

60038

Recording requested by:

And when recorded, mail to:

City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92527

RECEIVED FOR RECORD  
35 Min. Past 11 o'clock A.M.  
At Request of  
*Planning Dept*  
Book 1980, Page 60038

MAR 28 1980

Recorded in Official Records  
of Riverside County, California  
*Donald D. Swain* Recorder  
FEES \$

This space for Recorder's use

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

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE  
(Waiver of Parcel Map PMW-19-789)

Property Owner(s): University of Redlands

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on December 21, 1978, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

SEE ATTACHED DESCRIPTION

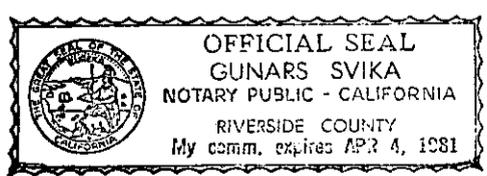
This action does not supersede, modify or affect any requirement of provisions of the Riverside Municipal Code pertaining to building or zoning regulations.

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE  
By *Paul Gardner*  
Planning Director  
City of Riverside

Dated: *MAR. 27, 1980*

STATE OF CALIFORNIA)  
) ss.  
COUNTY OF RIVERSIDE)

On MAR. 27 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared *MARCE G. GARDNER*, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



*Gunars Svika*  
Notary Public in and for said County and State

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All that portion of Blocks 71 and 87 of SAYWARD AND EVANS TRACT as shown by map on file in Book 3 of Maps, at Page 2 thereof, records of San Bernardino County, California; also being a portion of Parcel 1 as shown by map on file in Book 53 of Records of Survey, Page 6 thereof, records of Riverside County, California; described as follows:

BEGINNING at the intersection of the Northwesterly line of the Berkshire Hills Tract as shown by map on file in Book 13 of Maps, at Page 57 thereof, records of Riverside County, California, and the Northerly line of Block "A" of Arlington Heights as shown by map on file in Book 11 of Maps, at Pages 20 and 21 thereof, records of San Bernardino County, California;

THENCE North  $89^{\circ} 57' 00''$  West, along the northerly line of said Block "A", a distance of 373.25 feet to the northeasterly line of the property conveyed to Francis A. and Jane Davies Gunther per Instrument No. 148796, recorded July 18, 1978, records of Riverside County, California;

THENCE North  $35^{\circ} 39' 25''$  West, a distance of 8.02;

THENCE North  $50^{\circ} 41' 30''$  West, a distance of 66.10 feet;

THENCE North  $58^{\circ} 42' 45''$  West, a distance of 62.97 feet;

THENCE South  $26^{\circ} 26' 58''$  West, a distance of 51.93 feet;

THENCE South  $84^{\circ} 25' 40''$  West, a distance of 84.30 feet;

THENCE North  $81^{\circ} 35' 54''$  West, a distance of 95.61 feet;

THENCE North  $31^{\circ} 17' 24''$  West, a distance of 115.91 feet;

The preceding seven (7) courses are along the Northeasterly, Northwesterly, and Northerly lines of said property conveyed to Francis A. and Jane Davies Gunther;

THENCE North  $20^{\circ} 41' 30''$  East, a distance of 50.95 feet;

THENCE North  $04^{\circ} 35' 00''$  East, a distance of 174.33 feet;

THENCE South  $87^{\circ} 55' 30''$  East, a distance of 74.17 feet;

THENCE South  $81^{\circ} 51' 30''$  East, a distance of 95.94 feet;

THENCE South  $27^{\circ} 06' 30''$  East, a distance of 21.00 feet;

THENCE South  $76^{\circ} 04' 30''$  East, a distance of 174.90 feet;

THENCE South  $71^{\circ} 12' 30''$  East, a distance of 53.95 feet;

THENCE South  $64^{\circ} 30' 30''$  East, a distance of 132.90 feet;

THENCE South  $59^{\circ} 33' 20''$  East, a distance of 8.60 feet;

THENCE North  $12^{\circ} 02' 00''$  East, a distance of 627.57 feet;

THENCE North  $33^{\circ} 58' 50''$  West, a distance of 3.00 feet;

THENCE North  $56^{\circ} 01' 10''$  East, a distance of 83.33 feet;

THENCE South  $77^{\circ} 23' 50''$  East, a distance of 752.19 feet;

THENCE South  $50^{\circ} 52' 00''$  East, a distance of 440.00 feet;

THENCE South  $30^{\circ} 45' 00''$  East, a distance of 497.10 feet to the centerline of Lenox Avenue, 53.00 feet wide;

THENCE North  $89^{\circ} 57' 00''$  West, along said centerline, a distance of 293.08 feet;

THENCE North  $06^{\circ} 52' 30''$  East, a distance of 65.06 feet;

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THENCE North 20° 08' 00" West, a distance of 41.10 feet;  
THENCE North 53° 28' 30" West, a distance of 32.10 feet;  
THENCE North 76° 39' 00" West, a distance of 69.10 feet;  
THENCE North 56° 59' 00" West, a distance of 37.05 feet;  
THENCE North 24° 04' 35" West, a distance of 83.74 feet;  
THENCE North 00° 15' 02" West, a distance of 88.47 feet;  
THENCE North 27° 49' 20" West, a distance of 36.00 feet;  
THENCE North 56° 24' 00" West, a distance of 102.57 feet;  
THENCE North 83° 18' 33" West, a distance of 71.67 feet;  
THENCE South 75° 16' 57" West, a distance of 48.75 feet;  
THENCE South 61° 14' 26" West, a distance of 144.21 feet;  
THENCE South 41° 02' 35" West, a distance of 59.99 feet;  
THENCE North 46° 32' 30" West, a distance of 23.00 feet;  
THENCE South 66° 03' 30" West, a distance of 52.62 feet;  
THENCE South 00° 03' 00" East, a distance of 21.00 feet;  
THENCE South 80° 13' 06" West, a distance of 92.38 feet;  
THENCE South 68° 12' 25" West, a distance of 91.44 feet;  
THENCE South 78° 02' 00" West, a distance of 123.00 feet;  
THENCE South 52° 17' 28" West, a distance of 103.60 feet;  
THENCE South 31° 55' 00" East, a distance of 150.17 feet to the north  
line of the aforementioned Berkshire Hills Tract;  
THENCE North 89° 57' 00" West, along the north line of said Berkshire  
Hills Tract, a distance of 133.94 feet to the point of beginning.

The preceding thirty-eight (38) courses are along the Westerly, Northerly,  
Easterly, and Southerly lines of Parcel 1 of said Record of Survey Map Book  
53, Page 6.

EXCEPTING THEREFROM that portion lying within the 33.00 foot easement and  
right of way for Lenox Avenue per Instrument No. 93043, recorded October  
1959, records of Riverside County, California.

DESCRIPTION APPROVAL  
by *George P. Hutchinson* 3/24/80 by *DRJ*  
Surveyor