

293229

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
- Min. Past 2:00 PM

NOV 18 1986  
Recorded in Official Records  
of Riverside County, California  
William E. Stoney  
RECORDER

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-28-867  
Sycamore Canyon Park

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): HUTTON ASSOCIATES, a California corporation

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 23, 1986, 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 hereinafter described located in the City of Riverside, County of Riverside, State of California, which parcels thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

Parcel 1

That portion of the east half of Section 32, Township 2 South, Range 4 West, San Bernardino Meridian, according to the Official Plat thereof, being more particularly described as follows:

COMMENCING at the east quarter corner of said Section 32;

THENCE South 00° 42' 12" West, along the east line of the southeast quarter of said Section 32, a distance of 231.99 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 00° 42' 12" West, along said east line, a distance of 357.94 feet;

THENCE South 83° 59' 59" West, a distance of 595.57 feet;

THENCE South  $08^{\circ} 59' 59''$  West, a distance of 658.23 feet to a point on the easterly prolongation of the south line of the northwest quarter of said southeast quarter;

THENCE North  $89^{\circ} 50' 56''$  West, along said easterly prolongation and along said south line, a distance of 1,930.15 feet to the southwest corner of said northwest quarter of the southeast quarter;

THENCE North  $00^{\circ} 02' 06''$  East, along the west line of said southeast quarter, a distance of 1,314.49 feet to the northwest corner thereof;

THENCE North  $00^{\circ} 04' 10''$  East, along the west line of the northeast quarter of said Section 32, a distance of 267.44 feet to the southwest corner of that certain parcel of land (Central Avenue) conveyed to the City of Riverside by deed recorded August 11, 1972 in Book 1972 of Deeds, at Page 107764 thereof, Official Records of Riverside County, California, said southwest corner being on a curve concave northerly, having a radius of 2,055.00 feet, a radial line at said southwest corner bears North  $05^{\circ} 09' 35''$  East;

THENCE easterly along the southerly line of said parcel conveyed to the City of Riverside (Central Avenue) and along said curve having a radius of 2,055.00 feet through a central angle of  $39^{\circ} 15' 10''$ , an arc length of 1,407.86 feet;

THENCE North  $55^{\circ} 54' 25''$  East, along last mentioned southerly line, a distance of 130.00 feet;

THENCE South  $34^{\circ} 05' 35''$  East, a distance of 120.00 feet;

THENCE South  $55^{\circ} 54' 25''$  West, a distance of 320.00 feet;

THENCE South  $11^{\circ} 54' 25''$  West, a distance of 180.00 feet;

THENCE South  $30^{\circ} 05' 35''$  East, a distance of 185.00 feet;

THENCE South  $86^{\circ} 05' 35''$  East, a distance of 90.00 feet;

THENCE North  $80^{\circ} 54' 25''$  East, a distance of 250.00 feet;

THENCE South  $36^{\circ} 05' 35''$  East, a distance of 340.00 feet;

THENCE South  $48^{\circ} 35' 35''$  East, a distance of 200.00 feet;

THENCE South  $62^{\circ} 35' 35''$  East, a distance of 140.00 feet;

THENCE South  $83^{\circ} 35' 35''$  East, a distance of 300.00 feet;

THENCE North  $13^{\circ} 22' 27''$  East, a distance of 172.03 feet to a point of cusp with a curve concave northerly, having a radius of 540.00 feet, a radial line at said point bears North  $13^{\circ} 22' 27''$  East;

THENCE easterly along said curve having a radius of 540.00 feet through a central angle of  $12^{\circ} 40' 15''$ , an arc length of 119.42 feet;

THENCE South 89° 17' 48" East, a distance of 59.00 feet to a point on the east line of the southeast quarter of said Section 32 and the TRUE POINT OF BEGINNING.

The above described parcel of land contains 74.76 acres.

Parcel 2

That portion of the east half of Section 32, Township 2 South, Range 4 West, San Bernardino Meridian, according to the Official Plat thereof, being more particularly described as follows:

Commencing at the northeast corner of the south half of the northeast quarter of said Section 32;

THENCE westerly along the north line of said south half, a distance of 248.57 feet to the northwest corner of that certain parcel of land conveyed to Carol D. Heers, et ux, by deed recorded December 17, 1954, as Instrument No. 66241, Official Records of Riverside County, California, and the TRUE POINT OF BEGINNING;

THENCE South 14° 23' 00" East, along the westerly line of said parcel of land conveyed to Carol D. Heers, et ux, a distance of 374.10 feet to the beginning of a curve concave westerly, having a radius of 300.00 feet;

THENCE southerly along said curve having a radius of 300.00 feet and said westerly line through a central angle of 18° 17' 00", an arc length of 95.73 feet to a point, a radial line at said point bears South 86° 06' 00" East;

THENCE continuing along said westerly line South 03° 54' 00" West, a distance of 84.39 feet;

THENCE leaving said westerly line and continuing South 03° 54' 00" West, a distance of 140.00 feet to the beginning of a curve concave westerly, having a radius of 400.00 feet;

THENCE southerly along said curve having a radius of 400.00 feet, through a central angle of 12° 47' 15", an arc length of 89.27 feet to the most northerly corner of that certain parcel of land conveyed to Norman Jacobson, et al, by deed recorded July 30, 1956, as Instrument No. 53091, Official Records of Riverside County, California;

THENCE South 74° 27' 30" East, along the southerly line of that certain parcel of land conveyed to Al Doig, et ux, by deed recorded August 23, 1955 in Book 1784 of Deeds, at Page 255 thereof, Official Records of Riverside County, California, a distance of 176.40 feet, more or less, to a point of intersection with the east line of said Section 32;

THENCE South 00° 14' 25" West, along the east line of said Section 32, a distance of 484.52 feet to the east quarter corner thereof;

293229

THENCE South 00° 42' 12" West, along last mentioned east line, a distance of 231.99 feet;

THENCE North 89° 17' 48" West, a distance of 59.00 feet to the beginning of a curve concave northerly, having a radius of 540.00 feet;

THENCE westerly along said curve having a radius of 540.00 feet through a central angle of 12° 40' 15", an arc length of 119.42 feet to a point therein, a radial line at said point bears North 13° 22' 27" East;

THENCE South 13° 22' 27" West, a distance of 172.03 feet;

THENCE North 83° 35' 35" West, a distance of 300.00 feet;

THENCE North 62° 35' 35" West, a distance of 140.00 feet;

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THENCE South 80° 54' 25" West, a distance of 250.00 feet;

THENCE North 86° 05' 35" West, a distance of 90.00 feet;

THENCE North 30° 05' 35" West, a distance of 185.00 feet;

THENCE North 11° 54' 25" East, a distance of 180.00 feet;

THENCE North 55° 54' 25" East, a distance of 320.00 feet;

THENCE North 34° 05' 35" West, a distance of 120.00 feet to a point on the southerly line of that certain parcel of land (Central Avenue) conveyed to the City of Riverside by deed recorded August 11, 1972 in Book 1972 of Deeds, at Page 107764 thereof, Official Records of Riverside County, California;

THENCE North 55° 54' 25" East, along the southerly line of said parcel conveyed to the City of Riverside (Central Avenue), a distance of 968.87 feet to the beginning of a curve concave southeasterly, having a radius of 1,145.00 feet;

THENCE northeasterly along said curve having a radius of 1,145.00 feet through a central angle of 06° 36' 52", an arc length of 132.19 feet to the point of intersection with the north line of the south half of the northeast quarter of said Section 32;

THENCE easterly along last mentioned north line, a distance of 28.25 feet to the TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL

for *Walter R. Inge* 11/10/86 by *[Signature]*  
Surveyor

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

MERLE G. GARDNER  
PLANNING DIRECTOR

Dated: NOVEMBER 18, 1986

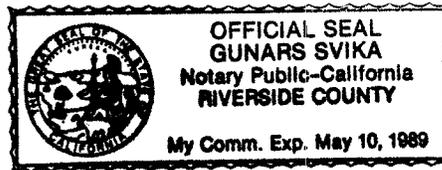
By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

STATE OF CALIFORNIA)  
  )ss.  
COUNTY OF RIVERSIDE)

On this 18<sup>TH</sup> day of NOVEMBER, in the year 1986, before me,  
GUNARS SVIKA a Notary Public in and for said  
county and state, personally appeared ROBERT C. MEASE  
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.

Gunars Svika  
Notary Public in and for said County and State

311.13/m - survey.240/k



308695

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
Min. Past 10'clock AM

DEC - 4 1986

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William E. Sherry  
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Page 1

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DESCRIPTION APPROVAL  
*George P. Hutchinson* 0298  
Surveyor

