

442  
City 23

# TRACT NO. 28987

BEING A SUBDIVISION OF LOT 3 AND A PORTION OF LOTS 2, 4, 5 "C" AND "H" OF THE BIXMILL TRACT, PER MAP ON FILE IN BOOK 16, PAGES 28 THROUGH 30 INCLUSIVE, OF MAPS; A PORTION OF LOTS 1 THROUGH 6, BLOCK 1, A PORTION OF LOTS 1 THROUGH 3, BLOCK 4, AND A PORTION OF LOTS "D", "F", AND "J" OF THE RANDOLPH SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 39 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTIONS 25, 26, 35, 36 TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

SEPTEMBER 2003

### RECORDER'S STATEMENT

FILED THIS 8<sup>th</sup> DAY OF July, 2014  
AT 1:50 P.M. IN BOOK 442 OF  
MAPS, AT PAGE 23-30, AT THE  
REQUEST OF THE CITY CLERK OF THE CITY OF  
RIVERSIDE,  
NO. 2014-0252791  
FEE \$ 24.00  
LARRY W. WARD, ASSESSOR-COUNTY CLERK-  
RECORDER  
BY: *Sophie Dancy* DEPUTY  
SUBDIVISION GUARANTEE:  
FIRST AMERICAN TITLE COMPANY

### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOTS "A" THROUGH LOT "K" AND LOT "AA" INCLUSIVE. WE FURTHER DEDICATE AS A NON-ACCESS BARRIER STRIP TO DENY ACCESS FROM THE ADJOINING PROPERTY TO THE PUBLIC STREET, LOT "AA".

WE HEREBY REQUEST THAT THE BARRIER STRIPS DESIGNATED AS LOT "A" ON M.B. 71/39-40, LOT "A" ON M.B. 80/54-55, AND LOT "J" ON M.B. 155/90-93 BE ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

WE HEREBY REQUEST THAT THE FOLLOWING PUBLIC STREET AND EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION 66434(G) OF THE SUBDIVISION MAP ACT.

1. THAT PORTION OF JURUPA AVENUE DEDICATED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE BY RESOLUTION NO. 16050, RECORDED MARCH 4, 1986 AS INST. NO. 50177, OFFICIAL RECORDS OF RIVERSIDE COUNTY AND EXCEPTED BY GRANT DEED RECORDED MAY 5, 2006 AS DOCUMENT NO. 2006-0327789, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES THE EASEMENT DESIGNATED AS "S.D. EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES THE EASEMENT DESIGNATED AS "SEWER EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ROADWAY SLOPES AND LANDSCAPE FACILITIES, THE EASEMENT DESIGNATED AS "SLOPE AND PUBLIC LANDSCAPE EASEMENT".

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATIONS FACILITIES THE EASEMENTS DESIGNATED AS "3" P.U.E."

WE HEREBY DEDICATE TO THE PUBLIC AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER ALL LOTS WITHIN THIS SUBDIVISION.

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO JURUPA AVENUE FROM LOTS 80, 83, 87, 88, 94 THROUGH 102, INCLUSIVE, AND LOT 113.

WE HEREBY RESERVE TO OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, LOT "L" AS AN EASEMENT FOR OPEN SPACE PURPOSES. SUCH EASEMENT FOR OPEN SPACE PURPOSES DOES NOT INCLUDE ANY RIGHT OF ACCESS TO THE PUBLIC AND THE CITY OF RIVERSIDE SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF.

FRIENDS OF THE RIVERSIDE AIRPORT, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY

BY: *[Signature]*

PRINT NAME: HENRY COX, II

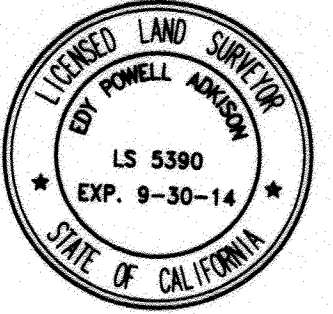
TITLE: MANAGING MEMBER

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE FRIENDS OF THE RIVERSIDE AIRPORT IN JUNE OF 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS BY DECEMBER 31, 2015 AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND ARE COMPLETE AS SHOWN.

DATED: 5-19-2014

*[Signature]*  
EDY P. ADKISON, L.S. 5390  
EXPIRES: SEPTEMBER 30, 2014

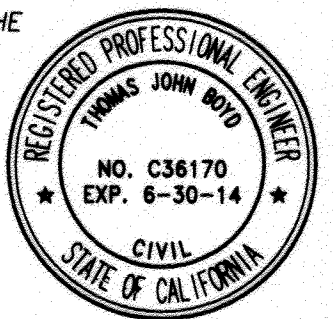


### CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP OF TRACT NO. 28987 WHICH WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE ON JULY 8, 2003 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 THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT THE PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION 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 ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATE: 6/2/2014

THOMAS J. BOYD  
R.C.E. 36170 LIC. EXP. 6/30/14  
CITY ENGINEER  
BY: *[Signature]*



### CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

DATE: 5/29/14

CURTIS C. STEPHENS  
L.S. 7519 LIC. EXP. 12/31/2015  
CITY SURVEYOR

BY: *[Signature]*



### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF EIGHT (8) SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS, THE FINAL MAP OF TRACT NO. 28987.

LOTS "A" THROUGH "K" INCLUSIVE, ARE HEREBY ACCEPTED FOR PUBLIC STREET PURPOSES SUBJECT TO THE INSTALLATION OF IMPROVEMENTS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF RIVERSIDE.

LOT "AA" IS HEREBY ACCEPTED AS A NON-ACCESS BARRIER STRIP TO DENY ACCESS FROM THE ADJOINING PROPERTY TO THE PUBLIC STREET.

LOTS "A" THROUGH "K", INCLUSIVE, AND LOT "AA" ARE HEREBY ACCEPTED FOR PUBLIC UTILITY PURPOSES.

THE EASEMENT DESIGNATED AS "S.D. EASEMENT" IS HEREBY ACCEPTED AS EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THE EASEMENT DESIGNATED AS "SEWER EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

THE EASEMENTS DESIGNATED AS "3" P.U.E." ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATIONS FACILITIES.

THE NON-ACCESS BARRIER STRIPS DESIGNATED AS LOT "A" ON M.B. 71/39-40, LOT "A" ON M.B. 80/54-55, AND LOT "J" ON M.B. 155/90-93 ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES SUBJECT TO THE INSTALLATION OF IMPROVEMENTS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF RIVERSIDE.

AN AVIGATION EASEMENT AND THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER ALL LOTS WITHIN THIS SUBDIVISION IS HEREBY ACCEPTED.

THE EASEMENTS DESIGNATED AS "SLOPE AND PUBLIC LANDSCAPE EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ROADWAY SLOPES AND LANDSCAPE FACILITIES.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO JURUPA AVENUE FROM LOTS 80, 83, 87, 88, 94 THROUGH 102, INCLUSIVE, AND LOT 113 IS HEREBY ACCEPTED.

THE FOLLOWING PUBLIC STREET AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66434(G) OF THE SUBDIVISION MAP ACT:

1. THAT PORTION OF JURUPA AVENUE DEDICATED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF RIVERSIDE BY RESOLUTION NO. 16050, RECORDED MARCH 4, 1986 AS INST. NO. 50177, OFFICIAL RECORDS OF RIVERSIDE COUNTY AND EXCEPTED BY GRANT DEED RECORDED MAY 5, 2006 AS DOCUMENT NO. 2006-0327789, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

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.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RIVERSIDE THIS 24th DAY OF June, 2014.

COLLEEN J. NICOL, CITY CLERK  
OF THE CITY OF RIVERSIDE, CALIFORNIA.

BY: *[Signature]*

### 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 FOR THOSE NOTED BELOW.

None

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE: 5/28/2014

BRENT A. MASON  
FINANCE DIRECTOR / TREASURER

BY: *[Signature]*

### 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 \$ 31,300.00.

DATED: June 25, 2014

DON KENT  
COUNTY TAX COLLECTOR  
BY: *[Signature]*, DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 31,300.00 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 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: June 25, 2014

(CASH) OR SURETY-BOND  
DON KENT  
COUNTY TAX COLLECTOR  
BY: *[Signature]*, DEPUTY

### 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 ELECTRIC AND WATER FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL LOTS 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 PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

GIRISH BALACHANDRAN  
PUBLIC UTILITIES GENERAL MANAGER

DATE May 27, 2014

BY: *[Signature]*  
MB  
B

### UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

1. AN EASEMENT FOR CONVEYING ELECTRIC ENERGY AND THE RIGHTS TO CONSTRUCT AND MAINTAIN APPURTENANT FACILITIES, IN FAVOR OF THE CITY OF RIVERSIDE AS SUCCESSOR IN INTEREST TO SOUTHERN CALIFORNIA EDISON, PER DOCUMENT RECORDED MARCH 9, 1956 IN BOOK 1877, PAGE 75, ET SEQ., OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. THE ASSIGNMENT OF SAID EASEMENT IS SHOWN IN DOCUMENT RECORDED MARCH 18, 2010, PER DOCUMENT NO. 2010-0124034 OF OFFICIAL RECORDS, SAID RIVERSIDE COUNTY.

GIRISH BALACHANDRAN  
PUBLIC UTILITIES GENERAL MANAGER

DATE May 27, 2014

BY: *[Signature]*  
MB  
B



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24  
city

# TRACT NO. 28987

BEING A SUBDIVISION OF LOT 3 AND A PORTION OF LOTS 2, 4, 5 "C" AND "H" OF THE BIXMILL TRACT, PER MAP ON FILE IN BOOK 16, PAGES 28 THROUGH 30 INCLUSIVE, OF MAPS; A PORTION OF LOTS 1 THROUGH 6, BLOCK 1, A PORTION OF LOTS 1 THROUGH 3, BLOCK 4, AND A PORTION OF LOTS "D", "F", AND "J" OF THE RANDOLPH SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 39 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTIONS 25, 26, 35, 36 TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

**adkan**  
ENGINEERS  
RIVERSIDE, CA

SEPTEMBER 2003

### NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ON April 9, 2014 BEFORE ME, Dawn M. Dent Notary Public PERSONALLY APPEARED Henry Cox II

WHO 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 THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE Dawn M. Dent PRINT NAME DAWN M DENT  
MY COMMISSION EXPIRES: JUNE 8, 2017  
COUNTY OF PRINCIPAL PLACE OF BUSINESS RIVERSIDE

### SIGNATURE OMISSIONS

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

SOUTHERN CALIFORNIA EDISON COMPANY, SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER COMPANY, HOLDER OF AN EASEMENT FOR ELECTRICAL LINES, APPURTENANCES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED DECEMBER 14, 1948 IN BOOK 1036, PAGE 17 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SID GEOTECHNICAL, INC. ON DECEMBER 4, 2002, WITH SUPPLEMENTAL LETTERS BY SOIL EXPLORATION COMPANY, INC. DATED OCTOBER 3, 2013 AND MARCH 24, 2014 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 28987**

SEPTEMBER 2003

SHEET 3 OF 8 SHEETS

BEING A SUBDIVISION OF LOT 3 AND A PORTION OF LOTS 2, 4, 5, 6, AND 7<sup>C</sup> OF THE BIXMILL TRACT, PER MAP ON FILE IN BOOK 16, PAGES 28 THROUGH 30 INCLUSIVE, OF MAPS; A PORTION OF LOTS 1 THROUGH 6, BLOCK 1, A PORTION OF LOTS 1 THROUGH 3, BLOCK 4, AND A PORTION OF LOTS 7, 8, AND 9 OF THE RANDOLPH SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 39 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTIONS 25, 26, 35, 36 TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

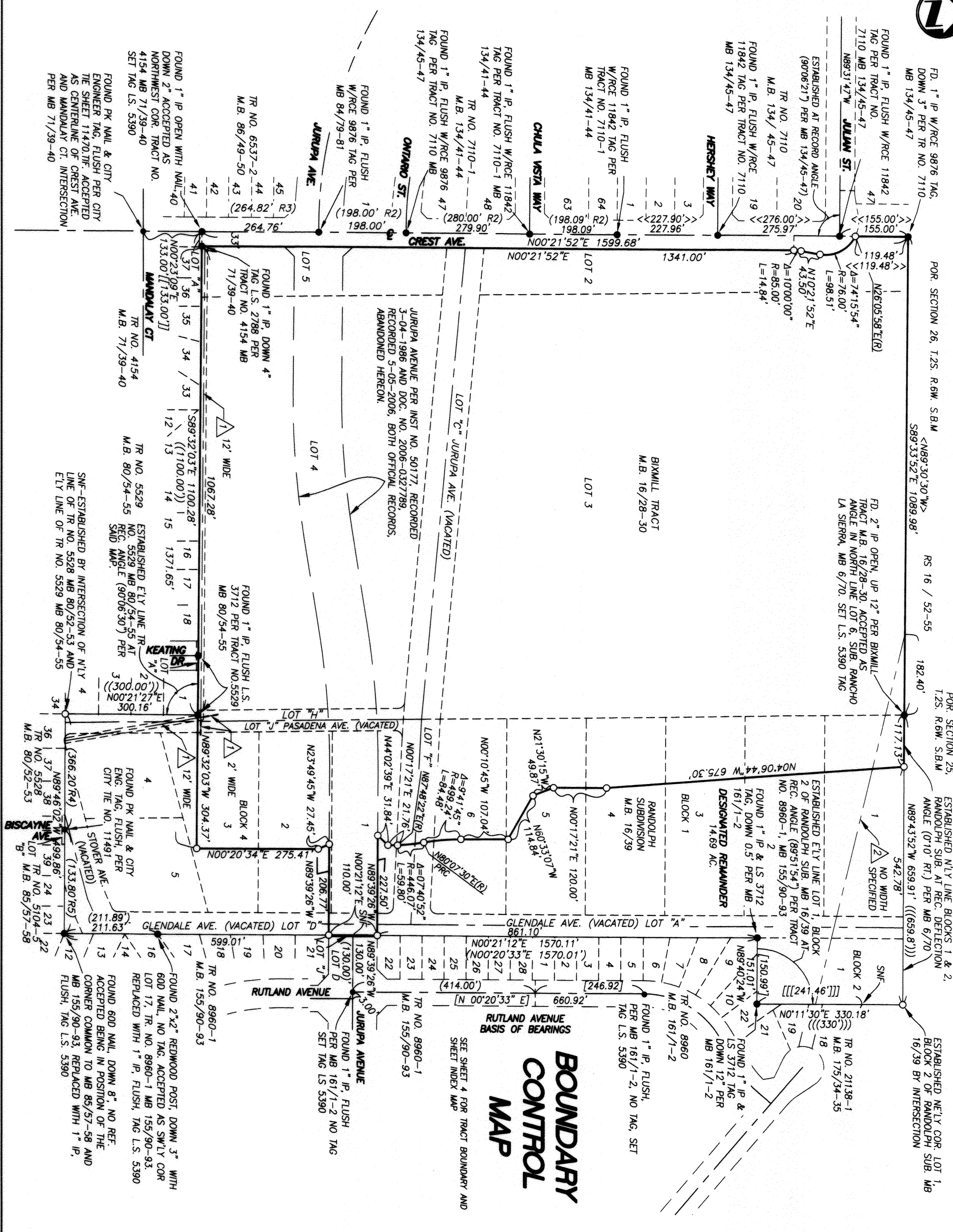
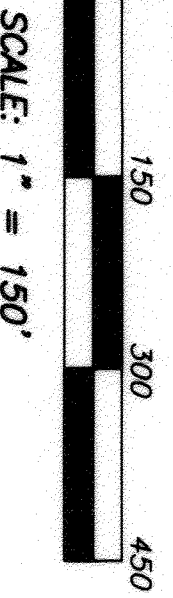


**SURVEYOR'S NOTES**

1. THIS TRACT CONTAINS 47.54 ACRES WITHIN THE DISTINCTIVE BORDER
  2. SET LEAD & TAG L.S. 5390 IN TOP OF CURB ON THE PROLONGATION OF THE SIDE LOT LINES AND AT BCS & ECS ON A LINE PARALLEL TO PROPERTY LINE CURVE.
  3. SET 1" IRON PIPE TAGGED L.S. 5390, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS
  4. O INDICATES SET 1" IRON PIPE, FLUSH, TAGGED L.S. 5390, UNLESS OTHERWISE NOTED.
  5. ● INDICATES FOUND MONUMENT AS NOTED.
  6. ( ) INDICATES RECORD DATA PER TRACT NO. 8960-1, MB 155/90-93, UNLESS OTHERWISE NOTED.
  7. [ ] INDICATES RECORD DATA PER TRACT NO. 8960, MB 161/1-2, UNLESS OTHERWISE NOTED.
  8. < > INDICATES RECORD DATA PER BIXMILL TRACT, MB 16/28-30, UNLESS OTHERWISE NOTED.
  9. ( ( ) ) INDICATES RECORD DATA PER TRACT NO. 5529, MB 80/54-55, UNLESS OTHERWISE NOTED.
  10. [ [ ] ] INDICATES RECORD DATA PER TRACT NO. 4154, MB 71/39-40, UNLESS OTHERWISE NOTED.
  11. << >> INDICATES RECORD DATA PER TRACT NO. 7110, MB 134/45-47, UNLESS OTHERWISE NOTED.
  12. ( ( ( ) ) ) INDICATES RECORD DATA PER RANDOLPH SUBDIVISION, MB 16/39, UNLESS OTHERWISE NOTED.
  13. III INDICATES RECORD DATA PER TRACT NO. 21138-1, MB 175/34-35, UNLESS OTHERWISE NOTED.
  14. ( R1 ) INDICATES RECORD DATA PER TRACT NO. 6537-1, MB 84/9-51.
  15. ( R2 ) INDICATES RECORD DATA PER TRACT NO. 7110-1, MB 134/41-44.
  16. ( R3 ) INDICATES RECORD DATA PER TRACT NO. 6537-2, MB 86/49-50.
  17. BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF RUTLAND AVENUE SHOWN IN MB 161/1-2, RECORDS OF RIVERSIDE COUNTY, BEING N 00°20'33" E.
  18. LLLL DENOTES RESTRICTED ACCESS.
  19. ( R4 ) INDICATES RECORD DATA PER TRACT NO. 5528, M.B. 80/52-53.
  20. ( R5 ) INDICATES RECORD DATA PER TRACT NO. 5104-5, M.B. 85/57-58.
- SNF-INDICATES SEARCHED, NOTHING FOUND

**EASEMENT NOTES**

1. CENTERLINE OF 1(1/2") AND CENTERLINE OF 2(2") SOUTHERN CALIFORNIA EDISON CO. EASEMENTS FOR ELECTRICAL LINE AND APPURTENANCES, RECORDED MARCH 9, 1936 IN BOOK 1877, PAGE 75-77, O.R. (CITY OF RIVERSIDE IS SUCCESSOR IN INTEREST)
2. CENTERLINE OF A SOUTHERN CALIFORNIA EDISON CO. (SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER CO.) EASEMENT FOR ELECTRICAL LINE AND APPURTENANCES, RECORDED DECEMBER 14, 1948 IN BOOK 1036, PAGE 17 O.R. (WIDTH NOT DISCLOSED IN RECORD)



**BOUNDARY CONTROL MAP**

SEE SHEET 4 FOR TRACT BOUNDARY AND SHEET INDEX MAP

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SEPTEMBER 2003

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

# TRACT NO. 28987

BEING A SUBDIVISION OF LOT 3 AND A PORTION OF LOTS 2, 4, 5 "C" AND "H" OF THE BIXMILL TRACT, PER MAP ON FILE IN BOOK 16, PAGES 28 THROUGH 30 INCLUSIVE, OF MAPS; A PORTION OF LOTS 1 THROUGH 6, BLOCK 1, A PORTION OF LOTS 1 THROUGH 3, BLOCK 4, AND A PORTION OF LOTS "D", "F", "I" AND "J" OF THE RANDOLPH SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 39 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTIONS 25, 26, 35, 36 TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

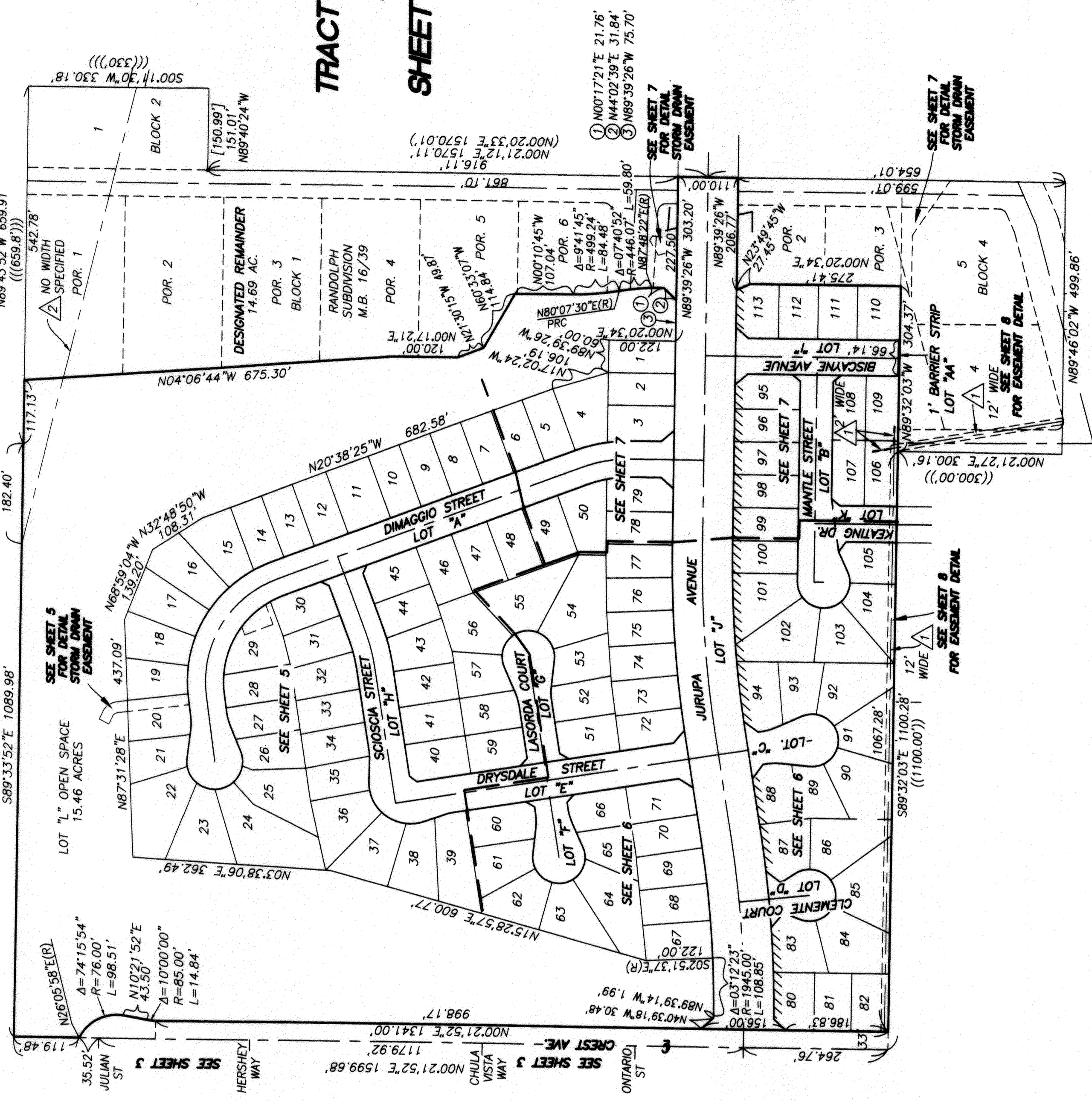
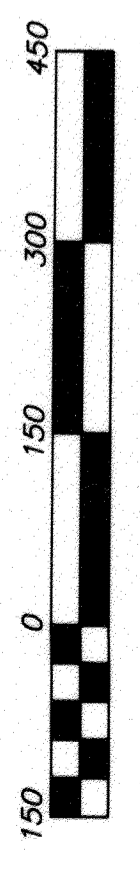
**adkan**  
ENGINEERS  
RIVERSIDE, CA

**SURVEYOR'S NOTES**

1. THIS TRACT CONTAINS 47.54 ACRES WITHIN THE DISTINCTIVE BORDER
  2. SET LEAD & TAG L.S. 5390 IN TOP OF CURB ON THE PROLONGATION OF THE SIDE LOT LINES AND AT BC'S & EC'S ON A LINE RADIAL TO PROPERTY LINE CURVE.
  3. SET 1" IRON PIPE TAGGED L.S. 5390, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS
  4. O INDICATES SET 1" IRON PIPE, FLUSH, TAGGED L.S. 5390, UNLESS OTHERWISE NOTED.
  5. ● INDICATES FOUND MONUMENT AS NOTED.
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  7. [ ] INDICATES RECORD DATA PER TRACT NO. 8960, MB 161/1-2, UNLESS OTHERWISE NOTED.
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  14. ( ( R1 ) ) INDICATES RECORD DATA PER TRACT NO. 6537-1, MB 84/79-81.
  15. ( ( R2 ) ) INDICATES RECORD DATA PER TRACT NO. 7110-1, MB 134/41-44.
  16. ( ( R3 ) ) INDICATES RECORD DATA PER TRACT NO. 6537-2, MB 86/49-50.
  17. BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF RUTLAND AVENUE SHOWN IN MB 161/1-2, RECORDS OF RIVERSIDE COUNTY, BEING N 00°20'33" E.
  18. LLLL DENOTES RESTRICTED ACCESS.
  19. ( ( R4 ) ) INDICATES RECORD DATA PER TRACT NO. 5528, M.B. 80/52-53.
  20. ( ( R5 ) ) INDICATES RECORD DATA PER TRACT NO. 5104-5, M.B. 85/57-58.
- SNF-INDICATES SEARCHED, NOTHING FOUND

**EASEMENT NOTES**

1. CENTERLINE OF 1(12') AND CENTERLINE OF 2(2') SOUTHERN CALIFORNIA EDISON CO. EASEMENTS FOR ELECTRICAL LINE AND APPURTENANCES, RECORDED MARCH 9, 1956 IN BOOK 1877, PAGE 75-77, O.R. (CITY OF RIVERSIDE IS SUCCESSOR IN INTEREST).
2. CENTERLINE OF A SOUTHERN CALIFORNIA EDISON CO. (SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER CO.) EASEMENT FOR ELECTRICAL LINE AND APPURTENANCES, RECORDED DECEMBER 14, 1948 IN BOOK 1036, PAGE 17 O.R. (WIDTH NOT DISCLOSED IN RECORD).



## TRACT BOUNDARY AND SHEET INDEX MAP



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 28987**

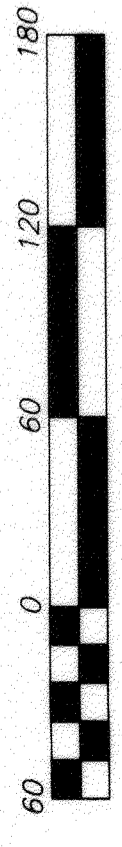
BEING A SUBDIVISION OF LOT 3 AND A PORTION OF LOTS 2, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62 OF THE BIXMILL TRACT, PER MAP ON FILE IN BOOK 16, PAGES 28 THROUGH 30 INCLUSIVE. OF MAPS; A PORTION OF LOTS 1 THROUGH 6, BLOCK 1, A PORTION OF LOTS 1 THROUGH 3, BLOCK 4, AND A PORTION OF LOTS "D", "F", "G", "H", "I", "J" OF THE RANDOLPH SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 39 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTIONS 25, 26, 35, 36 TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.



SEE SHEET 4  
LOT "L" OPEN SPACE  
15.46 ACRES

**SURVEYOR'S NOTES**

1. THIS TRACT CONTAINS 47.54 ACRES WITHIN THE DISTINCTIVE BORDER
2. SET LEAD & TAG L.S. 5390 IN TOP OF CURB ON THE PROLONGATION OF THE SIDE LOT LINES AND AT BC'S & EC'S ON A LINE RADIAL TO PROPERTY LINE CURVE.
3. SET 1" IRON PIPE TAGGED L.S. 5390, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS
4. O INDICATES SET 1" IRON PIPE, FLUSH, TAGGED L.S. 5390, UNLESS OTHERWISE NOTED.
5. ● INDICATES FOUND MONUMENT AS NOTED.
6. ( ) INDICATES RECORD DATA PER TRACT NO. 8960-1, MB 155/90-93, UNLESS OTHERWISE NOTED.
7. [ ] INDICATES RECORD DATA PER TRACT NO. 8960, MB 161/1-2, UNLESS OTHERWISE NOTED.
8. < > INDICATES RECORD DATA PER BIXMILL TRACT, MB 16/28-30, UNLESS OTHERWISE NOTED.
9. ( ( ) ) INDICATES RECORD DATA PER TRACT NO. 5529, MB 80/54-55, UNLESS OTHERWISE NOTED.
10. [ ( ) ] INDICATES RECORD DATA PER TRACT NO. 4154, MB 71/39-40, UNLESS OTHERWISE NOTED.
11. << >> INDICATES RECORD DATA PER TRACT NO. 7110, MB 134/45-47, UNLESS OTHERWISE NOTED.
12. ( ( ( ) ) ) INDICATES RECORD DATA PER RANDOLPH SUBDIVISION, MB 16/39, UNLESS OTHERWISE NOTED.
13. [ ( ( ( ) ) ) ] INDICATES RECORD DATA PER TRACT NO. 21138-1, MB 175/34-35, UNLESS OTHERWISE NOTED.
14. ( ( R1 ) ) -INDICATES RECORD DATA PER TRACT NO. 6537-1, MB 84/79-81.
15. ( ( R2 ) ) -INDICATES RECORD DATA PER TRACT NO. 7110-1, MB 134/41-44.
16. ( ( R3 ) ) -INDICATES RECORD DATA PER TRACT NO. 6537-2, MB 86/49-50.
17. BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF RUTLAND AVENUE SHOWN IN MB 161/1-2, RECORDS OF RIVERSIDE COUNTY, BEING N 00°20'33" E.
18. LLLL DENOTES RESTRICTED ACCESS.
19. ( ( R4 ) ) INDICATES RECORD DATA PER TRACT NO. 5528, M.B. 80/52-53.
20. ( ( R5 ) ) INDICATES RECORD DATA PER TRACT NO. 5104-5, M.B. 85/57-58.
- SNF-INDICATES SEARCHED, NOTHING FOUND



SCALE: 1" = 60'  
**adkan**  
ENGINEERS  
RIVERSIDE, CA  
SEPTEMBER 2003

- EASEMENT NOTES**
1. CENTERLINE OF 1(12') AND CENTERLINE OF 2(2') SOUTHERN CALIFORNIA EDISON CO. EASEMENTS FOR ELECTRICAL LINE AND APPURTENANCES, RECORDED MARCH 9, 1956 IN BOOK 1877, PAGE 75-77. O.R. (CITY OF RIVERSIDE IS SUCCESSOR IN INTEREST).
  2. CENTERLINE OF A SOUTHERN CALIFORNIA EDISON CO. (SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER CO.) EASEMENT FOR ELECTRICAL LINE AND APPURTENANCES, RECORDED DECEMBER 14, 1948 IN BOOK 1036, PAGE 17 O.R. (WIDTH NOT DISCLOSED IN RECORD).

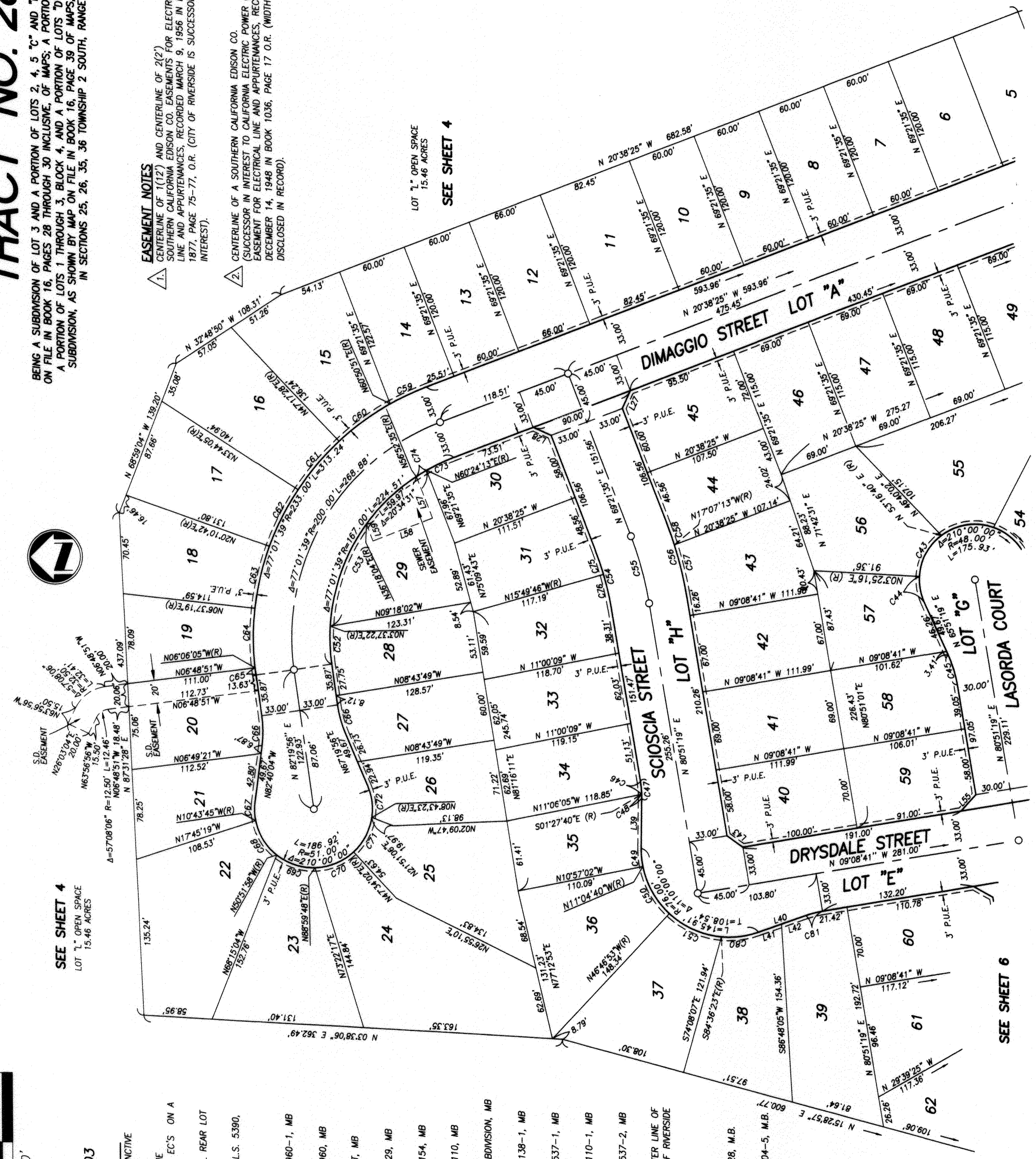
**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L27	N65°38'25"W	16.97'
L28	N24°21'35"E	16.97'
L29	N82°40'08"W	21.87'
L39	S89°08'41"E	43.50'
L40	S19°08'41"E	43.50'
L41	S19°08'41"E	21.12'
L42	S19°08'41"E	22.38'
L43	S35°51'19"W	16.97'
L55	N47°48'17"W	19.21'
L57	S69°21'55"W	38.82'
L58	N20°38'25"W	55.00'
L59	N69°21'35"E	75.73'

LOT "L" OPEN SPACE  
15.46 ACRES  
SEE SHEET 4

**CURVE TABLE**

NUMBER	A=	R=	L=
C43	49°51'24"	48.00'	41.77'
C44	27°33'57"	48.00'	23.09'
C45	15°00'00"	103.00'	26.97'
C46	74°10'01"	85.00'	11.40'
C47	10°00'00"	85.00'	14.84'
C48	2°18'59"	85.00'	3.44'
C49	17°55'59"	76.00'	15.83'
C50	35°42'13"	76.00'	47.36'
C51	37°49'30"	76.00'	50.17'
C52	11°17'26"	167.00'	32.91'
C53	56°46'51"	167.00'	165.50'
C54	11°29'44"	267.00'	53.57'
C55	11°29'44"	300.00'	60.19'
C56	11°29'44"	300.00'	66.81'
C57	07°58'32"	333.00'	46.35'
C58	03°31'12"	333.00'	20.46'
C59	08°30'44"	233.00'	34.61'
C60	13°33'23"	233.00'	55.13'
C61	13°33'23"	233.00'	55.13'
C62	13°33'23"	233.00'	55.13'
C63	13°33'23"	233.00'	55.13'
C64	12°43'24"	233.00'	51.74'
C65	01°33'50"	233.00'	6.37'
C66	15°00'00"	100.00'	26.18'
C67	18°03'41"	51.00'	16.08'
C68	40°08'13"	51.00'	35.73'
C69	40°08'13"	51.00'	35.73'
C70	41°25'46"	51.00'	36.88'
C71	38°50'39"	51.00'	34.57'
C72	31°23'22"	51.00'	27.94'
C73	08°57'22"	167.00'	26.10'
C74	03°31'58"	267.00'	22.42'
C75	04°48'59"	267.00'	22.42'
C76	06°41'05"	267.00'	31.15'
C80	24°32'18"	76.00'	32.55'
C81	10°00'00"	85.00'	14.84'



SEE SHEET 7

SEE SHEET 6



**EASEMENT NOTES**  
 CENTERLINE OF (1)(2) AND CENTERLINE OF (2)(2) SOUTHERN CALIFORNIA EDISON CO. EASEMENTS FOR ELECTRICAL LINE AND APPURTENANCES, RECORDED MARCH 9, 1956 IN BOOK 1877, PAGE 75-77, O.R. (CITY OF RIVERSIDE IS SUCCESSOR IN INTEREST).  
 CENTERLINE OF A SOUTHERN CALIFORNIA EDISON CO. (SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER CO.) EASEMENT FOR ELECTRICAL LINE AND APPURTENANCES, RECORDED DECEMBER 14, 1948 IN BOOK 1036, PAGE 17 O.R. (WIDTH NOT DISCLOSED IN RECORD).

**adkan ENGINEERS**  
 RIVERSIDE, CA

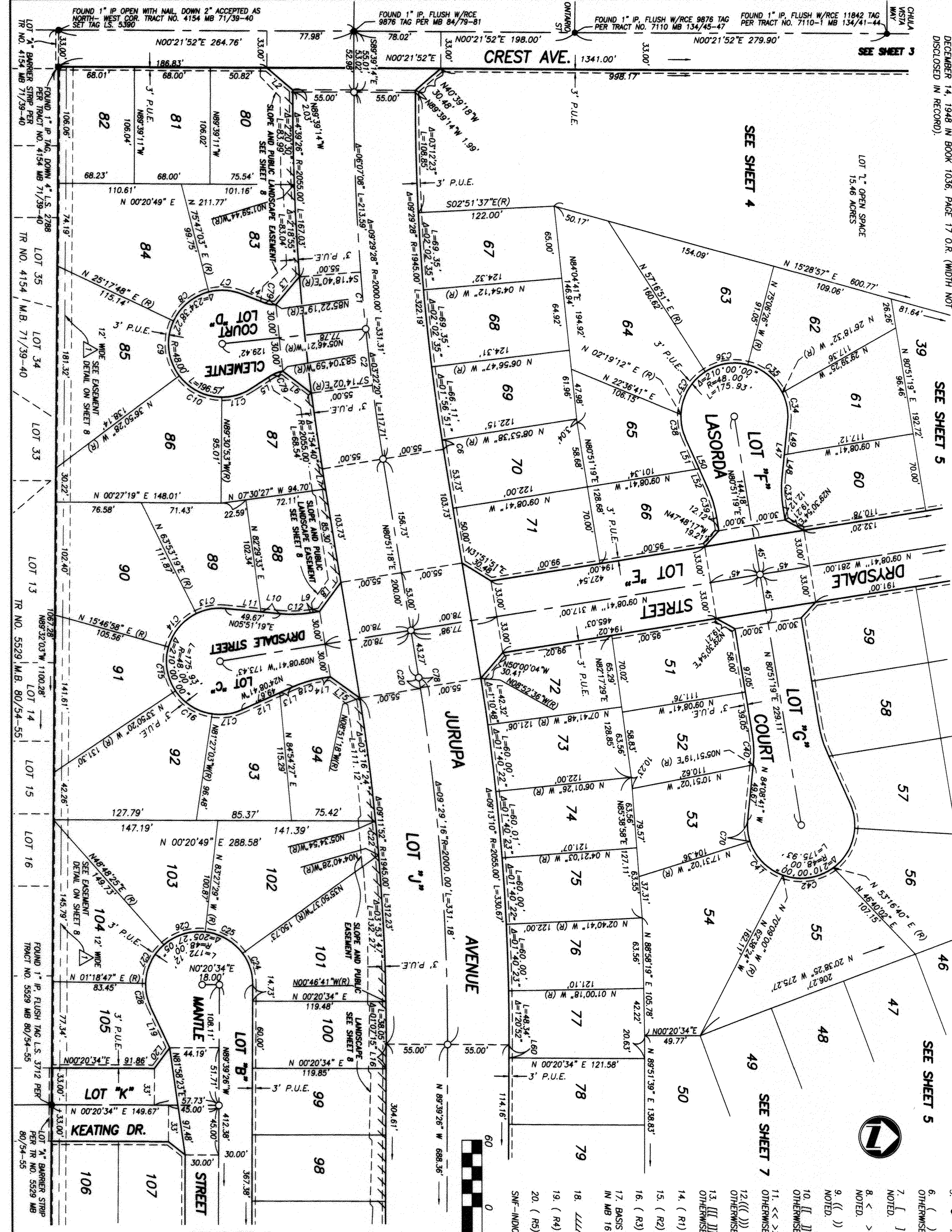
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 28987**

SEPTEMBER 2003

BEING A SUBDIVISION OF LOTS 2, 4, 5, 7, AND 74 OF THE BIXMILL TRACT, PER MAP ON FILE IN BOOK 16, PAGES 28 THROUGH 30 INCLUSIVE, OF MAPS; A PORTION OF LOTS 1 THROUGH 6, BLOCK 1, A PORTION OF LOTS 1 THROUGH 3, BLOCK 4, AND A PORTION OF LOTS 'D', 'F', AND 'J' OF THE RANDOLPH SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 39 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IN SECTIONS 25, 26, 35, 36 TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

**SURVEYOR'S NOTES**

1. THIS TRACT CONTAINS 47.54 ACRES WITHIN THE DISTINCTIVE BORDER
  2. SET LEAD & TAG L.S. 5390 IN TOP OF CURB ON THE PROLONGATION OF THE SIDE LOT LINES AND AT BC'S & EC'S ON A LINE RADIAL TO PROPERTY LINE CURVE.
  3. SET 1" IRON PIPE TAGGED L.S. 5390, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS
  4. O INDICATES SET 1" IRON PIPE, FLUSH, TAGGED L.S. 5390, UNLESS OTHERWISE NOTED.
  5. ● INDICATES FOUND MONUMENT AS NOTED.
  6. ( ) INDICATES RECORD DATA PER TRACT NO. 8960-1, MB 155/90-93, UNLESS OTHERWISE NOTED.
  7. [ ] INDICATES RECORD DATA PER TRACT NO. 8960, MB 161/1-2, UNLESS OTHERWISE NOTED.
  8. < > INDICATES RECORD DATA PER BIXMILL TRACT, MB 16/28-30, UNLESS OTHERWISE NOTED.
  9. ( ( ) ) INDICATES RECORD DATA PER TRACT NO. 5529, MB 80/54-55, UNLESS OTHERWISE NOTED.
  10. [ [ ] ] INDICATES RECORD DATA PER TRACT NO. 4154, MB 71/39-40, UNLESS OTHERWISE NOTED.
  11. << >> INDICATES RECORD DATA PER TRACT NO. 7110, MB 134/45-47, UNLESS OTHERWISE NOTED.
  12. ( ( ( ) ) ) INDICATES RECORD DATA PER RANDOLPH SUBDIVISION, MB 16/39, UNLESS OTHERWISE NOTED.
  13. [ [ [ ] ] ] INDICATES RECORD DATA PER TRACT NO. 21138-1, MB 175/34-35, UNLESS OTHERWISE NOTED.
  14. ( R1 ) - INDICATES RECORD DATA PER TRACT NO. 6537-1, MB 84/79-81.
  15. ( R2 ) - INDICATES RECORD DATA PER TRACT NO. 7110-1, MB 134/41-44.
  16. ( R3 ) - INDICATES RECORD DATA PER TRACT NO. 6537-2, MB 86/49-50.
  17. BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF RUTLAND AVENUE SHOWN IN MB 161/1-2, RECORDS OF RIVERSIDE COUNTY, BEING N 00°20'33" E.
  18. LLLL DENOTES RESTRICTED ACCESS.
  19. ( R4 ) INDICATES RECORD DATA PER TRACT NO. 5528, MB 80/52-53.
  20. ( RS ) INDICATES RECORD DATA PER TRACT NO. 5104-5, MB. 85/57-58.
- SNF-INDICATES SEARCHED, NOTHING FOUND



**LINE TABLE**

NUMBER	DIRECTION	DISTANCE	NUMBER	BEARING	LENGTH
L1	N41°21'48"E	30.47'	C1	01°27'41"	2000.00'
L2	N48°28'10"W	32.44'	C2	07°27'41"	2000.00'
L3	N27°32'50"E	21.96'	C3	00°15'04"	1945.00'
L4	N37°52'20"E	21.96'	C4	35°45'47"	48.00'
L5	N37°52'20"E	21.96'	C5	50°29'15"	48.00'
L6	N37°52'20"E	21.96'	C6	62°08'16"	48.00'
L7	N37°52'20"E	21.96'	C7	62°08'16"	48.00'
L8	N54°08'42"W	32.53'	C8	50°29'15"	48.00'
L9	N08°08'41"W	8.38'	C9	62°08'16"	48.00'
L10	N05°51'19"E	17.56'	C10	52°40'25"	48.00'
L11	N05°51'19"E	32.11'	C11	35°34'39"	48.00'
L12	N24°08'41"W	37.28'	C12	15°00'00"	103.00'
L13	N24°08'41"W	12.39'	C13	31°56'00"	48.00'
L14	N09°08'41"W	8.35'	C14	48°08'21"	48.00'
L15	N09°08'41"W	32.01'	C15	48°08'21"	48.00'
L16	N09°08'41"W	21.96'	C16	48°08'21"	48.00'
L17	N37°52'20"E	21.96'	C17	48°08'21"	48.00'
L18	N37°52'20"E	21.96'	C18	48°08'21"	48.00'
L19	N08°08'41"W	8.38'	C19	1°10'50"	2055.00'
L20	N05°51'19"E	17.56'	C20	00°17'24"	2000.00'
L21	N05°51'19"E	32.11'	C21	00°17'24"	2055.00'
L22	N24°08'41"W	37.28'	C22	00°17'24"	1945.00'
L23	N24°08'41"W	12.39'	C23	1°07'14"	1945.00'
L24	N09°08'41"W	8.35'	C24	36°11'11"	48.00'
L25	N09°08'41"W	32.01'	C25	47°36'52"	48.00'
L26	N09°08'41"W	21.96'	C26	47°36'52"	48.00'
L27	N09°08'41"W	21.96'	C27	47°36'52"	48.00'
L28	N09°08'41"W	21.96'	C28	47°36'52"	48.00'
L29	N09°08'41"W	21.96'	C29	47°36'52"	48.00'
L30	N09°08'41"W	21.96'	C30	47°36'52"	48.00'
L31	N09°08'41"W	21.96'	C31	47°36'52"	48.00'
L32	N09°08'41"W	21.96'	C32	47°36'52"	48.00'
L33	N09°08'41"W	21.96'	C33	47°36'52"	48.00'
L34	N09°08'41"W	21.96'	C34	47°36'52"	48.00'
L35	N09°08'41"W	21.96'	C35	47°36'52"	48.00'
L36	N09°08'41"W	21.96'	C36	47°36'52"	48.00'
L37	N09°08'41"W	21.96'	C37	47°36'52"	48.00'
L38	N09°08'41"W	21.96'	C38	47°36'52"	48.00'
L39	N09°08'41"W	21.96'	C39	47°36'52"	48.00'
L40	N09°08'41"W	21.96'	C40	47°36'52"	48.00'
L41	N09°08'41"W	21.96'	C41	47°36'52"	48.00'
L42	N09°08'41"W	21.96'	C42	47°36'52"	48.00'
L43	N09°08'41"W	21.96'	C43	47°36'52"	48.00'
L44	N09°08'41"W	21.96'	C44	47°36'52"	48.00'
L45	N09°08'41"W	21.96'	C45	47°36'52"	48.00'
L46	N09°08'41"W	21.96'	C46	47°36'52"	48.00'
L47	N09°08'41"W	21.96'	C47	47°36'52"	48.00'
L48	N09°08'41"W	21.96'	C48	47°36'52"	48.00'
L49	N09°08'41"W	21.96'	C49	47°36'52"	48.00'
L50	N09°08'41"W	21.96'	C50	47°36'52"	48.00'
L51	N09°08'41"W	21.96'	C51	47°36'52"	48.00'
L52	N09°08'41"W	21.96'	C52	47°36'52"	48.00'
L53	N09°08'41"W	21.96'	C53	47°36'52"	48.00'
L54	N09°08'41"W	21.96'	C54	47°36'52"	48.00'
L55	N09°08'41"W	21.96'	C55	47°36'52"	48.00'
L56	N09°08'41"W	21.96'	C56	47°36'52"	48.00'
L57	N09°08'41"W	21.96'	C57	47°36'52"	48.00'
L58	N09°08'41"W	21.96'	C58	47°36'52"	48.00'
L59	N09°08'41"W	21.96'	C59	47°36'52"	48.00'
L60	N09°08'41"W	21.96'	C60	47°36'52"	48.00'



# TRACT NO. 28987

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

BEING A SUBDIVISION OF LOT 3 AND A PORTION OF LOTS 2, 4, 5 "C" AND "H" OF THE BIXMILL TRACT, PER MAP ON FILE IN BOOK 16, PAGES 28 THROUGH 30 INCLUSIVE, OF MAPS; A PORTION OF LOTS 1 THROUGH 3, BLOCK 4, AND A PORTION OF LOTS "D", "F", AND "J" OF THE RANDOLPH SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 39 OF MAPS, RECORDS OF RIVERSIDE COUNTY. IN SECTIONS 25, 26, 35, 36 TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

**adkan**  
ENGINEERS  
RIVERSIDE, CA  
SEPTEMBER 2003

### SURVEYOR'S NOTES

1. THIS TRACT CONTAINS 47.54 ACRES WITHIN THE DISTINCTIVE BORDER
2. SET LEAD & TAG L.S. 5390 IN TOP OF CURB ON THE PROLONGATION OF THE SIDE LOT LINES AND AT BC'S & EC'S ON A LINE RADIAL TO PROPERTY LINE CURVE.
3. SET 1" IRON PIPE TAGGED L.S. 5390, FLUSH, AT ALL REAR LOT CORNERS AND ANGLE POINTS
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13. [ [ [ ] ] ] INDICATES RECORD DATA PER TRACT NO. 21138-1, MB 175/34-35, UNLESS OTHERWISE NOTED.
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15. ( ( R2 ) ) -INDICATES RECORD DATA PER TRACT NO. 7110-1, MB 134/41-44.
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18. L L L L DENOTES RESTRICTED ACCESS.
19. ( ( R4 ) ) INDICATES RECORD DATA PER TRACT NO. 5528, M.B. 80/52-53.
20. ( ( R5 ) ) INDICATES RECORD DATA PER TRACT NO. 5104-5, M.B. 85/57-58.

### EASEMENT NOTES

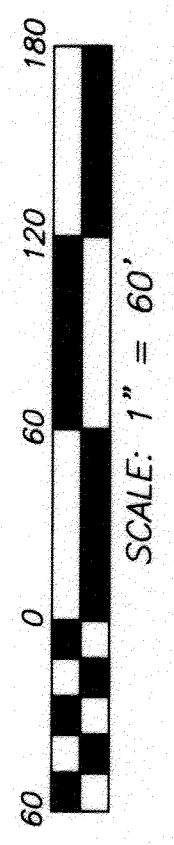
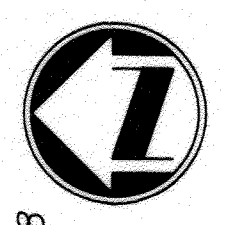
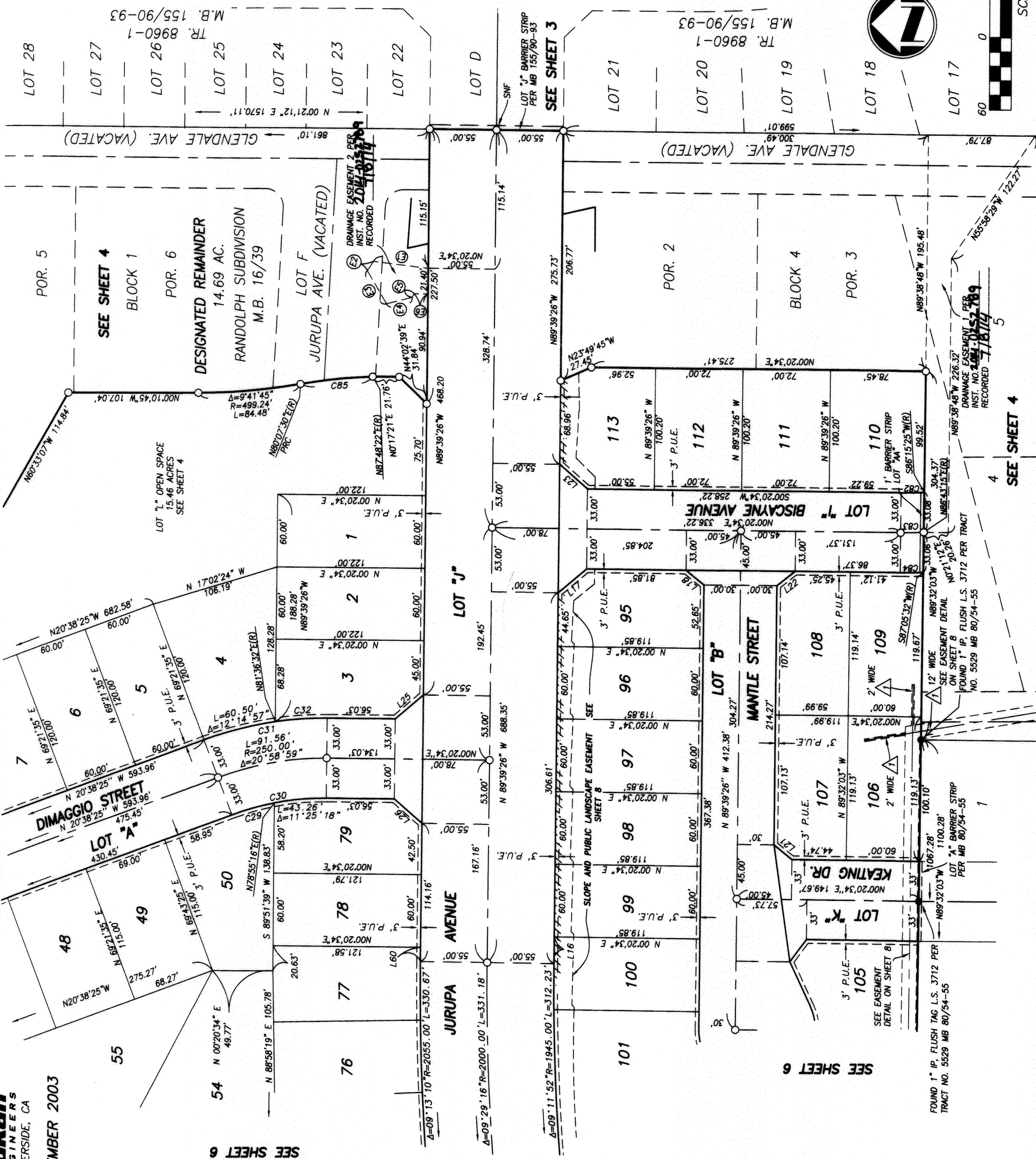
1. CENTERLINE OF 1(1/2)" AND CENTERLINE OF 3(2)" SOUTHERN CALIFORNIA EDISON CO. EASEMENTS FOR ELECTRICAL LINE AND APPURTENANCES, RECORDED MARCH 9, 1956 IN BOOK 1877, PAGE 75-77, O.R. (CITY OF RIVERSIDE IS SUCCESSOR IN INTEREST).
2. CENTERLINE OF A SOUTHERN CALIFORNIA EDISON CO. (SUCCESSOR IN INTEREST TO CALIFORNIA ELECTRIC POWER CO.) EASEMENT FOR ELECTRICAL LINE AND APPURTENANCES, RECORDED DECEMBER 14, 1948 IN BOOK 1036, PAGE 17 O.R. (WIDTH NOT DISCLOSED IN RECORD).

NUMBER	A=	R=	L=
C29	09°33'41"	217.00	36.21
C30	20°58'59"	217.00	79.47
C31	20°58'59"	283.00	103.64
C32	08°44'02"	283.00	43.14
C82	4°05'09"	19.04	267.00
C83	3°37'19"	18.97	300.00
C84	3°15'02"	18.89	333.00
C85	7°40'52"	446.07	59.80

EASEMENT	R=	L=
E1	N70°50'E	45.36'
E2	N56°29'35"W	9.28'
E3	N60°00'00"E	31.89'
E4	N14°39'26"W	21.77'
E5	N59°39'26"W	3.44'
E6	S01°17'59"W	11.28'

NUMBER	DIRECTION	DISTANCE
L16	N89°39'32"W	21.96'
L17	N40°39'58"W	30.48'
L18	N29°00'09"E	19.21'
L19	N64°53'29"E	39.91'
L20	N53°22'08"W	22.88'
L21	N39°00'10"E	19.21'
L22	N38°19'01"W	19.21'
L23	N41°21'07"E	30.48'
L25	N40°39'58"W	30.48'
L26	N41°21'07"E	30.48'
L60	N89°39'26"W	11.66'
L62	N00°20'34"E	18.00'



SEE SHEET 6

SEE SHEET 6

SEE SHEET 5

SEE SHEET 4

SEE SHEET 3

FOUND 1" IP, FLUSH TAG L.S. 3712 PER TRACT NO. 5529 MB 80/54-55

FOUND 1" IP, FLUSH TAG L.S. 3712 PER TRACT NO. 5529 MB 80/54-55

FOUND 1" IP, FLUSH TAG L.S. 3712 PER TRACT NO. 5529 MB 80/54-55

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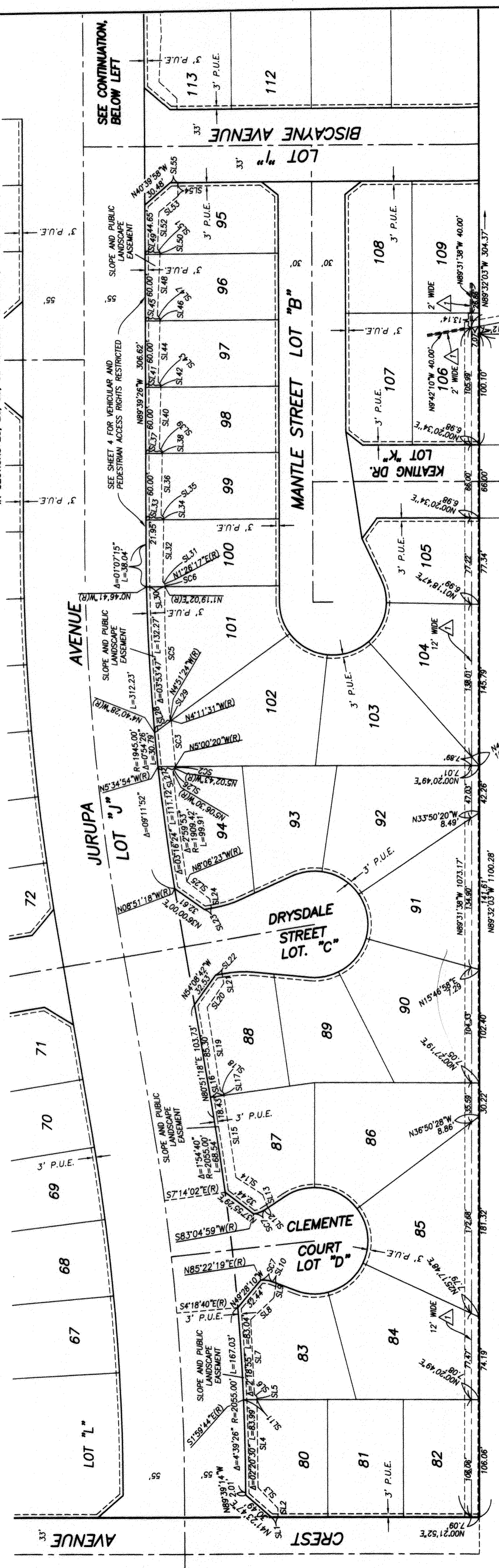
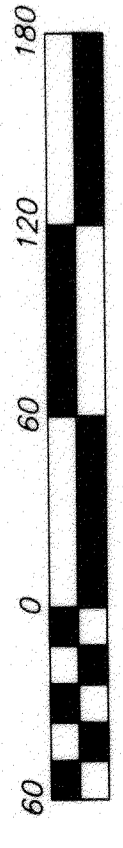


IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 28987**

**SLOPE AND PUBLIC LANDSCAPE EASEMENT DETAIL**  
adkan ENGINEERS RIVERSIDE, CA  
SEPTEMBER 2003

BEING A SUBDIVISION OF LOT 3 AND A PORTION OF LOTS 2, 4, 5 "C" AND "H" OF THE BIXMILL TRACT, PER MAP ON FILE IN BOOK 16, PAGES 28 THROUGH 30 INCLUSIVE, OF MAPS; A PORTION OF LOTS 1 THROUGH 6, BLOCK 1, A PORTION OF LOTS 1 THROUGH 3, BLOCK 4, AND A PORTION OF LOTS "D", "F", AND "J" OF THE RANDOLPH SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGE 39 OF MAPS, RECORDS OF RIVERSIDE COUNTY.  
IN SECTIONS 25, 26, 35, 36 TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M.

SEE SHEETS 4, 6, AND 7 FOR JURUPA AVENUE ACCESS RESTRICTIONS



LINE	LENGTH	BEARING
SL1	3.33	N46°37'08"E
SL2	33.70	S87°05'24"E
SL3	21.92	S39°32'18"E
SL4	12.29	S89°39'26"E
SL5	6.62	S00°20'34"W
SL6	6.27	N00°20'34"E
SL7	9.93	S89°39'26"E
SL8	22.10	N44°21'40"E
SL9	38.60	S86°49'13"E
SL10	31.11	N88°15'32"E
SL11	16.06	S23°49'45"E
SL12	0.78	S50°44'42"E

LINE	LENGTH	BEARING
SL13	3.51	S47°27'32"E
SL14	15.50	N00°20'49"E
SL15	18.40	N35°50'37"W
SL16	1.17	S31°05'00"W
SL17	16.46	N00°20'34"E
SL18	2.54	N45°45'16"E
SL19	55.83	S85°51'59"E
SL20	15.88	N00°20'34"E
SL21	2.36	S85°51'59"E
SL22	3.06	N45°45'16"E
SL23	55.46	S88°30'40"E
SL24	14.88	N00°20'34"E
SL25	2.34	S85°51'59"E
SL26	3.60	N46°07'22"E
SL27	55.10	S88°07'45"E
SL28	13.88	N00°20'34"E
SL29	2.31	S88°07'45"E
SL30	3.59	N46°18'58"E
SL31	55.14	S87°44'49"E
SL32	13.28	N00°20'34"E
SL33	2.27	S87°44'49"E
SL34	3.55	N46°43'33"E
SL35	55.23	S86°58'57"E
SL36	13.49	N00°20'34"E
SL37	2.24	S86°58'57"E
SL38	25.97	N38°01'53"E

CURVE	DELTA	LENGTH	RADIUS
SC2	0°02'23"	2.04'	2934.09'
SC3	0°48'50"	41.67'	2934.09'
SC5	6°10'26"	120.74'	1120.57'
SC6	0°07'15"	2.37'	1120.57'
SC7	26°10'31"	10.51'	23.00'

LINE	LENGTH	BEARING
SL1	5.99	N00°21'52"E
SL2	8.04	S85°38'08"E
SL3	25.70	N46°38'13"E
SL4	79.39	N89°45'18"E
SL5	2.70	N89°45'18"E
SL6	3.02	N42°28'07"E
SL7	67.33	N87°32'05"E
SL8	28.78	S42°46'13"E
SL9	13.37	S80°46'26"E
SL10	3.70	N27°52'50"E
SL11	12.13	N00°20'49"E
SL12	3.61	N33°05'32"W
SL13	12.64	N69°13'39"E
SL14	28.97	N33°13'05"E
SL15	75.09	N82°09'36"E
SL16	12.28	S07°50'27"E
SL17	3.48	N82°09'36"E
SL18	2.46	N37°01'09"E
SL19	76.20	N81°31'37"E
SL20	26.21	S54°50'34"E
SL21	8.72	N80°51'19"E
SL22	6.13	S09°08'41"E
SL23	6.36	S09°08'41"E
SL24	8.54	N80°51'19"E
SL25	25.97	N38°01'53"E

