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City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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Recorder
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Project: **PW-010-945**
Tract No. 22653

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **ORANGECREST HILLS PARTNERS, a California Joint Venture**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **June 8, 1995**, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said **Exhibit "A"** thereby created 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

PW-010-945

216582

OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: 6-22-95

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On 6-22-95, before me Colleen J. Nicol
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron
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/~~are~~ 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.

COLLEEN J. NICOL
COMM. #962282
Notary Public — California
RIVERSIDE COUNTY
My Comm. Expires MAR 25,1996

WITNESS my hand and official seal.

Colleen J. Nicol
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

( ) Guardian/Conservator
( ) Individual(s)
( ) Trustee(s)
(✓) Other
Principal Planner

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

The party(~~ies~~) executing this document is/~~are~~ representing:
City of Riverside

PW-010-945

J. F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING LANDSCAPE ARCHITECTURE
Building on a tradition of excellence since 1923

April 18, 1995

W.O. #9112685

EXHIBIT "A"

Parcel Map Waiver
Tract 24582 - McMillin

Parcel A

Lot 1 of Tract 24582, as shown by map on file in Book 251 of Maps at Pages 13 through 16 thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Lot 2 of said Tract 24582, described as follows:

Beginning at the most Westerly corner of said Lot 2;

Thence N.37°50'26"E. along the Northwesterly line of said Lot 2, a distance of 288.61 feet to an angle point therein;

Thence S.52°09'34"E. along the Northerly line of said Lot 2, a distance of 153.00 feet to an angle point therein;

Thence S.37°50'26"W., a distance of 288.61 feet to the Southerly line of said Lot 2;

Thence N.52°09'34"W. along said Southerly line, a distance of 153.00 feet to the Point of Beginning.

ALSO TOGETHER WITH that portion of Lot 4 of said Tract 24582, described as follows:

Beginning at the most Westerly corner of said Lot 4;

The following 7 courses being along the Southerly line of said Lot 4;

Thence S.46°10'31"E., a distance of 163.75 feet;

Thence Southwesterly on a non-tangent curve concave Southeasterly, having a radius of 330.00 feet, through an angle of 05°59'03", an arc length of 34.47 feet (the initial radial line bears N.46°10'31"W.);

Thence S.52°09'34"E., a distance of 153.00 feet;

Thence N.46°37'05"E., a distance of 54.02 feet;

Thence N.56°45'53"E., a distance of 56.42 feet;

Thence N.89°34'43"E., a distance of 176.43 feet;

Thence N.00°25'17"W., a distance of 153.00 feet;

Thence S.89°34'43"W., a distance of 124.40 feet;

Thence Southwesterly on a curve concave Southeasterly, having a radius of 330.00 feet, through an angle of 22°34'16", an arc length of 130.00 feet;

Thence N.22°59'33"W., a distance of 17.93 feet;

Thence Northwesterly on a curve concave Southwesterly, having a radius of 300.00 feet, through an angle of 42°04'45", an arc length of 220.33 feet to the Westerly line of said Lot 4;

Thence Southwesterly along said Westerly line on a non-tangent curve concave Northwesterly, having a radius of 1257.00 feet, through an angle of 06°52'41", an arc length of 150.89 feet (the initial radial line bears S.65°31'40"E.) to the Point of Beginning.

The above described parcel of land contains 27.664 acres, more or less.

Parcel "B"

Lot 2 of Tract 24582, as shown by map on file in Book 251 of Maps at Pages 13 through 16 thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion described as follows:

Beginning at the most Westerly corner of said Lot 2;

Thence N.37°50'26"E. along the Northwesterly line of said Lot 2, a distance of 288.61 feet to an angle point therein;

Thence S.52°09'34"E. along the Northerly line of said Lot 2, a distance of 153.00 feet to an angle point therein;

Thence S.37°50'26"W., a distance of 288.61 feet to the Southerly line of said Lot 2;

Thence N.52°09'34"W. along said Southerly line, a distance of 153.00 feet to the Point of Beginning.

The above described parcel of land contains 23.478 acres, more or less.

Parcel "C"

Lot 4 of Tract 24582, as shown by map on file in Book 251 of Maps at Pages 13 through 16 thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion described as follows:

Beginning at the most Westerly corner of said Lot 4;

The following 7 courses being along the Southerly line of said Lot 4;

Thence S.46°10'31"E., a distance of 163.75 feet;

Thence Southwesterly on a non-tangent curve concave Southeasterly, having a radius of 330.00 feet, through an angle of 05°59'03", an arc length of 34.47 feet (the initial radial line bears N.46°10'31"W.);

Thence S.52°09'34"E., a distance of 153.00 feet;

Thence N.46°37'05"E., a distance of 54.02 feet;

Thence N.56°45'53"E., a distance of 56.42 feet;

Thence N.89°34'43"E., a distance of 176.43 feet;

Thence N.00°25'17"W., a distance of 153.00 feet;

Thence S.89°34'43"W., a distance of 124.40 feet;

Thence Southwesterly on a curve concave Southeasterly, having a radius of 330.00 feet, through an angle of 22°34'16", an arc length of 130.00 feet;

Thence N.22°59'33"W., a distance of 17.93 feet;

Thence Northwesterly on a curve concave Southwesterly, having a radius of 300.00 feet, through an angle of 42°04'45", an arc length of 220.33 feet to the Westerly line of said Lot 4;

Thence Southwesterly along said Westerly line on a non-tangent curve concave Northwesterly, having a radius of 1257.00 feet, through an angle of 06°52'41", an arc length of 150.89 feet (the initial radial line bears S.65°31'40"E.) to the Point of Beginning.

TOGETHER WITH that portion of Lot 5 of said Tract 24582, described as follow:

Beginning at the most Westerly corner of said Lot 5;

The following 3 courses being along the Westerly line of said Lot 5;

Thence S.29°48'01"E., a distance of 156.00 feet;

Thence S.60°11'59"W., a distance of 21.04 feet;

Thence S.29°48'01"E., a distance of 154.84 feet;

Thence N.62°49'23"E., a distance of 157.04 feet;

Thence N.08°07'35"W., a distance of 151.54 feet;

Thence Easterly on a non-tangent curve concave Southerly, having a radius of 300.00 feet, through an angle of 05°38'40", an arc length of 29.55 feet (the initial radial line bears N.08°07'35"W.);

Thence N.02°28'55"W., a distance of 156.40 feet to the Northerly line of said Lot 4;

The following 4 courses being along the Northerly line of said Lot 4;

Thence S.82°04'33"W., a distance of 82.09 feet;

Thence S.72°01'58"W., a distance of 82.05 feet;

Thence S.62°35'23"W., a distance of 74.04 feet;

Thence S.60°11'59"W., a distance of 60.00 feet to the Point of Beginning.

The above described parcel of land contains 23.600 acres, more or less.

Parcel "D"

Lot 5 of Tract 24582, as shown by map on file in Book 251 of Maps at Pages 13 through 16 thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion described as follows:

Beginning at the most Westerly corner of said Lot 5;

The following 3 courses being along the Westerly line of said Lot 5;

Thence S.29°48'01"E., a distance of 156.00 feet;

Thence S.60°11'59"W., a distance of 21.04 feet;

Thence S.29°48'01"E., a distance of 154.84 feet;

Thence N.62°49'23"E., a distance of 157.04 feet;

Thence N.08°07'35"W., a distance of 151.54 feet;

Thence Easterly on a non-tangent curve concave Southerly, having a radius of 300.00 feet, through an angle of 05°38'40", an arc length of 29.55 feet (the initial radial line bears N.08°07'35"W.);

Thence N.02°28'55"W., a distance of 156.40 feet to the Northerly line of said Lot 4;

The following 4 courses being along the Northerly line of said Lot 4;

Thence S.82°04'33"W., a distance of 82.09 feet;

Thence S.72°01'58"W., a distance of 82.05 feet;

Thence S.62°35'23"W., a distance of 74.04 feet;

Thence S.60°11'59"W., a distance of 60.00 feet to the Point of Beginning.

The above described parcel of land contains 22.010 acres, more or less.

PROFESSIONAL LAND SURVEYOR
DANIEL J. KIPPER
Exp. 9-30-95
No. 4628
STATE OF CALIFORNIA

J. F. DAVIDSON ASSOCIATES, INC.
Prepared under the supervision of:

Daniel J. Kipper PLS NO. 4628

Date: 4-25-95

MWC/yb

DESCRIPTION APPROVAL 6/13/95
SURVEYOR, CITY OF RIVERSIDE by LF

JFD::JFD$ADM:[LEGAL]LEGAL.IR3;6|YVETTEB

PW-010-945