

CITY

SHEET 2 OF 2 SHEETS
10 NUMBERED LOTS
2 LETTERED LOTS
2.48 ACRES GROSS

TRACT NO. 32665

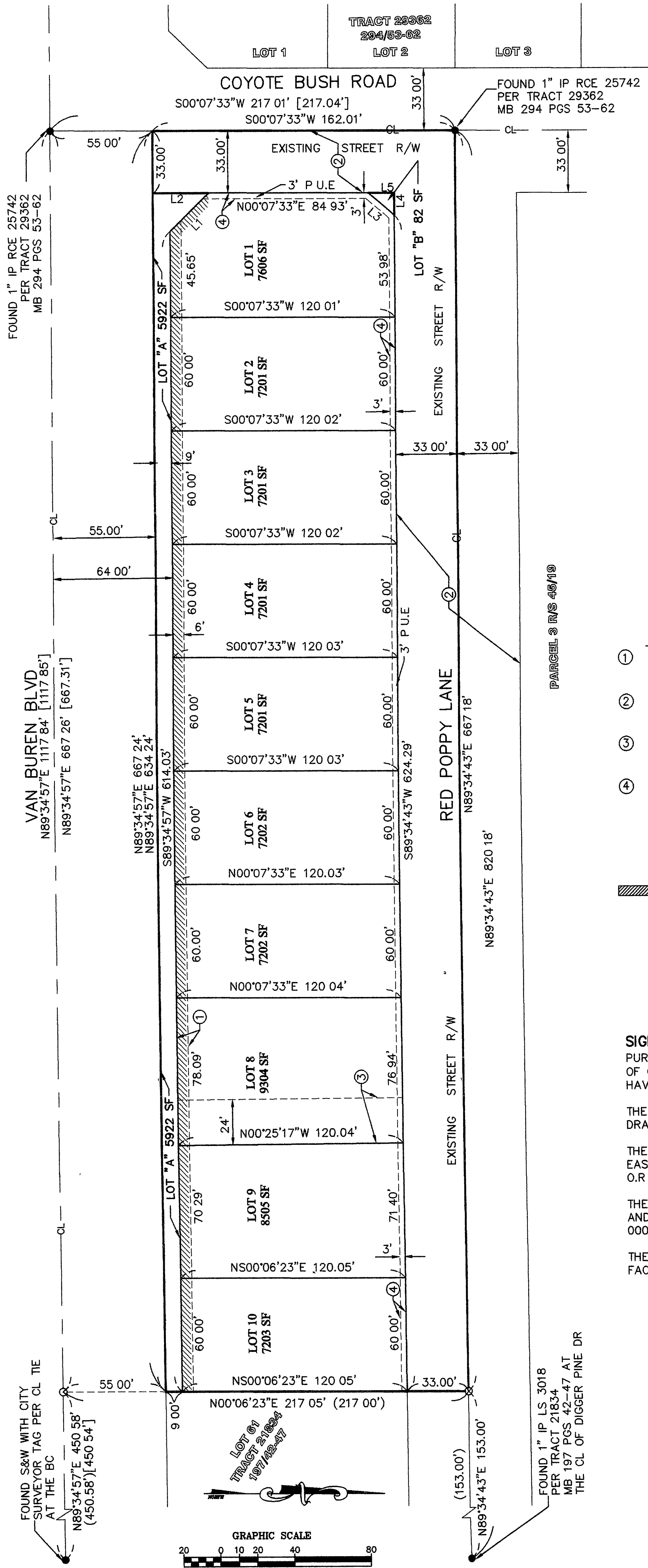
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

DATE OF SURVEY SEPTEMBER 2004

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 OF RECORD OF SURVEY FILED IN BOOK 45, PAGE 19 OF RECORDS OF SURVEY, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND BEING A PORTION OF LOT 4, BLOCK 37, M.B. 6/13 SAN BERNARDINO COUNTY, LOCATED IN SECTION 21 T 3S, R.4W, S.B.M

PETER GAMBINO, P.L.S 7687, LA HABRA, CA

DATE: OCTOBER, 2004



SURVEYOR'S NOTES:

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1" IP WITH TAG STAMPED LS 7687 OR SET SPIKE AND WASHER STAMPED LS 7687, OR SET L&T WITH TAG STAMPED LS 7687

SET 1" IP WITH TAG STAMPED LS 7687 AT ALL LOT CORNERS AND ANGLE POINTS IN SIDE LOT LINES

S&W = SPIKE AND WASHER
IP = IRON PIPE
L&T = LEAD AND TAG

BASIS OF BEARINGS:

THE CENTERLINE OF RED POPPY LANE BEING N 89°34'43"E AS SHOWN IN TRACT NO. 21834 FILED IN BOOK 197 PAGES 42 TO 47 O.R. ALL DISTANCES MEASURED IN FEET AND DECIMAL PARTS THEREOF

LINE TABLE		
NO.	BEARING	DIST
L1	N43°46'16"W	29.14'
L2	N00°07'33"E	30.19'
L3	N40°24'39"E	18.36'
L4	N89°34'43"E	11.87'
L5	N00°07'33"E	13.89'

RECORD MAPS:

- () INDICATES RECORD DATA PER TRACT NO. 21834 FILED IN MAP BOOK 197 PAGES 42-47 O.R
- [] INDICATES RECORD DATA PER TRACT NO 29362 FILED IN MAP BOOK 294 PAGES 53-62 O.R.

EASEMENT NOTES:

- ① AN EASEMENT GRANTED TO THE COUNTY OF RIVERSIDE FOR SLOPES AND DRAINAGE, RECORDED JUNE 25, 1970 AS INSTRUMENT NO 60779 O R
- ② AN EASEMENT TO THE CITY OF RIVERSIDE FOR STREET PURPOSES RECORDED JANUARY 3, 1995 AS INSTRUMENT NO 000907 O R
- ③ AN EASEMENT TO THE CITY OF RIVERSIDE FOR STORM DRAIN FACILITIES RECORDED JANUARY 3, 1995 AS INSTRUMENT NO. 000910 O R
- ④ AN EASEMENT TO THE CITY OF RIVERSIDE FOR PUBLIC UTILITY EASEMENT PURPOSES DEDICATED HEREON.

AN AVIGATION EASEMENT TO THE MARCH INLAND PORT AIRPORT AUTHORITY RECORDED MARCH 16, 2005 AS INSTRUMENT NO 2005-0208772 O.R - EASEMENT IS BLANKET IN NATURE

INDICATES VEHICULAR ACCESS RIGHTS TO VAN BUREN BLVD RELINQUISHED TO THE CITY OF RIVERSIDE HEREON

SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE

THE COUNTY OF RIVERSIDE AS HOLDER OF AN EASEMENT FOR SLOPES AND DRAINAGE RECORDED JUNE 25, 1970 AS INSTRUMENT NO. 60779, O.R

THE MARCH INLAND PORT AIRPORT AUTHORITY AS HOLDER OF AN AVIGATION EASEMENT RECORDED MARCH 16, 2005 AS INSTRUMENT NO 2005-0208772, O.R

THE CITY OF RIVERSIDE AS HOLDER OF AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES RECORDED JANUARY 3, 1995 AS INSTRUMENT NO 000907, O R

THE CITY OF RIVERSIDE AS HOLDER OF AN EASEMENT FOR STORM DRAIN FACILITIES RECORDED JANUARY 3, 1995 AS INSTRUMENT NO 000910, O R