

SCALE: 1"=300'

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

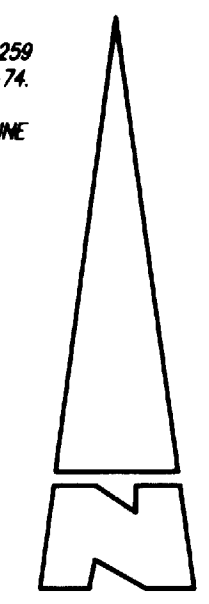
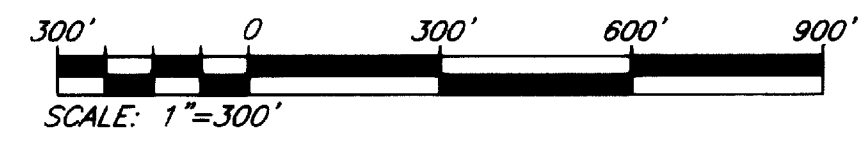
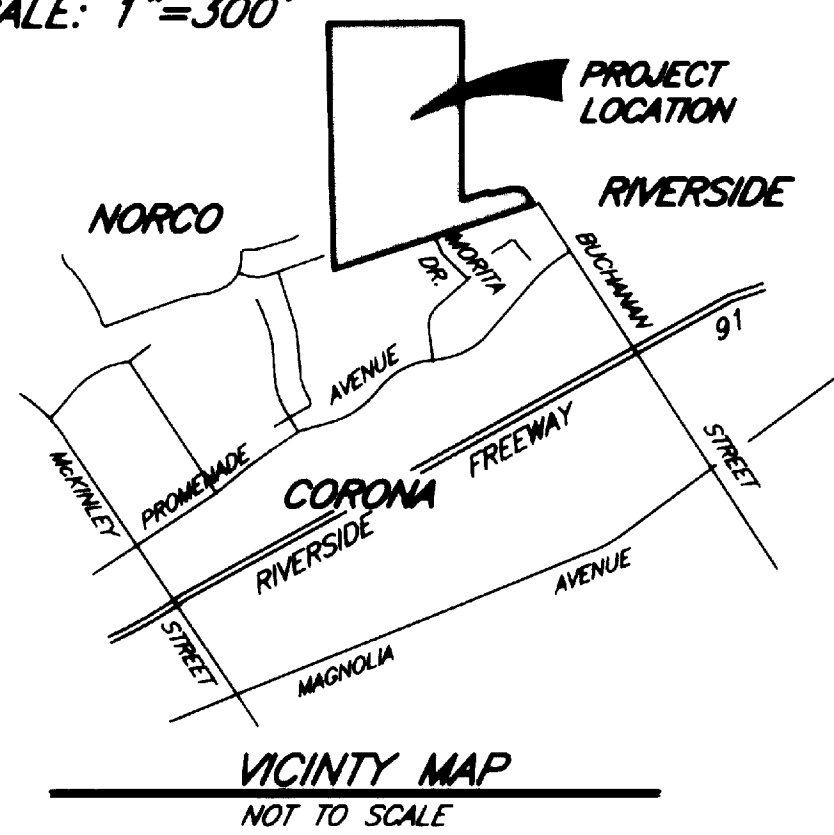
SHEET 2 OF 10 SHEETS

TRACT NO. 31166

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 16 AND THE FRACTIONAL NORTHEAST QUARTER OF SECTION 21 AS DESCRIBED IN INSTRUMENT RECORDED FEBRUARY 18, 1904 IN BOOK 181, PAGE 75 OF DEEDS, RECORDS OF RIVERSIDE COUNTY AND SHOWN AS "NOT A PART" ON SECTIONALIZED SURVEY OF THE RANCHO LA SIERRA, RECORDED IN BOOK 6, PAGE 70 OF MAPS, ALL WITHIN THE RANCHO LA SIERRA, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE & MERIDIAN.

KWC ENGINEERS

MARCH 2004



SURVEYOR'S NOTES:

1. R1 INDICATES RECORD BEARINGS & DISTANCES PER M.B. 150/8-24
2. R2 INDICATES RECORD BEARINGS & DISTANCES PER M.B. 288/27-36
3. R3 INDICATES RECORD BEARINGS & DISTANCES PER RS 109/70-74
4. R4 INDICATES RECORD BEARINGS & DISTANCES PER M.B. 6/70
5. R5 INDICATES RECORD BEARINGS & DISTANCES PER RS 76/12
6. R6 INDICATES RECORD BEARINGS & DISTANCES PER INST. NO. 79404, REC. SEPT. 11, 1967
7. R7 INDICATES RECORD BEARINGS & DISTANCES PER INST. NO. 9396, REC. JAN. 10, 1996
8. R8 INDICATES RECORD BEARINGS & DISTANCES PER M.B. 199/39-42
9. R9 INDICATES RECORD BEARINGS & DISTANCES PER DEED REC. 7-3-56 IN BK 1837, PG 429 O.R.
10. R10 INDICATES RECORD BEARINGS & DISTANCES PER INST. NO. 009395 O.R. REC. 1-10-96

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON A LINE BETWEEN U.S.C. & G.S. TRIANGULATION STATIONS "GRAPE" AND "HOLE" BEING N 32°33'38" E CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6 DATUM. DISTANCES SHOWN HEREON ARE GROUND. TO CONVERT DISTANCES TO GRID, MULTIPLY BY COMBINATION FACTOR OF 0.99996348.

MONUMENT NOTES:

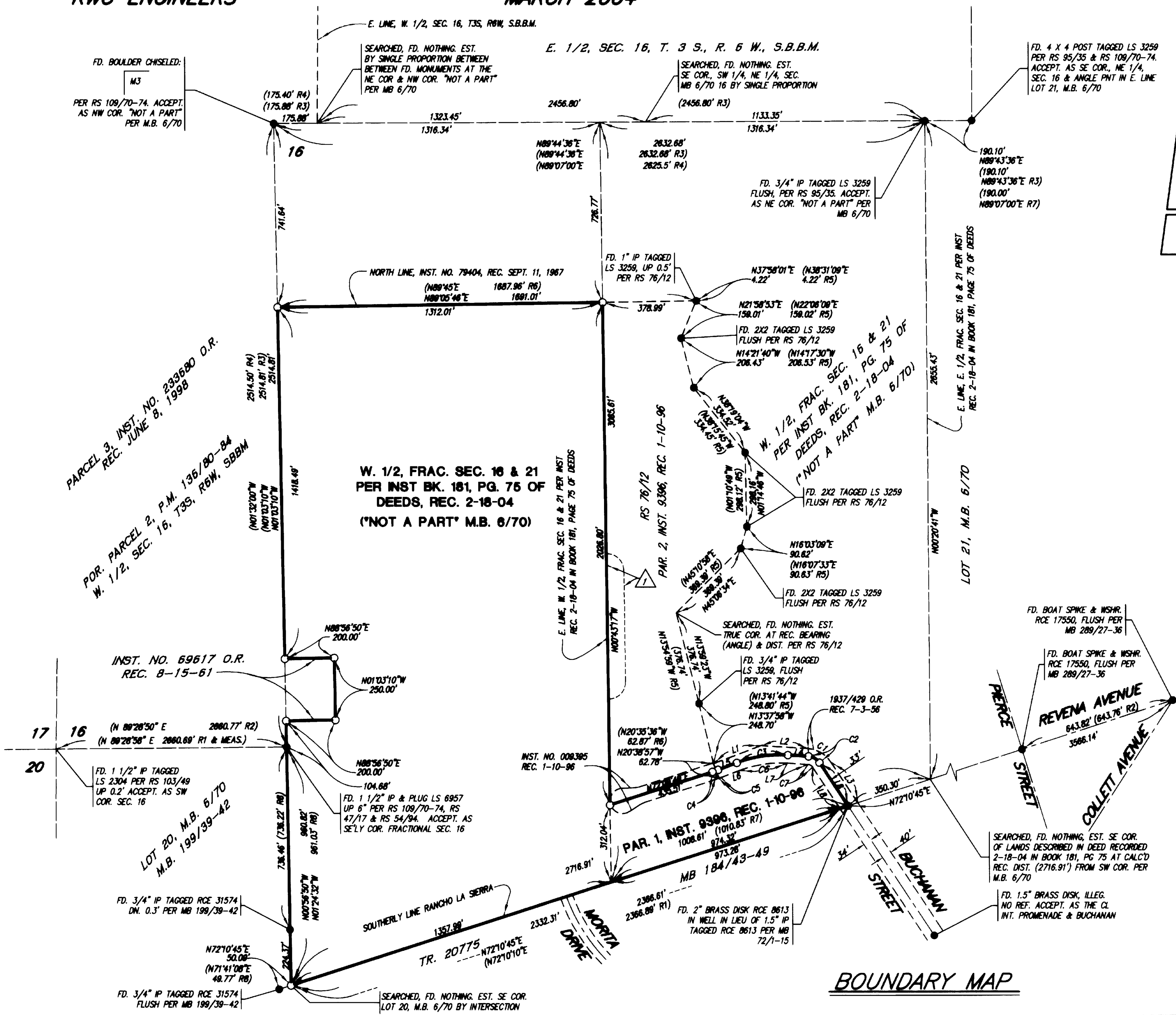
1. ○ INDICATES SET 1" IRON PIPE AND L.S. 6857 TAG FLUSH WITH SURFACE (UNLESS NOTED OTHERWISE).
2. □ INDICATES SET 1" IRON PIPE AND L.S. 6857 TAG, DOWN 0.1' (UNLESS NOTED OTHERWISE).
3. LEAD AND L.S. 6857 TAG TO BE SET ON TOP OF CURB AT ALL SIDE LOT LINE PROLONGATIONS.
4. 1" IRON PIPE AND L.S. 6857 TAG FLUSH WITH SURFACE OR LEAD AND L.S. 6857 TAG TO BE SET AT ALL REAR LOT CORNERS.
5. ● INDICATES MONUMENT FOUND AS NOTED.

EASEMENT NOTES:

1. △ AN EASEMENT FOR H.O.A. MAINTENANCE PURPOSES, RECORDED MAY 11, 2004 AS DOCUMENT NO. 2004-0351045, OF OFFICIAL RECORDS.

MEASURED LINE DATA				RECORD LINE DATA			
LINE	BEARING	LENGTH	REFERENCE	LINE	BEARING	LENGTH	REFERENCE
L1	N88°21'03"E	205.63'	R9	N88°42'E	205.63'	R9	
L2	N88°25'57"W	187.96'	R9	N87°05'W	187.96'	R9	
L3	N33°37'57"W	195.02'	R9	N34°17'W	195.02'	R9	
L4	N88°25'57"W	84.16'					
L5	N88°21'03"E	80.58'					
L6	N88°21'03"E	80.58'	R10	N88°21'24"E	80.58'	R10	
L7	N88°25'57"W	84.16'	R10	N88°25'36"W	84.16'	R10	
L8	N33°37'57"W	198.44'	R10	N33°37'36"W	198.46'	R10	
L9	N33°37'57"W	208.79'					

MEASURED CURVE DATA				RECORD CURVE DATA			
CURVE	DELTA	RADIUS	TANGENT	DELTA	RADIUS	TANGENT	REFERENCE
C1	52°48'00"	125.00'	115.19'	52°48'20"	125.00'	115.24'	R9
C2	52°48'00"	57.00'	52.53'	28.30'			
C3	241°3'00"	500.00'	211.33'	107.27'			
C4	02°48'46"	300.00'	24.35'	12.28'			
C5	00°55'15"	533.00'	8.57'	4.28'			
C6	241°3'00"	467.00'	197.38'	100.19'	241°3'00"	467.00'	R10
C7	52°48'00"	24.00'	22.12'	11.91'	52°48'00"	24.00'	R10

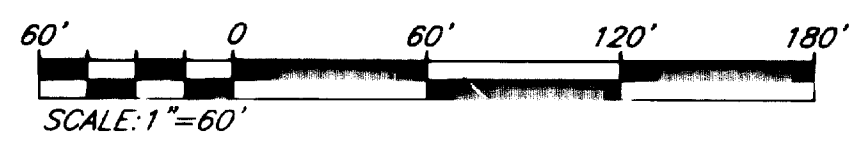


BOUNDARY MAP

2005-0627032
Original

386
54

SCALE: 1"=60'



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

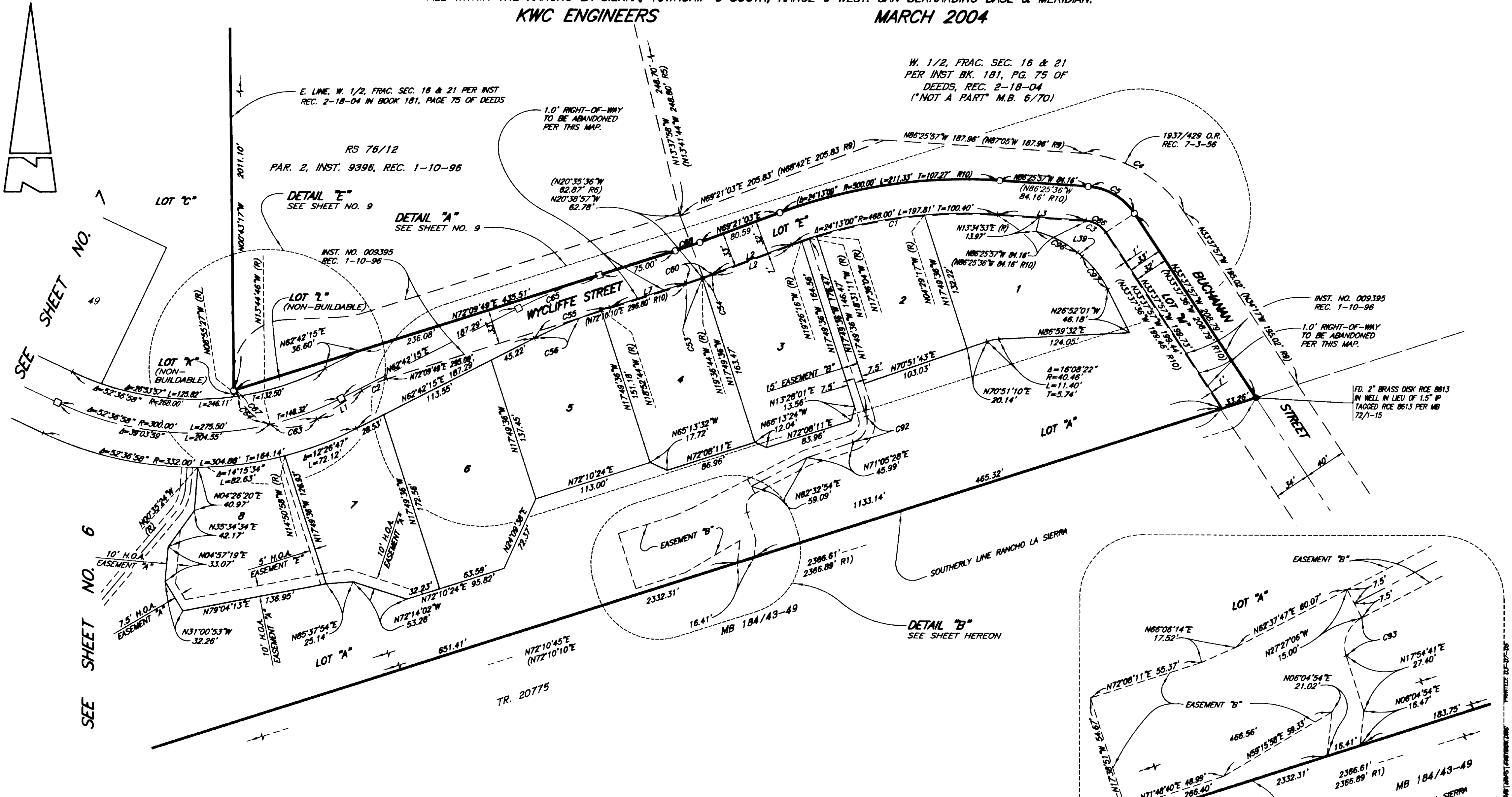
TRACT NO. 31166

SHEET 4 OF 10 SHEETS

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 16 AND THE FRACTIONAL NORTHEAST QUARTER OF SECTION 21 AS DESCRIBED IN INSTRUMENT RECORDED FEBRUARY 18, 1904 IN BOOK 181, PAGE 75 OF DEEDS, RECORDS OF RIVERSIDE COUNTY AND SHOWN AS "NOT A PART" ON SECTIONALIZED SURVEY OF THE RANCHO LA SIERRA, RECORDED IN BOOK 6, PAGE 70 OF MAPS, ALL WITHIN THE RANCHO LA SIERRA, TOWNSHIP 3 SOUTH, RANGE 6 WEST. SAN BERNARDINO BASE & MERIDIAN.

KWC ENGINEERS

MARCH 2004



W. 1/2, FRAC. SEC. 16 & 21
PER INST. BK. 181, PG. 75 OF
DEEDS, REC. 2-18-04
("NOT A PART" M.B. 6/70)

E. LINE, W. 1/2, FRAC. SEC. 16 & 21 PER INST.
REC. 2-18-04 IN BOOK 181, PAGE 75 OF DEEDS

RS 76/12
PAR. 2, INST. 9396, REC. 1-10-96

DETAIL "E"
SEE SHEET NO. 9

DETAIL "A"
SEE SHEET NO. 9

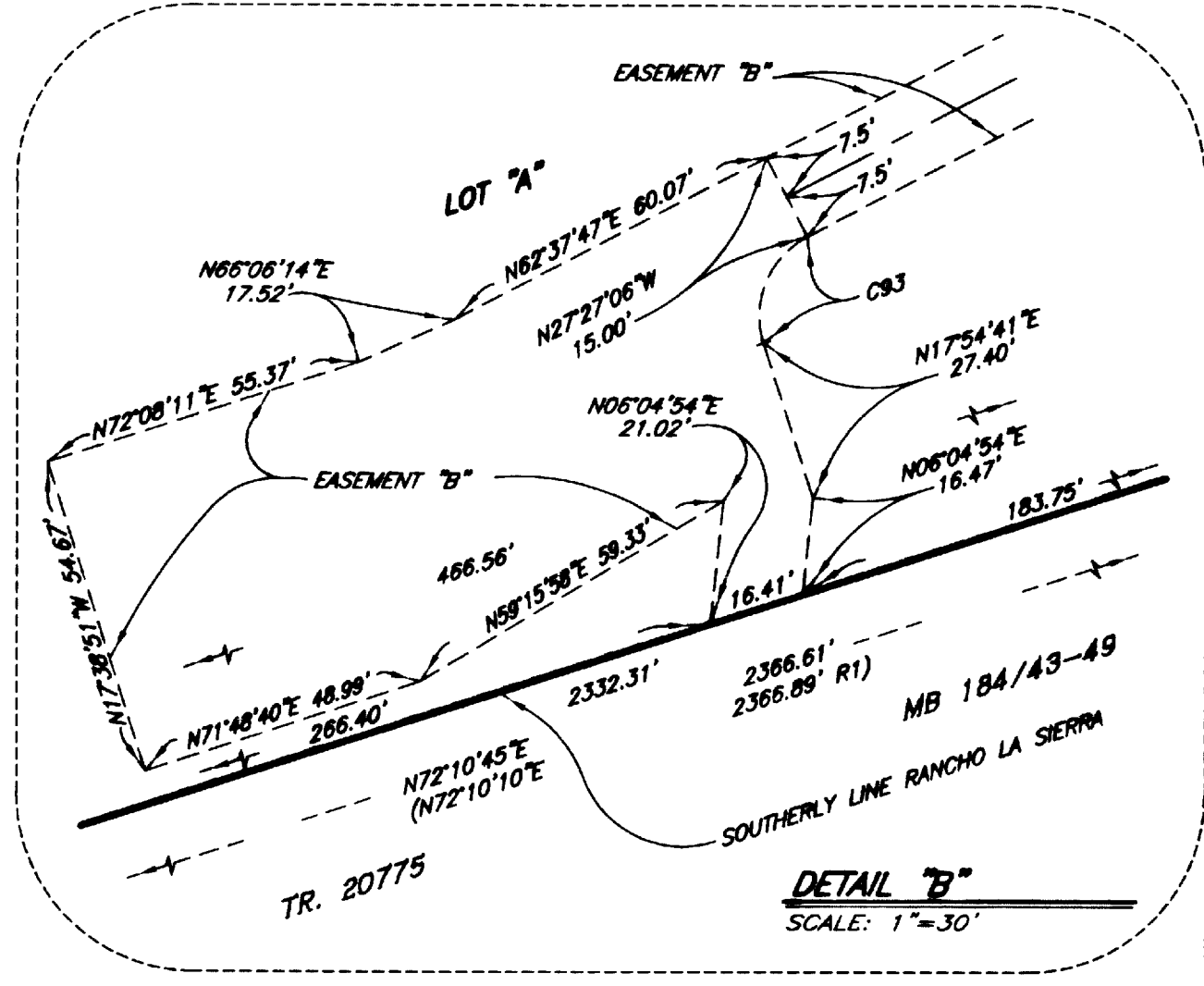
INST. NO. 009395
REC. 1-10-96

INST. NO. 009395
REC. 1-10-96

1.0' RIGHT-OF-WAY
TO BE ABANDONED
PER THIS MAP.

FD. 2" BRASS DISK RCE 0813
IN WELL IN LIEU OF 1.5" IP
TAGGED RCE 0813 PER MB
72/1-15

DETAIL "B"
SEE SHEET HEREON



NOTE:
SEE SHEET NO. 2 FOR BOUNDARY MAP, SURVEYOR'S NOTES,
BASIS OF BEARINGS, MONUMENT NOTES AND EASEMENT NOTES.
SEE SHEET NO. 10 FOR LINE AND CURVE DATA.

DETAIL "B"
SCALE: 1"=30'

J.M. DEE 0000203 / PLS. TYPED NAME AND PRINTED NUMBER

SCALE: 1"=60'

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

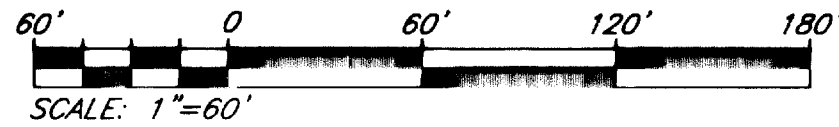
SHEET 5 OF 10 SHEETS

TRACT NO. 31166

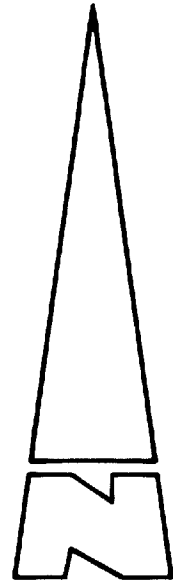
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MARCH 2004

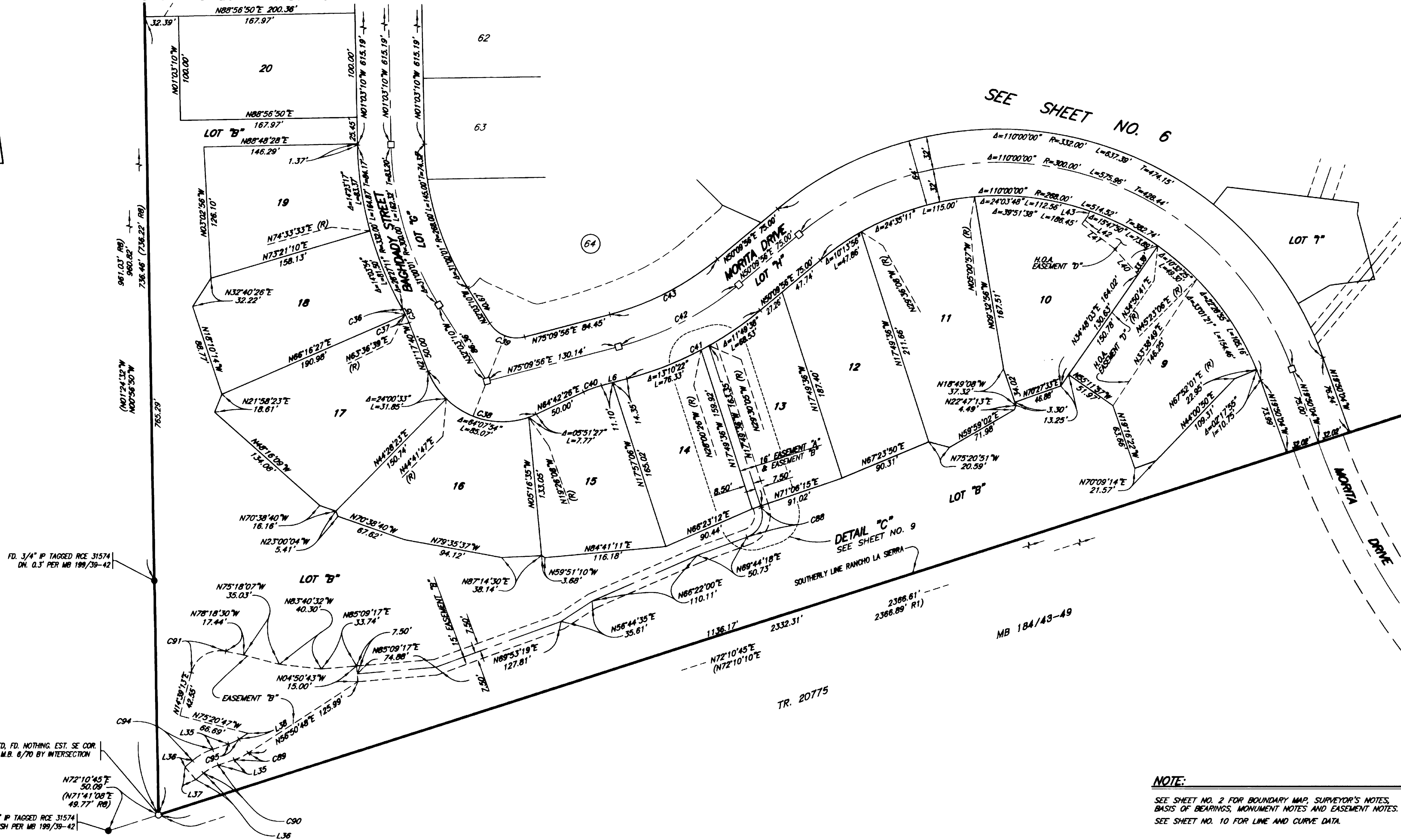


SCALE: 1"=60'



SEE SHEET NO. 6

SEE SHEET NO. 6



FD. 3/4" IP TAGGED RCE 31574
DN. 0.3" PER MB 199/39-42

SEARCHED, FD. NOTHING EST. SE. COR.
LOT 20, M.B. 6/70 BY INTERSECTION

FD. 3/4" IP TAGGED RCE 31574
FLUSH PER MB 199/39-42

DETAIL "C"
SEE SHEET NO. 9

NOTE:
SEE SHEET NO. 2 FOR BOUNDARY MAP, SURVEYOR'S NOTES,
BASIS OF BEARINGS, MONUMENT NOTES AND EASEMENT NOTES.
SEE SHEET NO. 10 FOR LINE AND CURVE DATA.

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J.K. COE & ASSOCIATES, INC. / 161 EAST 16TH AVENUE, DENVER, CO 80202

SCALE: 1"=60'

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2005-0627032
original

386/57

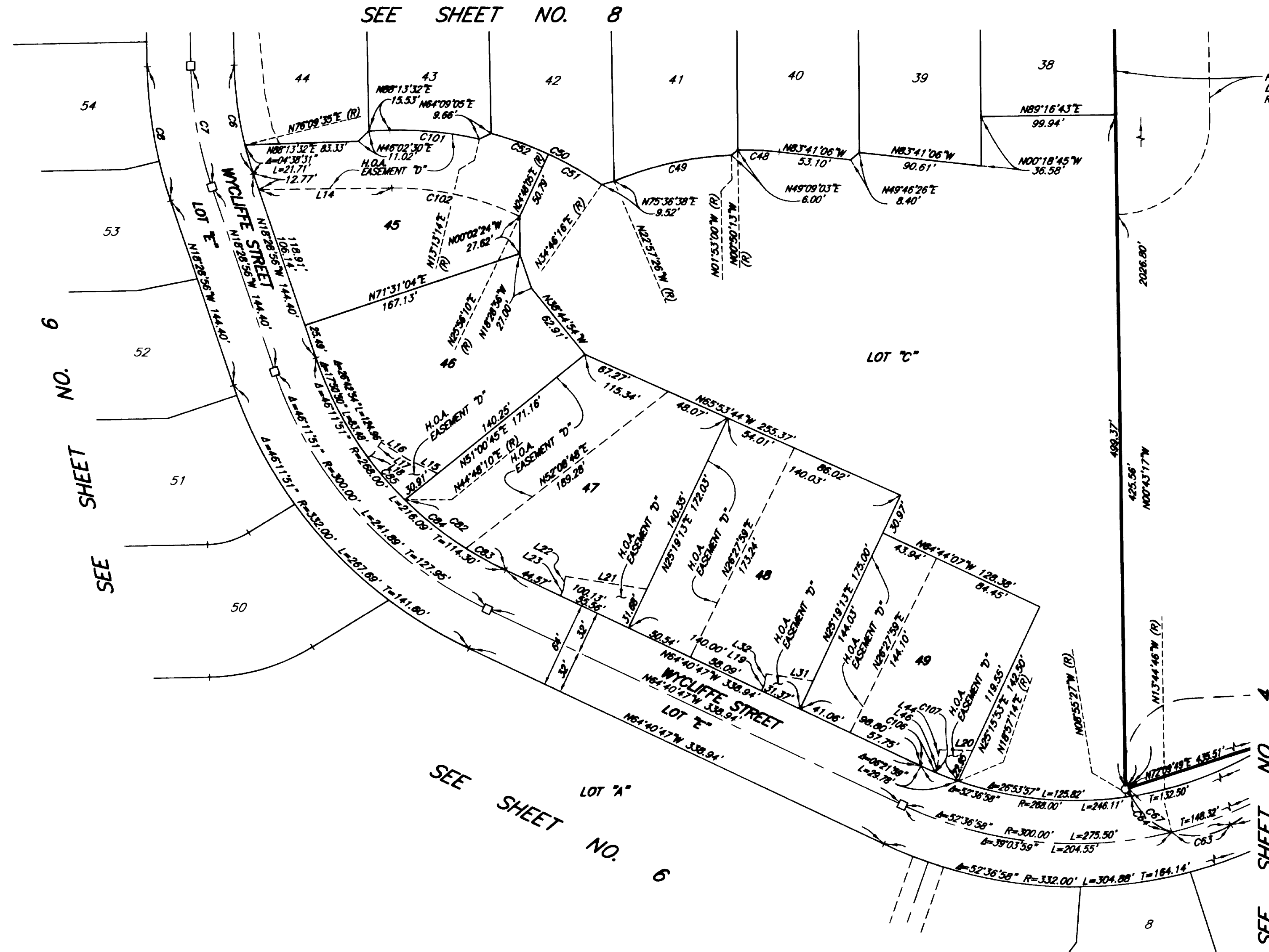
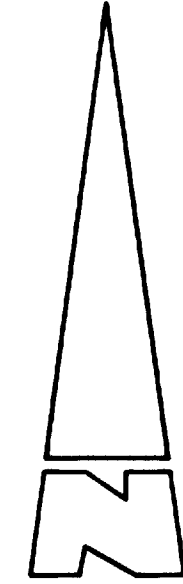
SHEET 7 OF 10 SHEETS

TRACT NO. 31166

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 16 AND THE FRACTIONAL NORTHEAST QUARTER OF SECTION 21 AS DESCRIBED IN INSTRUMENT RECORDED FEBRUARY 18, 1904 IN BOOK 181, PAGE 75 OF DEEDS, RECORDS OF RIVERSIDE COUNTY AND SHOWN AS "NOT A PART" ON SECTIONALIZED SURVEY OF THE RANCHO LA SIERRA, RECORDED IN BOOK 6, PAGE 70 OF MAPS, ALL WITHIN THE RANCHO LA SIERRA, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE & MERIDIAN.

KWC ENGINEERS

MARCH 2004



NOTE:

SEE SHEET NO. 2 FOR BOUNDARY MAP, SURVEYOR'S NOTES, BASIS OF BEARINGS, MONUMENT NOTES AND EASEMENT NOTES.
SEE SHEET NO. 10 FOR LINE AND CURVE DATA.

2005-0627032
original

386
3/58

SCALE: 1"=60'

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

SHEET 8 OF 10 SHEETS

TRACT NO. 31166

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 16 AND THE FRACTIONAL NORTHEAST QUARTER OF SECTION 21 AS DESCRIBED IN INSTRUMENT RECORDED FEBRUARY 18, 1904 IN BOOK 181, PAGE 75 OF DEEDS, RECORDS OF RIVERSIDE COUNTY AND SHOWN AS "NOT A PART" ON SECTIONALIZED SURVEY OF THE RANCHO LA SIERRA, RECORDED IN BOOK 6, PAGE 70 OF MAPS, ALL WITHIN THE RANCHO LA SIERRA, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE & MERIDIAN.

KWC ENGINEERS

MARCH 2004

NORTH LINE, INST. NO. 79404, REC. SEPT. 11, 1987

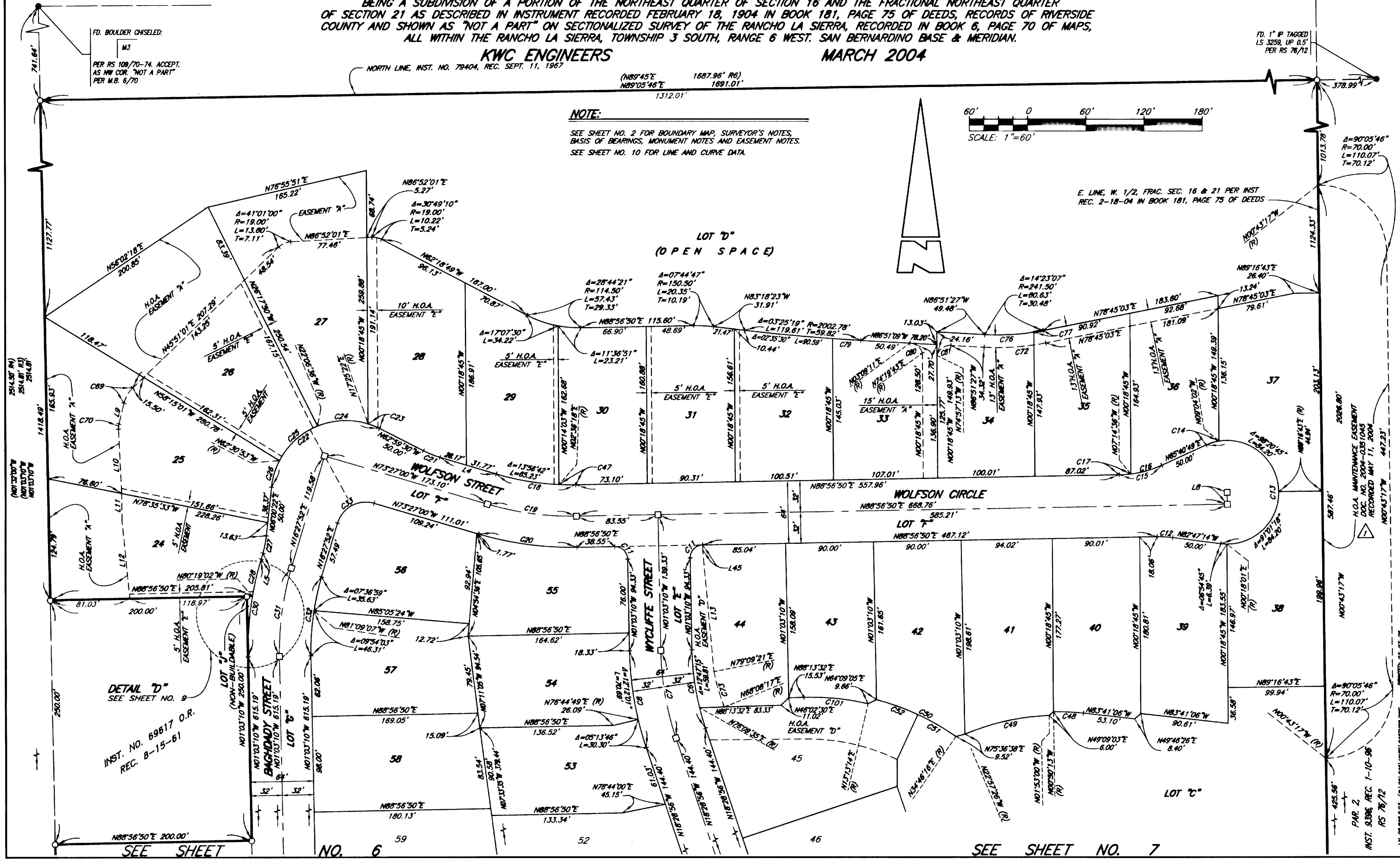
(N89°45'E 1687.96' R6)
(N89°05'46"E 1691.01'
1312.01'

NOTE:

SEE SHEET NO. 2 FOR BOUNDARY MAP, SURVEYOR'S NOTES, BASIS OF BEARINGS, MONUMENT NOTES AND EASEMENT NOTES. SEE SHEET NO. 10 FOR LINE AND CURVE DATA.



E. LINE, W. 1/2, FRAC. SEC. 16 & 21 PER INST. REC. 2-18-04 IN BOOK 181, PAGE 75 OF DEEDS



FD. BOULDER CHISELED:
MJ
PER RS 108/70-74, ACCEPT.
AS NW COR. "NOT A PART"
PER M.B. 6/70

FD. 1" P TAGGED
LS 3259, UP 0.5'
PER RS 76/12

2514.87' (R)
2514.87' (R)
2514.87'
MULTIPLY BY
MULTIPLY BY
MULTIPLY BY

H.O.A. MAINTENANCE EASEMENT
DOC. NO. 2004-0335 (045)
RECORDED MAY 11, 2004

DETAIL "D"
SEE SHEET NO. 9
INST. NO. 69617 D.R.
REC. 8-15-61

H.O.A. MAINTENANCE EASEMENT
DOC. NO. 2004-0335 (045)
RECORDED MAY 11, 2004

SEE SHEET

NO. 6

SEE SHEET NO. 7

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