



SCALE: 1" = 60'

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

RECORD OF SURVEY

OF A PORTION OF LOT 19 OF UNIVERSITY KNOLLS AS SHOWN BY MAP ON FILE IN BOOK 18, PAGE 10 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA LYING WITHIN SECTION 29, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S. B. M.

CHESTER F. RALSTON LS 5174

FEBRUARY 2008

RECORDER'S STATEMENT

FILED THIS 14TH DAY OF July, 2008
 AT 9 A. M. IN BOOK 128 OF RECORDS OF SURVEY
 AT PAGE 15, AT THE REQUEST OF THE COUNTY SURVEYOR.
 NO. 2008-0382955
 FEE: \$ 9.-
 LARRY W. WARD, ASSESSOR-COUNTY CLERK-RECORDER
 BY: *M. Garcia* DEPUTY

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 DENNIS HARNAGE IN OCTOBER 2007.

Chester F. Ralston
 CHESTER F. RALSTON LS 5174 (LICENSE EXPIRES 6/30/2009)



SURVEYOR'S NOTES

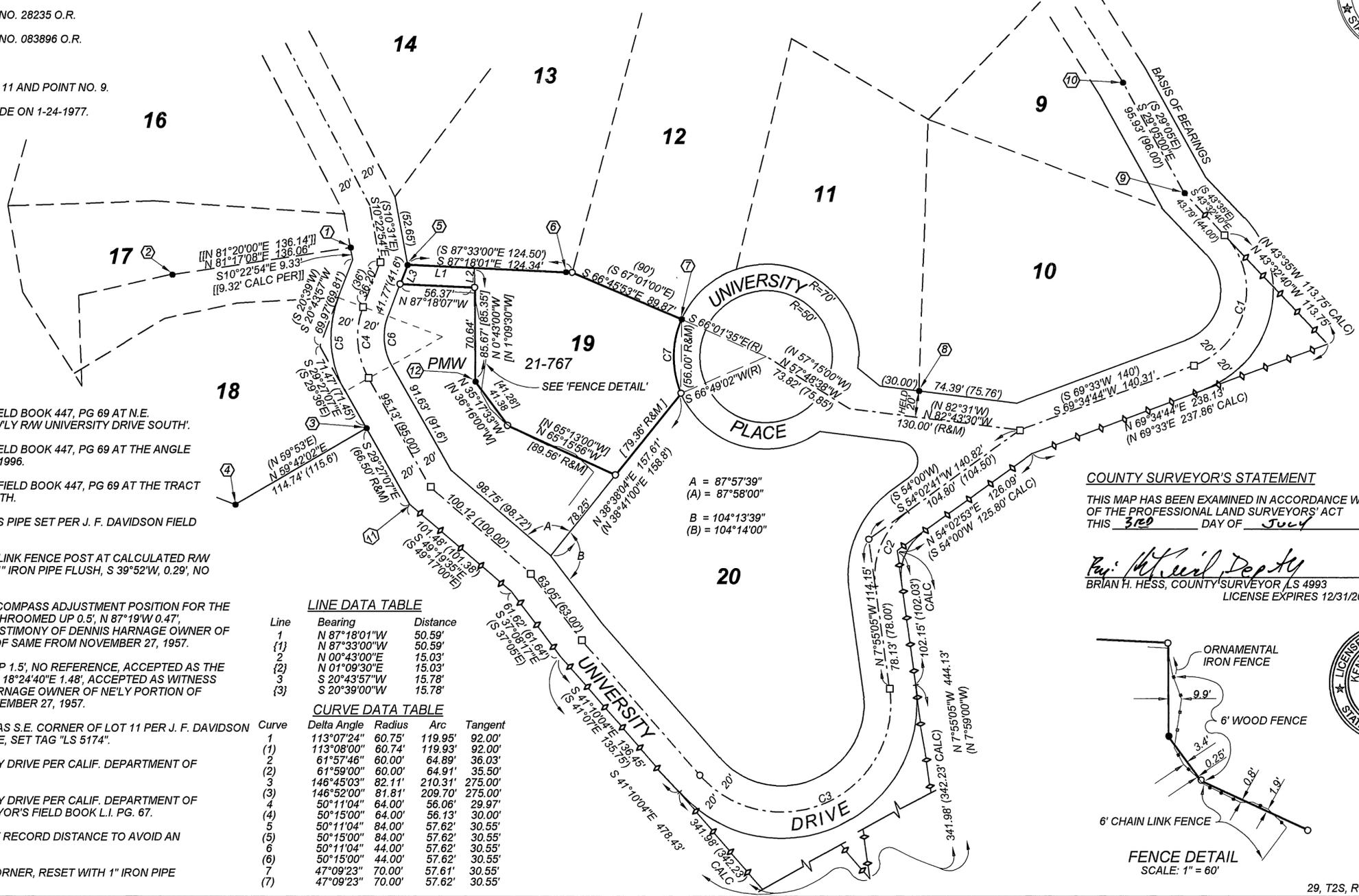
BASIS OF BEARING IS THE CENTERLINE OF UNIVERSITY DRIVE BEING N 43° 35' W ALONG THE NE'LY SIDE OF LOT 9 PER MB 18/10

- INDICATES FOUND MONUMENT AS NOTED IN MONUMENT LIST.
- INDICATES SEARCHED & FOUND NOTHING, SET 1" X 16" IRON PIPE TAGGED LS 5174, FLUSH, UNLESS OTHERWISE NOTED.
- INDICATES SEARCHED & FOUND NOTHING, SET GIN SPIKE & WASHER "LS 5174" FLUSH
- () INDICATES RECORD DATA PER MB 18 / 10.
- [] INDICATES RECORD DATA PER DEED REC. NOV. 27, 1957 IN BK 2184 PG. 341 O.R.
- { } INDICATES RECORD DATA PER DEED REC. FEB. 18 1977 AS INST. NO. 28235 O.R.
- ||] INDICATES RECORD DATA PER DEED REC. MAR. 8, 1996 AS INST. NO. 083896 O.R.
- R & M INDICATES RECORD AND MEASURED PER REFERENCE CITED.
- ◇— INDICATES COMPASS ADJUSTED COURSES BETWEEN POINT NO. 11 AND POINT NO. 9.
- PMW 21-767 INDICATES PARCEL MAP WAIVER APPROVED BY CITY OF RIVERSIDE ON 1-24-1977.

SURVEY PROCEDURE NOTE

THE PURPOSE OF THIS SURVEY IS TO SET THE PROPERTY CORNERS OF A PORTION OF LOT 19 PER DEED RECORDED NOVEMBER 27, 1957 IN BK. 2184, PG. 341 O.R. TOGETHER WITH A STRIP DESCRIBED IN QUITCLAIM DEED RECORDED FEBRUARY 18, 1977 AS INST. NO. 28234 O. R. THE ONLY LOCAL CONTROL THAT WAS FOUND WERE TWO POINTS ON THE SW'LY RIGHT OF WAY OF UNIVERSITY DRIVE (SOUTH), THE NORTHEAST CORNER OF LOT 19, THE SOUTHEAST CORNER OF LOT 11 (ALL BEING SET BY J.F. DAVIDSON) AND THE CENTERLINE MONUMENTS ON UNIVERSITY DRIVE OPPOSITE THE NORTHEAST LINE OF LOT 9.

BECAUSE OF THE MANY ERRORS ON THE MAP OF UNIVERSITY KNOLLS, MB 18/10 OF WHICH NOT ANY OF THE LOTS CLOSE MATHEMATICALLY NOR DOES THE CENTERLINE OF UNIVERSITY DRIVE, I ENDEAVORED TO HOLD THE LONG ESTABLISHED AND ACCEPTED MONUMENTS AND DO A BEST FIT ADJUSTMENT TO RE-ESTABLISH THE CENTERLINE OF UNIVERSITY DRIVE.
 THE SURVEY PROCEDURE USED TO ESTABLISH THE CORNERS OF THE ABOVE CITED DEEDS IS AS FOLLOWS: HAVING FOUND THE IRON PIPES AT POINT NUMBERS 1 AND 3, I COMPASS ADJUSTED THE SW'LY RIGHT OF WAY LINE BETWEEN THEM. I THEN PROLONGED THE SW'LY RIGHT OF WAY SE'LY RECORD DISTANCE TO ESTABLISH THE NEXT RIGHT OF WAY ANGLE POINT. I THEN PERFORMED A COMPASS ADJUSTMENT ALONG THE S'LY RIGHT OF WAY OF UNIVERSITY DRIVE THROUGH ALL RECORD ANGLE POINTS AND CURVE P.I.'S THROUGH AN INTERSECTION OF THE CENTERLINE OF UNIVERSITY DRIVE WITH THE RIGHT OF WAY TO JOIN WITH THE FOUND CENTERLINE MONUMENTS OPPOSITE OF LOT 9. THE COMMON NORTHERLY POINT OF LOTS 19 AND 20 WAS ESTABLISHED BY INTERSECTING A MEAN BEARING FROM THE SOUTH CORNER OF LOT 19 AT A RECORD DISTANCE OF 56.00 FEET FROM THE FOUND AND ACCEPTED NAIL AND TAG AT THE NORTHEAST CORNER OF LOT 19.



MONUMENT DESCRIPTION LIST

- ① FOUND 3/4" IRON PIPE & TAG RCE 862, DN. 0.2' PER J. F. DAVIDSON FIELD BOOK 447, PG 69 AT N.E. CORNER OF INST. NO. 083896 O.R. REC. MARCH 8, 1996. HELD AS SW'LY R/W UNIVERSITY DRIVE SOUTH.
- ② FOUND 3/4" IRON PIPE & TAG RCE 862, DN. 0.2' PER J. F. DAVIDSON FIELD BOOK 447, PG 69 AT THE ANGLE POINT ON THE NORTH LINE OF INST. NO. 083896 O.R. REC. MARCH 8, 1996.
- ③ FOUND 1-1/2" IRON PIPE & TAG RCE 862, DN. 0.2' PER J. F. DAVIDSON FIELD BOOK 447, PG 69 AT THE TRACT BOUNDARY ANGLE POINT AT THE SW'LY R/W UNIVERSITY DRIVE SOUTH.
- ④ FOUND 3/4" IRON PIPE W/ WOOD PLUG, NO TAG, UP 0.8', ACCEPTED AS PIPE SET PER J. F. DAVIDSON FIELD BOOK 447, PG 69 AT THE MOST S'LY ANGLE POINT OF LOT 18.
- ⑤ SET NAIL & TAG "LS 5174" IN LEAD IN CONCRETE FOOTING OF CHAIN LINK FENCE POST AT CALCULATED RAW P.I. AND NW'LY LOT CORNER OF LOT 19. FOUND EMPTY VERY NEW 1" IRON PIPE FLUSH, S 39°52'W, 0.29', NO REFERENCE, REJECTED AS PROPERTY CORNER.
- ⑥ SET NAIL & TAG "LS 5174" IN LEAD IN GRANITE BEDROCK, FLUSH, AT COMPASS ADJUSTMENT POSITION FOR THE MOST N'LY CORNER OF LOT 19. FOUND EMPTY 1-1/4" IRON PIPE MUSHROOMED UP 0.5', N 87°19'W 0.47', ACCEPTED AS WITNESS MARKER FOR PROPERTY CORNER FROM TESTIMONY OF DENNIS HARNAGE OWNER OF NE'LY PORTION OF LOT 19 AND GRANDSON OF BEN LEWIS, OWNER OF SAME FROM NOVEMBER 27, 1957.
- ⑦ FOUND NAIL & TAG "RCE 862" IN 30" DIAMETER GRANITE BOULDER, UP 1.5', NO REFERENCE, ACCEPTED AS THE NE'LY CORNER OF LOT 19. FOUND EMPTY 1-1/4" IRON PIPE UP 1.5', S 18°24'40"E 1.48', ACCEPTED AS WITNESS MARKER FOR PROPERTY CORNER FROM TESTIMONY OF DENNIS HARNAGE OWNER OF NE'LY PORTION OF LOT 19 AND GRANDSON OF BEN LEWIS, OWNER OF SAME FROM NOVEMBER 27, 1957.
- ⑧ FOUND 3/4" IRON PIPE W/ WOOD PLUG, NO TAG, DN. 0.3', ACCEPTED AS S.E. CORNER OF LOT 11 PER J. F. DAVIDSON FIELD BOOK 615, PG 79, USED FOR ALIGNMENT OF UNIVERSITY PLACE, SET TAG "LS 5174".
- ⑨ FOUND 1/2" IRON PIPE, NO TAG, DN. 0.4', AT CL ANGLE PT. UNIVERSITY DRIVE PER CALIF. DEPARTMENT OF TRANSPORTATION R/W MAP.
- ⑩ FOUND 1/2" IRON PIPE, NO TAG, DN. 1.0', AT CL ANGLE PT. UNIVERSITY DRIVE PER CALIF. DEPARTMENT OF TRANSPORTATION R/W MAP, FITS TIES IN CITY OF RIVERSIDE SURVEYOR'S FIELD BOOK L.I. PG. 67.
- ⑪ ESTABLISHED BY PROLONGING COMPASS ADJUSTED R/W LINE SE'LY RECORD DISTANCE TO AVOID AN ANGLE POINT IN THIS COURSE.
- ⑫ FOUND 1/2" IRON PIPE, FLUSH, NO TAG, ACCEPTED AS PROPERTY CORNER, RESET WITH 1" IRON PIPE TAGGED LS 5174 FLUSH.

LINE DATA TABLE

Line	Bearing	Distance
1	N 87°18'01"W	50.59'
{1}	N 87°33'00"W	50.59'
2	N 00°43'00"E	15.03'
{2}	N 01°09'30"E	15.03'
3	S 20°43'57"W	15.78'
{3}	S 20°39'00"W	15.78'

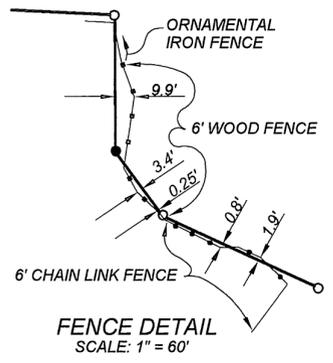
CURVE DATA TABLE

Curve	Delta Angle	Radius	Arc	Tangent
1	113°07'24"	60.75'	119.95'	92.00'
{1}	113°08'00"	60.74'	119.93'	92.00'
2	61°57'46"	60.00'	64.89'	36.03'
{2}	61°59'00"	60.00'	64.91'	35.50'
3	146°45'03"	82.11'	210.31'	275.00'
{3}	146°52'00"	81.81'	209.70'	275.00'
4	50°11'04"	64.00'	56.06'	29.97'
{4}	50°15'00"	64.00'	56.13'	30.00'
5	50°11'04"	84.00'	57.62'	30.55'
{5}	50°15'00"	84.00'	57.62'	30.55'
6	50°11'04"	44.00'	57.62'	30.55'
{6}	50°15'00"	44.00'	57.62'	30.55'
7	47°09'23"	70.00'	57.61'	30.55'
{7}	47°09'23"	70.00'	57.62'	30.55'

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 3RD DAY OF July, 2008

Brian H. Hess
 BRIAN H. HESS, COUNTY SURVEYOR LS 4993
 LICENSE EXPIRES 12/31/2009



R/S 128 / 15

R/S 128 / 15