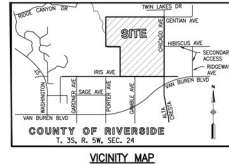


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IN THE COUNTY OF RIVERSIDE, CALIFORNIA  
**TENTATIVE TRACT MAP 38510**  
JANUARY 25, 2023

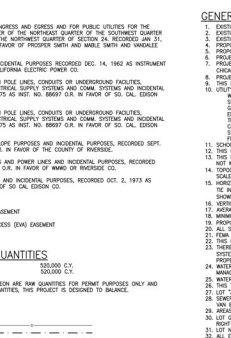
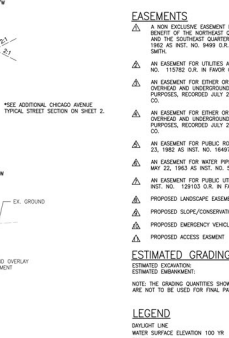
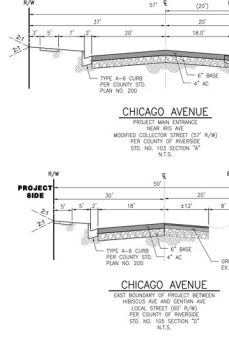
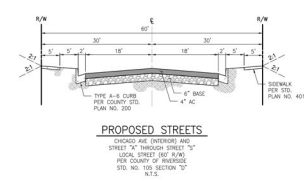
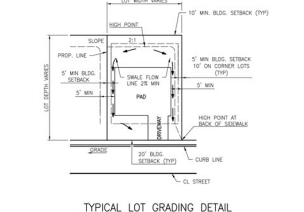


**LEGAL DESCRIPTION**  
THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASIN AND NEIGHBORING AREAS ACCORDING TO THE OFFICIAL P.L. RECORD;  
EXCEPTING THEREFROM THE SOUTHWEST QUARTER OF SAID SECTION 24;  
ALSO EXCEPTING THEREFROM THE SOUTHWEST 20 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 24, AS DISCLOSED IN A SALE TO THE COUNTY OF RIVERSIDE, RECORDED JUNE 2, 1971 AS INSTRUMENT NO. 88705 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**ACCESSOR'S PARCEL NUMBERS**  
245-300-001, 245-300-004



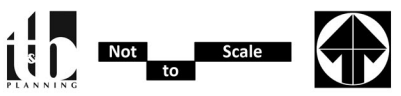
PARCEL LINE AND CURVE TABLE			PARCEL LINE AND CURVE TABLE		
LINE #/VOLUME #	LENGTH	BEARING/DISTANCE	LINE #/VOLUME #	LENGTH	BEARING/DISTANCE
C10	207.51	S29°37'33" W	L35	502.67	N00°00'00" W
C11	233.27	S42°37'46" W	L36	373.55	N00°00'00" W
C12	238.67	S04°07'30" W	L37	172.02	S45°01'30" W
C13	231.15	S44°08'30" W	L38	79.91	N06°43'17" E
C14	180.04	S24°27'30" W	L39	250.57	N17°44'54" W
C15	201.58	S08°24'58" W	L40	114.28	N07°47'04" W
C16	202.82	S08°43'37" W	L41	85.20	N00°00'00" W
C17	78.89	S09°01'00" W	L42	85.20	N00°00'00" W
C18	197.69	S02°28'11" W	L43	73.89	S07°00'00" W
C19	112.87	S07°25'51" W	L44	153.53	S07°25'51" W
C20	304.33	S08°53'54" W	L45	153.53	N72°27'44" E
C21	209.33	S09°38'39" W	L46	123.57	S48°28'22" E
C22	504.87	S08°07'30" W	L47	80.46	S89°27'31" E
C23	91.27	S07°25'51" W	L48	146.23	S07°25'51" W
C24	180.28	S42°25'32" W	L49	333.25	S07°00'00" W
C25	201.00	S08°24'58" W	L50	231.82	N00°00'00" W
C26	208.87	S02°28'11" W	L51	84.48	S07°24'42" W
C27	302.27	S04°07'30" W	L52	286.83	S07°42'00" W
C28	83.88	S05°05'33" W	L53	214.68	N00°00'00" W
C29	86.67	S16°28'13" W	L54	85.20	N00°00'00" W
C30	194.67	S07°00'00" W	L55	70.00	N07°24'42" W
C31	142.77	S07°00'00" W	L56	30.00	N00°00'00" W
C32	131.83	S05°11'48" W	L57	30.91	S09°43'00" W
C33	130.47	S05°24'54" W	L58	145.10	N47°13'24" W
C34	144.88	S08°07'30" W	L59	46.28	N07°11'30" W
C35	306.03	S07°47'34" W	L60	46.28	N07°11'30" W
C36	398.83	N00°00'00" W	L61	78.74	S17°25'51" W
C37	784.54	N00°00'00" W	L62	70.07	S21°11'47" W
C38	90.28	N02°27'30" W	L63	33.71	S02°27'30" W
C39	215.33	N03°29'37" W	L64	47.40	S48°18'54" E
C40	305.01	N44°03'30" W	L65	68.22	N00°00'00" W



- GENERAL NOTES**
- EXISTING ZONING IS AS SHOWN ON THE ZONING MAP.
  - EXISTING LOTS ARE AS SHOWN ON THE TRACT MAP.
  - PROPOSED LOTS ARE AS SHOWN ON THE TRACT MAP.
  - PROPOSED STREETS ARE AS SHOWN ON THE TRACT MAP.
  - PROPOSED EASEMENTS ARE AS SHOWN ON THE TRACT MAP.
  - PROPOSED UTILITIES ARE AS SHOWN ON THE TRACT MAP.
  - PROPOSED GRADING IS AS SHOWN ON THE TRACT MAP.
  - PROPOSED IMPROVEMENTS ARE AS SHOWN ON THE TRACT MAP.
  - PROPOSED LANDSCAPE IS AS SHOWN ON THE TRACT MAP.
  - PROPOSED SLOPE/CONCRETE IS AS SHOWN ON THE TRACT MAP.
  - PROPOSED EROSION CONTROL IS AS SHOWN ON THE TRACT MAP.
  - PROPOSED FLOOD CONTROL IS AS SHOWN ON THE TRACT MAP.
  - PROPOSED WIND CONTROL IS AS SHOWN ON THE TRACT MAP.
  - PROPOSED SOUND CONTROL IS AS SHOWN ON THE TRACT MAP.
  - PROPOSED AIR QUALITY CONTROL IS AS SHOWN ON THE TRACT MAP.
  - PROPOSED VISUAL CONTROL IS AS SHOWN ON THE TRACT MAP.
  - PROPOSED CULTURAL CONTROL IS AS SHOWN ON THE TRACT MAP.
  - PROPOSED HISTORIC CONTROL IS AS SHOWN ON THE TRACT MAP.
  - PROPOSED ARCHITECTURAL CONTROL IS AS SHOWN ON THE TRACT MAP.
  - PROPOSED MATERIAL CONTROL IS AS SHOWN ON THE TRACT MAP.
  - PROPOSED COLOR CONTROL IS AS SHOWN ON THE TRACT MAP.
  - PROPOSED SIGNAGE CONTROL IS AS SHOWN ON THE TRACT MAP.
  - PROPOSED LIGHTING CONTROL IS AS SHOWN ON THE TRACT MAP.
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  - PROPOSED ECONOMIC CONTROL IS AS SHOWN ON THE TRACT MAP.
  - PROPOSED POLITICAL CONTROL IS AS SHOWN ON THE TRACT MAP.

Source(s): Rick Engineering (01-25-2023)

Figure 4



**TTM 38510**

Arroyo Vista

JN: 1214-001  
Date: 02-21-2023