

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 38431

BEING A DIVISION OF PARCEL 1 OF PARCEL MAP NO. 16998 AS SHOWN
BY MAP ON FILE IN BOOK 104, PAGE 46 OF PARCEL MAPS, RECORDS OF
RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 18, T. 3 S., R. 4 W., S.B.M.
WOODWARD GROUP
CIVIL ENGINEERING & LAND SURVEYING
RIVERSIDE, CA.
JUNE 2024

CACTUS AVENUE

SHEET 2 OF 2 SHEETS

SURVEYOR'S NOTES

BASES OF BEARINGS IS THE CENTERLINE OF DAUCHY AVENUE, BEING N00°08'20"W PER RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1" I.P. AND TAG STAMPED LS 6932 FLUSH AT ALL STREET CENTERLINE POINTS.

SET NAIL AND TAG STAMPED LS 6932 IN TOP OF CURB ON THE PROLONGATION OF OF SIDE LOT LINES, IN LIEU OF FRONT CORNERS.

SET 1" I.P. WITH PLASTIC PLUG STAMPED LS 6932, OR RAMSET NAIL AND LS 6932 TAG IN WALL FOOTING OR LEAD AND TACK AND LS 6932 TAG ON TOP OF WALL AT ALL REAR LOT CORNERS.

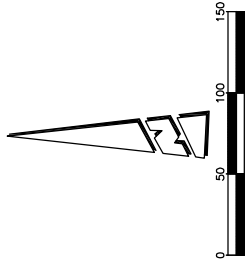
(-) INDICATES RECORD DATA PER PARCEL MAP 16998, P.M.B. 104/46 RV. CO.

[]- INDICATES RECORD AND MEASURED DATA PER PARCEL MAP 16998, P.M.B. 104/46 RV. CO.

{ }- INDICATES RECORD DATA PER CORNER RECORD DOCUMENT NO. 2023-1526 RV. CO..

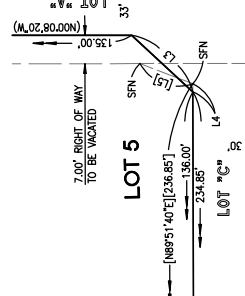
SPN- INDICATES SEARCHED FOUND NOTHING

FOUND 1" I.P. TAGGED LS 4343, FLUSH, ACCEPTED AS C.L. INTERSECTION DAUCHY AVE. AND FERRARI DR. PER CORNER RECORD DOCUMENT NO. 2023-1526.



SYM	CURVE DATA	DELTA	RADIUS	LENGTH
[C1]	[S13'45"]	1420.00'	[111.64']	[64.64']
[C2]	[8'49'05"]	420.00'	[47.00']	[47.00']
[C3]	[6'24'40"]	420.00'	[38.00']	[38.00']
[C4]	[1'16'53"]	[50.00']	[28.38']	[28.38']
[C5]	[6'23'25"]	[50.00']	[60.55']	[60.55']
[C6]	[2'57'47"]	380.00'	20.17'	20.17'
[C7]	[1'16'53"]	100.00'	18.89'	18.89'
[C8]	[2'10'00"]	51.00'	13.23'	13.23'
[C9]	[4'51'37"]	51.00'	83.00'	83.00'
[C10]	[8'14'39"]	51.00'	51.00'	51.00'
[C11]	[4'49'52"]	51.00'	29.18'	29.18'
[C12]	[12'15'58"]	390.00'	83.49'	83.49'
[C13]	[7'46'03"]	100.00'	13.56'	13.56'
[C14]	[2'34'42"]	[50.00']	[64.35']	[64.35']
[C15]	[2'34'42"]	[50.00']	[60.55']	[60.55']
[C16]	[6'23'25"]	[50.00']	[119.61']	[119.61']
[C17]	[5'13'45"]	[450.00']		

SYM	LINE DATA	BEARING	LENGTH
L1	N35°59'00"W	87.97'	87.97'
L2	N20°00'00"E	22.58'	22.58'
L3	N42°53'11"E	20.52'	20.52'
L4	N89°51'40"E	2.00'	2.00'
[L5]	[N07°53'55"E]	[13.93']	[13.93']



PARCEL MAP 4688

PARCEL 3

FD. 1" I.P. W/PLASTIC PLUG
ILLEGIBLE, FLUSH, ACCEPTED AS
N.W. CORNER PARCEL 1 PER PM
16998, SET LS 6932 TAG.

PARCEL 4

N89°31'24"E 546.56'
539.56' (539.00')
166.00'

LOT 2
24,857.9 S.F.

LOT 3
21,842.2 S.F.

LOT 4
25,398.2 S.F.

LOT 5
22,395.0 S.F.

LOT 6
21,786.6 S.F.

LOT 7
21,786.6 S.F.

LOT 8
21,786.6 S.F.

LOT 9
21,786.6 S.F.

LOT 10
21,786.6 S.F.

LOT 11
21,786.6 S.F.

LOT 12
21,786.6 S.F.

LOT 13
21,786.6 S.F.

LOT 14
21,786.6 S.F.

LOT 15
21,786.6 S.F.

LOT 16
21,786.6 S.F.

LOT 17
21,786.6 S.F.

LOT 18
21,786.6 S.F.

LOT 19
21,786.6 S.F.

LOT 20
21,786.6 S.F.

LOT 21
21,786.6 S.F.

LOT 22
21,786.6 S.F.

LOT 23
21,786.6 S.F.

LOT 24
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LOT 25
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LOT 26
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LOT 27
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LOT 28
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LOT 29
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LOT 30
21,786.6 S.F.

LOT 31
21,786.6 S.F.

LOT 32
21,786.6 S.F.

LOT 33
21,786.6 S.F.

LOT 34
21,786.6 S.F.

LOT 35
21,786.6 S.F.

LOT 36
21,786.6 S.F.