

46087

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City of Riverside

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City of Riverside
Public Works Department
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Riverside, California 92522

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MAR - 6 1985

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William E. Smith
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PROJECT: Certificate of Compliance for Tract 9078

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

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CERTIFICATE OF COMPLIANCE

Property Owner(s): CANYON CREST HOMES, a California limited partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on September 6, 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 property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

That portion of the north half of Section 7, Township 3 South, Range 4 West, San Bernardino Meridian, more particularly described as follows:

BEGINNING at the most southerly corner of Lot "F" of Tract No. 9078-3, as shown by map on file in Book 93 of Maps, at pages 33 through 35 inclusive thereof, Records of Riverside County, California;

THENCE North 39° 32' 00" East along the southeasterly line of said Lot "F" and along the southeasterly line of Lot 30 of said tract, a distance of 92.51 feet to an angle point therein;

THENCE North 05° 57' 29" West, a distance of 175.35 feet to a point in a nontangent curve, concave to the northeast, having a radius of 639.00 feet, the radial line at said point bears South 06° 58' 25" West;

THENCE easterly along said curve, to the left, through a central angle of 01° 02' 50", an arc distance of 11.68 feet to a point therein, the radial line at said point bears South 05° 55' 35" West;

THENCE North 05° 55' 35" East, a distance of 176.00 feet;

THENCE North 79° 41' 55" West, a distance of 37.49 feet;

THENCE North 10° 34' 16" East, a distance of 194.66 feet to a point in a nontangent curve, concave to the northeast, having a radius of 267.00 feet, the radial line at said point bears South 10° 34' 16" West;

THENCE Westerly along said curve, to the right, through a central angle of 06° 47' 44", an arc distance of 31.67 feet to a point therein, the radial line at said point bears South 17° 22' 00" West;

THENCE North 17° 22' 00" East, a distance of 100.00 feet;

THENCE South 83° 43' 00" East, a distance of 64.21 feet;

THENCE North 74° 07' 01" East, a distance of 64.21 feet;

THENCE North 42° 26' 58" East (recorded as North 42° 27' 01" East), a distance of 75.69 feet;

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THENCE North 39° 32' 00" East, a distance of 85.00 feet;

The last twelve courses and distances follow the boundary line of said Tract No. 9078-3;

THENCE South 50° 28' 00" East, a distance of 176.00 feet;

THENCE North 39° 32' 00" East, a distance of 50.00 feet;

THENCE South 50° 28' 00" East, a distance of 345.00 feet;

THENCE South 26° 30' 18" East, a distance of 98.49 feet;

THENCE South 50° 28' 00" East, a distance of 55.00 feet;

THENCE North 39° 32' 00" East, a distance of 262.13 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 1600.00 feet;

THENCE northeasterly along said curve, to the left, through a central angle of 02° 00' 22", an arc distance of 56.02 feet to a point therein, the radial line at said point bears South 52° 28' 22" East;

THENCE North 52° 28' 22" West, a distance of 175.00 feet to a point in a nontangent curve, concave to the northwest, having a radius of 1425.00 feet, the radial line at said point bears South 52° 28' 22" East;

THENCE northeasterly along said curve, to the left, through a central angle of 00° 16' 42", an arc distance of 6.92 feet to a point therein, the radial line at said point bears South 52° 45' 04" East;

THENCE North 52° 45' 04" West, a distance of 178.38 feet;

THENCE North 37° 08' 34" East, a distance of 79.47 feet;

THENCE North 21° 02' 08" East, a distance of 80.44 feet;

THENCE North 39° 05' 18" East, a distance of 79.09 feet;

THENCE North 22° 35' 55" East, a distance of 164.25 feet;

THENCE North 26° 43' 18" West, a distance of 52.09 feet;

THENCE North 42° 46' 25" West, a distance of 125.47 feet;

THENCE South 89° 30' 45" West, a distance of 336.00 feet;

THENCE North 00° 29' 15" West, a distance of 191.00 feet;

THENCE South 89° 30' 45" West, a distance of 11.00 feet;

THENCE North 00° 29' 15" West, a distance of 120.00 feet to a point in the north line of said Section 7;

THENCE North 89° 30' 45" East along said north line, a distance of 870.45 feet;

THENCE South 00° 10' 00" West, a distance of 14.50 feet to the beginning of a tangent curve, concave to the west, having a radius of 1000.00 feet;

THENCE southerly along said curve, to the right, through a central angle of 07° 05' 00", an arc distance of 123.63 feet to the end thereof;

THENCE South 07° 15' 00" West, a distance of 415.00 feet to the beginning of a tangent curve, concave to the east, having a radius of 1000.00 feet;

THENCE southerly along said curve, to the left, through a central angle of 23° 23' 00", an arc distance of 408.12 feet to the end thereof;

