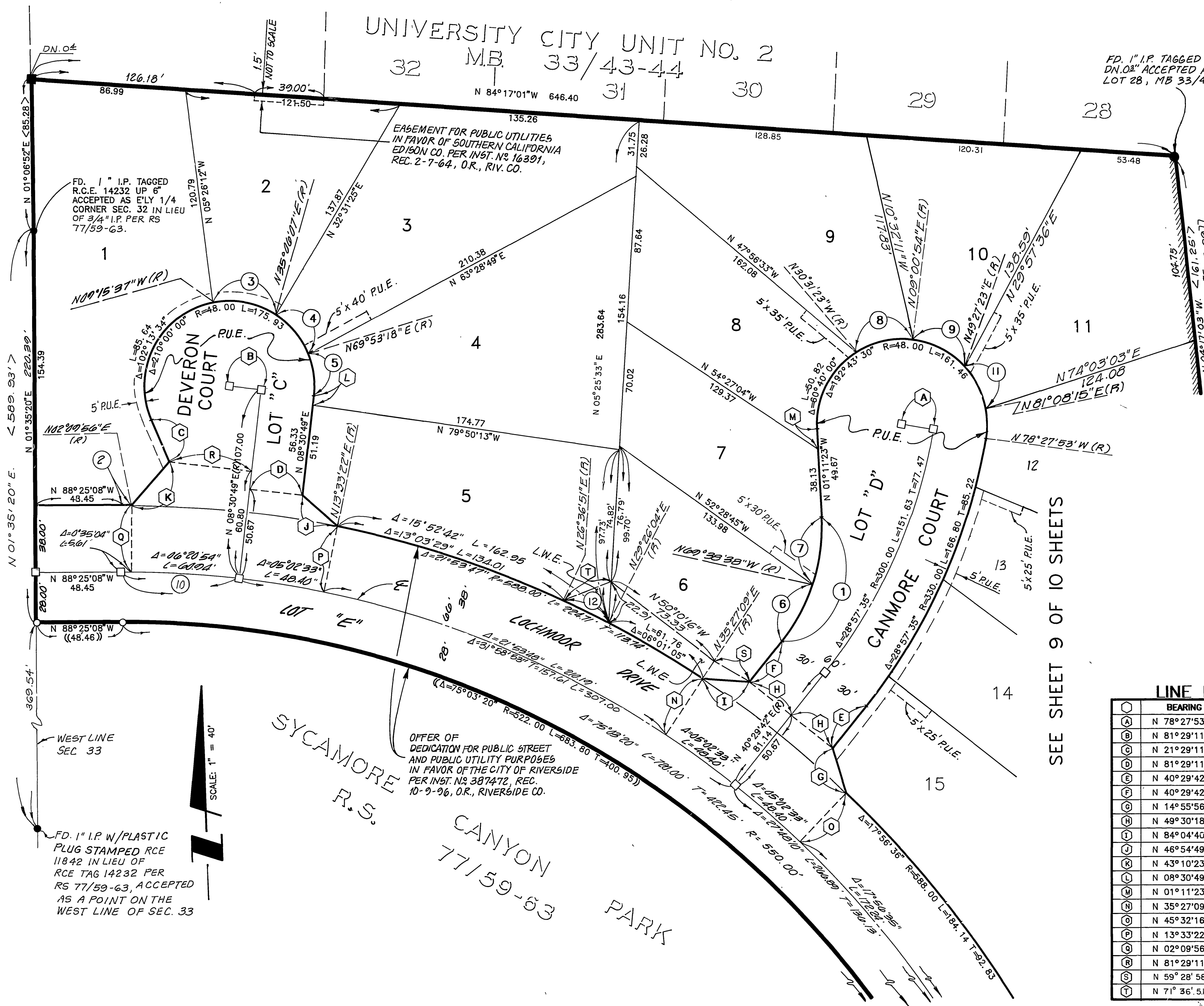
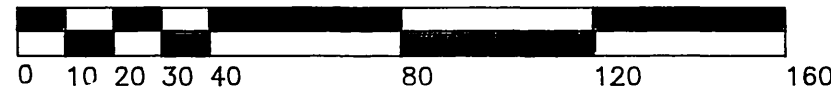
TRACT NO. 21167

BEING A SUBDIVISION OF PORTIONS OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN

JANUARY, 1997

KEITH INTERNATIONAL, INC.
MORENO VALLEY, CALIFORNIA

SCALE: 1 INCH = 40 FEET



SURVEYOR'S NOTES

- SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5346 AT ALL REAR LOT CORNERS & ANGLE POINTS IN SIDE LOT LINES, UNLESS OTHERWISE NOTED.
- SET NAIL AND TAG MARKED LS 5346 IN TOP OF CURB AT THE PROLONGATION OF SIDE PROPERTY LINES.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THIS TRACT CONTAINS 26.518 ACRES.
- BASIS OF BEARINGS IS THAT CERTAIN COURSE IN THE WESTERLY LINE OF BOX SPRINGS BOULEVARD SHOWN ON A MAP FILED IN BOOK 77, PAGES 59 THROUGH 63, INCLUSIVE OF RECORD OF SURVEYS AS BEING NORTH 33°34'39" WEST, 191.98 FEET.
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5346 FLUSH.
- INDICATES FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED R.C.E. 14232, FLUSH, PER R.S. 77/59-63, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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- P.U.E. INDICATES EASEMENT FOR PUBLIC UTILITY FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 387473, REC. 10/9/96, O.R. RIVERSIDE COUNTY.
- L.W.E. INDICATES EASEMENT FOR LANDSCAPE AND WALLS IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 387487, REC. 10/9/96, O.R. RIVERSIDE COUNTY.
- ||||| INDICATES WAIVER OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.

LINE DATA

POINT	BEARING	DISTANCE
A	N 78°27'53"W	18.00
B	N 81°29'11"W	18.00
C	N 21°29'11"W	25.63
D	N 81°29'11"W	30.00
E	N 40°29'42"E	30.47
F	N 40°29'42"E	29.50
G	N 14°55'56"W	26.33
H	N 49°30'18"W	30.00
I	N 84°04'40"W	26.33
J	N 46°54'49"W	26.33
K	N 43°10'23"E	32.11
L	N 08°30'49"E	5.14
M	N 01°11'23"W	11.54
N	N 35°27'09"E(R)	38.00
O	N 45°32'16"E(R)	38.00
P	N 13°33'22"E(R)	38.00
Q	N 02°09'56"E(R)	38.00
R	N 81°29'11"W	46.76
S	N 59°28'58"W	23.00
T	N 71°36'51"E	29.20

CURVE DATA

POINT	DELTA	RADIUS	LENGTH	TANGENT
1	41°41'05"	103.00	74.94	39.21
2	00°35'04"	588.00	6.00	3.00
3	44°21'44"	48.00	37.16	19.57
4	34°47'11"	48.00	29.14	15.04
5	28°37'31"	48.00	23.98	12.25
6	20°08'20"	103.00	36.20	18.29
7	21°32'45"	103.00	38.73	19.60
8	39°32'17"	48.00	33.12	17.25
9	40°26'29"	48.00	33.88	17.68
10	06°55'57"	550.00	66.55	33.31
11	31°40'52"	48.00	26.54	13.62
12	02°49'13"	588.00	28.94	14.47

SEE SHEET 9 OF 10 SHEETS

M.B. 269 / 104

M.B. 269 / 104

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OFFER OF DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE PER INST. NO. 387472, REC. 10-9-96, O.R., RIVERSIDE CO.

SYCAMORE CANYON PARK

77/59-63

FD. 1" I.P. W/PLASTIC PLUG STAMPED RCE 11842 IN LIEU OF RCE TAG 14232 PER RS 77/59-63, ACCEPTED AS A POINT ON THE WEST LINE OF SEC. 33

