

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

RECORD OF SURVEY

SHOWING PORTIONS OF LOTS 46, 47, 48, & 49 TOGETHER WITH PORTIONS OF GILBERTO AVENUE AND LOT E AS SHOWN ON THE MAP OF CROWELL GARDENS ON FILE IN BOOK 22 OF MAPS AT PAGE 59 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING WITHIN SECTION 9, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN.

J.N. BEELER AND ASSOCIATES
L.S. 4055

MARCH 1998

FD. "OLD" 20d NAIL DN. 0.15'. ACCEPTED AS ANGLE POINT IN CALTRANS RIGHT OF WAY. REPLACED W/ 1-1/4" O.D. IRON PIPE FLUSH, TAGGED L.S. 4055.

FD. 1" O.D. IRON PIPE FLUSH, TAGGED L.S. 3174, NO REF. ACCEPTED AS POINT ON TRACT BOUNDARY PER M.B. 22/59.

STATE HWY 91

CALTRANS RIGHT OF WAY MAP
NO. 204-55 & NO. 204-56

FD. CAPPED MON. W/ CALTRANS BRASS DISK DN. 1.0" W/ PUNCH MARK & STAMPED "C/L GILBERTO 8.00' TO R/W PER CALTRANS MAP No. 204-56. 0.99' S.W. OF NEW PARCEL LINE.

FD. CAPPED MON. W/ CALTRANS BRASS DISK, DN. 1.0" W/ PUNCH MARK & STAMPED "C/L CROWELL 15.00 TO R/W LINE" PER CALTRANS MAP No. 204-55.

SET NAIL & LS 4055 TAG IN TOP OF PLANTER CURB

N.56°00'00"E
10.00' M&R

N 50°33'23" E
69.42' [69.45']

N 55°09'12" E
93.95' [93.90']

200.09' [200.02']

56.95' M&R

N 54°23'22" E
162.30' [162.30']

219.25'
161.31'

(673.00')

CROWELL AVE.

33'

N 34°01'02" W
174.30'
159.30' [159.27']

33'

R/W B.C. CALCD PER M.B. 22/59.

33'

110.06' (110.00')

220.12' (220.00')

110.06' (110.00')

335.27'
164.00'

1.00' R/W DEDICATION PER INST. NO. 382947 REC'D. SEPT. 9, 1998

110.06' (110.00')

110.06' (110.00')

1.00' R/W DEDICATION PER INST. NO. 382947 REC'D. SEPT. 9, 1998

110.06' (110.00')

110.06' (110.00')

177.44' [177.37']

N 34°01'33" W
185.44'

N 34°00'01" W
141.47'

GILBERTO AVE.
VACATED PER INSTR. # 452461 DATED: 12/10/1997

141.47'

171.27'

1.00' R/W DEDICATION PER INST. NO. 382947 REC'D. SEPT. 9, 1998

146.00' M & R

N 34°00'38" W

146.00' M & R

673.04'

146.00' M & R

N 34°00'38" W

146.00' M & R

673.04'

146.00' M & R

N 34°00'38" W

146.00' M & R

673.04'

146.00' M & R

N 34°00'38" W

146.00' M & R

673.04'

146.00' M & R

N 34°00'38" W

146.00' M & R

673.04'

146.00' M & R

N 34°00'38" W

146.00' M & R

163.26' (163.18'
MB 51/74-76)

FD. NAIL & TIN FLUSH PER C.R.F.B. 855/23.

43'

326.12' (326.00') [326.08']

N 56°00'00" E

44'

172.19' (172.20') [172.21']

787.07' (786.87' MB 51/74-76)

44'

125.50' (125.47' MB 51/74-76)

44.00'

FD. NAIL & "CITY ENGINEER" TAG, DN. 0.25' IN LIEU OF 3/4" IP, RCE 9876 PER M.B. 51/74-76 & C.R.F.B. 997/27.

44'

FD. NAIL & TIN FLUSH PER C.R.F.B. 878/23.

44'

FD. CAPPED MON. WELL DN. 0.4' & CONC. MON W/ BRASS PIN DN. 1.0' PER M.B. 51/74-76.

44.00'

44'

125.50' (125.47' MB 51/74-76)

44.00'

44'

FD. NAIL & "CITY ENGINEER" TAG, DN. 0.25' IN LIEU OF 3/4" IP, RCE 9876 PER M.B. 51/74-76 & C.R.F.B. 997/27.

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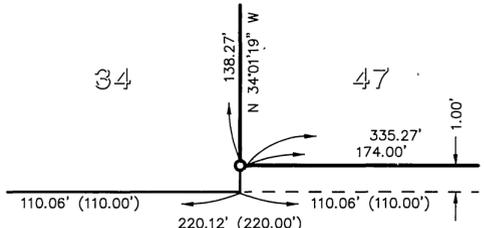
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INDIANA AVENUE

326.12' (326.00') [326.08']

N 56°00'00" E

DETAIL

N.T.S.

M.B. 51/74-76

CITY ENGINEER'S CERTIFICATE OF COMPLIANCE

THIS MAP HAS BEEN EXAMINED THIS 12TH DAY OF JULY, 1999, FOR COMPLIANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY APPLICABLE LOCAL ORDINANCE ENACTED PURSUANT THERETO.

RICK McGRATH, CITY ENGINEER
Richard O. McGrath
R.C.E. 31952 EXPIRES 12/31/00



RECORDER'S STATEMENT

FILED THIS 22ND DAY OF JULY, 1999, AT 8:00 A.M. IN BOOK 106 OF RECORDS OF SURVEY AT PAGE 88 AT THE REQUEST OF THE COUNTY SURVEYOR

NO. 326245

FEE: \$ 6.00

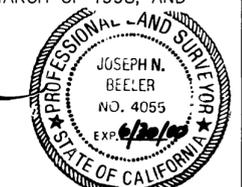
GARY L. ORSO, COUNTY ASSESSOR - CLERK - RECORDER

BY: *S. Ragan* DEPUTY

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT, AT THE REQUEST OF A.C. NEJEDLY IN MARCH OF 1998, AND JUNE OF 1999.

Joseph N. Beeler
L.S. 4055 EXPIRES 06/30/00

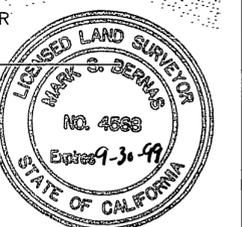


COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS' ACT THIS 19TH DAY OF JULY, 1999

MARK S. BERNAS, COUNTY SURVEYOR

Mark S. Bernas
L.S. 4568, EXPIRES 9/30/99



SURVEYOR'S NOTES

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF INDIANA AVE. BETWEEN MOTOR CIRCLE BEING NORTH 56°00'00" EAST PER M.B. 51/74-76 OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- FOUND MONUMENTS AS NOTED.
- SET 1-1/4" O.D. IRON PIPE FLUSH, TAGGED L.S. 4055 UNLESS OTHERWISE NOTED.
- () INDICATES RECORD DATA PER M.B. 22/59 O.R. RIVERSIDE COUNTY UNLESS OTHERWISE NOTED.
- [] INDICATES RECORD DATA PER CALTRANS RIGHT OF WAY MAPS No. 204-55 & No. 204-56 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.
- M&R INDICATES MEASURED AND RECORD DATA PER CALTRANS RIGHT OF WAY MAPS No. 204-55 & No. 204-56 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.
- C.R.F.B. DENOTES CITY OF RIVERSIDE FIELD BOOK.

R/S 106/88

R/S 106/88