

450680

Recording requested by:

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

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NOV 25 1992

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

W. J. [Signature]

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DIB*

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-53-834
Arroyo Dr. & Sedgewick Ave.
A.P.N. 222-030-003

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): SECURITY PACIFIC NATIONAL BANK, a national banking association, and PEGGY ANDERSON FOUKE WORTZ, as Trustees.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on May 17, 1984, 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 real property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

Parcel 1

That portion of Lot 1 of Victoria Ranch, as shown by map on file in Book 4, Page 59 of Maps, Riverside County Records, described as follows:

COMMENCING at the point of intersection of the centerlines of Arroyo Drive and Kansas Avenue, as shown on said map;

THENCE North 81° 22' 00" West, along said centerline of Arroyo Drive, 133.6 feet;

THENCE South 81° 14' 00" West, along said centerline of Arroyo Drive, 359.9 feet;

THENCE North 82° 16' 00" West, (formerly recorded North 82° 12' 00" West) 100 feet;

THENCE North 66° 39' 00" West, (formerly recorded North 66° 36' 00" West) along said centerline of Arroyo Drive, 200 feet to the intersection of the centerline of said Arroyo Drive with the centerline of Sedgwick Avenue, as now located, and to the TRUE POINT OF BEGINNING;

THENCE North 80° 39' 00" West, 35.03 feet;

THENCE northwesterly on a curve concave to the northeast, having a radius of 100 feet, through an angle of 53° 39' 00", a distance of 93.64 feet;

THENCE North 27° 00' 00" West, 118.38 feet;

THENCE North 36° 38' 00" West, 125.98 feet;

THENCE northerly, on a curve concave to the east, having a radius of 100 feet, through an angle of 53° 10' 00", a distance of 92.79 feet;

THENCE North 16° 32' 00" East, 109.78 feet to a point on the southerly line of that certain 0.263 acre parcel conveyed to Victoria Club by deed recorded June 28, 1923, in Book 582, Page 455 of Deeds, Riverside County Records (the last 6 courses and distances following along the centerline of said Sedgwick Avenue as now located);

THENCE North 81° 09' 00" West, along the southerly line of said 0.263 acre parcel, 94.47 feet to the northeasterly corner of that certain parcel of land conveyed to H. L. Thompson and Margaret H. Thompson by deed recorded in Book 706, Page 520 of Deeds, Riverside County Records;

THENCE South 06° 22' 00" West, 171.6 feet;

THENCE South 34° 33' 00" East, 135.8 feet;

THENCE South 16° 28' 00" East, 118.3 feet;

THENCE South 13° 23' 00" West, 47.5 feet;

THENCE South 30° 38' 00" West, 59.7 feet;

THENCE South 07° 23' 00" West, 89.2 feet to a point in said centerline of Arroyo Drive (the last 6 courses and distances follow along the easterly line of said parcel conveyed to Thompson);

THENCE easterly along said centerline of said Arroyo Drive to said TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM that portion included in Arroyo Drive along the southerly line, and in Sedgwick Avenue as now located along the easterly line;

ALSO EXCEPTING THEREFROM that northerly 30 feet deeded to the Victoria Club by C. Thomas and Priscilla Wheeler;

TOGETHER WITH that portion of said Lot 1, described as follows:

COMMENCING at the intersection of the northwesterly line of Lot 5 of Victoria Arroyo Tract, as shown by map on file in Book 8, Page 49 of Maps, records of Riverside County, California, and the southerly line of the 0.263 acre tract conveyed to Victoria Club as Tract 2 by deed recorded June 28, 1923, in Book 582, Page 455 of Deeds, records of said Riverside County;

THENCE South $83^{\circ} 04' 12''$ East, along said southerly line, a distance of 149.20 feet to the northerly prolongation of the westerly line of that certain parcel of land conveyed to Security Pacific National Bank, et al., by deed recorded August 27, 1974, as Instrument No. 110635, Official Records of said Riverside County;

THENCE South $06^{\circ} 20' 48''$ West, along said northerly prolongation, a distance of 10.13 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South $06^{\circ} 20' 48''$ West, along said northerly prolongation, a distance of 19.88 feet to the northwest corner of said parcel of land conveyed to Security Pacific National Bank, et al.;

THENCE South $83^{\circ} 04' 12''$ East, along the northerly line of said parcel of land conveyed to Security Pacific National Bank, et al., also being the southerly line of that certain parcel of land conveyed to Victoria Club by C. Thomas and Priscilla Wheeler, a distance of 87.63 feet to the westerly line of that certain easement conveyed to the City of Riverside for use as a public street, by deed recorded in Book 1234, Page 465, Official Records of said Riverside County;

THENCE North $16^{\circ} 27' 05''$ East, along the westerly line of said easement, a distance of 15.78 feet;

THENCE North $79^{\circ} 00' 00''$ West, a distance of 72.64 feet;

THENCE North $85^{\circ} 44' 08''$ West, a distance of 18.01 feet to said TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM any portion located within Sedgwick Avenue, as it now exists.

DESCRIPTION APPROVAL 10/16/91
George P. Hutchinson by KGS
 SURVEYOR, CITY OF RIVERSIDE

