

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

RECORD OF SURVEY

LOTS 1-9 INCLUSIVE IN BLOCK 2 AND LOTS 1-13 INCLUSIVE IN BLOCK 3 OF D.C. TWOGOOD'S ORANGE GROVE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS, PAGE 42, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LOTS 1-36 INCLUSIVE OF SCOTIA PLACE AS SHOWN BY MAP ON FILE IN BOOK 4 OF MAPS, PAGE 14, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND LOTS 3 THROUGH 8 OF BEDFORD PLACE, AS SHOWN BY MAP OF FILE IN BOOK 2 OF MAPS, PAGE 10, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THAT PORTION OF LEMON STREET (VACATED), LYING IN SECTION 26, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SBM

RECORDER'S STATEMENT:

FILED THIS 4th DAY OF February 2008 AT 9:00 A.M. IN BOOK 127 OF RECORDS OF SURVEY, AT PAGE 8 AT THE REQUEST OF THE COUNTY SURVEYOR. NO. 2008-0054495 FEE \$ 7.00 LARRY W. WARD, ASSESSOR, COUNTY CLERK AND RECORDER BY: *Sophia Gomez* DEPUTY

adkan ENGINEERS
RIVERSIDE, CA

JANUARY 2005

RECORD & MEASURED
DOC. NO. 222034
RECORDED 07/31/1987

LINE TABLE		
LINE	BEARING	LENGTH
L1	N29°01'26"E	2.50'
L2	S29°00'00"W	3.00'
L3	S61°00'00"E	17.70'
L4	S29°00'00"W	2.50'
L5	S61°00'00"E	11.40'
L6	S29°00'00"W	5.50'
L7	N29°01'26"E	3.58'
L8	S28°00'18"E	5.78'
L9	S29°16'33"E	4.77'
L10	N10°25'28"E	60.71'
L11	N15°59'57"W	14.16'
L12	N28°57'33"E	9.00'
L13	N29°02'10"E	64.52'
L14	N60°58'55"W	7.50'
L15	N60°18'20"E	8.00'
L16	N60°57'50"W	87.52'
	<N60°16'04"W	87.56'>
L17	N60°57'50"W	169.40'
	<N60°14'52"W	169.40'>
L18	N28°00'18"W	191.80'
	<N27°10'02"W	191.83'>
L19	N56°52'17"W	166.32'
	((N55°55'30"W	166.50'))
	<N56°07'32"W	161.99'>
L20	N60°55'57"W	164.51'
	((N60°51'30"W	164.45'))
	<N60°11'12"W	164.51'>
L21	N60°55'57"W	15.55'
	[N61°41'40"W	15.82']
	<N60°11'12"W	15.87'>
L22	N61°03'56"W	8.00'
L23	S61°00'00"E	135.16'
	(S61°00'00"E	135.19')
L24	S61°00'00"E	261.82'
	(S61°00'00"E	261.78')
L25	S61°00'00"E	330.54'
	(S61°00'00"E	330.48')
L26	S61°00'00"E	68.72'
	(S61°00'00"E	68.70')
L27	N10°25'28"E	101.31'
L28	N60°57'50"W	135.53'
L29	S61°00'00"E	58.84'
L30	S61°00'00"E	271.70'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	10°51'18"	396.00'	75.02'	37.62'
C2	07°45'24"	396.00'	53.61'	26.85'
C3	13°42'34"	526.50'	125.98'	63.29'
C4	18°36'42"	440.00'	142.93'	72.10'

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES OF THE BLOCK AND AS DESCRIBED IN DEEDS LISTED TO THE LEFT BOUNDED BY OLIVEWOOD STREET, PROSPECT STREET, ORANGE GROVE AVENUE AND FOURTEENTH STREET.

SURVEYOR'S NOTES:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF FOURTEENTH STREET, BEING S61°00'00"E, PER RS 33/44, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES SET 1" I.P. FLUSH WITH TAG LS 5390, UNLESS OTHERWISE NOTED.
 - INDICATES FOUND MONUMENT AS NOTED
 - () INDICATES DATA PER RS 33/44
 - (()) INDICATES DATA PER RS 21/65
 - [] INDICATES DATA PER PM 19/98
 - < > INDICATES DATA PER UNRECORDED AND UNDATED CITY OF RIVERSIDE "DOWNTOWN WATER MAIN TOPO" MAP
- (A) GRANT DEED IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JULY 31, 1981 AS DOC NO. 145912, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- (B) GRANT DEED IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JULY 31, 1981 AS DOC NO. 145912, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- (C) GRANT DEED IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED OCTOBER 15, 1986 AS DOC NO. 310107, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- (D) GRANT DEED IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED DECEMBER 24, 1986 AS DOC NO. 330881, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
- (E) GRANT DEED IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JULY 31, 1987 AS DOC NO. 222034, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

COUNTY SURVEYOR'S NOTE:

THE COUNTY SURVEYOR HAS NOT ESTABLISHED AS OF THE DATE OF RECORDING OF THIS RECORD OF SURVEY THAT THE LAND SHOWN IN THIS RECORD OF SURVEY IS IN COMPLIANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT, DIVISION 2 (COMMENCING WITH SECTION 66410) OF TITLE 7 OF THE GOVERNMENT CODE. THE PARCEL(S) SHOWN ON THIS SURVEY MAY NOT HAVE BEEN LEGALLY CREATED AND THEREFORE MAY NOT BE BLDABLE PARCEL(S).

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 14th DAY OF January, 2008

FOUND PK NAIL AND CITY OF RIVERSIDE TAG FLUSH AT CENTERLINE INTERSECTION, FITS CITY TIES 14TH ST & ORANGE GROVE AVE. DATED 9/17/1998, ACCEPTED AS CENTERLINE PER PM 19/98

FOUND 1-1/2" IP AND CITY OF RIVERSIDE TAG PER CRFB LL 45/16, DN 0.3' & PER RIV. CO. CORNER RECORD 01-441 DATED 11/20/2000 AT CENTERLINE INTERSECTION

FOUND PK NAIL AND CITY OF RIVERSIDE TAG IN POSITION FOR R.R. SPIKE PER RS 33/44 FLUSH AT CENTERLINE INTERSECTION (LEMON ST SOUTH VACATED)

FOUND 1" IP & TAG LS 4430 NO REF. FITS CITY TIES 14TH ST., OLIVEWOOD ST. & LIME ST. PER C-8420.TIF, DATED 11/28/2000.

SET BOAT SPIKE & WASHER LS 5390 CITY TIES C-8420.TIF, DATED 11/28/2000. AT CENTERLINE INTERSECTION REPLACING SPIKE PER PM 19/98

POINT FALLS IN PALM TREE SET LEAD & TAG LS 5390 10.00' OFFSET ON SOUTHEASTERLY PROLONGATION OF PROPERTY LINE

FOUND NAIL & TAG LS 4502 FLUSH NO REF ON RIGHT-OF-WAY LINE

FOUND NAIL & TAG LS 3018 FLUSH NO REF ON RIGHT-OF-WAY LINE

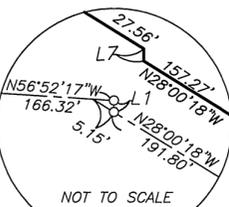
FOUND NAIL & TAG LS 4-B FLUSH NO REF ON RIGHT-OF-WAY LINE

FOUND CONCRETE NAIL FLUSH NO REF FITS CITY TIES ORANGE GROVE AVE. & PROSPECT AVE. DATED 1/23/2004, PER 11192.TIF, IN LIEU OF RR SPIKE PER PM 19/98 ACCEPTED AS CENTERLINE INTERSECTION

FOUND CONCRETE NAIL FLUSH NO REF. FITS CITY TIES ORANGE GROVE AVE. & PROSPECT AVE. DATED 1/23/2004, PER 11192.TIF, IN LIEU OF 3/8" REBAR PER PM 19/98 ACCEPTED AS CENTERLINE INTERSECTION

FOUND 3/4" IP FLUSH RCE 862 NO REF. ACCEPTED AS PROP. CORNER

FOUND RR SPIKE FLUSH FITS CITY TIES OLIVEWOOD ST. & PROSPECT AVE. PER F.B. 946/65, DATED 1/18/1971, ACCEPTED AS POINT ON CENTERLINE



THE CENTERLINE OF PROSPECT AVENUE ESTABLISHED PER UNRECORDED CITY OF RIVERSIDE DOWNTOWN WATERMAIN TOPO MAP, ROS BK 21, PG 65, RIVERSIDE COUNTY, AND DC TWOGOOD'S ORANGE GROVE TRACT, MB 7, PG 42, SAN BERNARDINO COUNTY, CALIFORNIA

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT, AT THE REQUEST OF THE BECK GROUP IN DECEMBER, 2004. DATED: 12-14-07

EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9/30/08

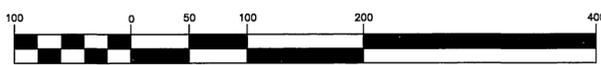


Brian H. Hess
BRIAN H. HESS COUNTY SURVEYOR
L.S. 4993, EXP 12-31-09



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L.S. 4993, EXP 12-31-09

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

RIV. CO. 05-049