

062962

Recording requested by:

CHICAGO TITLE

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.

MAR 1 1989

Recorded in Official Records
of Riverside County, California

William S. Bondy
Recorder

Fees \$ 11

113

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW for Boundary
of Tract 20135
Arlington Ave. E'ly of Hawarden Dr.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): SUNSET VILLA ESTATES, a California limited partnership

548404-7

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on September 3, 1987, 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 legal description "Exhibit A".

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: *January 10, 1989*

By *Robert C. Mease*
ROBERT C. MEASE
PRINCIPAL PLANNER

PMW-144A

62962



ALBERT A. WEBB ASSOCIATES

Consulting Engineers

3788 McCray Street • Riverside, California 92506-2973

Telephone (714) 686-1070

FAX (714) 788-1256

ALBERT A. WEBB — (1899-1981)
ERNEST N. WEBB — (1926-1983)

A. HUBERT WEBB HAROLD L. MABERRY
JOHN H. STAAF DAVID M. ALGRANTI
SAM I. GERSHON RON BUCKLEY
JOHN JORDAN WALLACE H. FRANZ
MATTHEW E. WEBB

REF. W.O. 84-81

FILE NO. 2905.7

December 28, 1988

"EXHIBIT A"

PERIMETER BOUNDARY

OF TRACT NO. 20135

Parcel 1

That portion of the north half of Section 1, Township 3 South, Range 5 West, San Bernardino Base and Meridian, more particularly described as follows:

Beginning at the most westerly corner of Tract No. 4351, as shown by map on file in Book 71, Pages 47 through 50 inclusive of Maps, Records of Riverside County, California;

Thence North 42° 23' 48" West, a distance of 710.36 feet to a point in the easterly boundary line of Piedmont Hills, as shown by map on file in Book 30, Pages 80 and 81 of Maps, Records of Riverside County, California;

Thence North 00° 46' 50" East along the easterly boundary line of said Piedmont Hills, a distance of 604.20 feet to the southwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded July 23, 1964 as Instrument No. 90289 of Official Records of Riverside County, California;

Thence North 83° 30' 35" East along the southerly line of the parcel so conveyed, a distance of 355.40 feet to the beginning of a tangent curve, concave to the south, having a radius of 800.00 feet;

Thence easterly along said southerly line and along said curve, to the right, through a central angle of 00° 25' 09", an arc distance of 5.85 feet to a point therein from which the center of said curve bears South 06° 04' 16" East, said point being on the northerly boundary line of that certain parcel of land conveyed to J. Frank Burke, Jr., by deed recorded August 19, 1949 in Book 1102, Page 513 of Official Records of Riverside County, California;

4/DESC4/84-81

62962



Perimeter Boundary
of Tract No. 20135
November 17, 1988
Page 2

Thence South 78° 00' 24" East along said northerly boundary line, a distance of 30.77 feet to a point therein, said point being in a curve, concave to the south, having a radius of 791.00 feet, the radial line at said point bears North 03° 57' 06" West;

Thence easterly along said curve, to the right, through a central angle of 10° 19' 43", an arc distance of 142.59 feet to a point therein, the radial line at said point bears North 06° 22' 37" East;

Thence South 09° 40' 41" West, a distance of 326.79 feet;

Thence South 66° 19' 10" East, a distance of 163.05 feet;

Thence North 30° 53' 18" East, a distance of 147.35 feet;

Thence South 35° 51' 26" East, a distance of 411.12 feet;

Thence North 66° 34' 22" East, a distance of 32.17 feet;

Thence South 89° 30' 00" East, a distance of 35.00 feet;

Thence South 53° 30' 00" East, a distance of 54.97 feet;

Thence South 05° 24' 06" East, a distance of 168.66 feet to a point in the northwesterly boundary line of said Tract No. 4351;

Thence South 52° 32' 40" West along said northwesterly boundary line, a distance of 226.38 feet to an angle point therein;

Thence South 60° 02' 40" West along said northwesterly boundary line, a distance of 480.58 feet to the point of beginning.

DESCRIPTION APPROVAL 1/19/89
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE

PREPARED UNDER MY SUPERVISION:

[Signature]
A. Hubert Webb, RCE 11842

December 29, 1988
Date

Prepared by: HLM
Checked by: HLM

4/DESC4/84-81



PMW-144A