IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 33356

BEING A DIVISION OF A PORTION OF RANCHO PAUBA, GRANTED BY THE GOVERNMENT OF THE UNITED STATES TO LUIS VIGNES BY PATENT DATED JANUARY 19, 1860, AND RECORDED IN BOOK 1 PAGE 45 OF PATENTS, SAN DIEGO COUNTY RECORDS, LYING WITHIN PROTRACTED SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 WEST

ACS CONSULTING INC.

JUNE 2022

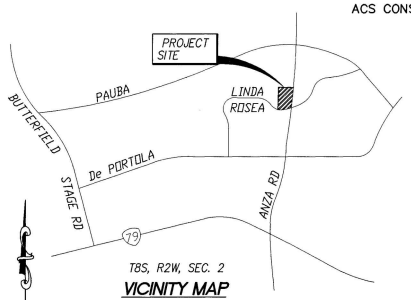
ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 44 PAGE 43. THIS AFFECTS ALL LOTS.

EASEMENT NOTES

SEE SHEET 4

SURVEY PROCEDURE AND INDEX SHEET



VICINITY MAP

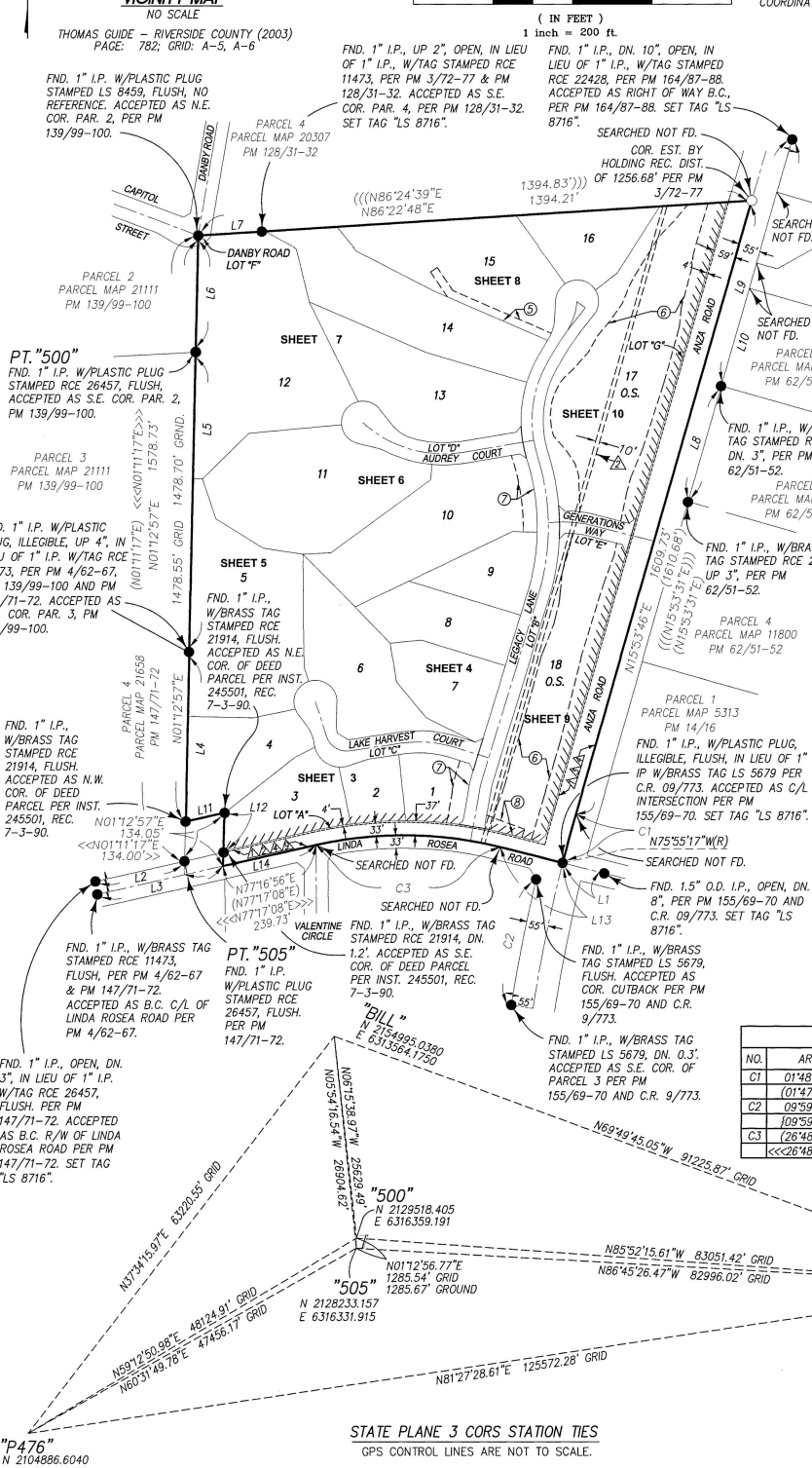
NO SCALE

THOMAS GUIDE – RIVERSIDE COUNTY (2003) PAGE: 782; GRID: A-5, A-6

GRAPHIC SCALE

200 0 100 200 400 600

(IN FEET)
1 inch = 200 ft.



STATE PLANE 3 CORS STATION TIES

GPS CONTROL LINES ARE NOT TO SCALE.

CONVERGENCE ANGLE AT 500 = −0°26'32"

SURVEYOR'S NOTES

1. "THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "BILL", "P476", AND "P479" NAD 83 (NSRS2011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.9998989331. CALCULATIONS ARE MADE AT "500" WITH COORDINATES OF: N: 2,129,518.405 E: 6,316,659.191, USING AN ELEVATION OF 1359.558'.
2. CC&Rs RECORDED 9/29/22 AS INSTRUMENT NO. 2022-0412117 O.R.
3. ● DENOTES FOUND MONUMENT AS NOTED.
4. ○ INDICATES SET 1" I.D. X 18" I.P. AND TAG "LS 8716", FLUSH.
5. SET 1" I.D. X 18" I.P. AND TAG "L.S. 8716", DOWN 0.5' AT REAR LOT CORNERS.

   SET NAIL AND TAG "LS 8716" IN TOP OF CURB ON SIDE LOT LINES PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE, OFFSET 9.75 FEET AS MEASURED FROM THE RIGHT OF WAY LINE.

   SET NAIL AND TAG "LS 8716" IN TOP OF CURB FOR BCs, ECs, PCCs, PRCs AND CORNER CUT-BACKS PROJECTED PERPENDICULAR OR RADIAL FROM CENTERLINE, OFFSET 13.5 FEET AS MEASURED FROM THE RIGHT OF WAY LINE.

   ALL MONUMENTS ARE SET AND TAGGED IN ACCORDANCE WITH THE RIVERSIDE COUNTY ORDINANCE NO. 461.10.

   ALL MONUMENTS SHOWN AS "SET" SHALL BE IN ACCORDANCE WITH THE MONUMENT AGREEMENT FOR THE MAP.
6. THIS TRACT CONTAINS 42.38 ACRES, GROSS.
7. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
8. ( ) DENOTES RECORD DATA PER GRANT DEED REC. AS INST. NO. 2016-0214452, 5-25-'6, UNLESS NOTED OTHERWISE.
9. ((( ))) DENOTES RECORD DATA PER P.M. 3/72-77, UNLESS NOTED OTHERWISE.
10. [ ] DENOTES RECORD DATA PER PARCEL MAP 11800, P.M. 62/51-52, UNLESS NOTED OTHERWISE.
11. [[ ]] DENOTES RECORD DATA PER PARCEL MAP 21658, P.M. 147/71-72, UNLESS NOTED OTHERWISE.
12. { } DENOTES RECORD DATA PER C.R. 9/773, UNLESS NOTED OTHERWISE.
13. {{ }} DENOTES RECORD DATA PER PARCEL MAP 21111, P.M. 139/99-100, UNLESS NOTED OTHERWISE.
14. < > DENOTES RECORD DATA PER PARCEL MAP 20615, P.M. 155/69-70, UNLESS NOTED OTHERWISE.
15. << >> DENOTES RECORD DATA PER GRANT DEED REC. AS INST. NO. 245501, 7-3-90, UNLESS OTHERWISE NOTED..
16. <<< >>> DENOTES RECORD DATA PER PARCEL MAP, P.M. 4/62, UNLESS NOTED OTHERWISE.
17. ///// INDICATES RESTRICTED ACCESS, DEDICATED HEREON.
18. O.S. INDICATES OPEN SPACE

LIEN NOTE:

THE LAND OWNER HAS ENTERED INTO A LIEN AGREEMENT WITH THE COUNTY OF RIVERSIDE TO CONSTRUCT REQUIRED IMPROVEMENTS IN THE FUTURE. THE LIEN AGREEMENT WAS RECORDED ON 9/29/ 2022 AS DOCUMENT NO. 2022-0412116 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N75°54'07"W	108.08'
	<N75°53'55"W>	<108.03'>
L2	N77°13'45"E	288.72'
	[[N77°14'32"E]]	[[288.62']]
L3	N77°16'56"E	380.72'
	<<<N77°17'08"E>>>	----
L4	N01°11'22"E	528.14'
	[[N01°11'08"E]]	[[528.19']]
L5	N01°14'03"E	757.48'
	{{N01°14'44"E}}	{{757.36'}}
L6	N01°12'44"E	293.10'
	{{N01°14'44"E}}	{{293.07'}}
L7	N86°22'48"E	160.08'
	(((N86°24'39"E)))	(((160.00')))
L8	N15°53'46"E	303.89'
	[N15°53'31"E]	[303.80']
L9	N15°53'46"E	1727.36'
L10	N15°53'46"E	2031.25'
L11	N77°19'49"E	100.04'
	<<N77°17'08"E>>	<<100.00'>>
L12	N01°12'57"E	100.34'
	<<N01°11'17"E>>	----
L13	N75°54'07"W	161.64'
	(N75°53'55"W)	(161.63')
	<<<N75°53'55"W>>>	<<<161.63'>>>
L14	N77°16'56"E	339.79'
	(N77°17'08"E)	(340.00')
	<<<N77°17'08"E>>>	<<<340.00'>>>

CURVE TABLE			
NO.	ARC	LENGTH	RADIUS
C1	01°48'59"	126.81'	4000.00'
	(01°47'26")	(125.00')	(4000.00')
C2	09°59'09"	706.73'	4055.00'
	{09°59'26"}	{707.07'}	{4055.00'}
C3	(26°48'57")	(468.02')	(1000.00')
	<<<26°48'57">>>	<<<468.02'>>>	<<<1000.00'>>>

2022-0412115
Original
4846
25