

55102

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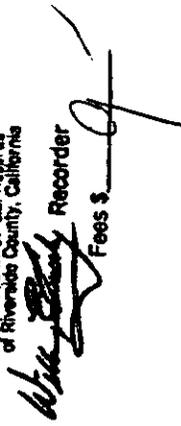
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Recorder

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PROJECT: TRACT 21188

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): H & L HAWARDEN GROUP, LTD., 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 November 5, 1987, a waiver of parcel map for a lot line adjustment was granted for the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which real property as described in said Exhibit "A" thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

This document is a true and correct copy of the original as recorded in the Official Records of Riverside County, California. It is for the use of the public and does not constitute a warranty of any kind. The recorder is not responsible for the accuracy of the information contained herein.



## PROPERTY OF H &amp; L HAWARDEN GROUP, LTD.

## EXHIBIT "A"

THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH QUARTER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT NO. 19176 AS SHOWN BY MAP ON FILE IN BOOK 178, PAGES 19 THROUGH 25, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHERLY LINE OF OVERLOOK PARKWAY (HAVING A HALF-WIDTH OF 55.00 FEET) AND THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 AS SHOWN ON SAID MAP;

THENCE NORTH  $00^{\circ}16'03''$  WEST ALONG SAID WEST LINE A DISTANCE OF 161.38 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH  $00^{\circ}16'03''$  WEST ALONG SAID WEST LINE A DISTANCE OF 333.32 FEET TO THE NORTHEASTERLY CORNER OF LOT 12 OF OSBORNE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 12, PAGES 39 THROUGH 41, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH  $84^{\circ}08'32''$  EAST ON THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 12 A DISTANCE OF 111.72 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 633.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH  $83^{\circ}41'12''$  EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $12^{\circ}31'04''$  AN ARC DISTANCE OF 138.29 FEET;

THENCE SOUTH  $18^{\circ}49'52''$  WEST A DISTANCE OF 100 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 267.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $19^{\circ}05'55''$  AN ARC DISTANCE OF 89.00 FEET;

THENCE SOUTH  $00^{\circ}16'03''$  EAST A DISTANCE OF 4.65 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE SOUTH  $89^{\circ}10'34''$  WEST ALONG SAID SOUTH LINE A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL 8/24/90  
*George P. Hutchinson*  
 SURVEYOR, CITY OF RIVERSIDE



PMW-191