

225222

All that portion of the northwest quarter of the southwest quarter of Section 11, Township 3 South, Range 5 West, San Bernardino Meridian, and that portion of Lot 15 of Block "E" of Arlington Heights, as shown by map on file in Book 2 of Maps, at page 12 thereof, records of Riverside County, California, more particularly described as follows:

BEGINNING at the northeast corner of the northwest quarter of the southwest quarter of said Section 11;

THENCE South 00° 03' 00" East, along the easterly line of said northwest quarter of said southwest quarter, a distance of 200.00 feet to a point therein;

THENCE South 89° 59' 00" West, parallel with the northerly line of said northwest quarter of the southwest quarter, a distance of 199.64 feet to a point in the southeasterly line of that certain parcel of land conveyed to E. J. Knight by deed recorded April 8, 1949, as Instrument No. 1086 of Official Records of Riverside County, California;

THENCE South 44° 54' 55" West, a distance of 59.34 feet;

THENCE North 34° 34' 30" West, a distance of 188.39 feet;

THENCE North 56° 24' 30" West, a distance of 124.41 feet;

THENCE South 89° 59' 00" West, a distance of 169.94 feet;

The last four courses and distances follow the boundary line of said parcel conveyed to E. J. Knight;

THENCE North 31° 53' 45" East, a distance of 21.20 feet to the southwest corner of Lot 1 in Tract No. 8116, as shown by map on file in Book 94 of Maps, at pages 12 and 13 inclusive thereof, records of Riverside County, California, said point also being the most westerly point of that certain parcel of land conveyed to Alma L. Knight by deed recorded October 27, 1977, as Instrument No. 214108, records of Riverside County, California;

THENCE North 87° 30' 02" East along said southerly line of Tract No. 8116, and along the northerly line of said parcel conveyed to Alma L. Knight as aforesaid, a distance of 294.30 feet;

THENCE South 86° 54' 29" East, along said southerly line of Tract No. 8116 and along said northerly line, a distance of 235.08 feet to the most easterly corner of said parcel conveyed to Alma L. Knight as aforesaid, said point also being in the northerly line of said parcel conveyed to E. J. Knight as aforesaid;

THENCE North 89° 59' 00" East along said northerly line of said parcel conveyed to E. J. Knight, and along said southerly line of Tract No. 8116, a distance of 81.88 feet to the point of beginning.

DESCRIPTION APPROVAL
George P. Hutchinson 11/25/82 by *DLF*

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That portion of the northwest quarter of the Fractional Southwest quarter of Section 11, Township 3 South, Range 5 West, San Bernardino Meridian, as shown by the United States Government Survey, lying above the line of the Gage Canal as located December 8, 1902;

EXCEPTING THEREFROM the right of way for the County road along the westerly line of said property, and also the right of way for Washington Street; and EXCEPTING THEREFROM 40.00 feet off the southerly line of said property as conveyed to the City of Riverside for public road purposes;

ALSO EXCEPTING THEREFROM the right of way for the Gage Canal as now located and constructed;

ALSO EXCEPTING FROM the above described property that portion as conveyed to the Washington Heights Water Pumping Company, by deed recorded in Book 411, page 9, of Deeds, Records of Riverside County, California, and described as follows:

COMMENCING at the intersection of the north boundary of the northwest quarter of the southwest quarter of Section 11, Township 3 South, Range 5 West and the southeasterly right of way line of the Gage Canal;

THENCE Southwesterly, along said southeasterly right of way line, parallel and distant 25.00 feet, measured at right angle, from the center of said Canal, a distance of 493.5 feet to the TRUE POINT OF BEGINNING;

THENCE South $06^{\circ} 54' 10''$ East, at right angles, to said right of way line, a distance of 40.00 feet;

THENCE South $83^{\circ} 05' 50''$ West, a distance of 60.00 feet;

THENCE North $06^{\circ} 54' 10''$ West, a distance of 40.00 feet;

THENCE North $83^{\circ} 05' 50''$ East, a distance of 60.00 feet to the true point of beginning;

ALSO EXCEPTING THEREFROM that portion conveyed to the City of Riverside, a municipal corporation, by deed recorded October 21, 1932 in Book 92, page 95, of Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion conveyed to E. J. Knight, by deed recorded April 8, 1949 as Instrument No. 1086, of Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion described as follows:

COMMENCING at the northeast corner of said northwest quarter of the Fractional Southwest quarter;

THENCE South $44^{\circ} 54' 55''$ West, a distance of 341.85 feet;

THENCE South $50^{\circ} 10' 55''$ West, a distance of 500.00 feet to the TRUE POINT OF BEGINNING;

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THENCE South 39° 04' 05" East, a distance of 158.34 feet;
 THENCE South 20° 34' 05" East, a distance of 99.17 feet;
 THENCE South 75° 10' 55" West, a distance of 95.00 feet;
 THENCE North 84° 19' 05" West, a distance of 90.00 feet;
 THENCE North 20° 34' 55" West, a distance of 200.00 feet;
 THENCE North 69° 25' 55" East, a distance of 125.00 feet to the true point of beginning;

ALSO EXCEPTING THEREFROM that portion described as follows:

BEGINNING at the northeast corner of said northwest quarter of the Fractional Southwest quarter of Section 11, said point also being the most easterly corner of that certain parcel of land conveyed to E. J. Knight as aforesaid;

THENCE South 00° 03' 00" East along the easterly line of said northwest quarter of the southwest quarter, a distance of 200.00 feet to a point therein;

THENCE South 89° 59' 00" West, parallel with the northerly line of said northwest quarter of the southwest quarter, a distance of 199.64 feet to a point in the southeasterly line of said parcel conveyed to E. J. Knight as aforesaid;

THENCE North 44° 54' 55" East along said southeasterly line, a distance of 282.51 feet to the point of beginning.

DESCRIPTION APPROVAL
 by *George Hutchinson*... 11/25/80... by *DRJ*
 Surveyor

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIF.

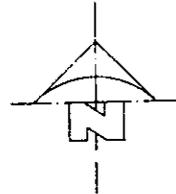
PARCEL MAP WAIVER

OF A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC. 11, T.35., R.5W., S.B.B & M. AND A PORTION OF LOT 15 OF BLOCK "E" OF ARLINGTON HEIGHTS' PER MAP BOOK 2 PAGE 12 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

AUGUST 1980

SCALE: 1" = 100'



GENERAL NOTES

OWNERS

PAUL KOURI (219) NES-8071
8621 CENTURY BLVD
LYNWOOD, CA 90262

ALMA L KNIGHT
7008 HAWARDEN
RIVERSIDE, CA 92506

ASSESSOR'S PARCEL NOS.

241-230-004
241-230-010

ACREAGE

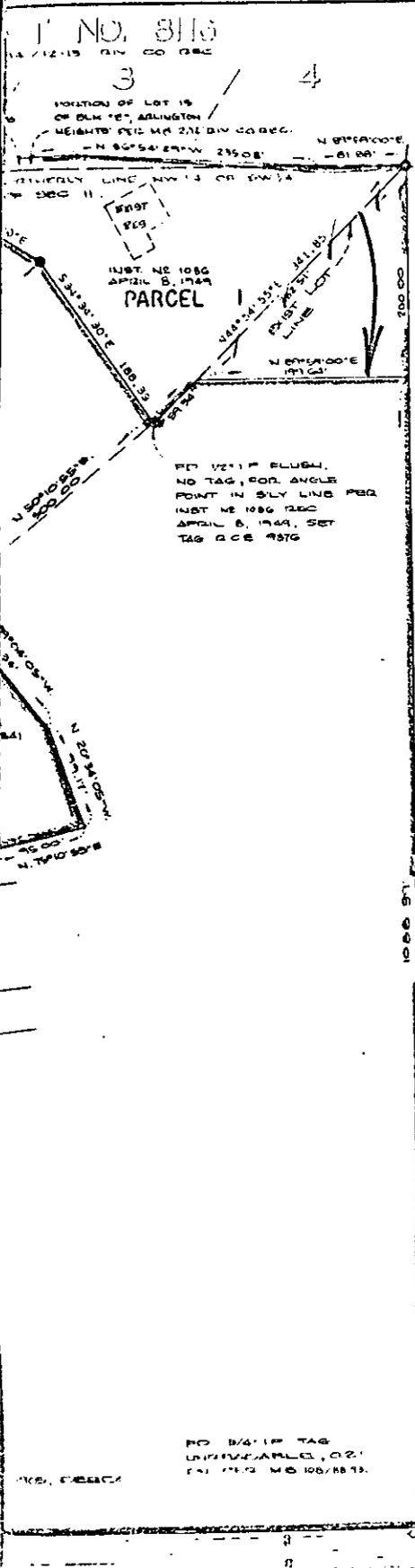
2 PARCELS
11.60 ACRES

UTILITIES

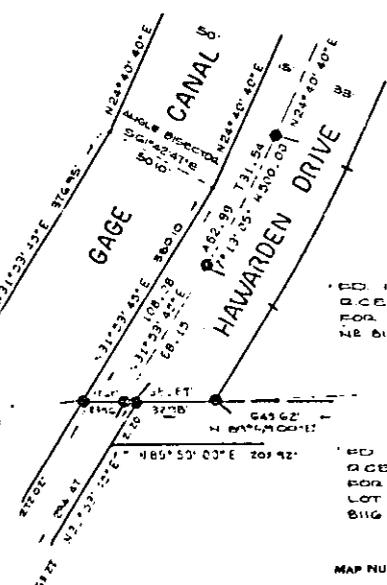
WATER } CITY OF RIVERSIDE
ELECTRIC }
SEWER }
GAS } SO CAL GAS CO.
TELEPHONE } PACIFIC TEL & TEL.
TELEVISION } INDIVIDUAL RESP.

LAND USE

EXISTING ZONING



LOT 9 OSBORNE HEIGHTS



DETAIL "D"
SCALE: 1" = 50'

RD 1/4 T OVER 80 FT
3/4-1/4 TAPPED GCE
862 T-04 PER
MB 94/12, 13.

RD 1/4 T NO TAG,
FLUSH, NO BEB,
DET 8-13-87G,
ACCEPTED AS
WORTH LABEL OF
NW 1/4, SW 1/4,
SEC. 11 & C. OF
HAWARDEN TRACT
PER MAP 94/12, 13

RD 1/4 T TAPPED
L.S. 2342 FLUSH, 170
M.B. 96/18, 19

RD 1/4 T TAPPED
GCE 862, FLUSH
PER MB 94/12, 13.

RD 1/4 T TAPPED
GCE 862 FLUSH,
FOR SW COR TRACT
NE BIG PLOT, MB 94/12, 13

RD 1/4 T TAPPED
GCE 862 FLUSH,
FOR SW COR OF
LOT 1 TRACT NE
BIG PLOT, MB 94/12, 13.

MAP NUMBER **Pmw-19-80**

RECEIVED _____

PAID _____

SUBDIVISION COMMITTEE _____

CITY PLANNING COMMISSION **10-9-80**

ROUTED TO **PWD**

AUG 29 1980

