

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP NO. 24733

BEING A DIVISION OF A PORTION OF THE SOUTHEAST QUARTER
TOGETHER WITH THE NORTHWEST QUARTER OF THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER, BOTH OF SECTION 4
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

FEBRUARY, 1990

RECORDER'S STATEMENT

FILED THIS 27th DAY OF APRIL, 1992, AT 2:00 P.M.
IN BOOK 175 OF PARCEL MAPS AT PAGES 30-36 AT THE REQUEST
OF THE CITY CLERK.
FEE \$18.00
NUMBER 149351

WILLIAM E. CONERLY
COUNTY RECORDER
BY: Santa Ragan DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

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 CECELIA LANCE
IN FEBRUARY, 1990. I HEREBY STATE THAT THIS PARCEL MAP
SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED
TENTATIVE MAP, IF ANY. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OR WILL BE OF
THE CHARACTER AND OCCUPY THE POSITION INDICATED, AND THAT THE MONUMENTS ARE OR WILL
BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED APRIL 16, 1990 BY: Matthew E. Webb
MATTHEW E. WEBB L.S. 5529
L.S. EXPIRES: SEPT. 30, 1992



CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 18th DAY OF June, 1991.
AND IT CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND
TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

BARRY BECK R.C.E. 20900
CITY ENGINEER EXPIRES 9/30/93
BY: Barry Beck

TENTATIVE MAP APPROVED DEC. 20, 1990

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF SEVEN (7) SHEETS BE
AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL
MAP NO. 24733, AND THE EASEMENTS ARE HEREBY ACCEPTED AS
PUBLIC EASEMENTS, AND 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,
AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED
BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 21st
DAY OF APRIL, 1992.

KAREN E. LINDQUIST
CITY CLERK OF THE CITY OF RIVERSIDE
BY: Karen E. Lindquist



OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF THE LAND INCLUDED WITHIN
THE SUBDIVISION SHOWN HEREON; THAT I AM THE ONLY PERSON WHOSE
CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT
I CONSENT TO THE MAKING AND RECORDING OF THIS PARCEL MAP AS
SHOWN WITHIN THE DISTINCTIVE BORDER LINE. I HEREBY DEDICATE
TO PUBLIC USE FOR PUBLIC LANDSCAPING AND SIDEWALKS THE 3 FOOT
EASEMENTS AS SHOWN. I ALSO HEREBY DEDICATE TO PUBLIC USE FOR
PUBLIC LANDSCAPING AND SIDEWALK THE 30 FOOT EASEMENTS AS SHOWN.
I FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF
ELECTRICAL ENERGY DISTRIBUTION FACILITIES THE EASEMENTS
DESIGNATED AS "10' P.U.E.", AND "BLANKET P.U.E."

THE LANCE FAMILY REVOCABLE TRUST, DATED AUGUST 14, 1981

Cecelia Lance
CECELIA LANCE, TRUSTEE

TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF
THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE
WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR
SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL
ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET
PAYABLE WHICH ARE ESTIMATED TO BE \$ 25,800.00.

DATED 3-9, 1992
R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: Debi Taylor

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 25,800.00 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: April 27, 1992
GERARD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS
BY: _____ DEPUTY
CASH TAX BOND
R. WAYNE WATTS
COUNTY TAX COLLECTOR
BY: Alice Smith
DEPUTY

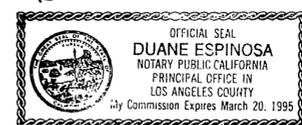
NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } S.S.

ON THIS 30 DAY OF May, 1991, BEFORE ME, THE UNDERSIGNED,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CECELIA LANCE,
AS TRUSTEE OF THE LANCE FAMILY REVOCABLE TRUST, DATED AUGUST 14, 1981,
PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

MY COMMISSION EXPIRES
3-20-95

WITNESS MY HAND AND OFFICIAL SEAL
Duane Espinosa
NOTARY PUBLIC IN AND FOR SAID STATE



P.M.B. 175 / 30

175
30
P.M.B. 175 / 30

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
PARCEL MAP NO. 24733

BEING A DIVISION OF A PORTION OF THE SOUTHEAST QUARTER
TOGETHER WITH THE NORTHWEST QUARTER OF THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER, BOTH OF SECTION 4
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

FEBRUARY, 1990

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

1. A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN THE UNITED STATES PATENT RECORDED DECEMBER 14, 1914 IN BOOK 6 PAGE 349 OF PATENTS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; TOGETHER WITH THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
2. A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN THE UNITED STATES PATENT RECORDED MARCH 25, 1922 IN BOOK 8 PAGE 235 OF PATENTS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; TOGETHER WITH THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS.
3. AN OFFER OF DEDICATION FOR PUBLIC ROAD PURPOSES, PUBLIC UTILITY AND PUBLIC SERVICES, IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED FEBRUARY 20, 1976 AS INSTRUMENT NO. 22483, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. AN OFFER OF DEDICATION FOR PUBLIC ROAD PURPOSES, PUBLIC UTILITY AND PUBLIC SERVICES, IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED FEBRUARY 20, 1976 AS INSTRUMENT NO. 22484, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
5. AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF JACOB M. KAPLAN, ET AL, RECORDED FEBRUARY 26, 1976 AS INSTRUMENT NO. 24831, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
6. AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF THE HEIRS AND DEVISEES OF ESTELLA TONKIN HARMS, DECEASED, SUBJECT TO THE ADMINISTRATION OF HER ESTATE, RECORDED NOVEMBER 27, 1979 AS INSTRUMENT NO. 250928, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
7. AN EASEMENT FOR THE CONSTRUCTION AND INSTALLATION OF SANITARY SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JANUARY 9, 1987 AS INSTRUMENT NO. 5774 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
8. COVENANT, AGREEMENT AND DECLARATION OF RESTRICTIONS FOR OFFSITE IMPROVEMENTS, UTILITY FEES AND PUBLIC RIGHTS-OF-WAY DEDICATIONS AS SET FORTH IN DOCUMENT RECORDED ON MAY 29, 1991 AS INSTRUMENT NO. 178390, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES

NO WATER FEES & CHARGES COLLECTED FOR PARCEL MAP NO. 24733. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

ELECTRICAL FACILITIES

THE SUBDIVIDER HAS NOT INSTALLED ELECTRIC FACILITIES, HAS NOT DEPOSITED FEES NOR MADE ARRANGEMENTS AND PROVISIONS FOR INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE ELECTRIC SERVICE TO ALL PARCELS.

EASEMENTS

ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: JUNE 18, 1991

BY: Dieter P. Witzfeld

UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

1. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES AS RECORDED DECEMBER 16, 1988 AS INSTRUMENT NO. 369577 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. AN EASEMENT FOR EITHER OR BOTH POLE LINE, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES AS RECORDED DECEMBER 16, 1988 AS INSTRUMENT NO. 369578 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

DATED: JUNE 18 1991

BY: Dieter P. Witzfeld

NOTICE OF COVENANT, AGREEMENT AND DECLARATION OF RESTRICTIONS

CERTAIN CONDITIONS FOR THE DIVISION OF LAND PURSUANT TO PARCEL MAP NO. 24733 HAVE BEEN INCLUDED IN A COVENANT, AGREEMENT AND DECLARATION OF RESTRICTIONS EXECUTED BY THE LANCE FAMILY REVOCABLE TRUST, DATED AUGUST 14, 1984, AND RECORDED ON MAY 29, 1991 AS INSTRUMENT NO. 178390, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THE COVENANT, AGREEMENT AND DECLARATION OF RESTRICTIONS SETS FORTH CERTAIN OBLIGATIONS WITH REGARD TO OFFSITE IMPROVEMENTS, UTILITY FEES AND PUBLIC RIGHTS-OF-WAY DEDICATIONS. THE LAND SITUATED WITHIN PARCEL MAP NO. 24733 MAY NOT BE DEVELOPED UNTIL THE OBLIGATIONS SET FORTH IN THE COVENANT, AGREEMENT AND DECLARATION OF RESTRICTIONS ARE MET. PARCELS 54 THROUGH 62 WITHIN PARCEL MAP 24733 ARE INTENDED TO BE ACQUIRED OR DEDICATED FOR PUBLIC STREET RIGHTS-OF-WAY PURSUANT TO THE COVENANT, AGREEMENT AND DECLARATION OF RESTRICTIONS AND ARE NOT DEVELOPABLE PARCELS.

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 A PORTION OF SYCAMORE CANYON BUSINESS PARK ASSESSMENT DISTRICT NO. 1 AND IS SUBJECT TO THE SPECIAL ASSESSMENTS AND LIENS PERTAINING TO THE DISTRICT.

SAID LIENS WERE RECORDED ON JUNE 15, 1989 AS INSTRUMENT NO. 197549, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED: 5-31- 1991

BARBARA J. STECKEL
CITY TREASURER

BY: Barbara Steckel

Barry Beck
BARRY BECK, CITY ENGINEER
R.C.E. 20900 (EXPIRES 9-30-93)

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

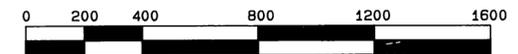
PARCEL MAP NO. 24733

BEING A DIVISION OF A PORTION OF THE SOUTHEAST QUARTER TOGETHER WITH THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, BOTH OF SECTION 4 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

FEBRUARY, 1990

SCALE: 1" = 400'



MONUMENT NOTES:

- (A) FD. 2" I.P., DN. 6", WITH 1-1/4" BRASS CAP STAMPED "N 1/16, 4/3, T. 3 S., R. 4 W., L.S. 3708" PER R.S. 62/53-56, R.S. 77/59-63, P.M.B. 63/87-88, P.M.B. 131/11-12 AND M.B. 72/94-96.
- (B) FD. 1" I.P. TAGGED R.C.E. 9876, FLUSH, PER P.M.B. 63/87-88.
- (C) FD. 1" I.P. TAGGED R.C.E. 9876, DN. 0.4', ACCEPTED AS E. 1/4 COR. OF SECTION 4 PER R.S. 77/59-63.
- (D) FD. 1" I.P. TAGGED R.C.E. 9876, DN. 0.4", NO REF., ACCEPTED AS 1/16 CORNER.
- (E) FD. 1-1/2" BRASS CAP STAMPED R.C.E. 9876, DN. 4", PER R.S. 77/59-63, P.M.B. 147/69-70, AND P.M.B. 161/64-65 IN LIEU OF 3/4" I.P. PER R.S. 53/22, R.S. 14/32, R.S. 62/53-56, P.M.B. 14/3, P.M.B. 18/70, M.B. 81/4 AND M.B. 72/94-96, ACCEPTED AS S.E. COR. OF SECTION 4, REPLACED WITH 1" I.P. TAGGED L.S. 5529, DN. 6".
- (F) SEARCHED, FD. NOTHING, SET 1" I.P. TAGGED L.S. 5529, FLUSH, IN LIEU OF 1-1/2" I.D. GALV. I.P. TAGGED L.S. 3305 FOR N.W. COR. OF PAR. 1 OF P.M.B. 18/70.
- (G) FD. 2" I.P. W/BRASS CAP STAMPED "1/4 COR. 4/9 L.S. 3708", DN. 16", PER R.S. 62/53-56 & R.S. 77/59-63.
- (H) FD. 1" I.P. TAGGED R.C.E. 9876, DN. 0.5', NO REF., ACCEPTED AS THE S.W. COR. OF THE N. 1/2 OF THE S.W. 1/4 OF SEC. 4.
- (I) FD. 1" I.P. TAGGED R.C.E. 9876, DN. 0.8', NO REF., ACCEPTED AS THE S.E. COR. OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SEC. 4.
- (J) FD. 1" I.P. TAGGED R.C.E. 9876, DN. 0.5', NO REF., ACCEPTED AS THE S.W. COR. OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SEC. 4.
- (K) FD. 2" I.P. TAGGED R.C.E. 14232, UP 12", ACCEPTED AS W. 1/4 COR. OF SEC. 4 PER R.S. 77/59-63.
- (L) FD. 1" I.P. TAGGED R.C.E. 9876, DN. 0.2', NO REF., ACCEPTED AS THE N.W. COR. OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SEC. 4.
- (M) FD. 1" I.P. TAGGED R.C.E. 9876, FLUSH, NO REF., ACCEPTED AS THE N.E. COR. OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SEC. 4.
- (N) FD. 1" I.P. TAGGED R.C.E. 9876, DN. 14", ACCEPTED AS THE CENTER OF SECTION 4 PER R.S. 77/59-63.
- (O) FD. 1" I.P. TAGGED R.C.E. 9876, DN. 0.3', NO REF., ACCEPTED AS THE N.E. COR. OF THE W. 1/2 OF THE W. 1/2 OF THE S.E. 1/4 OF SEC. 4.
- (P) FD. 1" I.P. TAGGED R.C.E. 9876, FLUSH, NO REF., ACCEPTED AS THE N.W. COR. OF THE E. 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SEC. 4.
- (Q) FD. 1" I.P. TAGGED R.C.E. 9876, DN. 0.3', NO REF., ACCEPTED AS THE N.W. COR. OF THE S.E. 1/4 OF THE S.E. 1/4 OF SEC. 4.
- (R) FD. 1-1/4" I.P. TAGGED R.C.E. 30354, FLUSH, NO REF., ACCEPTED AS THE S.W. COR. OF THE E. 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 4.
- (S) FD. 1" I.P. TAGGED R.C.E. 9876, DN. 0.4', NO REF., ACCEPTED AS THE N.W. COR. OF THE E. 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 4.
- (T) FD. 2" I.P. WITH BRASS DISK STAMPED "L.S. 3708 M.W.D." FLUSH PER R.S. 62/53-56, RECORDS OF RIVERSIDE COUNTY, CALIF.

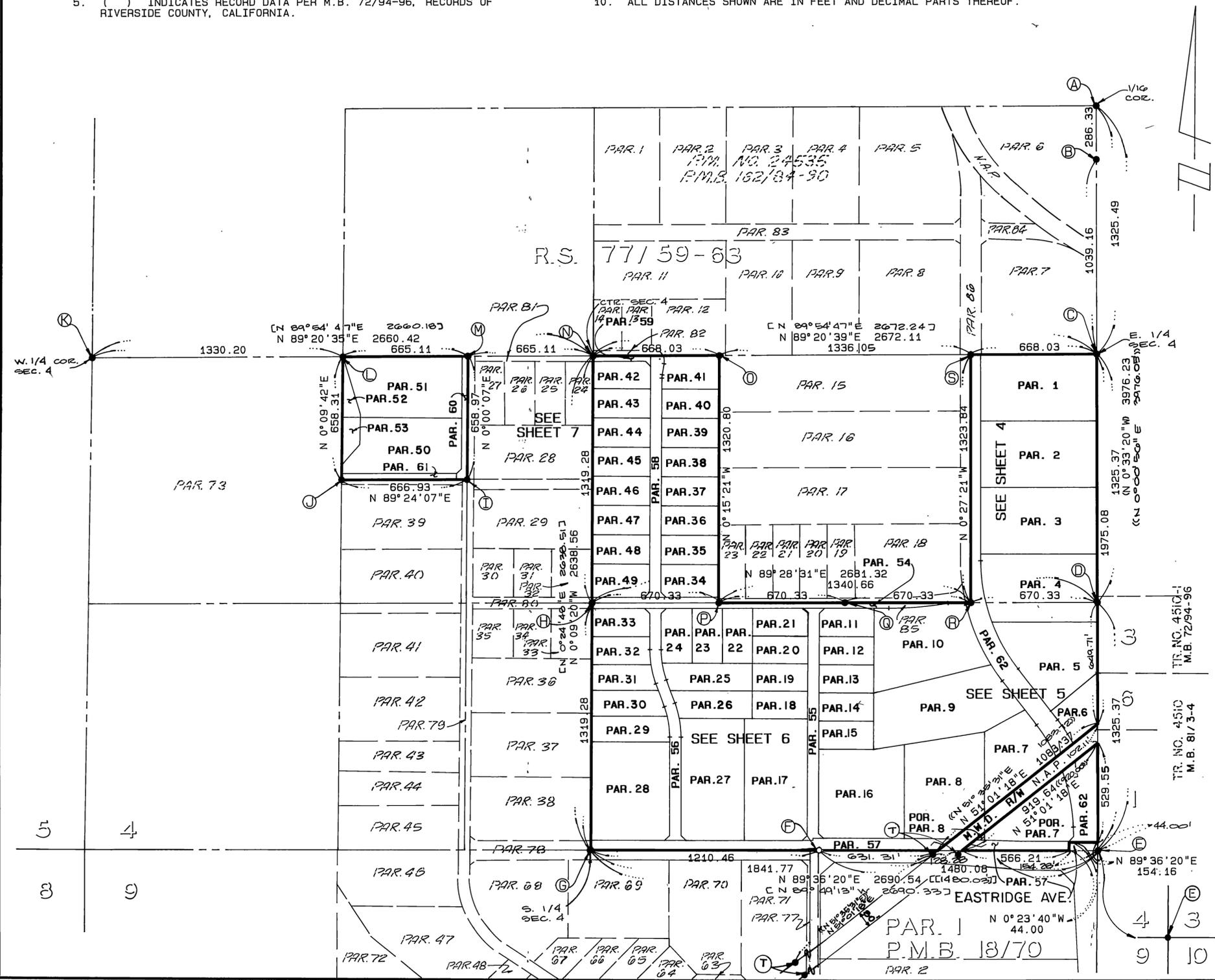
R.S. 62/53-56

TR. INC. 4510-1
M.B. 72/94-96

TR. INC. 4510-1
M.B. 81/3-4

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS IS THE EAST LINE OF SECTION 4, T. 3 S., R. 4 W., S.B.M. TAKEN AS NORTH 00°33'20" WEST AS SHOWN BY MAP OF TRACT NO. 4510-1 ON FILE IN BOOK 72 OF MAPS AT PAGES 94 THROUGH 96 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. INDICATES MONUMENT FOUND AS NOTED.
3. INDICATES SET 1" IRON PIPE TAGGED L.S. 5529, FLUSH, UNLESS OTHERWISE NOTED.
4. GROSS ACREAGE = 130.236
5. () INDICATES RECORD DATA PER M.B. 72/94-96, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
6. [] INDICATES RECORD DATA PER R.S. 77/59-63, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
7. (()) INDICATES RECORD DATA PER R.S. 62/53-56, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
8. [[]] INDICATES RECORD DATA PER P.M.B. 18/70, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
9. SET 1" I.P. TAGGED L.S. 5529, FLUSH, AT ALL PARCEL CORNERS AND B.C.'S AND E.C.'S AND ALL ANGLE POINTS IN PARCEL LINES, UNLESS OTHERWISE NOTED.
10. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.



175/32
P.M.B. 175/32

P.M.B. 175/32

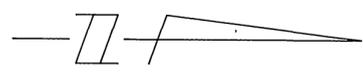
PARCEL MAP NO. 24733

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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

FEBRUARY, 1990

SCALE: 1" = 100'

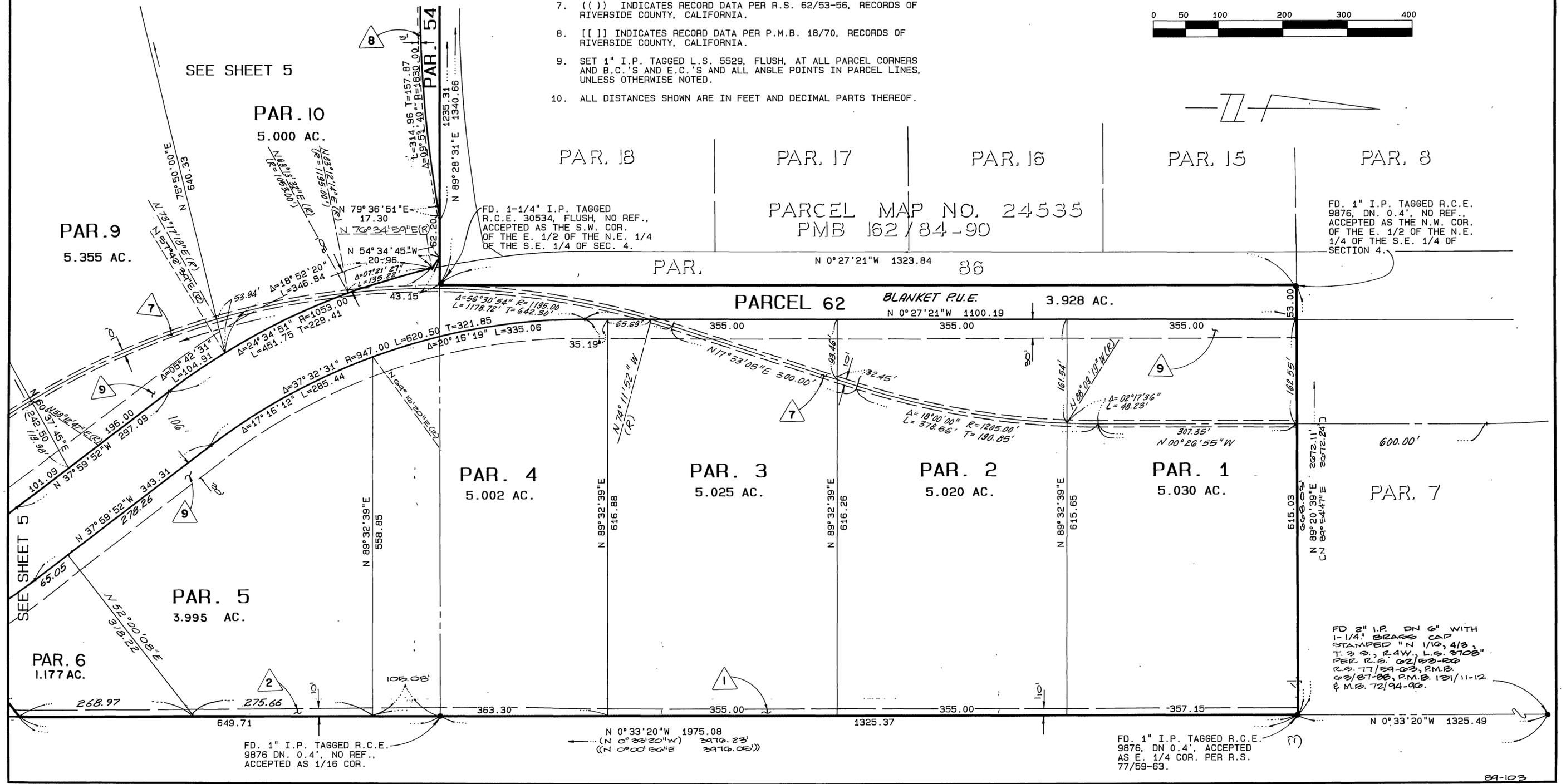


EASEMENT NOTES:

- 1. INDICATES AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES AS RECORDED DECEMBER 16, 1988 AS INSTRUMENT NO. 369577 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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- 7. INDICATES AN EASEMENT FOR THE CONSTRUCTION AND INSTALLATION OF SANITARY SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JANUARY 9, 1987 AS INSTRUMENT NO. 5774 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 8. INDICATES A 3' EASEMENT FOR PUBLIC LANDSCAPE AND SIDEWALKS.
- 9. INDICATES A 30' EASEMENT FOR PUBLIC LANDSCAPING AND SIDEWALKS.

SURVEYOR'S NOTES

- 1. BASIS OF BEARINGS IS THE EAST LINE OF SECTION 4, T. 3 S., R. 4 W., S.B.M. TAKEN AS NORTH 00°33'20" WEST AS SHOWN BY MAP OF TRACT NO. 4510-1 ON FILE IN BOOK 72 OF MAPS AT PAGES 94 THROUGH 96 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 2. —●— INDICATES MONUMENT FOUND AS NOTED.
- 3. —○— INDICATES SET 1" IRON PIPE TAGGED L.S. 5529, FLUSH, UNLESS OTHERWISE NOTED.
- 4. GROSS ACREAGE = 130.236
- 5. () INDICATES RECORD DATA PER M.B. 72/94-96, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 6. [] INDICATES RECORD DATA PER R.S. 77/59-63, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 7. (()) INDICATES RECORD DATA PER R.S. 62/53-56, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 8. [[]] INDICATES RECORD DATA PER P.M.B. 18/70, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 9. SET 1" I.P. TAGGED L.S. 5529, FLUSH, AT ALL PARCEL CORNERS AND B.C.'S AND E.C.'S AND ALL ANGLE POINTS IN PARCEL LINES, UNLESS OTHERWISE NOTED.
- 10. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.



P.M.B. 175/33

P.M.B. 175/33

175/33

LINE DATA

BEARING	DISTANCE
N 0°12'02"W	12.00
N 45°21'45"W	38.29
N 46°54'45"E	36.73

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 24733

BEING A DIVISION OF A PORTION OF THE SOUTHEAST QUARTER TOGETHER WITH THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, BOTH OF SECTION 4 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS RIVERSIDE, CALIFORNIA

FEBRUARY, 1990

SCALE: 1" = 100'

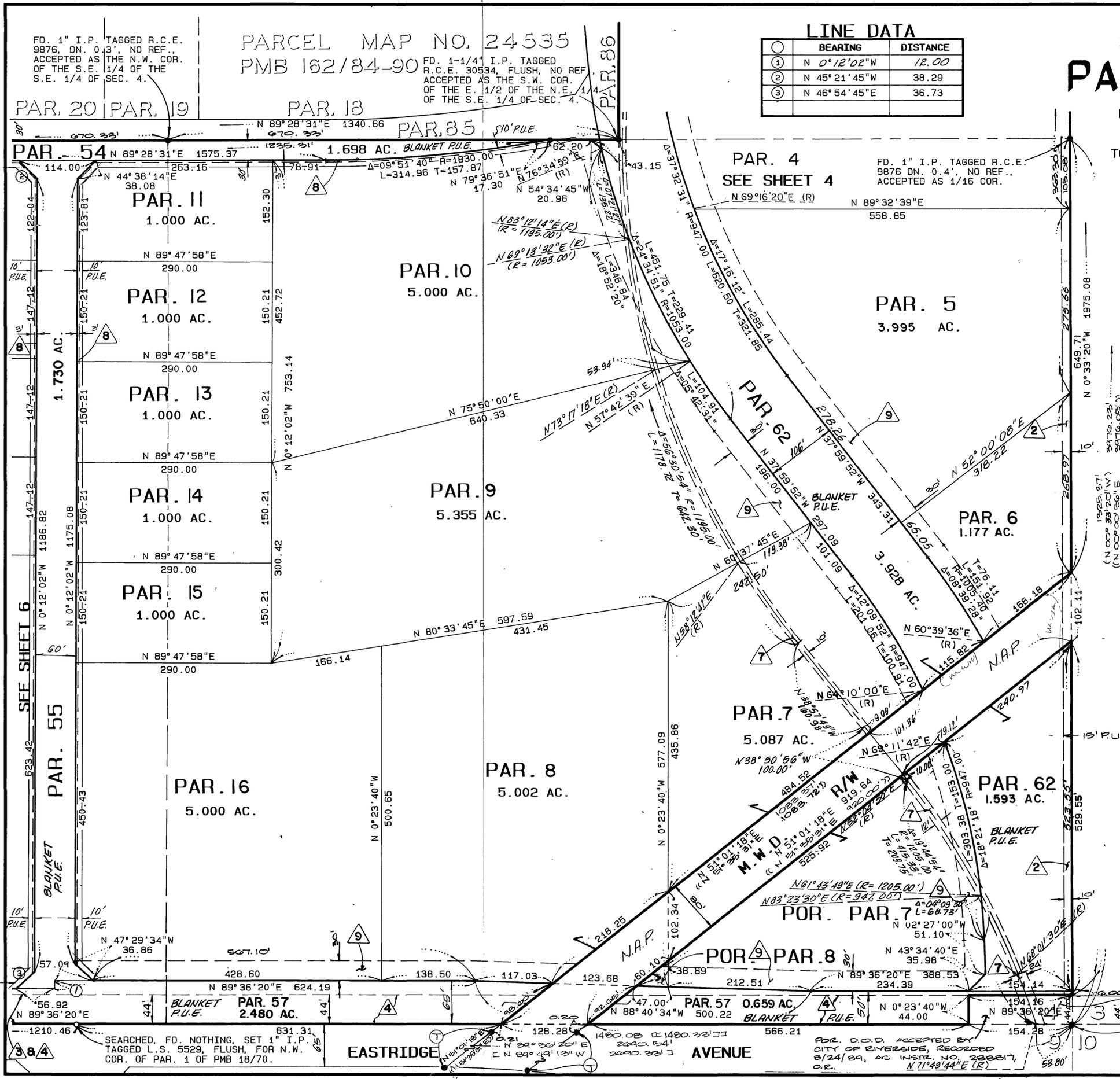


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8. [[]] INDICATES RECORD DATA PER P.M.B. 18/70, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
9. SET 1" I.P. TAGGED L.S. 5529, FLUSH, AT ALL PARCEL CORNERS AND B.C.'S AND E.C.'S AND ALL ANGLE POINTS IN PARCEL LINES, UNLESS OTHERWISE NOTED.
10. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

EASEMENT NOTES:

2. INDICATES AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE AS RECORDED DECEMBER 16, 1988 AS INSTRUMENT NO. 369578 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. INDICATES AN OFFER OF DEDICATION FOR PUBLIC ROAD PURPOSES, PUBLIC UTILITY AND PUBLIC SERVICES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED FEBRUARY 20, 1976 AS INSTRUMENT NO. 22483, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. INDICATES AN OFFER OF DEDICATION FOR PUBLIC ROAD PURPOSES, PUBLIC UTILITY AND PUBLIC SERVICES IN FAVOR OF THE CITY OF RIVERSIDE, REC'D FEB. 20, 1976 AS INSTRUMENT NO. 22484 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
7. INDICATES AN EASEMENT FOR THE CONSTRUCTION AND INSTALLATION OF SANITARY SEWER FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED JANUARY 9, 1987 AS INSTRUMENT NO. 5774 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
8. INDICATES A 3' EASEMENT FOR PUBLIC LANDSCAPING AND SIDEWALKS.
9. INDICATES A 30' EASEMENT FOR PUBLIC LANDSCAPING AND SIDEWALKS.



EASTRIDGE AVENUE

EASTRIDGE AVENUE

FD 1-1/2" BRASS CAP STAMPED R.C.E. 9876 DN 4", PER R.S. T1E9-02, P.M.B. 147/69-70, & P.M.B. 101/64-65 IN LIEU OF 214" I.P. PER R.S. 82/72, R.S. 14/32, R.S. 02/53-56, P.M.B. 14/5, P.M.B. 18/70, M.B. 81/4 & M.B. 71/94-96, ACCEPTED AS S.E. COR. OF SEC. 4, REPLACED WITH 1" I.P. TAGGED L.S. 5529, DN 0".

FD. 1" I.P. TAGGED R.C.E. 9876, DN. 0.3", NO REF. ACCEPTED AS THE N.W. COR. OF THE S.E. 1/4 OF THE S.E. 1/4 OF SEC. 4.

PARCEL MAP NO. 24535
PMB 162/84-90

FD. 1-1/4" I.P. TAGGED R.C.E. 30534, FLUSH, NO REF. ACCEPTED AS THE S.W. COR. OF THE E. 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 4.

PAR. 20 PAR. 19

PAR. 18

PAR. 35

PAR. 36

PAR. 54

PAR. 11

PAR. 12

PAR. 13

PAR. 14

PAR. 15

PAR. 16

PAR. 10

PAR. 9

PAR. 4

PAR. 5

PAR. 62

PAR. 6

PAR. 7

PAR. 62

PAR. 8

PAR. 57

AVENUE

P.M.B. 175/34

PARCEL MAP NO. 24733

BEING A DIVISION OF A PORTION OF THE SOUTHEAST QUARTER TOGETHER WITH THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, BOTH OF SECTION 4 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

FEBRUARY, 1990

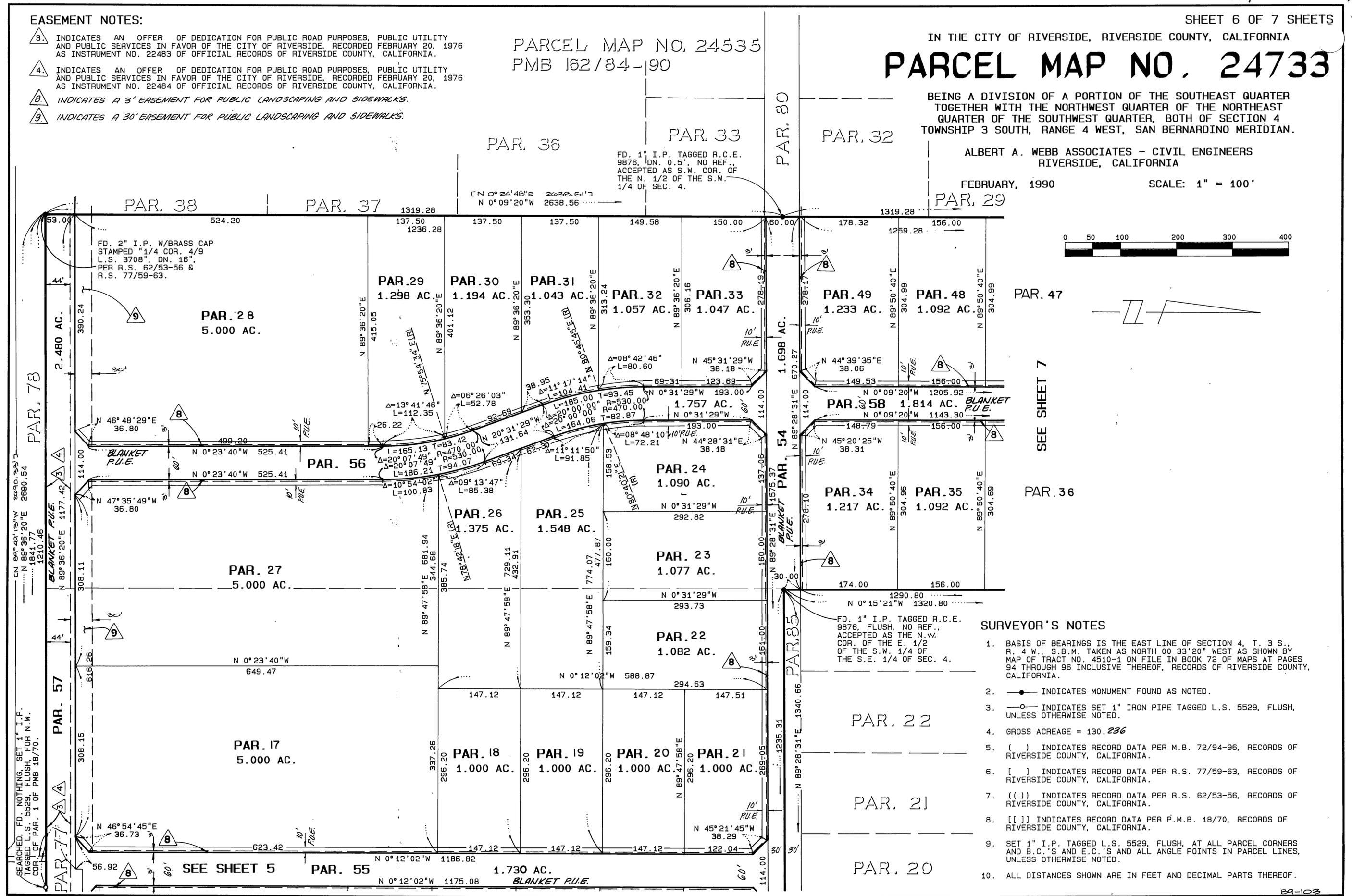
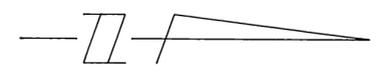
SCALE: 1" = 100'

PARCEL MAP NO. 24535
PMB 162/84-90

EASEMENT NOTES:

- 3. INDICATES AN OFFER OF DEDICATION FOR PUBLIC ROAD PURPOSES, PUBLIC UTILITY AND PUBLIC SERVICES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED FEBRUARY 20, 1976 AS INSTRUMENT NO. 22483 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 4. INDICATES AN OFFER OF DEDICATION FOR PUBLIC ROAD PURPOSES, PUBLIC UTILITY AND PUBLIC SERVICES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED FEBRUARY 20, 1976 AS INSTRUMENT NO. 22484 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 8. INDICATES A 3' EASEMENT FOR PUBLIC LANDSCAPING AND SIDEWALKS.
- 9. INDICATES A 30' EASEMENT FOR PUBLIC LANDSCAPING AND SIDEWALKS.

FD. 1" I.P. TAGGED R.C.E. 9876, DN. 0.5', NO REF., ACCEPTED AS S.W. COR. OF THE N. 1/2 OF THE S.W. 1/4 OF SEC. 4.



SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE EAST LINE OF SECTION 4, T. 3 S., R. 4 W., S.B.M. TAKEN AS NORTH 00 33'20" WEST AS SHOWN BY MAP OF TRACT NO. 4510-1 ON FILE IN BOOK 72 OF MAPS AT PAGES 94 THROUGH 96 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. —●— INDICATES MONUMENT FOUND AS NOTED.
3. —○— INDICATES SET 1" IRON PIPE TAGGED L.S. 5529, FLUSH, UNLESS OTHERWISE NOTED.
4. GROSS ACREAGE = 130.236
5. () INDICATES RECORD DATA PER M.B. 72/94-96, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
6. [] INDICATES RECORD DATA PER R.S. 77/59-63, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
7. (()) INDICATES RECORD DATA PER R.S. 62/53-56, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
8. [[]] INDICATES RECORD DATA PER P.M.B. 18/70, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
9. SET 1" I.P. TAGGED L.S. 5529, FLUSH, AT ALL PARCEL CORNERS AND B.C.'S AND E.C.'S AND ALL ANGLE POINTS IN PARCEL LINES, UNLESS OTHERWISE NOTED.
10. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

P.M.B. 175 / 35

P.M.B. 175 / 35

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

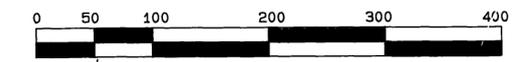
PARCEL MAP NO. 24733

BEING A DIVISION OF A PORTION OF THE SOUTHEAST QUARTER TOGETHER WITH THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, BOTH OF SECTION 4 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

FEBRUARY, 1990

SCALE: 1" = 100'



SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE EAST LINE OF SECTION 4, T. 3 S., R. 4 W., S.B.M. TAKEN AS NORTH 00°33'20" WEST AS SHOWN BY MAP OF TRACT NO. 4510-1 ON FILE IN BOOK 72 OF MAPS AT PAGES 94 THROUGH 96 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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10. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

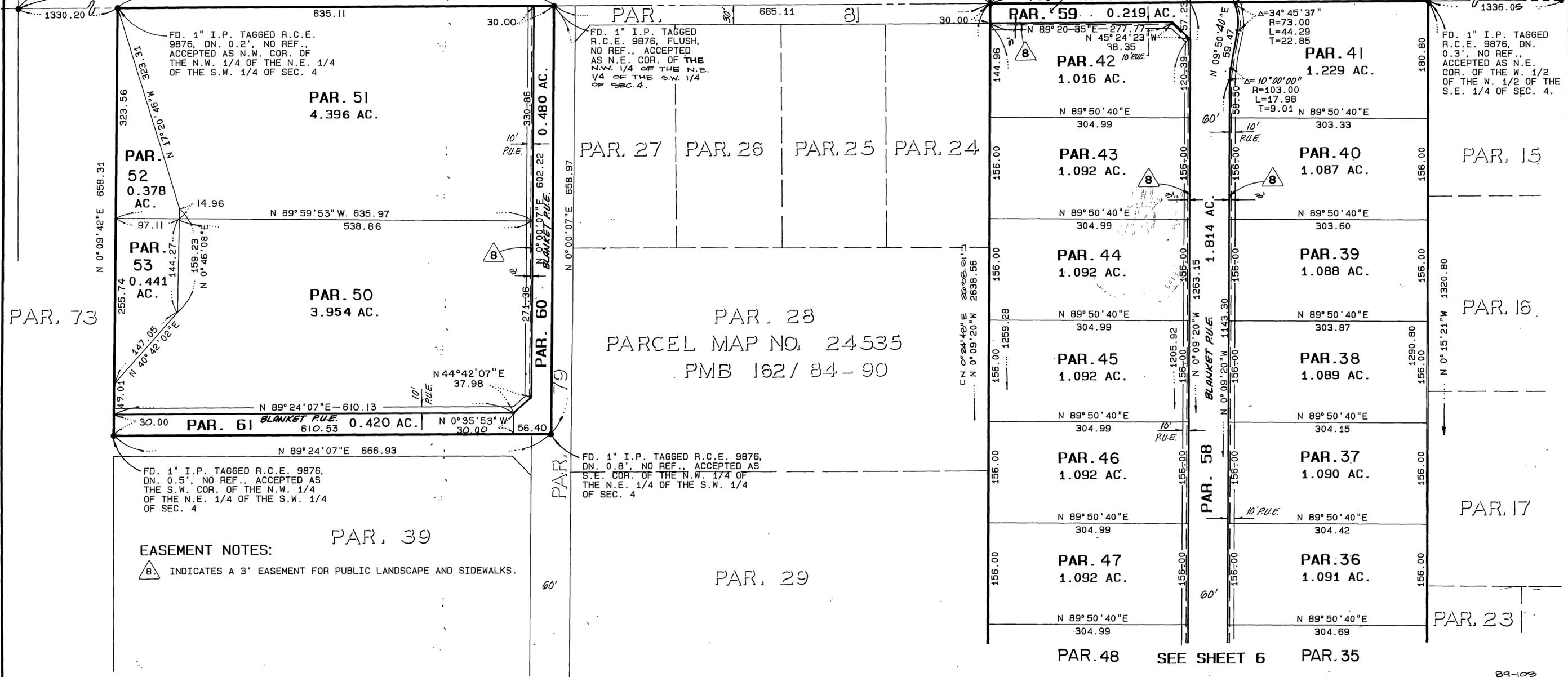
FD. 2" I.P. TAGGED R.C.E. 14232, UP 12", ACCEPTED AS W. 1/4 COR. OF SEC. 4 PER R.S. 77/59-63. 1330.20

CN 89°24'47"E 2060.103
N 89°20'35"E 2660.42

665.11

FD. 1" I.P. TAGGED R.C.E. 9876, DN. 14", ACCEPTED AS CENTER OF SECTION 4 PER R.S. 77/59-63.

FD. 1" I.P. TAGGED R.C.E. 9876, DN. 0.4', NO REF., ACCEPTED AS THE N.W. COR. OF THE E. 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 4.



P.M.B. 175 / 36

P.M.B. 175 / 36