421230

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Recorder
Fees $

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING
This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code 6103)

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-13-901
Quail Valley Court

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): BUD RICHLEY, a married man, as his sole and separate property

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on , 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 OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PMW-13-901

421230

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: October 29, 1990

By _____
KENNETH R. GUTIERREZ
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 29th day of October, in the year 1990, before me, Margaret I. Archambault a Notary Public in and for said county and state, personally appeared Kenneth R. Gutierrez, personally known to me to be the person who executed this instrument as Principal Planner of the City of Riverside on behalf of the Planning Commission of the City of Riverside and acknowledged to me that said Planning Commission executed the same.

Margaret I. Archambault
Notary Public in and for said County and State

1303u/k

OFFICIAL SEAL
MARGARET I. ARCHAMBAULT
Notary Public-California
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Comm. Exp. 5-6-91

PMW-13-901

EXHIBIT "A"

PARCEL 1

THOSE PORTIONS OF PARCELS 15 AND 16 OF PARCEL MAP 11907, AS SHOWN BY MAP ON FILE IN BOOK 63 OF PARCEL MAPS, AT PAGES 87 AND 88 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL 16, SAID CORNER BEING ON THE WESTERLY RIGHT OF WAY LINE OF QUAIL VALLEY COURT;

THENCE SOUTH 60° 10' 10" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 16, A DISTANCE OF 178.17 FEET TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTH 00° 33' 20" WEST, ALONG THE WESTERLY LINE OF SAID PARCELS 16 AND 15, A DISTANCE OF 155.00 FEET TO A POINT ON SAID WESTERLY LINE OF PARCEL 15;

THENCE NORTH 89° 26' 40" EAST, A DISTANCE OF 81.00 FEET;

THENCE SOUTH 45° 33' 20" EAST, A DISTANCE OF 24.17 FEET;

THENCE NORTH 89° 26' 40" EAST, A DISTANCE OF 22.91 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 16, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF SAID QUAIL VALLEY COURT;

THENCE SOUTH 36° 49' 31" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 16 AND SAID RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 100.00 FEET, THE EASTERLY LINE OF SAID PARCEL 16 AND SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12° 18' 09", AN ARC DISTANCE OF 21.47 FEET TO THE POINT OF BEGINNING, A RADIAL LINE AT SAID POINT BEARS NORTH 65° 28' 38" EAST.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.353 ACRES.

PMW-13-2001
ORIGINAL

PARCEL 2

THOSE PORTIONS OF PARCELS 15 AND 16 OF PARCEL MAP 11907, AS SHOWN BY MAP ON FILE IN BOOK 63 OF PARCEL MAPS, AT PAGES 87 AND 88 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 16;

THENCE NORTH 00° 33' 20" WEST, ALONG THE WESTERLY LINE OF SAID PARCELS 16 AND 15, A DISTANCE OF 155.00 FEET TO A POINT ON SAID WESTERLY LINE OF PARCEL 15 AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00° 33' 20" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL 15, A DISTANCE OF 183.23 FEET TO THE NORTHWESTERLY CORNER THEREOF;

THENCE RADIALLY, SOUTH 49° 13' 31" EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 15, A DISTANCE OF 158.41 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 15, SAID CORNER BEING ON THE WESTERLY RIGHT OF WAY LINE OF SAID QUAIL VALLEY COURT, SAID CORNER ALSO BEING ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 70.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE HAVING A RADIUS OF 70.00 FEET, THE EASTERLY LINE OF SAID PARCELS 15 AND 16 AND SAID SOUTHWESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 77° 36' 00", AN ARC DISTANCE OF 94.81 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 16;

THENCE SOUTH 36° 49' 31" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 16 AND SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 89° 26' 40" WEST, A DISTANCE OF 22.91 FEET;

THENCE NORTH 45° 33' 20" WEST, A DISTANCE OF 24.17 FEET;

THENCE SOUTH 89° 26' 40' WEST, A DISTANCE OF 81.00 FEET TO THE POINT OF BEGINNING.

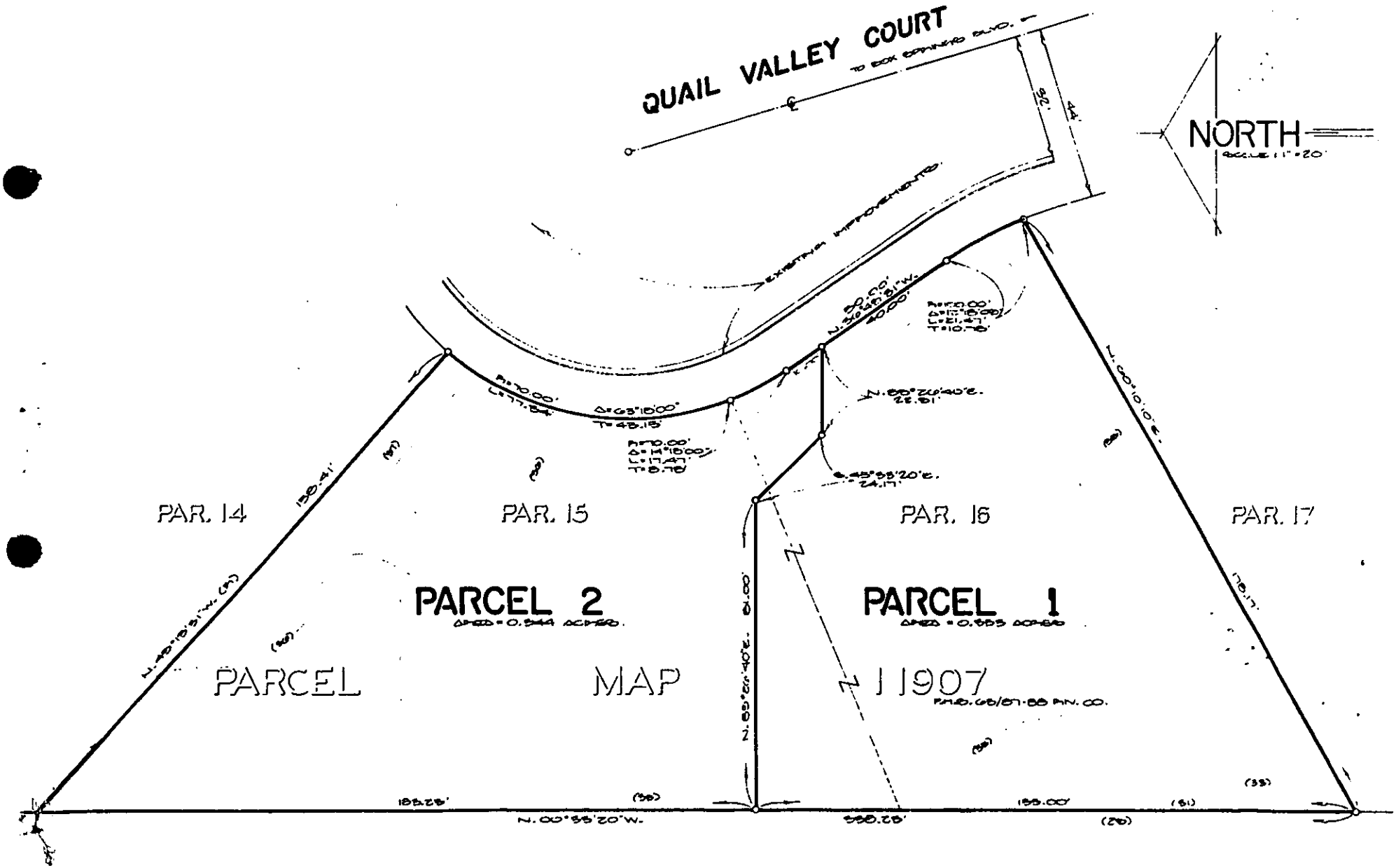
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.344 ACRES.

LICENSED LAND SURVEYOR
JOSEPH N. BEELER
No. 4055
EXP. 6/30/92
STATE OF CALIFORNIA

DESCRIPTION APPROVAL 10/17/90
George P. Hutchinson by WF
SURVEYOR, CITY OF RIVERSIDE

PMW-13-901

421230



PMW-13-901