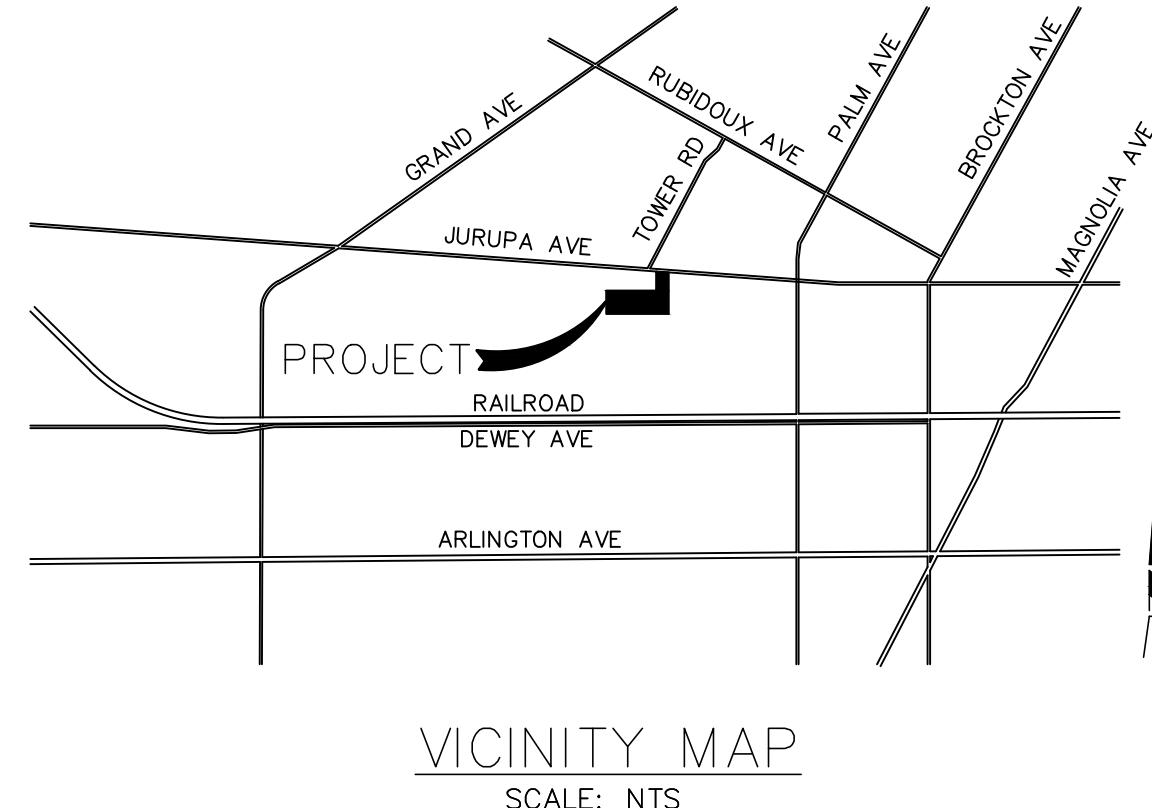


# TENTATIVE TRACT MAP NO. 39277

## FOR CONDOMINIUM PURPOSES

IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE STATE OF CALIFORNIA

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP  
SCALE: NTS

SCALE: NTS

**JURUPA AVE**

**NOT A PART**

**PART**

**PROPERTY LINE**

**LOT 1**  
**1.76 AC**

**4714 JURUPA AVE**  
BUILDING ADDRESS  
NUMBER TO REMAIN THE  
SAME ON EXISTING  
RESIDENCE

**PR RIGHT-OF-WAY**  
**EX RIGHT-OF-WAY**

**39'**  
**31.99'**  
**5'**

**N86° 13' 55"W 118.29'**

**DECORATIVE PAVING/PAVERS IN THE  
PUBLIC RIGHT-OF-WAY SHALL BE  
PRIVATELY MAINTAINED**

**N00° 12' 55"W 128.14'**

**N89° 26' 19"E 284.37'**

**PROPERTY LINE**

**N00° 12' 55"W 150.02'**

**N89° 27' 05"E 284.37'**

**PROPERTY LINE**

**N00° 12' 55"W 10.00'**

**N89° 27' 05"E 118.01'**

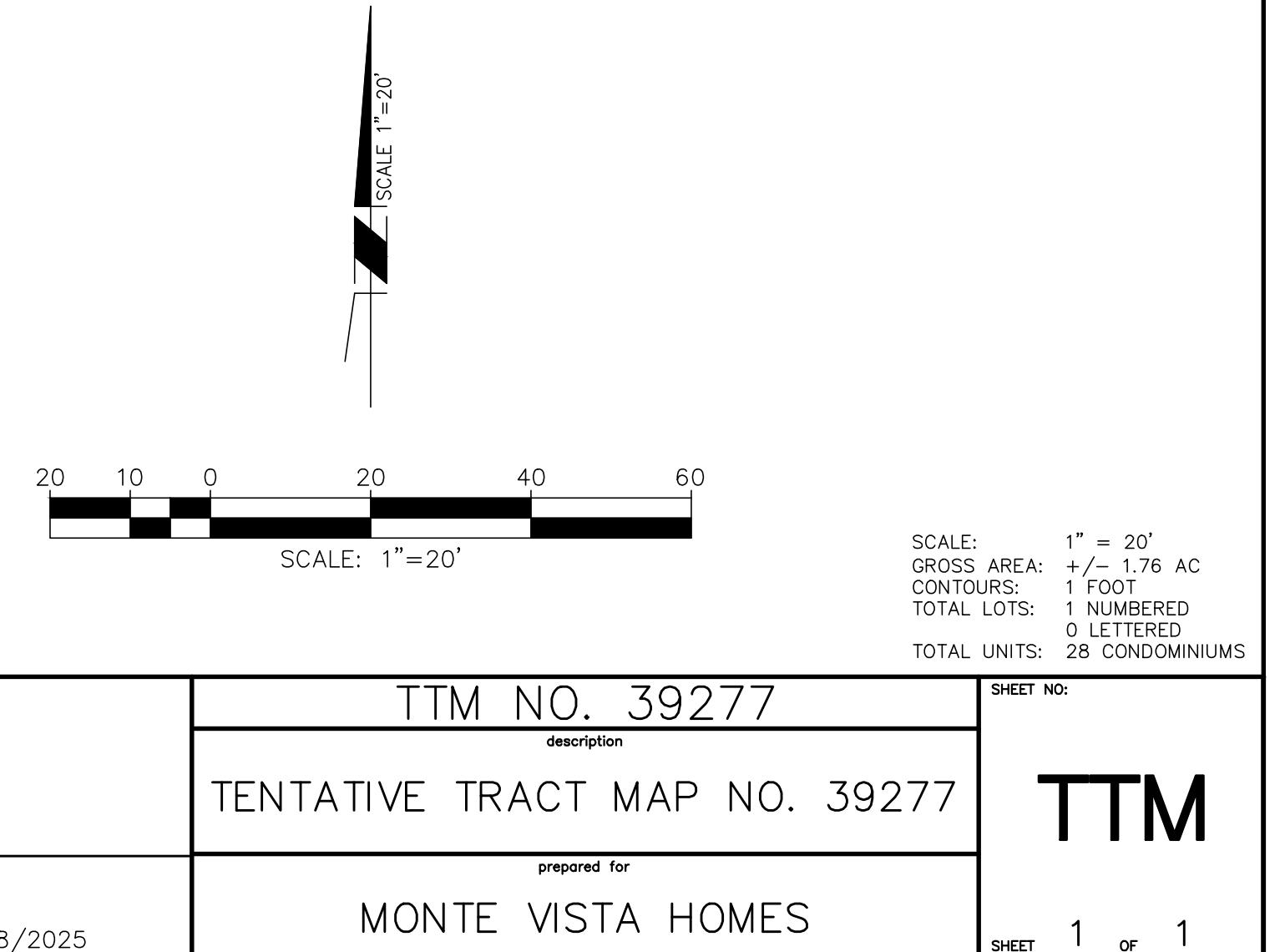
**N00° 12' 55"W 279.31'**

**④ TEMPORARY CONSTRUCTION EASEMENT**

**④ STORM DRAIN EASEMENT**

**NOT A PART**

**NOT A PART**



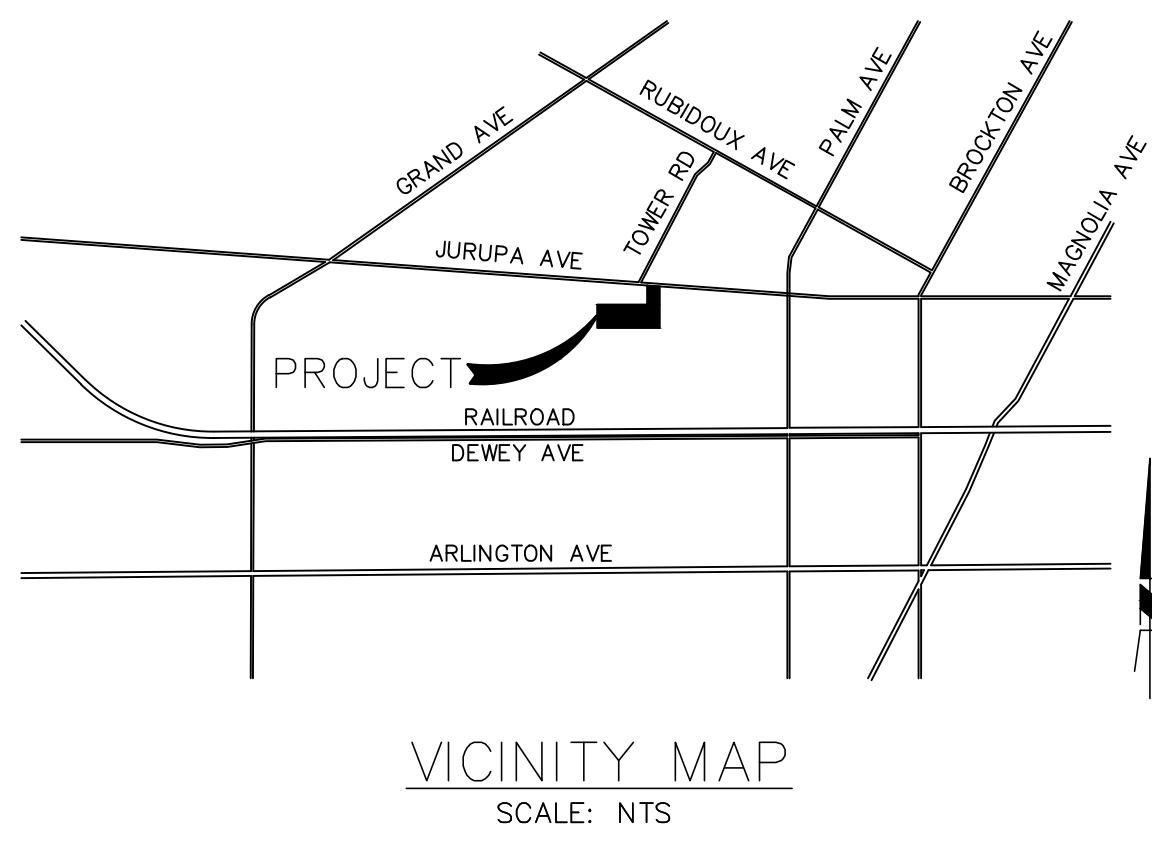
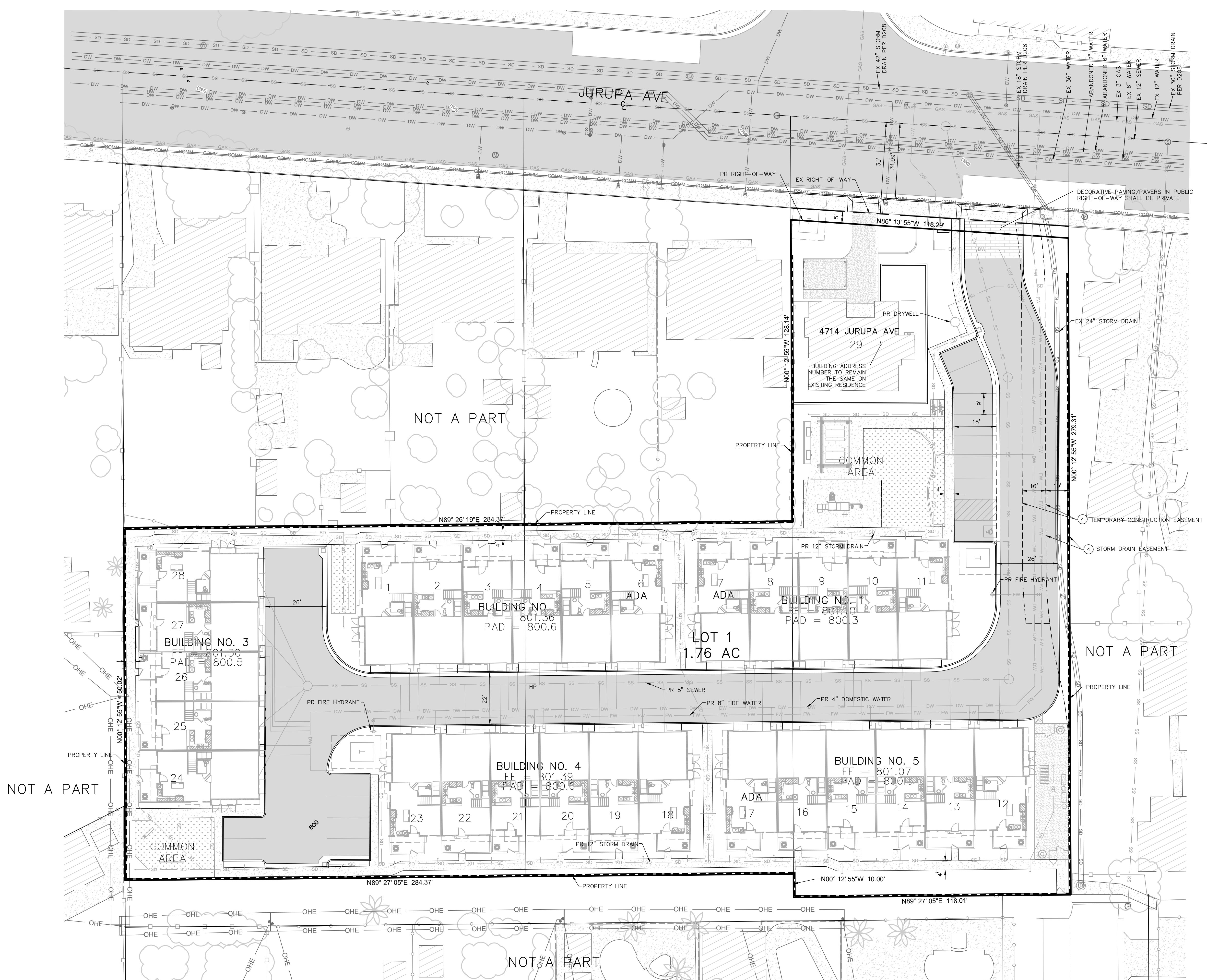
PC-2025-00085 (TTM)

# Exhibit 6 - Tentative Tract Map No. 39277

# TENTATIVE TRACT MAP NO. 39277

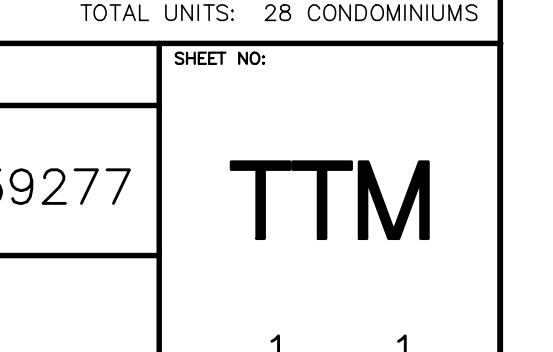
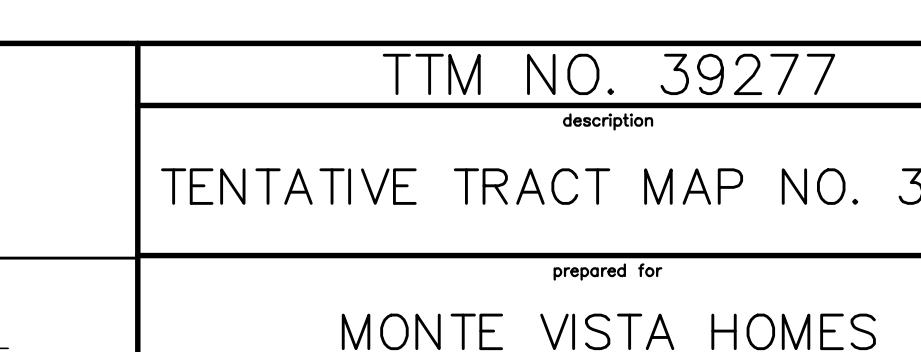
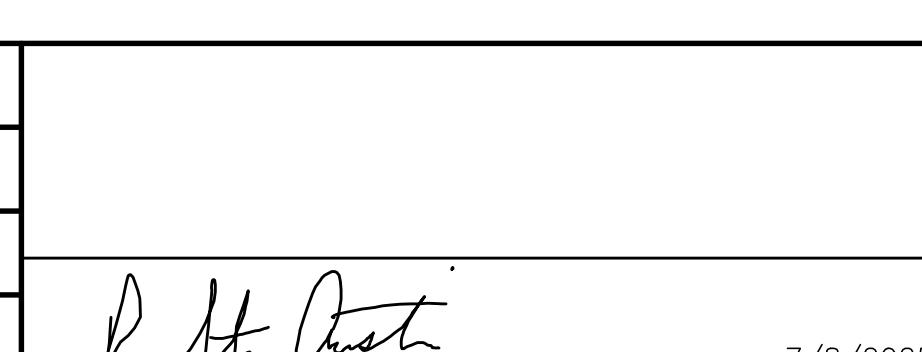
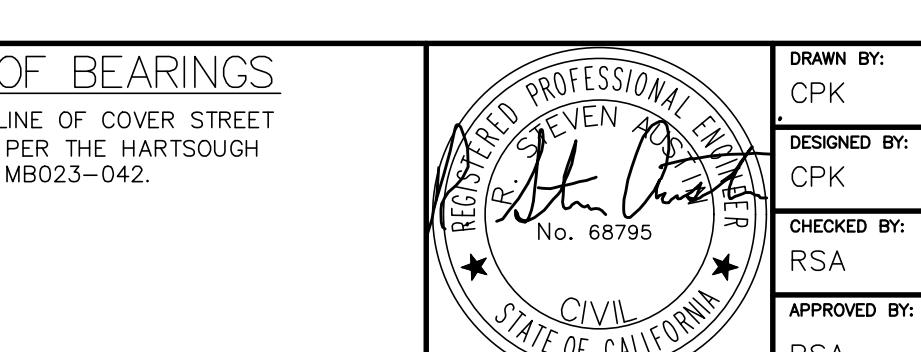
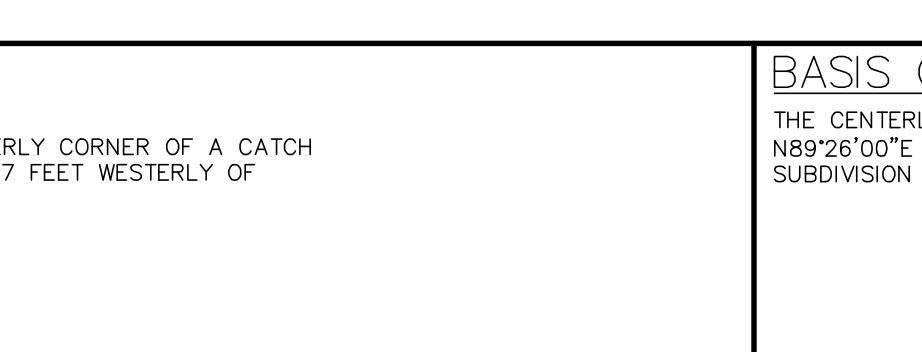
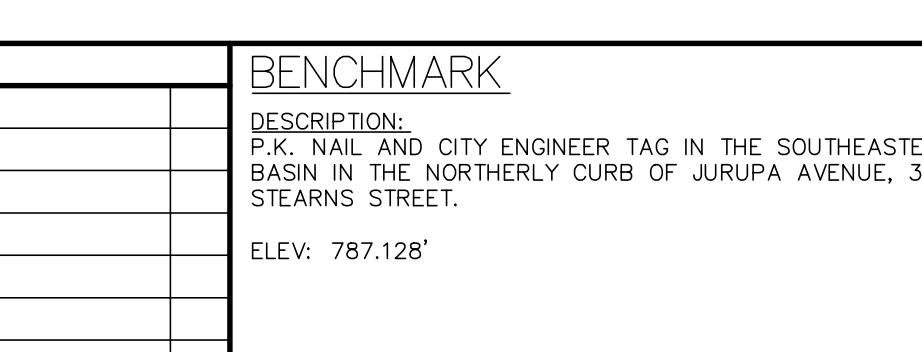
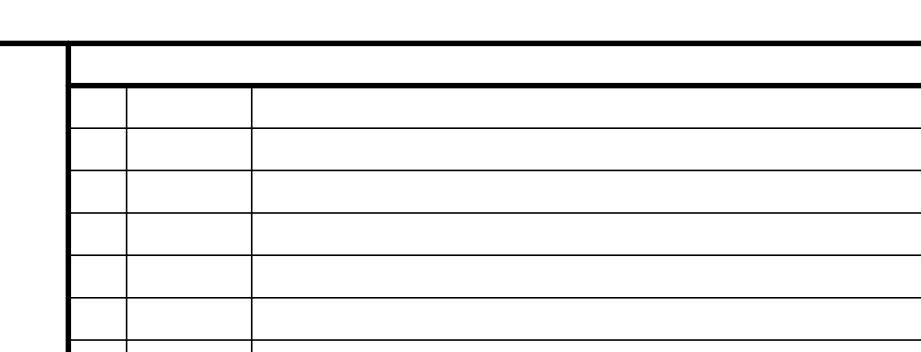
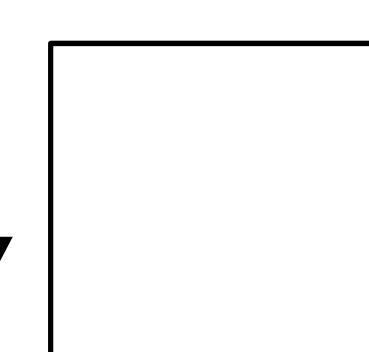
FOR CONDOMINIUM PURPOSES

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



PC-2025-00085 (TTM)

Exhibit 6 - Tentative Tract Map No. 39277



## BENCHMARK

DESCRIPTION:  
P.K. NAIL AND CITY ENGINEER TAG IN THE SOUTHEASTERLY CORNER OF A CATCH  
BASIN LOCATED NORTHERLY CURB OF JURUPA AVENUE, 37 FEET WESTERLY OF  
STEARNS STREET.

ELEV: 787.128'

BASIS OF BEARINGS  
THE CENTERLINE OF COVER STREET  
N89°26'05"E PER THE HARTSOUGH  
SUBDIVISION MB023-542.

DRAWN BY:  
OPK  
No. 68795

DESIGNED BY:  
CPK

APPROVED BY:  
RSA  
No. 68795

APPROVED BY:  
RSA

APPROVED BY:  
RSA

TTM NO. 39277  
TENTATIVE TRACT MAP NO. 39277  
prepared for  
MONTE VISTA HOMES  
7/8/2025

TTM  
1 of 1

\* = 20'  
GROSS AREA: 1/- 1.76 AC  
CONTOURS: 1 FOOT  
TOTAL LOTS: 0 LETTERED  
TOTAL UNITS: 28 CONDOMINIUMS