Recording Requested By
First American Title NHS

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DOC # 2006-0105458
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Page 1 of 20
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

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City of Riverside
Public Works Department
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Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

Project: P03-1338 Parcels 1& 2
APN: 243-210-018 & 019

LL-P03-1338 Par. 1 & 2

(64)

T
AC

1482109 - 22

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **TALCEY TERRACE PARTNERS, LLC, a California Limited Liability Corporation.**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the one (1) parcel(s) of real property located in the City of Riverside, County of Riverside, State of California, as described in Exhibit "A" attached hereto and incorporated herein by this reference, and which parcel(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: _____ 2/8/04
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On Feb 8 2006, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared:

Clara Miramontes
Name(s) of Signer(s)

☑ personally known to me –OR ☐ proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(s)~~-~~ is/a~~re~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/her/their authorized capacity(~~ies~~), and that by his/~~her~~/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

WITNESS my hand and official seal.

Francisca Andrade
Signature

FRANCISCA ANDRADE
Commission # 1416252
Notary Public - California
Riverside County
My Comm. Expires May 6, 2007

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact
( ) Corporate Officer(s)

Title_____

Title_____

( ) Guardian/Conservator
( ) Individual(s)
( ) Trustee(s)
( ) Other

_____

( ) Partner(s)
( ) General
( ) Limited

The party(ies) executing this document is/are representing:

_____
_____
_____

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE NORTH 00°44'30" WEST ALONG THE WEST LINE OF SAID SECTION 12, 100.00 FEET TO A POINT THEREIN FOR THE TRUE POINT OF BEGINNING;

THENCE NORTH 54°29'36" EAST, 405.63 FEET TO A POINT IN A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 330.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 54°29'36" EAST;

THENCE NORTHERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58°15'24", AN ARC DISTANCE OF 335.53 FEET TO THE END THEREOF;

THENCE NORTH 22°45'00" EAST, 244.13 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET, SAID POINT BEING POINT "E" OF THIS DESCRIPTION;

THENCE NORTHERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 31°56'46", AN ARC DISTANCE OF 167.27 FEET TO THE END THEREOF;

THENCE NORTH 09°11'46" WEST, 304.13 FEET TO A POINT IN THE CENTERLINE OF THAT CERTAIN STRIP OF LAND, 30.00 FEET WIDE, CONVEYED TO THE CITY OF RIVERSIDE AS PARCEL III BY DEED RECORDED JANUARY 9, 1959 IN BOOK 2394 PAGE 90 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 80°48'14" WEST, ALONG SAID CENTERLINE, 380.00 FEET TO A POINT IN SAID WEST LINE OF SECTION 12;

THENCE SOUTH 00°44'30" EAST, ALONG SAID WEST LINE, 1183.55 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JANUARY 25, 1991 AS INSTRUMENT NOS. 28576 AND 28577 BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE NORTH 0°16'03" WEST, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 334.73 FEET TO THE TRUE POINT OF BEGINNING OF LINE BEING DESCRIBED;

THENCE NORTH 64°25'14" EAST, A DISTANCE OF 27.42 FEET;

THENCE NORTH 84°41'25" EAST, A DISTANCE OF 30.17 FEET;

THENCE NORTH 63°49'14" EAST, A DISTANCE OF 19.72 FEET;

THENCE SOUTH 87°46'41" EAST, A DISTANCE OF 31.10 FEET;

THENCE SOUTH 80°04'58" EAST, A DISTANCE OF 31.76 FEET;

THENCE NORTH 66°42'30" EAST, A DISTANCE OF 54.73 FEET;

THENCE NORTH 39°39'18" EAST, A DISTANCE OF 29.13 FEET;

THENCE NORTH 65°14'42" EAST, A DISTANCE OF 46.15 FEET;

THENCE NORTH 30°38'52" EAST, A DISTANCE OF 44.33 FEET;

THENCE NORTH 14°45'24" EAST, A DISTANCE OF 30.25 FEET;

THENCE NORTH 21°51'55" EAST, A DISTANCE OF 24.71 FEET;

THENCE NORTH 58°24'58" EAST, A DISTANCE OF 31.97 FEET;

THENCE NORTH 12°15'58" EAST, A DISTANCE OF 21.10 FEET;

THENCE NORTH 59°04'42" EAST, A DISTANCE OF 70.42 FEET;

THENCE NORTH 70°05'57" EAST, A DISTANCE OF 38.67 FEET;

THENCE NORTH 79°33'07" EAST, A DISTANCE OF 32.70 FEET;

THENCE NORTH 41°42'57" EAST, A DISTANCE OF 51.80 FEET;

THENCE NORTH 17°03'09" EAST, A DISTANCE OF 35.67 FEET;

THENCE NORTH 54°04'17" EAST, A DISTANCE OF 48.39 FEET;

THENCE NORTH 25°58'39" EAST, A DISTANCE OF 58.47 FEET;

THENCE SOUTH 69°51'42" EAST, A DISTANCE OF 31.04 FEET;

THENCE NORTH 79°24'53" EAST, A DISTANCE OF 47.05 FEET;

THENCE NORTH 34°14'25" EAST, A DISTANCE OF 43.84 FEET;

THENCE NORTH 62°16'43" EAST, A DISTANCE OF 17.01 FEET;

THENCE NORTH 41°21'57" EAST, A DISTANCE OF 94.82 FEET;

THENCE NORTH 68°26'25" EAST, A DISTANCE OF 31.87 FEET;

THENCE NORTH 24°35'00" EAST, A DISTANCE OF 30.18 FEET;

THENCE NORTH 78°12'17" EAST, A DISTANCE OF 43.93 FEET;

THENCE NORTH 31°14'59" EAST, A DISTANCE OF 40.39 FEET;

THENCE NORTH 57°27'13" EAST, A DISTANCE OF 203.87 FEET;

THENCE NORTH 33°48'12" EAST, A DISTANCE OF 73.76 FEET;

THENCE NORTH 7°26'56" EAST, A DISTANCE OF 15.79 FEET;

THENCE NORTH 58°08'31" EAST, A DISTANCE OF 51.25 FEET;

THENCE NORTH 48°13'01" EAST, A DISTANCE OF 132.39 FEET;

THENCE NORTH 30°50'27" EAST, A DISTANCE OF 42.51 FEET TO THE END OF LINE BEING DESCRIBED, SAID POINT OF ENDING LIES SOUTH 59°02'20" WEST AND DISTANT 234.48 FEET FROM THE CENTER LINE OF THAT 30.00 FOOT WIDE STRIP OF LAND CONVEYED TO THE CITY OF RIVERSIDE AS PARCEL III BY DEED RECORDED JANUARY 9, 1959 IN BOOK 2394, PAGE 90 0F OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2

ALL THAT PORTION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS, PORTIONS OF SAID PARCEL ALSO BEING CONVEYED TO OVERLOOK PARK ASSOCIATES AS PARCELS 1, 2 AND 4 PER DEED RECORDED 15 JUNE 2004 AS INSTRUMENT NO. 457851, AND CONVEYED TO TALCEY TERRACE PARTNERS, LLC AS PARCEL 1 PER DEED RECORDED 11 JUNE 2004 AS INSTRUMENT NO. 452710, BOTH OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE NORTH 00°44'30" WEST ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 100.00 FEET TO A POINT THEREIN;

THENCE NORTH 54°29'36" EAST A DISTANCE OF 405.63 FEET TO A POINT IN A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 330.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 54°29'36" EAST FOR THE TRUE POINT OF BEGINNING;

THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58°15'24" AN ARC DISTANCE OF 335.53 FEET TO THE END THEREOF;

THENCE NORTH 22°45'00" EAST A DISTANCE OF 244.13 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°56'46" AN ARC DISTANCE OF 167.27 FEET TO THE END THEREOF;

THENCE NORTH 09°11'46" WEST A DISTANCE OF 304.13 FEET TO A POINT IN THE CENTERLINE OF THAT CERTAIN STRIP OF LAND 30.00 FEET WIDE, CONVEYED TO THE CITY OF RIVERSIDE AS PARCEL III BY DEED RECORDED JANUARY 9, 1959 IN BOOK 2394, PAGE 90 THEREOF OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 80°48'14" EAST ALONG SAID CENTERLINE A DISTANCE OF 374.15 FEET TO A POINT THEREIN, DISTANT SOUTH 80°48'14" WEST 50.00 FEET FROM AN ANGLE POINT IN SAID CENTERLINE;

THENCE SOUTH 09°11'46" EAST A DISTANCE OF 293.41 FEET;

THENCE SOUTH 11°00'00" WEST A DISTANCE OF 385.69 FEET TO POINT "J" OF THIS DESCRIPTION;

THENCE SOUTH 79°00'00" EAST A DISTANCE OF 357.66 FEET TO A POINT IN A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 150.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 80°36'24" WEST;
THENCE SOUTHWESTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°51'24" AN ARC DISTANCE OF 101.73 FEET TO A POINT OF REVERSE CURVATURE, WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 300.00 FEET. THE RADIAL LINE AT SAID POINT BEARS NORTH 41°45'00" WEST;

THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32°30'00" AN ARC DISTANCE OF 170.17 FEET TO A POINT OF REVERSE CURVATURE, WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 330.00 FEET, THE RADIAL LINE A SAID POINT BEARS NORTH 74°15'00" WEST;

THENCE WESTERLY ALONG SAID LAST MENTIONED CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 109°00'00" AN ARC DISTANCE OF 627.80 FEET TO POINT "K" OF THIS DESCRIPTION FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 34°45'00" EAST;

THENCE CONTINUING WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 330.00 FEET, TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°44'36" AN ARC DISTANCE OF 113.71 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTHEASTERLY OF A STRAIGHT LINE CONNECTING SAID POINTS "J" AND "K" HEREINBEFORE REFERRED TO, SAID STRAIGHT LINE HAS A BEARING OF NORTH 31°18'26" EAST AND A DISTANCE OF 561.36 FEET;

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE NORTH 0°16'03" WEST ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 100.00 FEET;

THENCE NORTH 54°58'03" EAST A DISTANCE OF 405.63 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 330.00 FEET, AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 54°58'03" WEST;

THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 128°44'26" AN ARC DISTANCE OF 741.49 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 300.00 FEET; A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS NORTH 73°46'23" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°30'00" AN ARC DISTANCE OF 170.17 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 150.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS SOUTH 41°16'23" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°51'24" AN ARC DISTANCE OF 101.73 FEET TO THE TRUE POINT OF BEGINNING; A RADIAL LINE TO SAID TRUE POINT OF BEGINNING BEARS SOUTH 80°07'47" EAST;

THENCE CONTINUING NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°08'36" AN ARC DISTANCE OF 29.17 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 300.00 FEET; A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS SOUTH 88°43'37" WEST;

THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°12'41" AN ARC DISTANCE OF 294.32 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST AND HAVING

A RADIUS OF 300.00 FEET; A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS SOUTH 35°03'41" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°54'20" AN ARC DISTANCE OF 67.57 FEET;

THENCE SOUTH 89°56'26" EAST A DISTANCE OF 88.96 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 12 WHICH IS NORTH 0°03'34" EAST ALONG SAID EAST LINE A DISTANCE OF 964.65 FEET FROM THE SOUTH LINE OF SECTION 12;

THENCE NORTH 30°57'40" EAST A DISTANCE OF 180.62 FEET;

THENCE NORTH 16°38'29" WEST A DISTANCE OF 31.14 FEET;

THENCE NORTH 59°02'20" WEST A DISTANCE OF 460.87 FEET TO THE CENTERLINE OF THAT 30.00 FOOT WIDE STRIP OF LAND CONVEYED TO THE CITY OF RIVERSIDE AS PARCEL III BY DEED RECORDED JANUARY 9, 1959 IN BOOK 2394, PAGE 90 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 73°38'18" WEST 21.77 FEET;
2. NORTH 88°28'48" WEST 206.17 FEET;
3. SOUTH 81°15'26" WEST 50.00 FEET;

THENCE SOUTH 8°44'34" EAST A DISTANCE OF 293.41 FEET;

THENCE SOUTH 11°27'12" WEST A DISTANCE OF 385.69 FEET;

THENCE SOUTH 78°28'42" EAST A DISTANCE OF 357.57 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JANUARY 25, 1991 AS INSTRUMENT NOS. 91-028576 AND 91-028577 BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12 WHICH IS NORTH 0°03'34" EAST ALONG SAID EAST LINE A DISTANCE OF 964.65 FEET FROM THE SOUTH LINE OF SAID SECTION 12;

THENCE NORTH 0°03'34" EAST ALONG SAID WEST LINE A DISTANCE OF 234.98 FEET;

THENCE SOUTH 59°02'20" EAST A DISTANCE OF 97.68 FEET;

THENCE SOUTH 16°38'29" EAST A DISTANCE OF 31.14 FEET;

THENCE SOUTH 30°57'40" WEST A DISTANCE OF 180.62 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE NORTH 0°16'03" WEST ALONG THE WEST LINE OF SAID SECTION 12 A DISTANCE OF 100.00 FEET;

THENCE NORTH 54°58'03" EAST A DISTANCE OF 405.63 FEET TO THE BEGINNING OF A NONTANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 330.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 54°58'03" WEST;

THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 128°44'26" AN ARC DISTANCE OF 741.49 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 300.00 FEET; A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS NORTH 73°46'23" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°30'00" AN ARC DISTANCE OF 170.17 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 150.00 FEET; A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS SOUTH 41°16'23" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°00'00" AN ARC DISTANCE OF 130.90 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 300.00 FEET; A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS SOUTH 88°43'37" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°12'41" AN ARC DISTANCE OF 294.32 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET; A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS SOUTH 35°03'42" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°54'20" AN ARC DISTANCE OF 67.57 FEET TO THE TRUE POINT OF BEGINNING; A RADIAL LINE TO SAID TRUE POINT OF BEGINNING BEARS SOUTH 47°58'02" EAST;

THENCE CONTINUING NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°58'24" AN ARC DISTANCE OF 219.77 FEET TO A TANGENT LINE WHICH IS PARALLEL WITH AND 12.00 FEET WEST OF THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH 0°03'34" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 41.52 FEET;

THENCE SOUTH 59°02'20" EAST A DISTANCE OF 13.99 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE SOUTH 0°03'34" WEST ALONG SAID EAST LINE A DISTANCE OF 234.98 FEET;

THENCE NORTH 89°56'26" WEST A DISTANCE OF 88.96 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE NORTH 0°16'03" WEST, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 334.73 FEET TO THE TRUE POINT OF BEGINNING OF LINE BEING DESCRIBED;

THENCE NORTH 64°25'14" EAST, A DISTANCE OF 27.42 FEET;

THENCE NORTH 84°41'25" EAST, A DISTANCE OF 30.17 FEET;

THENCE NORTH 63°49'14" EAST, A DISTANCE OF 19.72 FEET;

THENCE SOUTH 87°46'41" EAST, A DISTANCE OF 31.10 FEET;

THENCE SOUTH 80°04'58" EAST, A DISTANCE OF 31.76 FEET;

THENCE NORTH 66°42'30" EAST, A DISTANCE OF 54.73 FEET;
THENCE NORTH 39°39'18" EAST, A DISTANCE OF 29.13 FEET;

THENCE NORTH 65°14'42" EAST, A DISTANCE OF 46.15 FEET;

THENCE NORTH 30°38'52" EAST, A DISTANCE OF 44.33 FEET;

THENCE NORTH 14°45'24" EAST, A DISTANCE OF 30.25 FEET;

THENCE NORTH 21°51'55" EAST, A DISTANCE OF 24.71 FEET;

THENCE NORTH 58°24'58" EAST, A DISTANCE OF 31.97 FEET;

THENCE NORTH 12°15'58" EAST, A DISTANCE OF 21.10 FEET;

THENCE NORTH 59°04'42" EAST, A DISTANCE OF 70.42 FEET;

THENCE NORTH 70°05'57" EAST, A DISTANCE OF 38.67 FEET;

THENCE NORTH 79°33'07" EAST, A DISTANCE OF 32.70 FEET;

THENCE NORTH 41°42'57" EAST, A DISTANCE OF 51.80 FEET;

THENCE NORTH 17°03'09" EAST, A DISTANCE OF 35.67 FEET;

THENCE NORTH 54°04'17" EAST, A DISTANCE OF 48.39 FEET;

THENCE NORTH 25°58'39" EAST, A DISTANCE OF 58.47 FEET;

THENCE SOUTH 69°51'42" EAST, A DISTANCE OF 31.04 FEET;

THENCE NORTH 79°24'53" EAST, A DISTANCE OF 47.05 FEET;

THENCE NORTH 34°14'25" EAST, A DISTANCE OF 43.84 FEET;

THENCE NORTH 62°16'43" EAST, A DISTANCE OF 17.01 FEET;

THENCE NORTH 41°21'57" EAST, A DISTANCE OF 94.82 FEET;

THENCE NORTH 68°26'25" EAST, A DISTANCE OF 31.87 FEET;

THENCE NORTH 24°35'00" EAST, A DISTANCE OF 30.18 FEET;

THENCE NORTH 78°12'17" EAST, A DISTANCE OF 43.93 FEET;

THENCE NORTH 31°14'59" EAST, A DISTANCE OF 40.39 FEET;

THENCE NORTH 57°27'13" EAST, A DISTANCE OF 203.87 FEET;

THENCE NORTH 33°48'12" EAST, A DISTANCE OF 73.76 FEET;

THENCE NORTH 7°26'56" EAST, A DISTANCE OF 15.79 FEET;

THENCE NORTH 58°08'31" EAST, A DISTANCE OF 51.25 FEET;

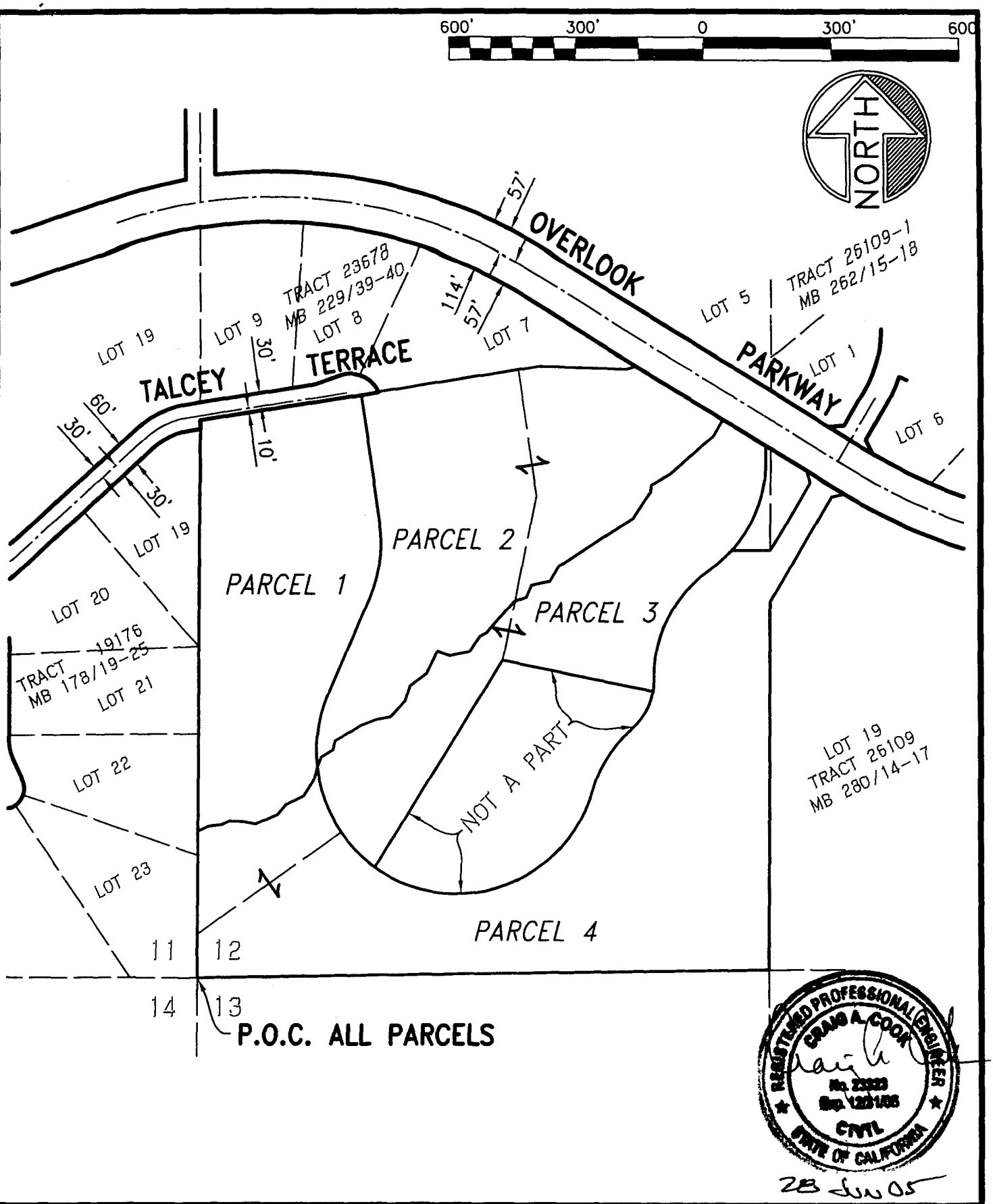
THENCE NORTH 48°13'01" EAST, A DISTANCE OF 132.39 FEET;

THENCE NORTH 30°50'27" EAST, A DISTANCE OF 42.51 FEET TO THE END OF LINE BEING DESCRIBED, SAID POINT OF ENDING LIES SOUTH 59°02'20" WEST AND DISTANT 234.48 FEET FROM THE CENTER LINE OF THAT 30.00 FOOT WIDE STRIP OF LAND CONVEYED TO THE CITY OF RIVERSIDE AS PARCEL III BY DEED RECORDED JANUARY 9, 1959 IN BOOK 2394, PAGE 90 0F OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

REGISTERED PROFESSIONAL ENGINEER
CRAIG A. COOK
No. 29323
Exp. 12/31/06
CIVIL
STATE OF CALIFORNIA

24 AUG. 05

LL-P03-1338



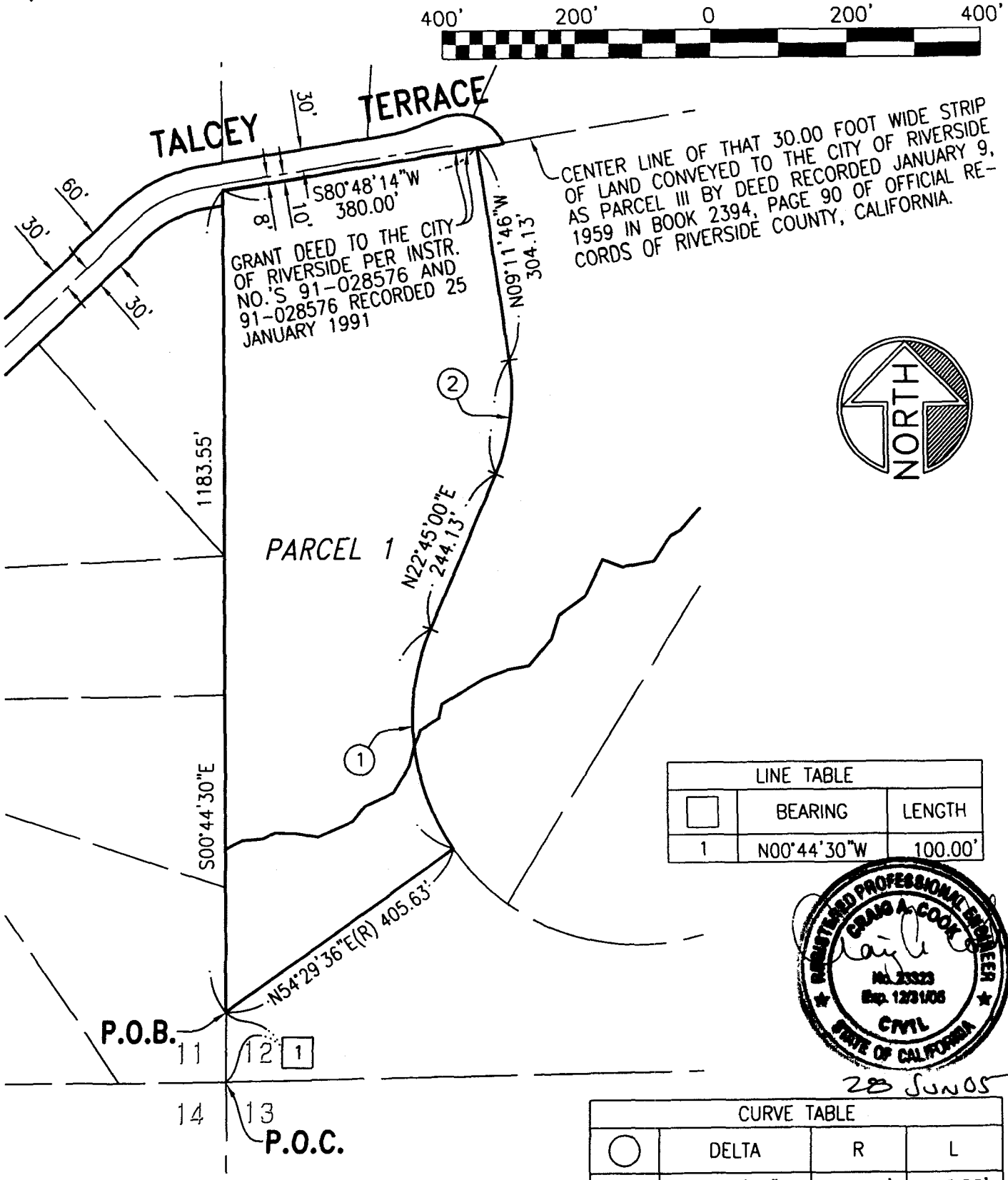
• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF A WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 3

SCALE 1"=300'	DATE: MAY, 2004	SUBJECT: PARCEL 1	WO 0940

LL-P03-1338



LINE TABLE		
	BEARING	LENGTH
1	N00°44'30"W	100.00'

REGISTERED PROFESSIONAL ENGINEER
CRAIG A. COOK
No. 23323
Exp. 12/31/05
CIVIL
STATE OF CALIFORNIA

28 JUN 05

CURVE TABLE			
	DELTA	R	L
1	58°15'24"	330.00'	335.53'
2	31°56'07"	300.00'	167.21'

• CITY OF RIVERSIDE, CALIFORNIA •

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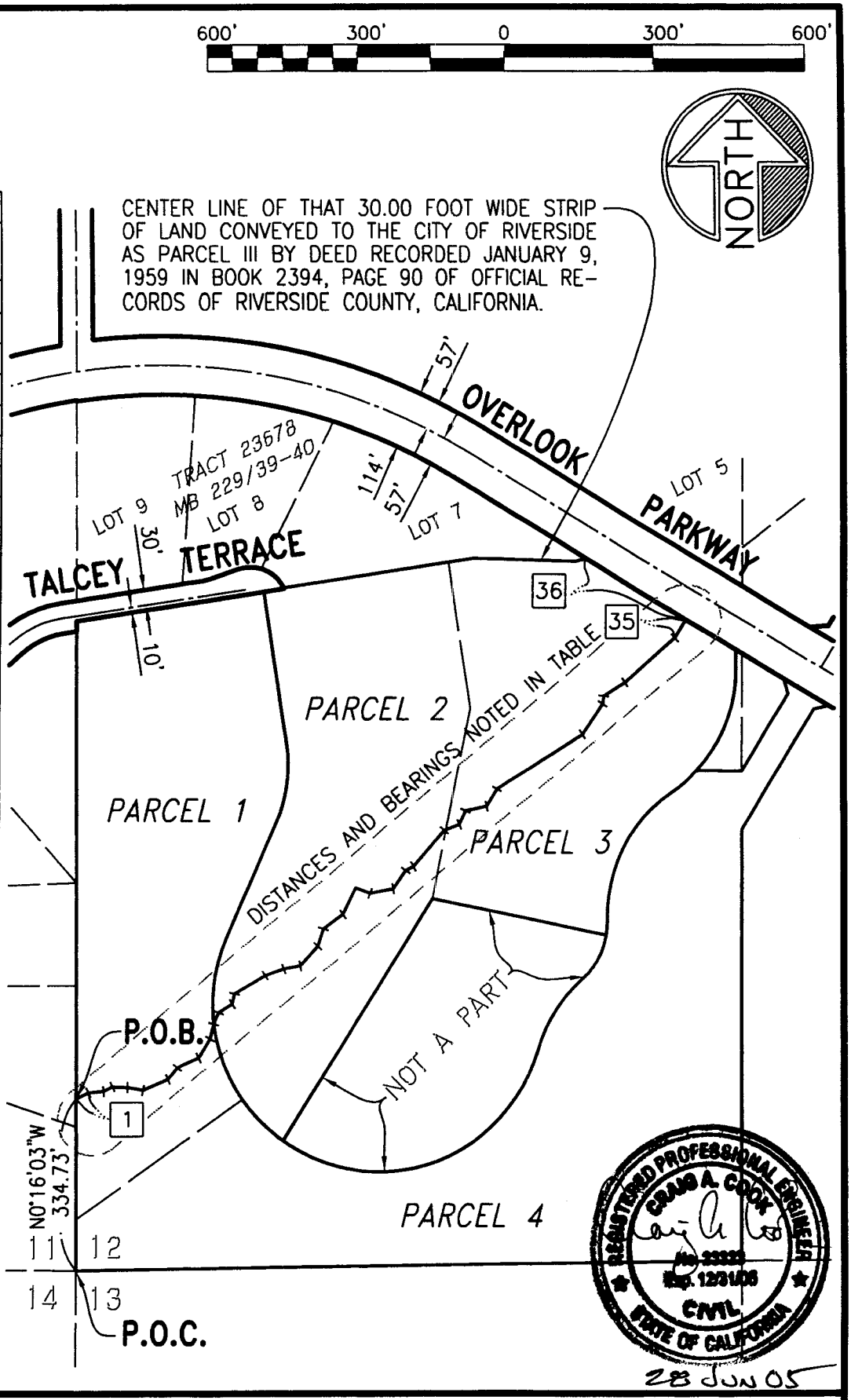
SHEET 2 OF 3

SCALE 1"=200'	DATE: MAY, 2004	SUBJECT: PARCEL 1	WO 0940

LL-P03-1338

LINE TABLE		
	BEARING	LENGTH
1	N64°25'14"E	27.42'
2	N84°41'25"E	30.17'
3	N63°49'14"E	19.72'
4	S87°46'41"E	31.10'
5	S80°04'58"E	31.76'
6	N66°42'30"E	54.73'
7	N39°39'18"E	29.13'
8	N65°14'42"E	46.15'
9	N30°38'52"E	44.33'
10	N14°45'24"E	30.25'
11	N21°51'55"E	24.71'
12	N58°24'58"E	31.97'
13	N12°15'58"E	21.10'
14	N59°04'42"E	70.42'
15	N70°05'57"E	38.67'
16	N79°33'07"E	32.70'
17	N41°42'57"E	51.80'
18	N17°03'09"E	35.67'
19	N54°04'17"E	48.39'
20	N25°58'39"E	58.47'
21	S69°51'42"E	31.04'
22	N79°24'53"E	47.05'
23	N34°14'25"E	43.84'
24	N62°16'43"E	17.01'
25	N41°21'57"E	94.82'
26	N68°26'25"E	31.87'
27	N24°35'00"E	30.18'
28	N78°12'17"E	43.93'
29	N31°14'59"E	40.39'
30	N57°27'13"E	203.87'
31	N33°48'12"E	73.76'
32	N07°26'56"E	15.79'
33	N58°08'31"E	51.25'
34	N48°13'01"E	132.39'
35	N30°50'27"E	42.51'
36	N59°02'20"W	234.48'



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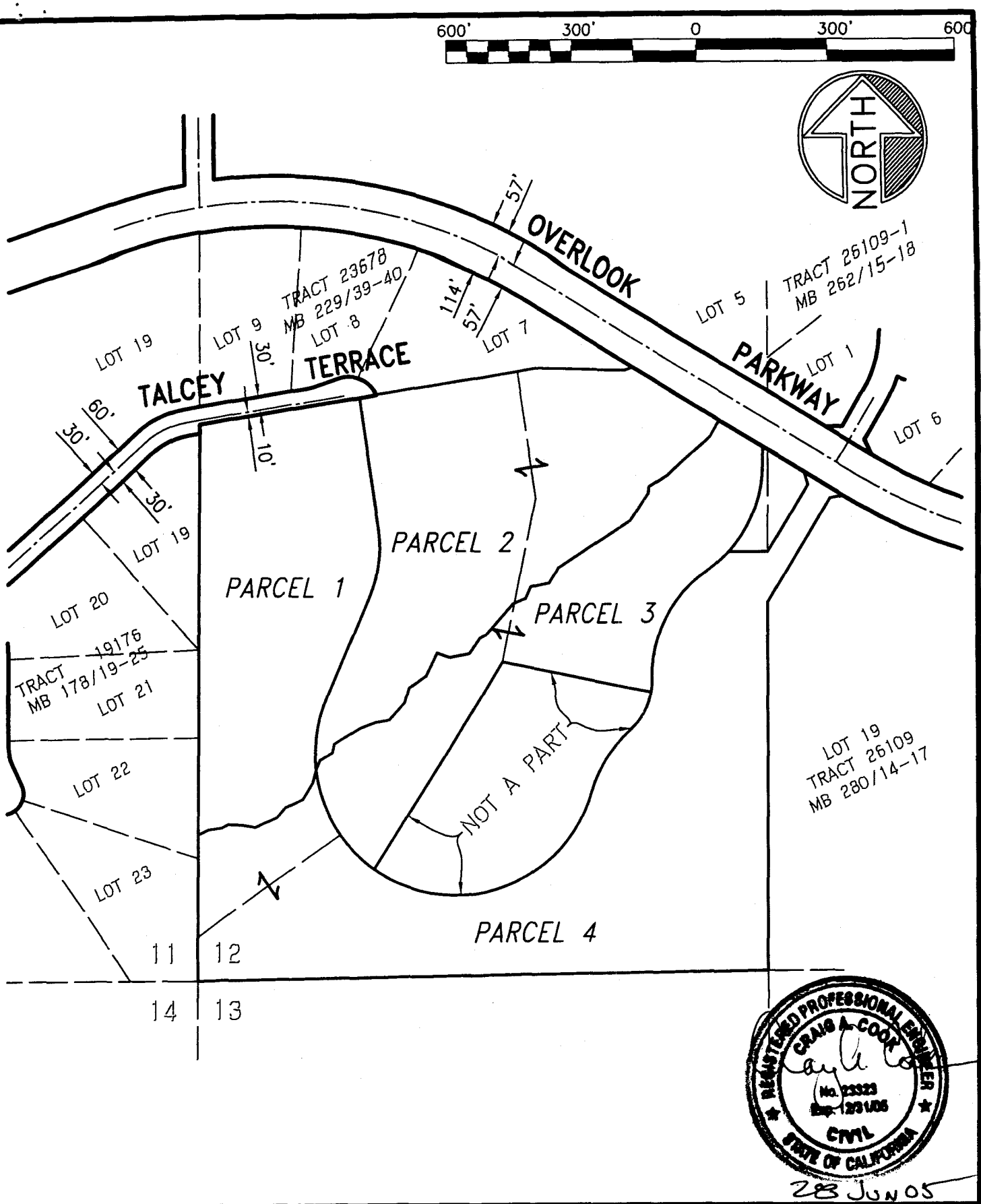
SHEET 3 OF 3

SCALE 1"=300'	DATE: MAY, 2004	SUBJECT: PARCEL 1	WO 0940

LL-P03-1338



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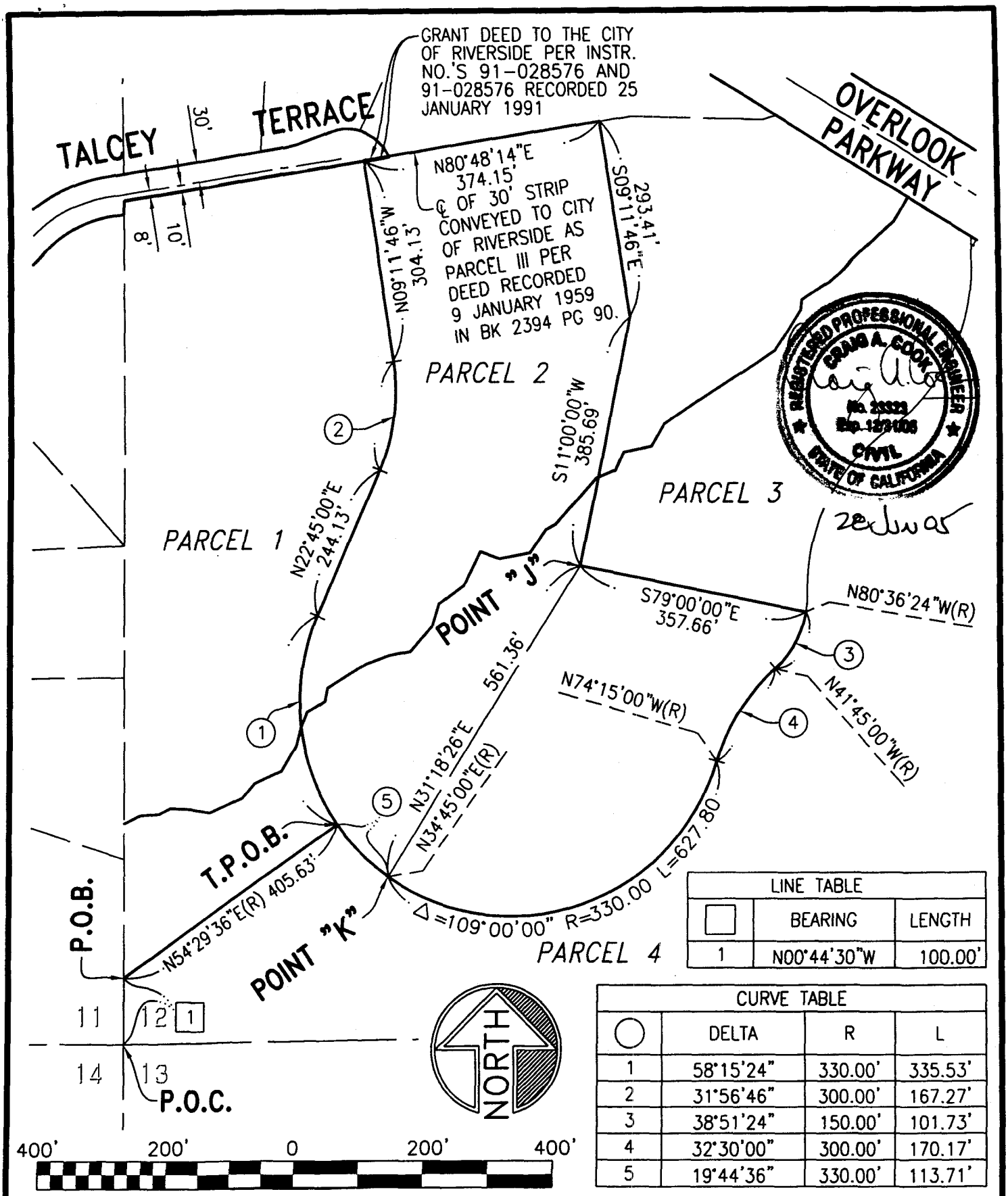
SCALE 1"=300'	DATE: MAY, 2004	SUBJECT: PARCEL 2	WO 0940

LL-P03-1338



LINE TABLE		
	BEARING	LENGTH
1	N00°44'30"W	100.00'

CURVE TABLE			
	DELTA	R	L
1	58°15'24"	330.00'	335.53'
2	31°56'46"	300.00'	167.27'
3	38°51'24"	150.00'	101.73'
4	32°30'00"	300.00'	170.17'
5	19°44'36"	330.00'	113.71'

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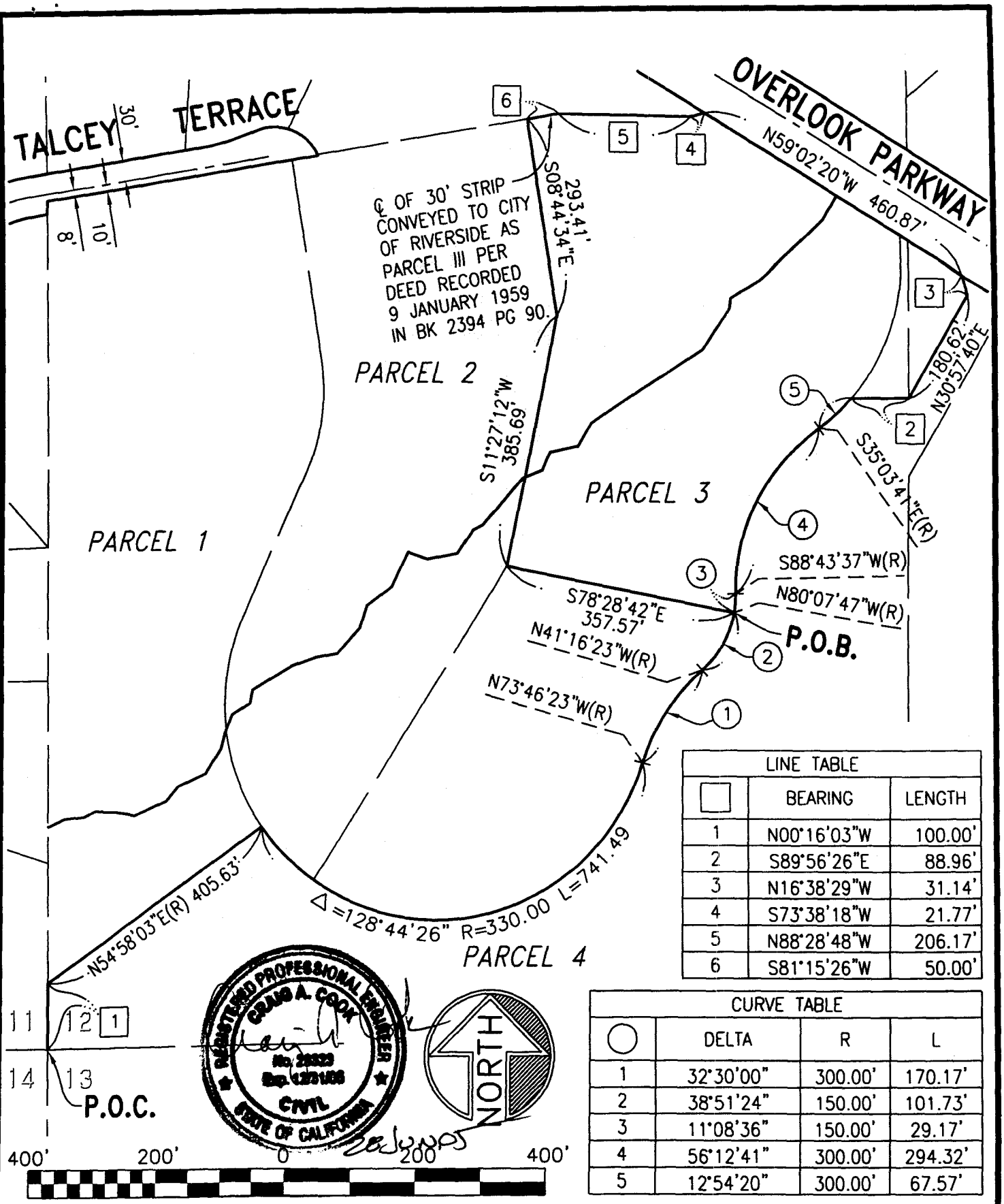
SHEET 2 OF 6

SCALE 1"=200'	DATE: MAY, 2004	SUBJECT: PARCEL 2	WO 0940

LL-P03-1338



LINE TABLE		
	BEARING	LENGTH
1	N00°16'03"W	100.00'
2	S89°56'26"E	88.96'
3	N16°38'29"W	31.14'
4	S73°38'18"W	21.77'
5	N88°28'48"W	206.17'
6	S81°15'26"W	50.00'

CURVE TABLE			
	DELTA	R	L
1	32°30'00"	300.00'	170.17'
2	38°51'24"	150.00'	101.73'
3	11°08'36"	150.00'	29.17'
4	56°12'41"	300.00'	294.32'
5	12°54'20"	300.00'	67.57'

REGISTERED PROFESSIONAL ENGINEER CRAIG A. COOK No. 28929 Exp. 12/31/06 CIVIL STATE OF CALIFORNIA

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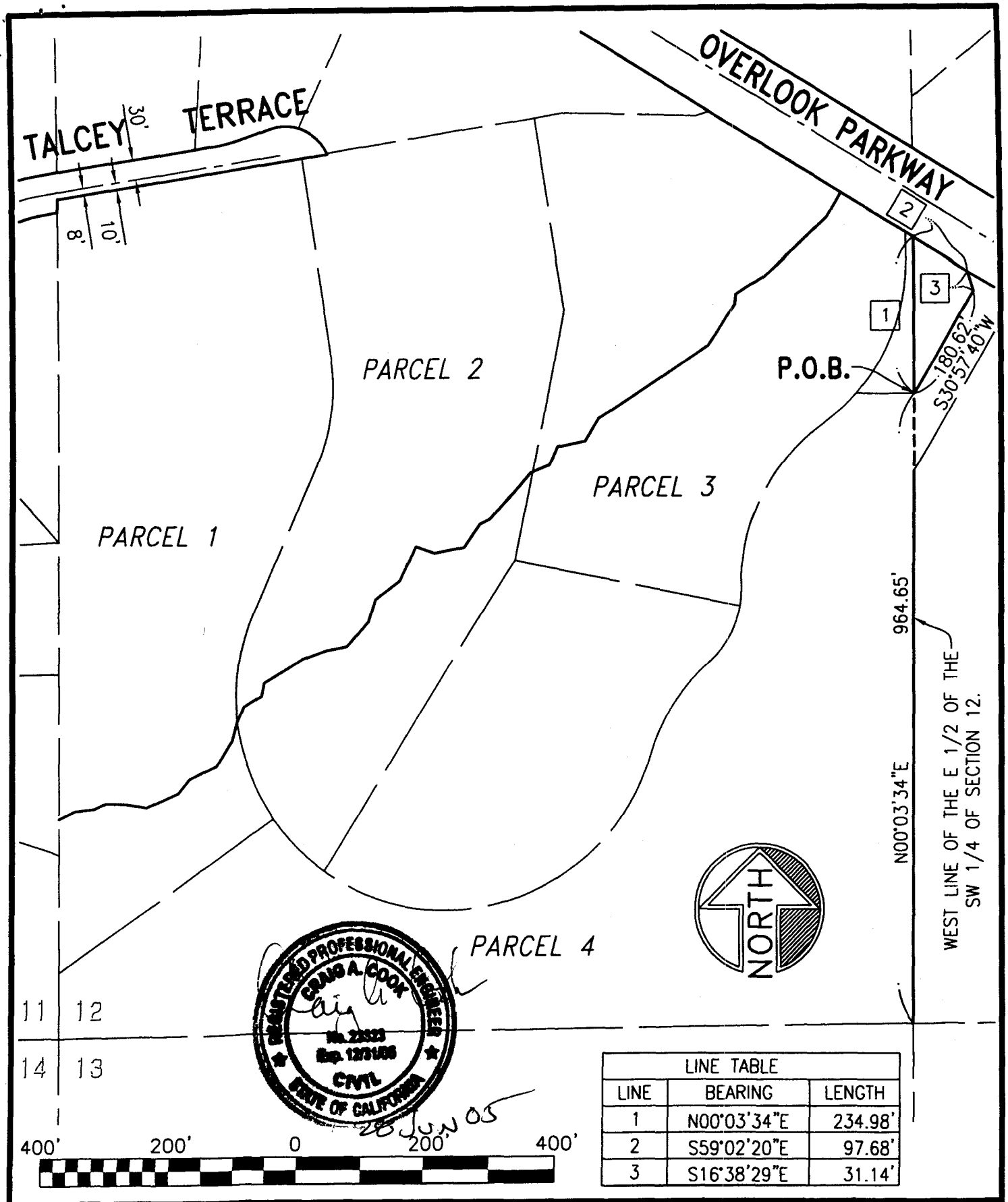
SHEET 3 OF 6

SCALE 1"=200'	DATE: MAY, 2004	SUBJECT: PARCEL 2	WO 0940

LL-P03-1338



LINE TABLE		
LINE	BEARING	LENGTH
1	N00°03'34"E	234.98'
2	S59°02'20"E	97.68'
3	S16°38'29"E	31.14'

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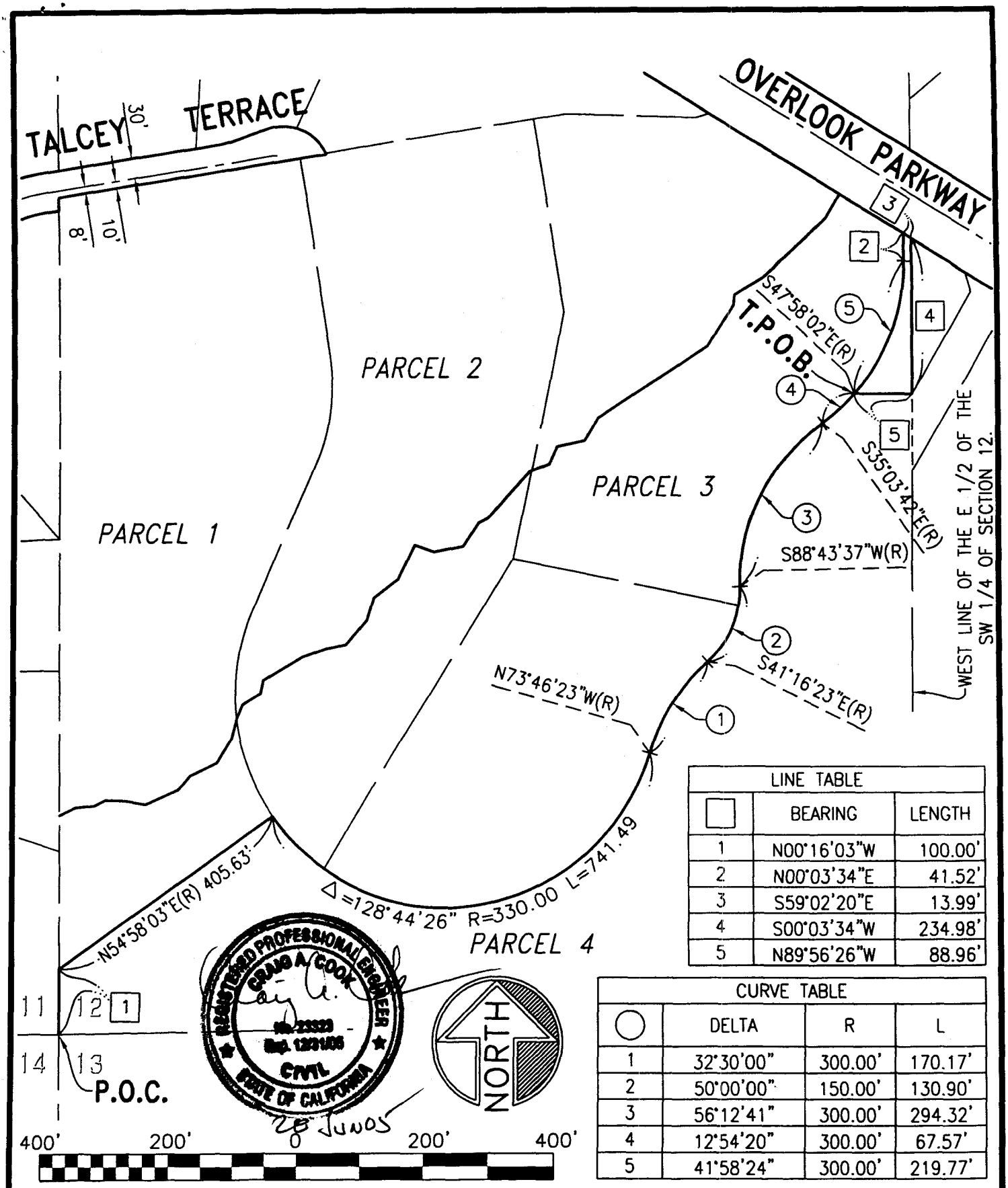
SHEET 4 OF 6

SCALE 1"=200'	DATE: MAY, 2004	SUBJECT: PARCEL 2	WO 0940

LL-P03-1338



LINE TABLE		
	BEARING	LENGTH
1	N00°16'03"W	100.00'
2	N00°03'34"E	41.52'
3	S59°02'20"E	13.99'
4	S00°03'34"W	234.98'
5	N89°56'26"W	88.96'

CURVE TABLE			
	DELTA	R	L
1	32°30'00"	300.00'	170.17'
2	50°00'00"	150.00'	130.90'
3	56°12'41"	300.00'	294.32'
4	12°54'20"	300.00'	67.57'
5	41°58'24"	300.00'	219.77'

REGISTERED PROFESSIONAL ENGINEER CRAIG A. COOK No. 23323 Exp. 12/31/05 CIVIL STATE OF CALIFORNIA

28 Junos

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SHEET 5 OF 6

SCALE 1"=200'	DATE: MAY, 2004	SUBJECT: PARCEL 2	WO 0940

LL-P03-1338

LINE TABLE		
	BEARING	LENGTH
1	N64°25'14"E	27.42'
2	N84°41'25"E	30.17'
3	N63°49'14"E	19.72'
4	S87°46'41"E	31.10'
5	S80°04'58"E	31.76'
6	N66°42'30"E	54.73'
7	N39°39'18"E	29.13'
8	N65°14'42"E	46.15'
9	N30°38'52"E	44.33'
10	N14°45'24"E	30.25'
11	N21°51'55"E	24.71'
12	N58°24'58"E	31.97'
13	N12°15'58"E	21.10'
14	N59°04'42"E	70.42'
15	N70°05'57"E	38.67'
16	N79°33'07"E	32.70'
17	N41°42'57"E	51.80'
18	N17°03'09"E	35.67'
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20	N25°58'39"E	58.47'
21	S69°51'42"E	31.04'
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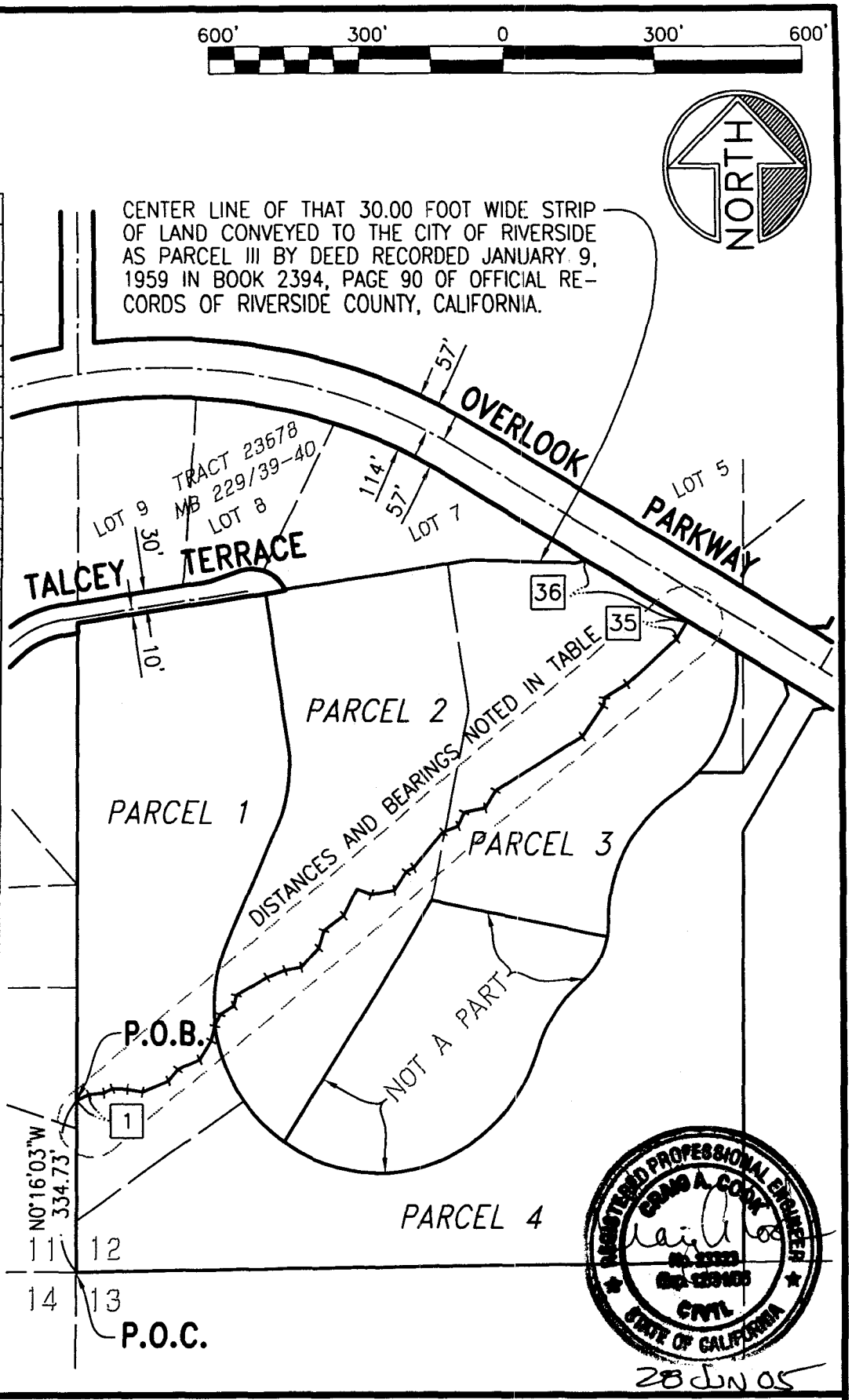
27	N24°35'00"E	30.18'
28	N78°12'17"E	43.93'
29	N31°14'59"E	40.39'
30	N57°27'13"E	203.87'
31	N33°48'12"E	73.76'
32	N07°26'56"E	15.79'
33	N58°08'31"E	51.25'
34	N48°13'01"E	132.39'
35	N30°50'27"E	42.51'
36	N59°02'20"W	234.48'



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SHEET 6 OF 6

SCALE 1"=300'	DATE: MAY, 2004	SUBJECT: PARCEL 2	WO 0940

LL-P03-1338