

PROPERTY DESCRIPTION
 LOTS 3 AND 4 OF TRACT NO. 21250-1, IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN BOOK 171, PAGES 63 AND 64 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JUNE 5, 1988 AS INSTRUMENT NO. 183072 OF OFFICIAL RECORDS, IN SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN.

TOPOGRAPHY SOURCE
 AERIAL SURVEY BY INLAND AERIAL SURVEYS, INC. DATED AUGUST 30, 2014.

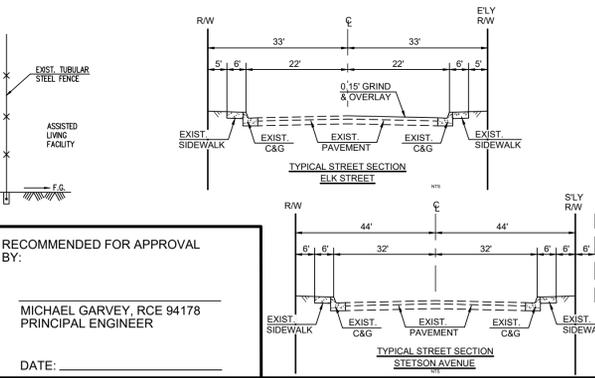
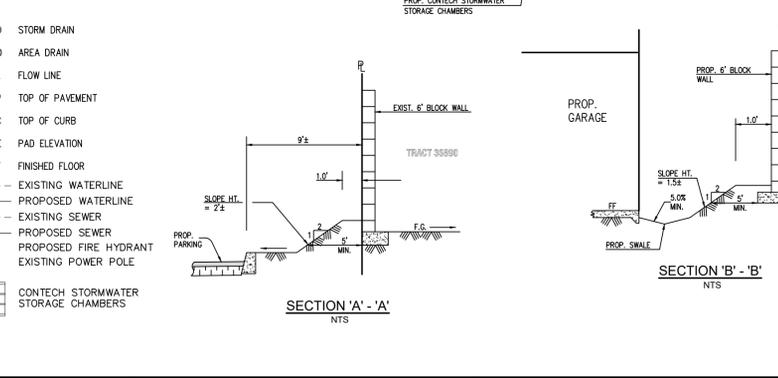
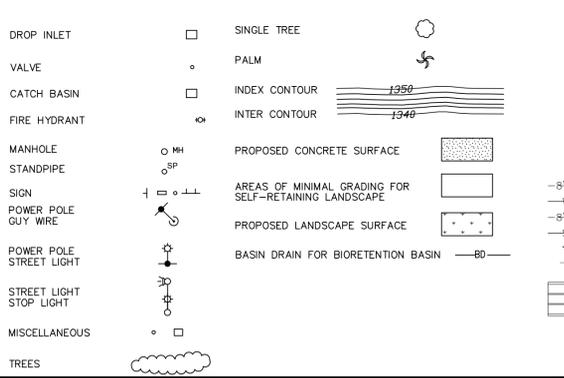
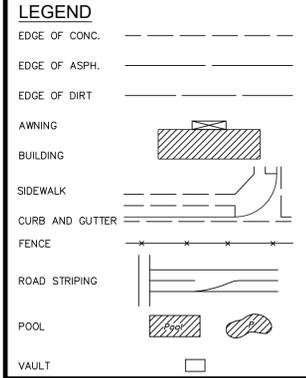
BENCHMARK
 RIVERSIDE COUNTY BENCHMARK H-1-10 AT THE NW CORNER OF STETSON AVENUE AND SANDERSON AVENUE, AN ALUMINUM DISK SET FLUSH IN CONC. SIDEWALK ELEV.=1527.06 (NAVD 88)

UTILITY PURVEYORS
 WATER - EASTERN MUNICIPAL WATER DISTRICT
 SEWER - CITY OF HEMET
 ELECTRIC - SOUTHERN CALIFORNIA EDISON CO.
 GAS - SOUTHERN CALIFORNIA GAS CO.
 TELEPHONE - VERIZON

PRELIMINARY EARTHWORK
 RAW CUT: 10,800 C.Y.
 RAW FILL: 6,800 C.Y.
 SITE BALANCES DUE TO SOIL LOSSES IDENTIFIED IN THE PROJECT GEOTECHNICAL REPORT.

NOTE:
 1. FOR BUILDING DIMENSIONS, SEE ARCHITECT PLANS.

- EASEMENT NOTES**
1. AN EASEMENT FOR AVIGATION PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF HEMET, RECORDED APRIL 18, 1983 AS INSTRUMENT No. 1983-072666 OF OFFICIAL RECORDS, AND IS BLANKET IN NATURE.
 2. ABUTTERS RIGHTS OF ACCESS ALONG STETSON AVENUE AS DEDICATED ON TRACT NO. 21250-1, AS SHOWN BY MAP ON FILE IN BOOK 171, PAGES 63 AND 64 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 3. THE EFFECT OF AN EASEMENT AGREEMENT EXECUTED JULY 27, 1987 BY CURTIS FRAME AND MYRNA FRAME, AND THE CITY OF HEMET, RECORDED SEPTEMBER 1, 1987 AS INSTRUMENT No. 87-253338 OF OFFICIAL RECORDS AND AMENDED BY DOCUMENT RECORDED APRIL 20, 1995 AS INSTRUMENT No. 95-123467 OF OFFICIAL RECORDS, THE LOCATION OF SAID EASEMENT DOES NOT EFFECT PROPERTY AS DESCRIBED.
 4. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MARCH 25, 1988 AS INSTRUMENT No. 88-79003 OF OFFICIAL RECORDS, AND IS SHOWN HEREON. EASEMENT TO BE QUITCLAIMED.
 5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED TEMPORARY EASEMENT AGREEMENT RECORDED MARCH 31, 2022 AS INSTRUMENT No. 2022-0155158 OF OFFICIAL RECORDS, THE LOCATION OF SAID EASEMENT DOES NOT EFFECT PROPERTY AS DESCRIBED.



Underground Service Alert
 Call: TOLL FREE 811
 TWO WORKING DAYS BEFORE YOU DIG

REVISIONS:				APPROVED:
NO.	DATE:	BY:		
DESIGNED BY:	DRAWN BY:		CHECKED BY:	

Blaine A. Womer
 CIVIL ENGINEERING
 No. 46354
 STATE OF CALIFORNIA
 W.D.

PREPARED UNDER THE SUPERVISION OF:
 DATE: _____
 SCALE: _____
 BENCHMARK: _____
 DATE: _____

RECOMMENDED FOR APPROVAL BY:
 MICHAEL GARVEY, RCE 94178
 PRINCIPAL ENGINEER
 DATE: _____

City of Hemet
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION
 510 E. Florida Ave.
 HEMET, CA 92343
 (951) 785-2360

City of Hemet
 ASTER APARTMENTS
 CONCEPTUAL GRADING PLAN
 1 OF 1 SHEETS
 FILE NO. _____