



49699

Thence continuing South 89° 59' 38" West, along said northerly line of Blaine Street, 12.02 feet;

Thence North 00° 00' 22" West, 13.96 feet to the beginning of a curve concave northwesterly and having a radius of 20.00 feet;

Thence northeasterly, along said curve, an arc length of 12.88 feet thru a central angle of 36° 54' 33" to a point in said westerly line of Lot 31;

Thence continuing northeasterly, along said curve, an arc length of 18.55 feet thru a central angle of 53° 07' 48" to a line which is parallel with and distant 8.00 feet easterly as measured at right angle to said westerly line of Lot 31;

Thence North 00° 02' 43" West, along said parallel line, 441.51 feet to the beginning of a tangent curve concave southwesterly and having a radius of 167.00 feet;

Thence northerly, along said curve, an arc length of 51.90 feet thru a central angle of 17° 48' 24" to a point in said westerly line of Lot 31;

Thence continuing northerly, along said curve, an arc length of 14.34 feet thru a central angle of 04° 55' 11" to the beginning of a reverse curve concave northeasterly and having a radius of 233.00 feet; a radial line to the point of said reverse curve bears South 67° 13' 42" West;

Thence northerly, along said curve, an arc length of 92.34 feet thru a central angle of 22° 42' 20" to a point in the northerly line of said Lot 30;

Thence North 89° 56' 02" East, along said northerly line, 23.00 feet to said POINT OF BEGINNING.

Area: 42,582.5 square feet or 0.977 acres.

DESCRIPTION APPROVAL  
by George J. Hutchinson 2/74 by State  
Surveyor

Dated April 8, 1974

Charles W. Ricker  
CHARLES W. RICKER

Maie L. Ricker  
MAIE L. RICKER

CONSENT TO RECORDATION

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss.

ON APRIL 8, 1974, 19\_\_\_\_  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
CHARLES W. RICKER & MAIE L. RICKER

known to me,  
to be the person S whose name S ARE subscribed to the within Instrument,  
and acknowledged to me that They executed the same.

WITNESS my hand and official seal.

Carl M. Davis  
Notary Public in and for said State.



49699

8167

49699

MASSACHUSETTS AVE.

TRACT No. 2062

M.B. 40/84  
RIV. CO.

19

17

18

19

N.W. COR. LOT 31  
N 89°56'02"E

N 0°03'58"W

RUSTIN AVE.  
LOT 4

LOT 1' B.S.

(N 89°59'57"W)

N 89°56'02"E

NORTH

R=233'  
Δ=22°42'20"  
L=92.34'

N 67°13'42"E (R)  
Δ=4°55'11" L=14.34'  
N 72°08'53"E (R)  
R=167'  
Δ=17°48'24"  
L=51.50'

N 89°57'17"E (R)

R=167'  
Δ=22°42'20"  
L=66.18'

S 67°13'42"W (R)

R=233'  
Δ=22°43'35"  
L=92.42'

R=200'  
Δ=22°43'35"  
L=79.33'

LAND CO. SUB.  
S.B.M.  
R. 4 W.

30

EAST RIVERSIDE  
OF SEC. 19 T.2 S.

31

TOTAL  
R=20'  
Δ=90°02'21"  
L=31.43'

R=20'  
Δ=36°54'33"  
L=12.88'

N 0°00'22"W 13.96'

R=20'  
Δ=53°07'48"  
L=18.55'

N 89°57'17"E (R)  
R=20'  
Δ=89°57'39"  
L=31.40'

S 00°00'22"E 14.04'

12.02'

BLAINE ST.

N 89°59'38"E

TO IOWA AVE.

TO CANYON CREST DR.

BASIS OF BEARINGS: E RUSTIN AVE. N 0°03'58"W  
PER TRACT NO. 2062, M.B. 40/84,  
RIV. CO. REC.

C.R.F.B. 969/33

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAN IS SOLELY AN AID IN LOCATING THE PROPERTY DESCRIBED IN THE  
ATTACHED INSTRUMENT IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN

SHEET 1 OF 1

12/18-2

SCALE 1" = 60'

DRAWN BY W.F. DATE 3 29 74

SUBJECT RUSTIN AVE. EXTENSION

816Z