

123 NUMBERED LOTS
21 LETTERED LOTS

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

SHEET 2 OF 7 SHEETS

TRACT No. 31801

BEING A SUBDIVISION OF A PORTION OF LOTS 25 AND 26 OF CASTLEMAN'S ADDITION TO RIVERSIDE PER MAP FILED IN BOOK 3, PAGE 19 OF MAPS, SAN BERNARDINO COUNTY RECORDS, LYING WITHIN A PORTION OF THE SOUTH HALF OF SECTION 25 TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JERRY L. USELTON, L.S. 5347 JUNE 2004 FUSCOE ENGINEERING, IRVINE, CALIFORNIA

BOUNDARY ESTABLISHMENT

SURVEYORS NOTES:

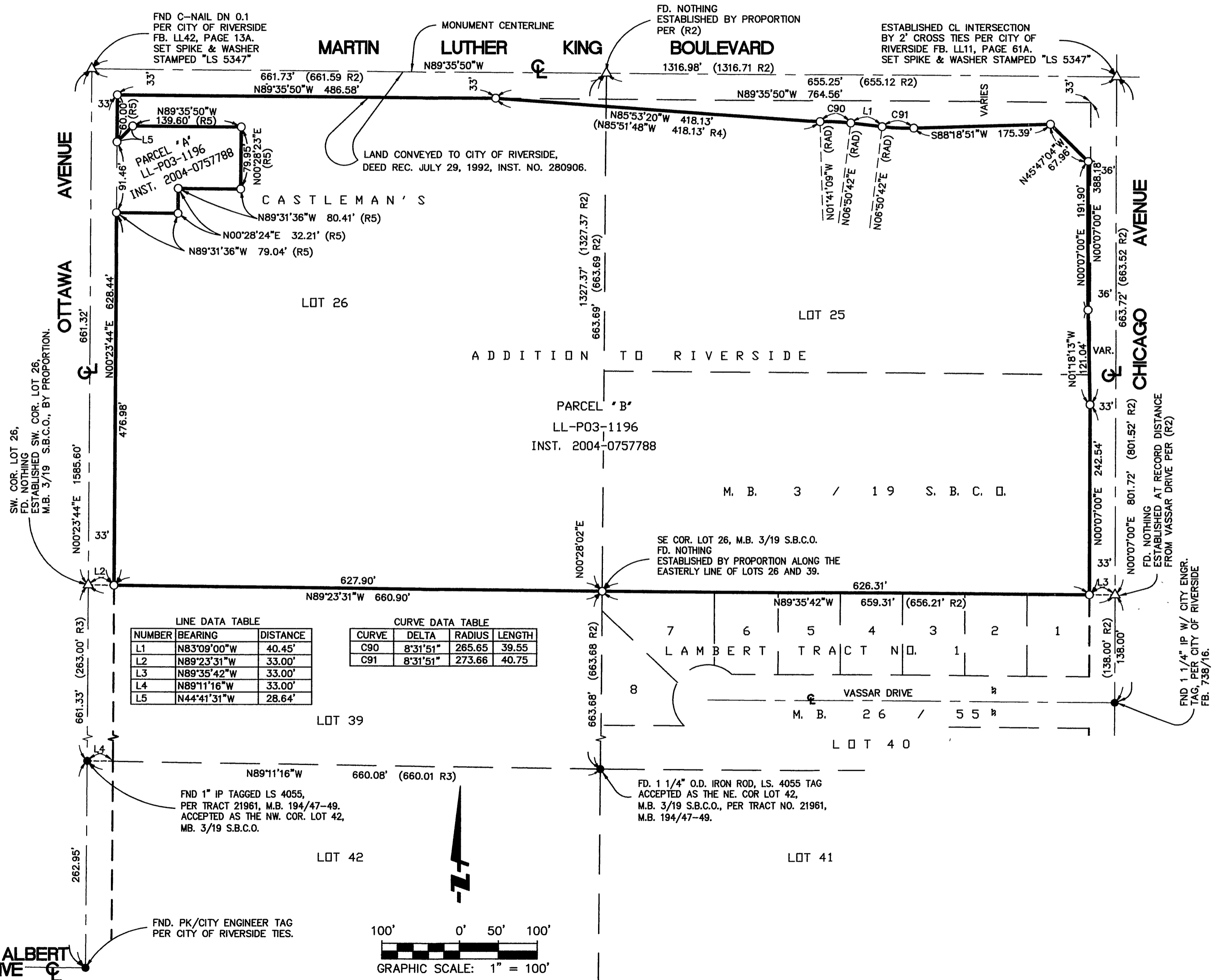
- BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF CHICAGO AVENUE, HAVING A BEARING OF NORTH 00°07'00" EAST, PER LAMBERT TRACT No. 1, M.B. 26 PAGE 55, RECORDS OF RIVERSIDE COUNTY.
- INDICATES FOUND MONUMENTS AS NOTED.
- △ SPIKE AND WASHER STAMPED "LS 5347", TO BE SET, UNLESS OTHERWISE NOTED.
- 2" IRON PIPE, SPIKE AND WASHER, OR LEAD AND TAG STAMPED "LS 5347" TO BE SET AT ALL TRACT CORNERS, UNLESS OTHERWISE NOTED.
- 1" IRON PIPE STAMPED "LS 5347", TO BE SET AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS. WHERE CONCRETE BLOCK WALLS EXIST, NAIL AND TAG "LS 5347", UP 12", ON INSIDE FACE OF REAR BLOCK WALL TO BE SET IN LIEU OF 1" IRON PIPE AT REAR LOT CORNERS.
- LEAD, AND TAG STAMPED "LS 5347" TO BE SET IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED PER RIVERSIDE COUNTY STD. "E".
- ALL MONUMENTS SHOWN AS "TO BE SET" WILL BE ACCORDING TO RIVERSIDE COUNTY ORDINANCE NO. 461.9.
- THIS TRACT CONTAINS 17.350 ACRES GROSS.
- ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

REFERENCES:

- (R1) CASTLEMAN'S ADDITION, M.B. 3/19 S.B.C.O.
- (R2) LAMBERT TRACT #1, M.B. 26/55
- (R3) TRACT 21961, M.B. 194/47-49
- (R4) INSTRUMENT NO. 92-280906 O.R.
- (R5) LL-P03-1196, INSTRUMENT NO. 2004-0757788

SOILS REPORT:

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY GEOSOILS, INC. DATED SEPTEMBER 29, 2003 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.



329
99

M.B. 379/99

M.B. 379/99

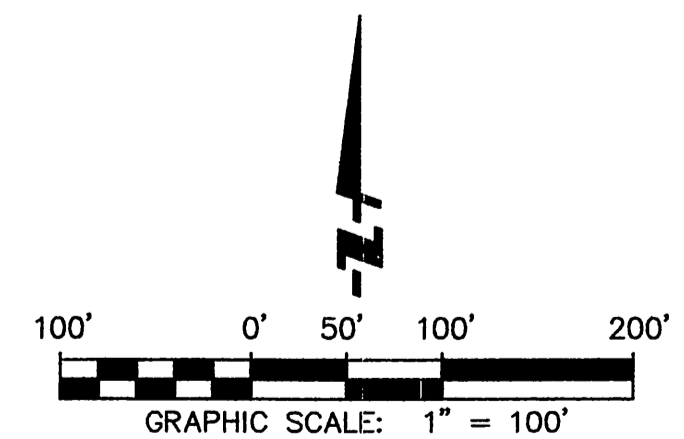
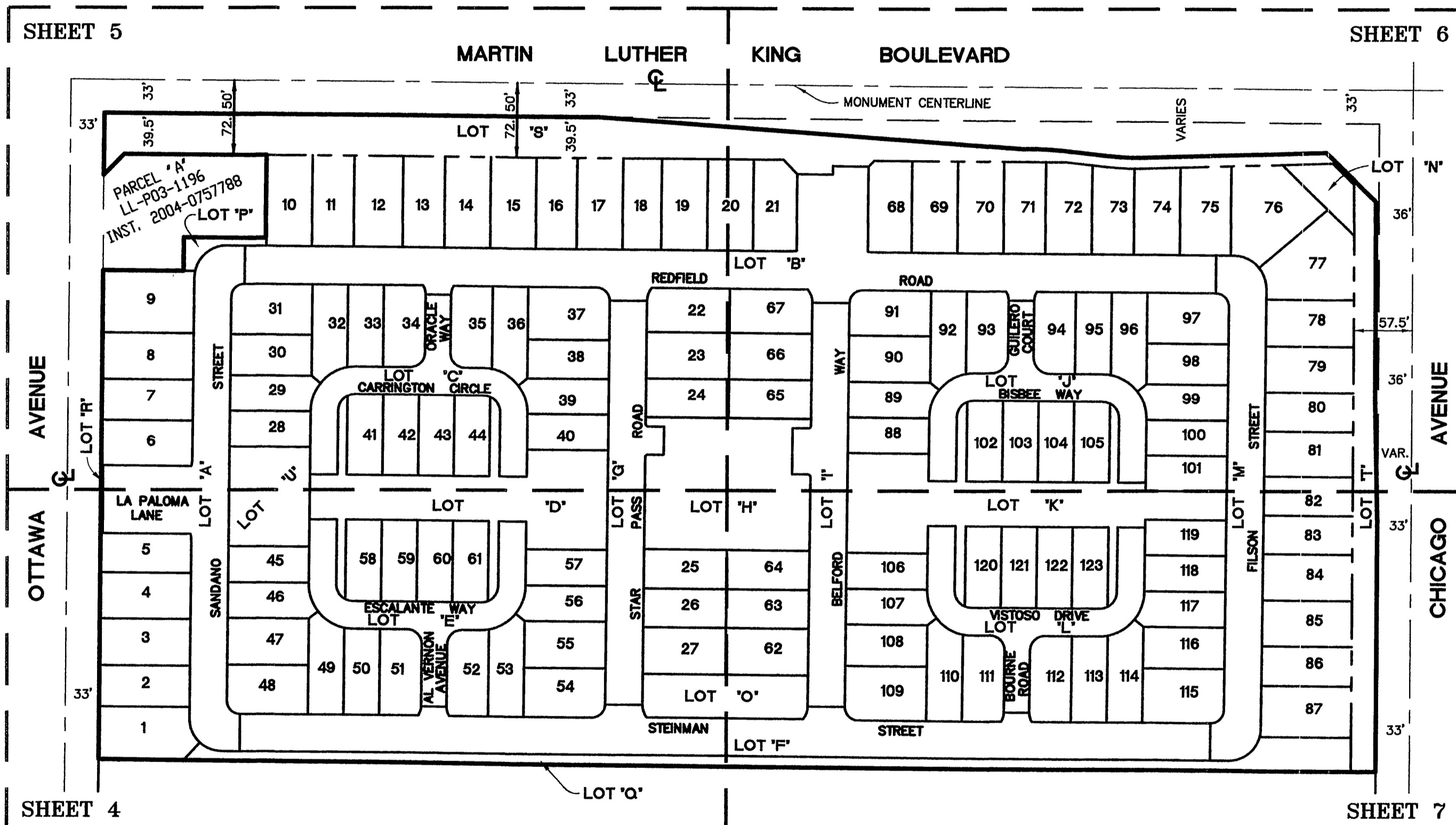
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JERRY L. USELTON, L.S. 5347 JUNE 2004 FUSCOE ENGINEERING, IRVINE, CALIFORNIA

INDEX MAP

CURVE TABLE				CURVE TABLE			
CURVE#	DELTA	RADIUS	LENGTH	CURVE#	DELTA	RADIUS	LENGTH
1	42°10'48"	31.50'	23.19'	46	12°55'24"	20.50'	4.62'
2	47°49'12"	31.50'	26.29'	47	50°00'20"	31.50'	27.49'
3	33°03'20"	16.50'	9.52'	48	39°59'40"	31.50'	21.99'
4	33°03'21"	16.50'	9.52'	49	33°03'20"	16.50'	9.52'
5	90°00'00"	16.50'	25.92'	50	33°03'21"	16.50'	9.52'
6	67°02'15"	16.50'	19.31'	51	90°00'00"	16.50'	25.92'
7	22°57'45"	16.50'	6.61'	52	90°00'00"	16.50'	25.92'
8	90°00'00"	30.00'	47.12'	53	90°00'00"	16.50'	25.92'
9	90°00'00"	43.50'	68.33'	54	66°48'01"	16.50'	19.24'
10	38°27'22"	43.50'	29.20'	55	23°11'59"	16.50'	6.68'
11	41°01'50"	43.50'	31.15'	56	90°00'00"	43.50'	68.33'
12	10°30'48"	43.50'	7.98'	57	38°25'30"	43.50'	29.17'
13	90°00'00"	14.50'	22.78'	58	40°58'39"	43.50'	31.11'
14	90°00'00"	14.50'	22.78'	59	10°35'51"	43.50'	8.05'
15	90°00'00"	16.50'	25.92'	60	90°00'00"	30.00'	47.12'
16	62°43'08"	16.50'	18.06'	61	90°00'00"	43.50'	68.33'
17	27°16'52"	16.50'	7.86'	62	90°00'00"	16.50'	25.92'
18	90°00'00"	30.00'	47.12'	63	27°02'09"	16.50'	7.79'
19	90°00'00"	43.50'	68.33'	64	62°57'51"	16.50'	18.13'
20	10°40'54"	43.50'	8.11'	65	10°35'51"	43.50'	8.05'
21	40°56'38"	43.50'	31.09'	66	40°58'39"	43.50'	31.11'
22	38°22'28"	43.50'	29.13'	67	38°25'30"	43.50'	29.17'
23	12°27'26"	31.50'	6.85'	68	90°00'00"	16.50'	25.92'
24	77°32'34"	31.50'	42.63'	69	22°57'45"	16.50'	6.61'
25	33°03'20"	16.50'	9.52'	70	67°02'15"	16.50'	19.31'
26	33°03'20"	16.50'	9.52'	71	90°00'00"	30.00'	47.12'
27	90°00'00"	14.50'	22.78'	72	90°00'00"	43.50'	68.33'
28	90°00'00"	14.50'	22.78'	73	10°30'48"	43.50'	7.98'
29	90°00'00"	16.50'	25.92'	74	41°01'12"	43.50'	31.14'
30	62°57'51"	16.50'	18.13'	75	38°28'00"	43.50'	29.20'
31	27°02'09"	16.50'	7.79'	76	90°00'00"	16.50'	25.92'
32	90°00'00"	30.00'	47.12'	77	62°43'08"	16.50'	18.06'
33	90°00'00"	43.50'	68.33'	78	27°16'52"	16.50'	7.86'
34	38°25'30"	43.50'	29.17'	79	90°00'00"	30.00'	47.12'
35	40°58'39"	43.50'	31.11'	80	90°00'00"	43.50'	68.33'
36	10°35'51"	43.50'	8.05'	81	38°22'28"	43.50'	29.13'
37	90°00'00"	16.50'	25.92'	82	40°56'38"	43.50'	31.09'
38	23°11'59"	16.50'	6.68'	83	10°40'54"	43.50'	8.11'
39	66°48'01"	16.50'	19.24'	84	90°00'00"	14.50'	22.78'
40	90°00'00"	30.00'	47.12'	85	90°00'00"	14.50'	22.78'
41	90°00'00"	43.50'	68.33'	86	33°03'25"	16.50'	9.52'
42	10°35'51"	43.50'	8.05'	87	33°03'23"	16.50'	9.52'
43	40°58'39"	43.50'	31.11'	88	14°00'27"	31.50'	7.70'
44	38°25'30"	43.50'	29.17'	89	90°00'00"	30.00'	47.12'
45	12°57'17"	20.50'	4.63'				



SEE SHEET 2 FOR BOUNDARY ESTABLISHMENT, SURVEYOR'S NOTES AND REFERENCES.
SEE SHEETS 4 THROUGH 7 FOR LOT DATA

city
329/100

M.B. 379/100

M.B. 379/100

123 NUMBERED LOTS
21 LETTERED LOTS

EASEMENT LEGEND

- (A) SEWER EASEMENT
- (B) EMERGENCY FIRE ACCESS EASEMENT
- (C) 5' PUBLIC UTILITIES EASEMENT

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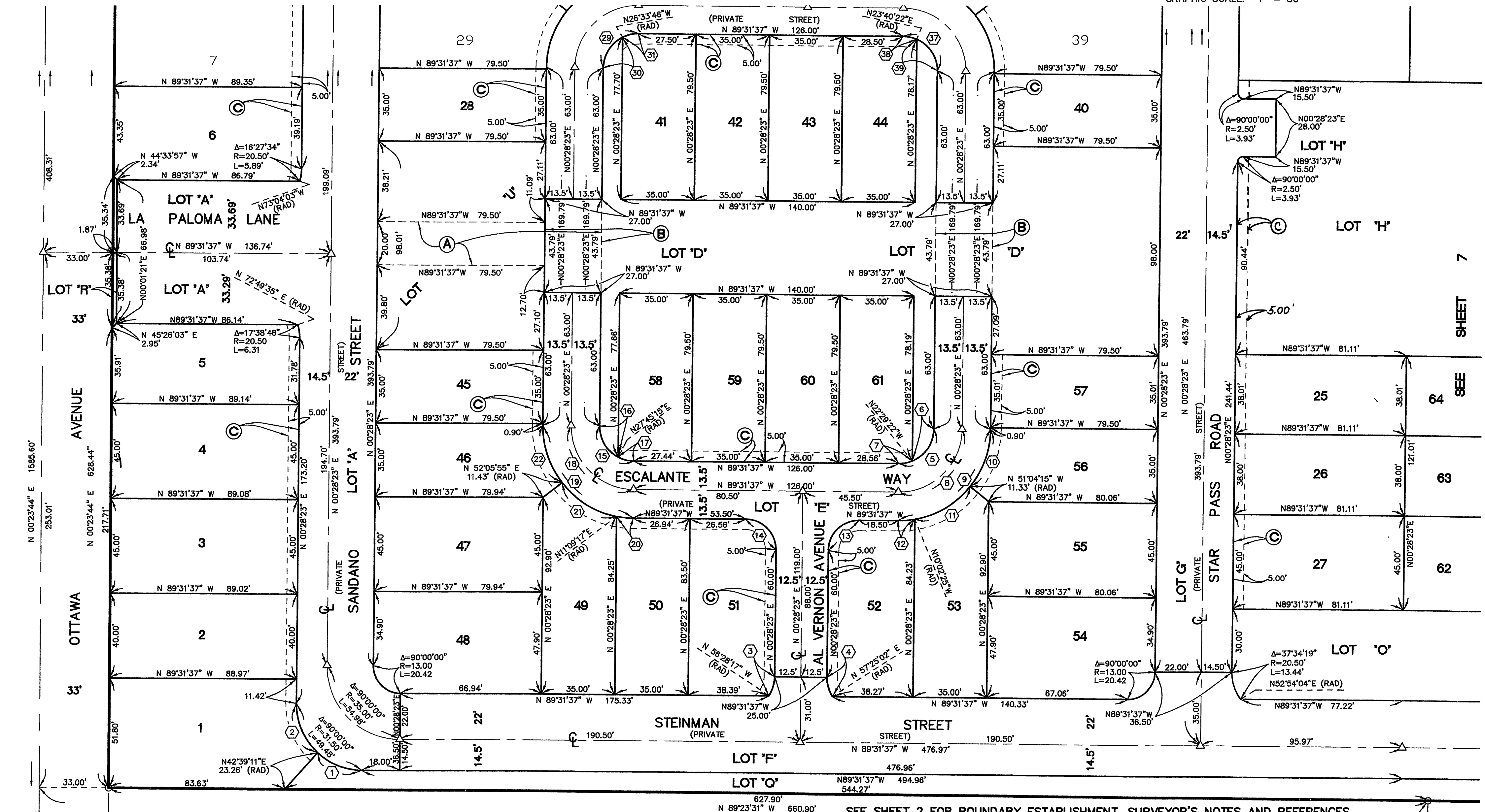
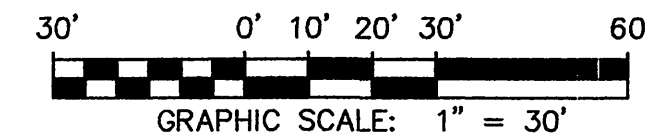
JERRY L. USELTON, L.S. 5347

JUNE 2004

FUSCOE ENGINEERING, IRVINE, CALIFORNIA

SHEET 4 OF 7 SHEETS

SEE SHEET 5



SEE SHEET 2 FOR BOUNDARY ESTABLISHMENT, SURVEYOR'S NOTES AND REFERENCES.
SEE SHEET 3 FOR CURVE TABLES AND INDEX MAP.

city
379/101

M.B. 379/101

M.B. 379/101

123 NUMBERED LOTS
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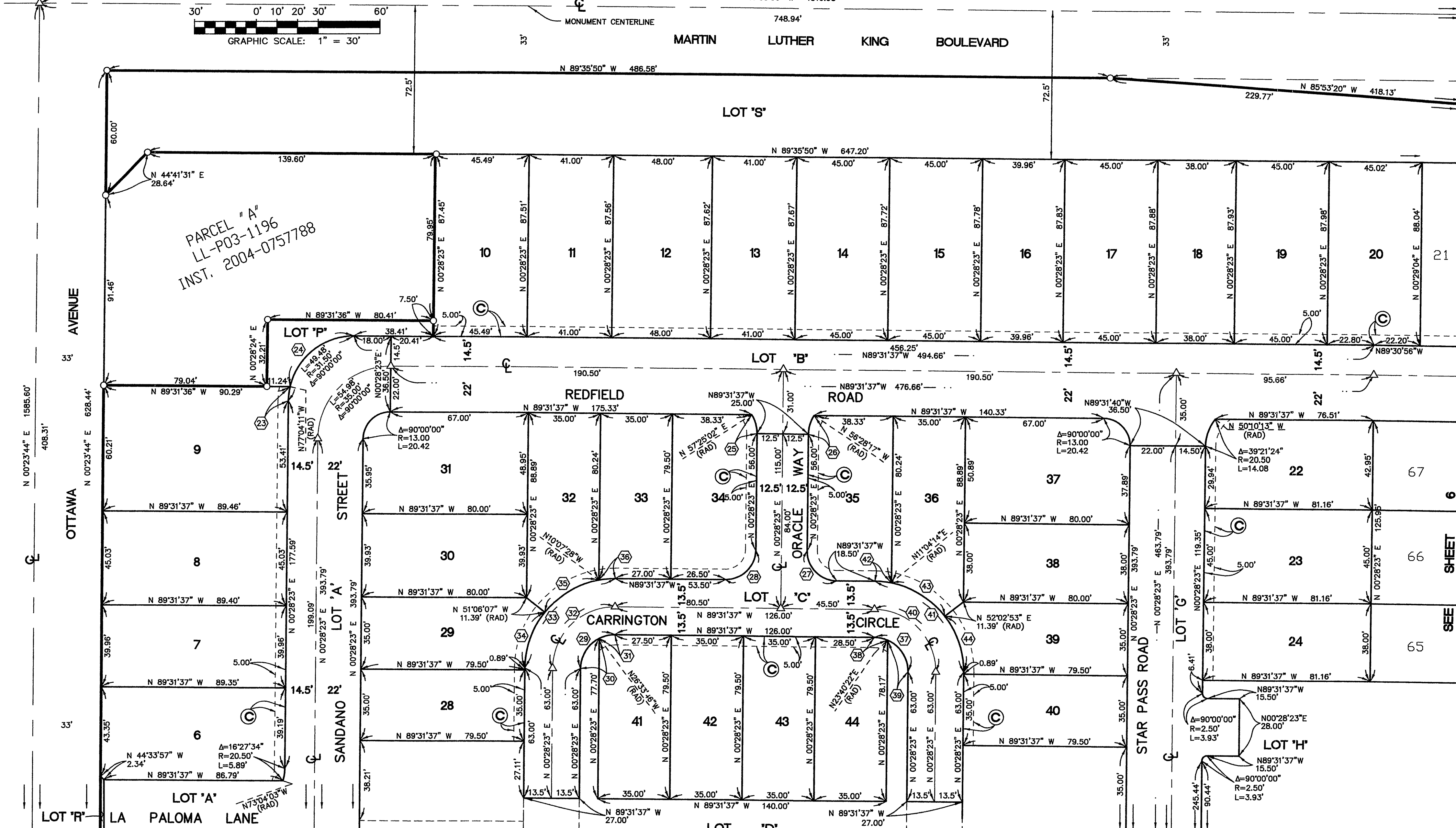
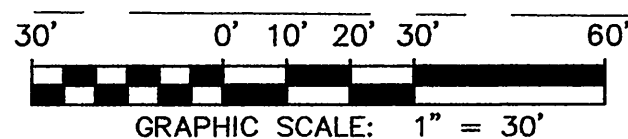
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, STATE OF CALIFORNIA

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

SHEET 6 OF 7 SHEETS

EASEMENT LEGEND

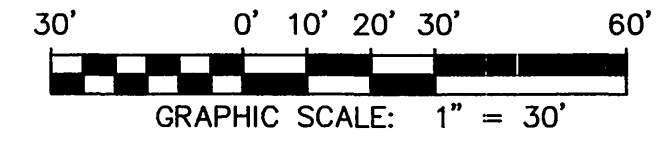
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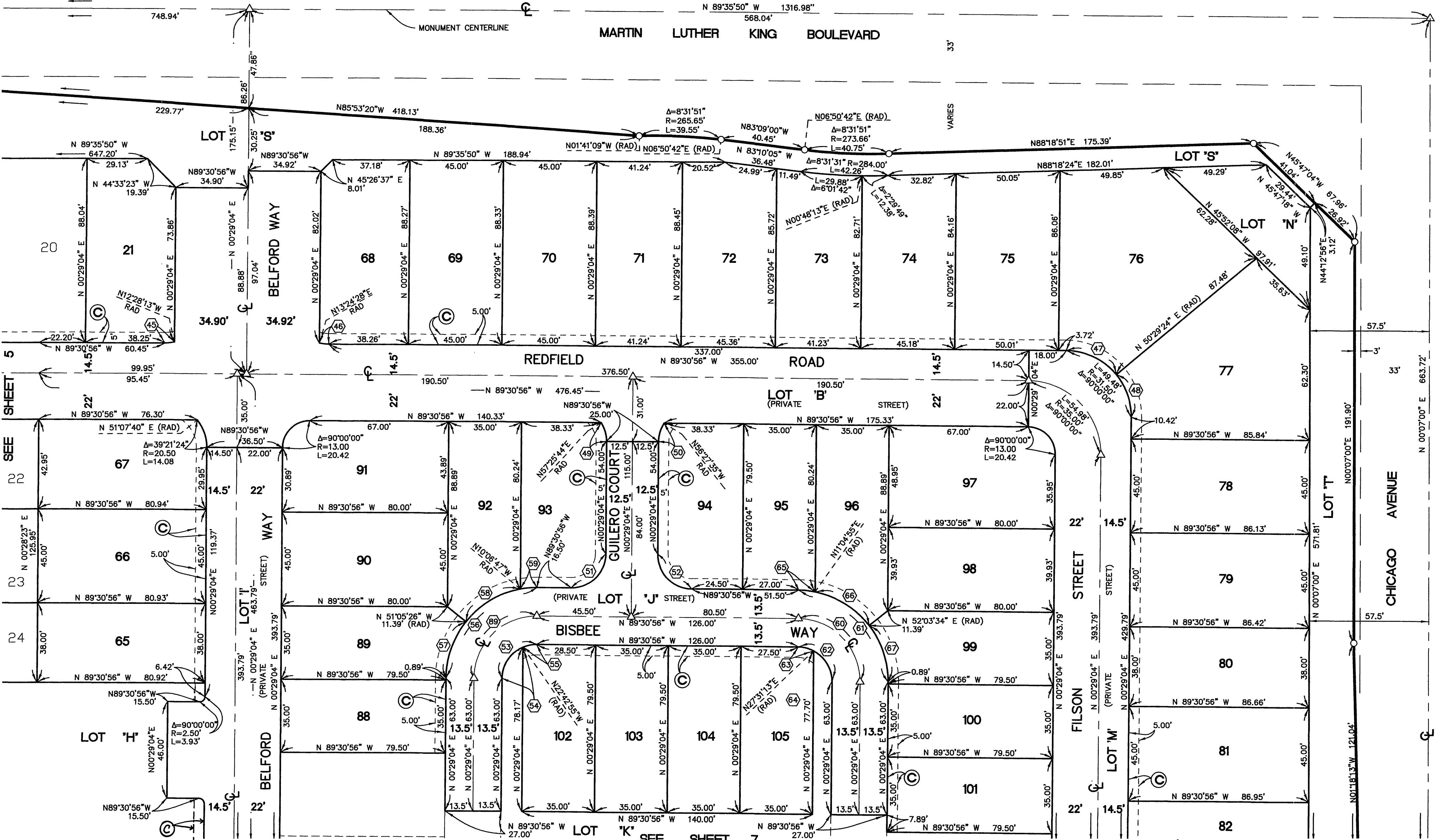
JERRY L. USELTON, L.S. 5347

JUNE 2004

FUSCOE ENGINEERING, IRVINE, CALIFORNIA



city
329
103



Plotted: 03/30/05 23:04:34 M:\Mapping\315\29\tract\31525tm6.dwg Erik Thompson

SEE SHEET 2 FOR BOUNDARY ESTABLISHMENT, SURVEYOR'S NOTES AND REFERENCES.
SEE SHEET 3 FOR CURVE TABLES AND INDEX MAP.

M.B. 379 / 103

M.B. 379 / 103

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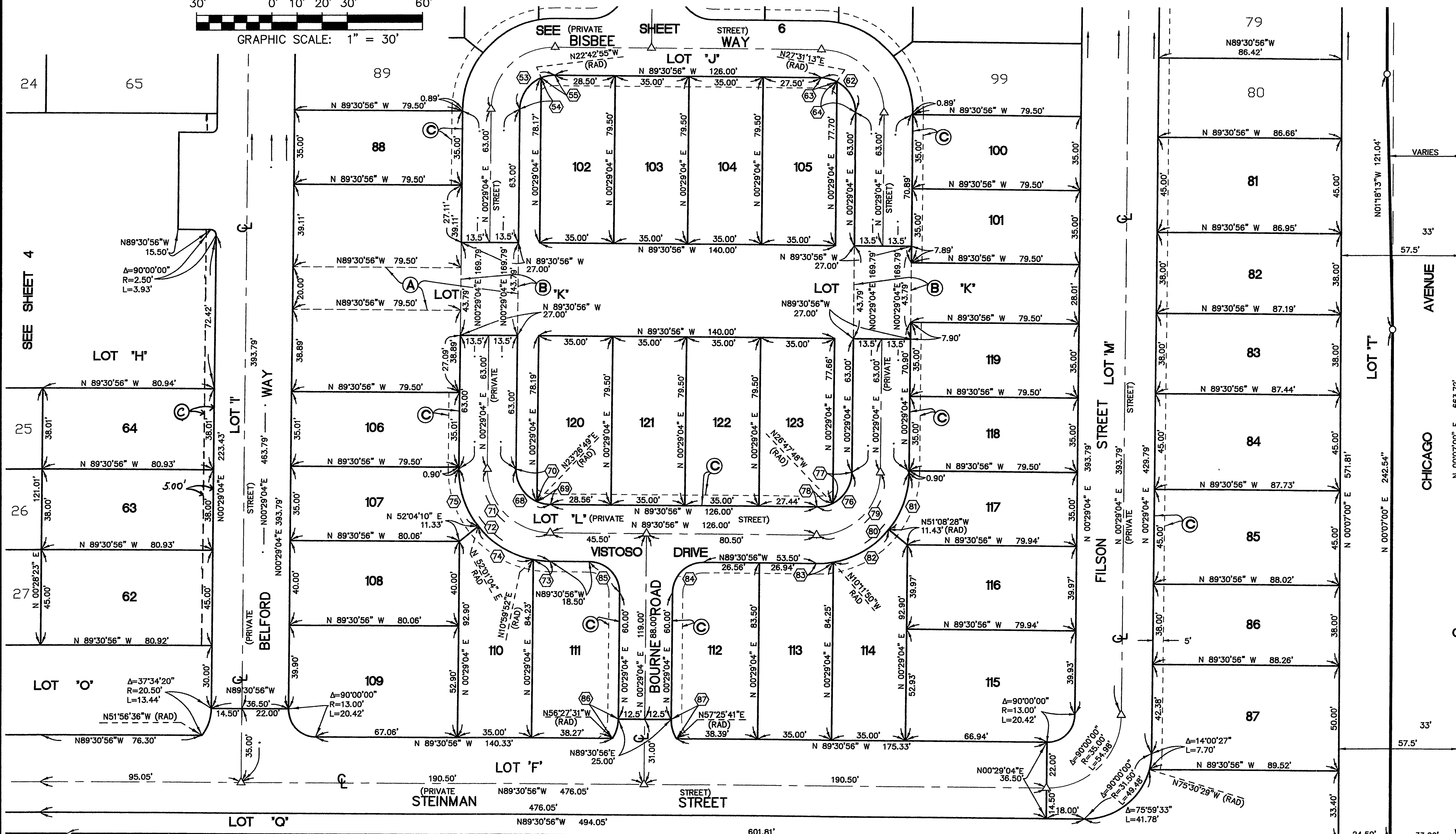
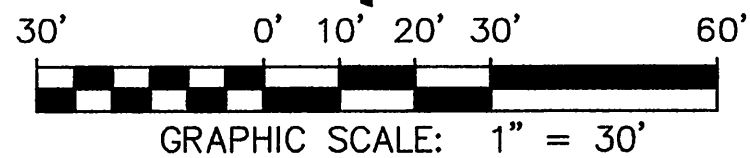
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SHEET 7 OF 7 SHEETS

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city 329/104

M.B. 379/104

M.B. 379/104