

TOPOGRAPHIC SURVEY

CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL 1, AND LOT D, PARCEL MAP 7872, BOOK 35 PAGE 54, AND

20' WIDE ACCESS EASEMENT PER INSTRUMENT NO. 57291, RECORDED JUNE 10, 1969

LEGEND

--- DEED BOUNDARY
- - - CENTERLINE
--- PROPERTY LINE

CLF CHAIN LINK FENCE
CONC CONCRETE
FH FIRE HYDRANT
IP IRON PIPE
LS LANDSCAPING
OH OVERHANG
PA PLANTER
PP POWER POLE
SLY SOUTHERLY
TE TRASH ENCLOSURE
WBO WATER BLOWOFF
WF WOOD FENCE
WM WATER METER
WV WATER VALVE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:

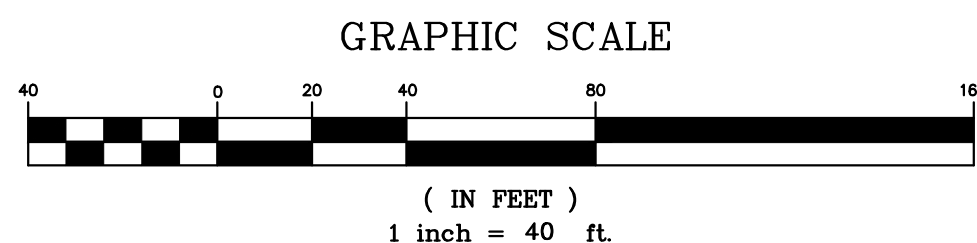
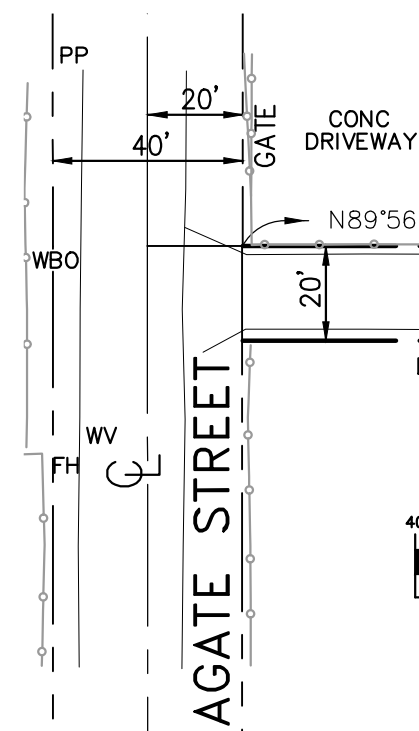
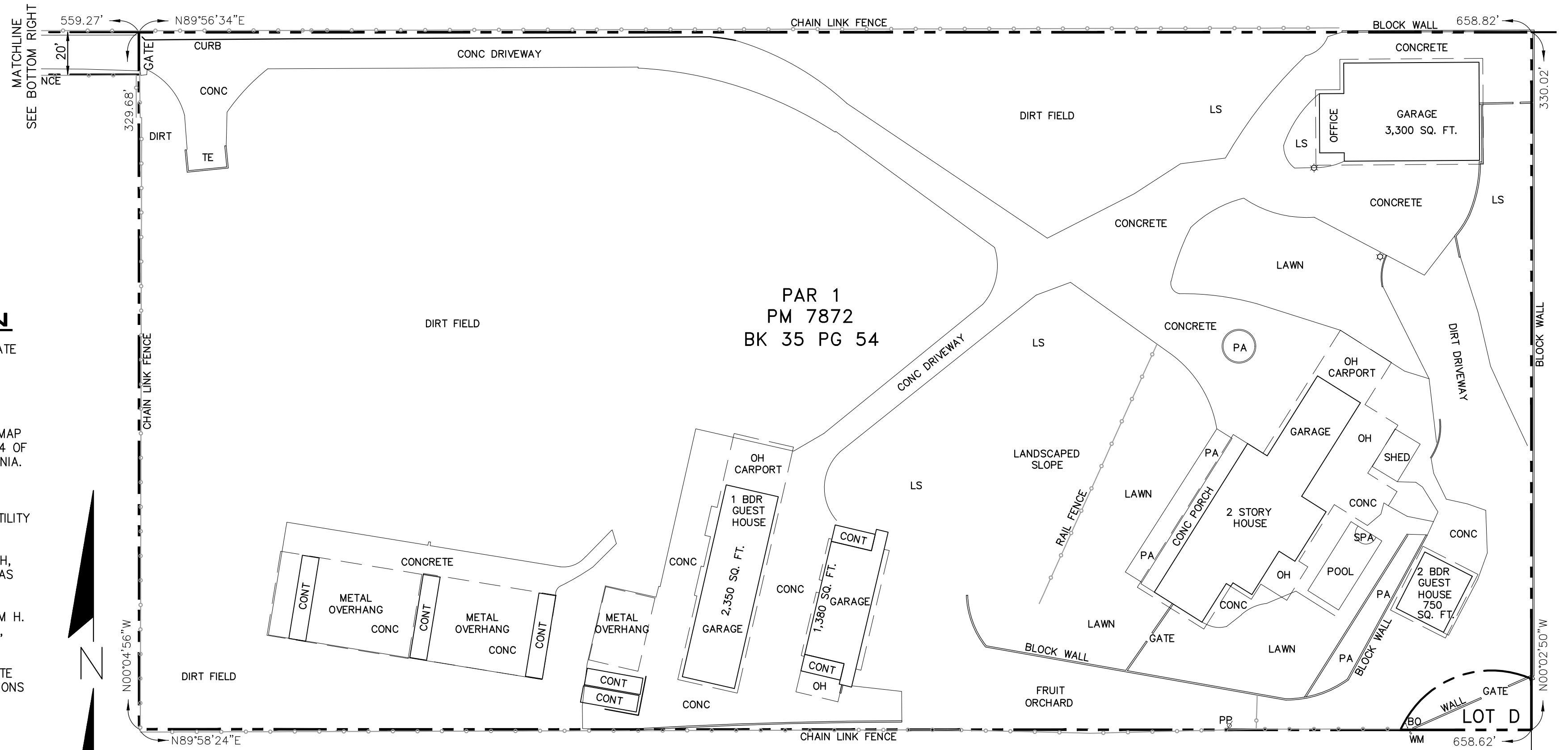
PARCEL 1:

PARCEL 1 TOGETHER WITH LETTERED LOT D OF PARCEL MAP 7872, AS SHOWN BY MAP ON FILE IN BOOK 35, PAGE 54 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

AS EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES OVER THE NORTH 20 FEET OF THE WEST 660 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY THE MAP OF THE SUBDIVISION OF JURUPA RANCHO ON FILE IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS, AS RESERVED BY WILLIAM H. GLANVILLE IN THE DEED OF ROBERT E. HAMILTON, ET UX, RECORDED JUNE 10, 1969 AS INSTRUMENT NO. 57291.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN AGATE STREET, SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD.



SURVEYOR'S NOTES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF 54TH STREET, BEING NORTH 89°58'24\"

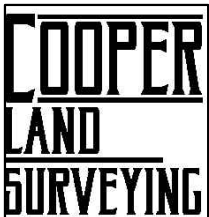
NOTE: THE INFORMATION DEPICTED HEREON IS BASED ON RECORD DATA, AND DOES NOT REPRESENT THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION. THE FIELDWORK WAS COMPLETED DECEMBER 14, 2025.

DATE OF MAP: 01/26/26

KENT COOPER
PROFESSIONAL LAND SURVEYOR NO. 9322



PREPARED BY:	DATE	BY	REVISION	APP'D	PROPERTY ADDRESS:	JOB NO.
 4101 BIRCH ST., STE. 140 NEWPORT BEACH, CA 92660 (714) 627-9837					5334 AGATE ST JURUPA VALLEY, CA	122056-15
					LEGAL DESCRIPTION	Sht.
					PARCEL 1, LOT D, PMB 7872 BK 35 PG 54 INST. NO. 57291, REC. 6/10/69	1 of 1