

208667

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORDING
Min. Past 9 o'clock P.M.
At Request of

TITLE INSURANCE & TRUST CO.
Book 1980, Page 208667

NOV - 7 1980

Recorded in Official Records
of Riverside County, California

Recordar

FEES

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-1-801)

Property Owner(s): TREND DEVELOPMENT CORP.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on July 3, 1980, 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 Description

This action does not supersede, modify or affect any requirement of provisions of the Riverside Municipal Code pertaining to building or zoning regulations.

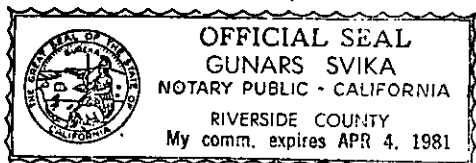
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: SEP. 26, 1980

By [Signature]
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On SEP. 26, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHAEL GARDNER, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



[Signature]
Notary Public in and for said County and State

HCH57LW

This instrument filed for record by Title Insurance and Trust Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

208667

That portion of Lot 20, of Tract No. 8126 as shown by map on file in Book 108 of Maps, at Page 90 thereof records of Riverside County, California, described as follows:

BEGINNING at the most southerly corner of said Lot 20;

THENCE North $68^{\circ} 36' 31''$ West, along the southwesterly line of said Lot 20, 22.83 feet;

THENCE North $48^{\circ} 06' 00''$ West, 207.63 feet;

THENCE North $54^{\circ} 50' 10''$ East, 54.21 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 94.50 feet;

THENCE Northeasterly along said curve, through a central angle of $14^{\circ} 50' 49''$, a distance of 24.49 feet;

THENCE North $39^{\circ} 59' 21''$ East, 25.23 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 63 feet;

THENCE Northeasterly along said curve, through a central angle of $28^{\circ} 53' 32''$, a distance of 31.77 feet to the beginning of a tangent curve, concave southerly and having a radius of 29 feet;

THENCE Easterly along said curve, through a central angle of $39^{\circ} 53' 30''$, a distance of 20.19 feet;

THENCE North $57^{\circ} 10' 10''$ East, 22.54 feet to the northeasterly line of said Lot 20;

THENCE South $33^{\circ} 38' 00''$ East, along said northeasterly line 192.87 feet to the beginning of a tangent curve, concave westerly and having a radius of 14 feet;

THENCE Southerly along said curve, through a central angle of $80^{\circ} 07' 30''$, a distance of 19.58 feet to the beginning of a reverse curve, concave southeasterly and having a radius of 803 feet;

THENCE Southwesterly along said curve, through a central angle of $03^{\circ} 45' 36''$, a distance of 52.70 feet to the beginning of a reverse curve, concave northerly and having a radius of 87 feet;

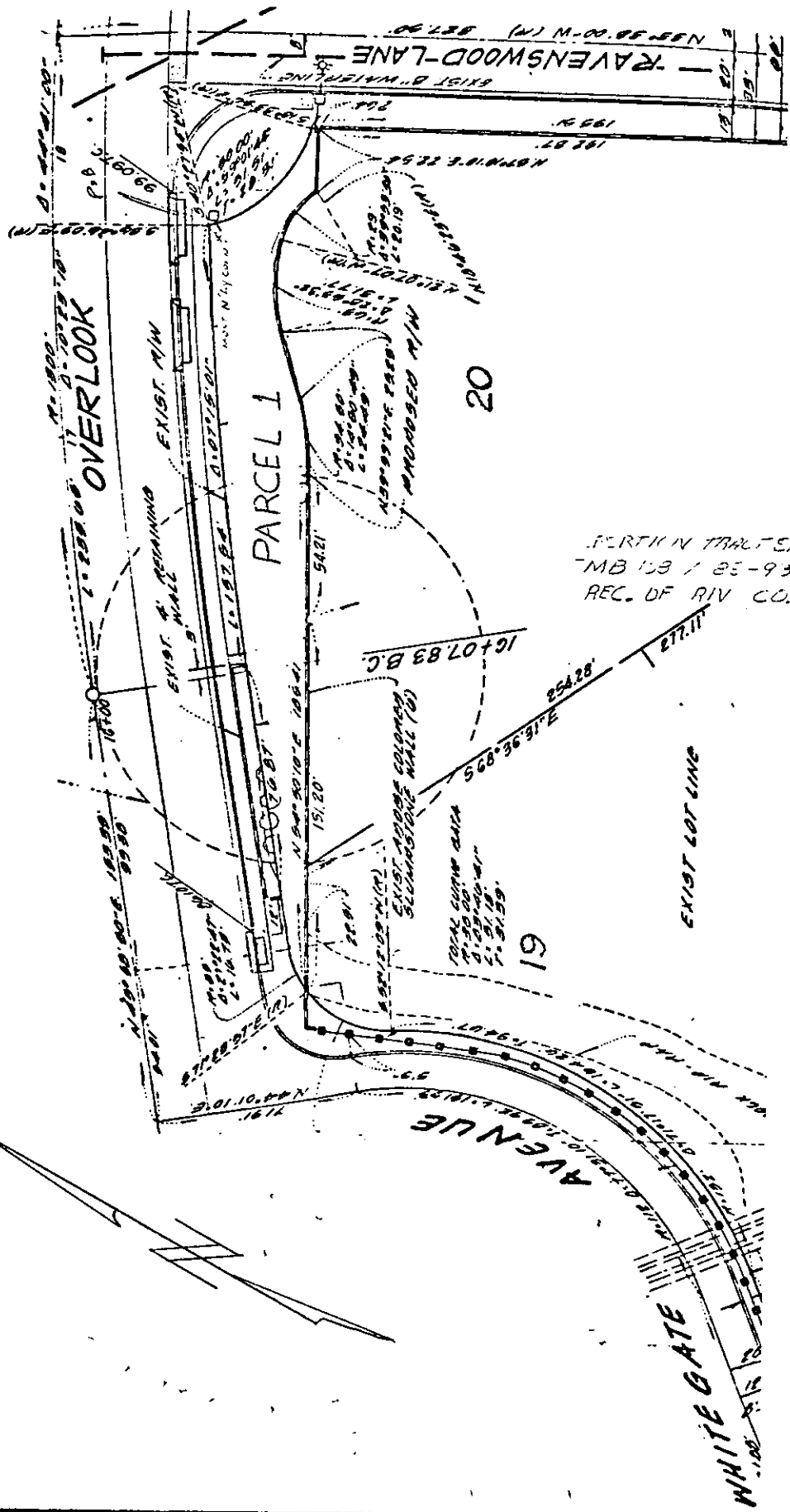
THENCE Southwesterly along said curve, through a central angle of $08^{\circ} 47' 45''$, a distance of 13.36 feet;

THENCE South $51^{\circ} 31' 39''$ West, 31.98 feet to the point of beginning.

0.73 acres more or less.

DESCRIPTION APPROVAL
by *George P. Hutchinson* 9/24/00 by *PRJ*
Surveyor

1610783 BC



PARCEL 1

20

61

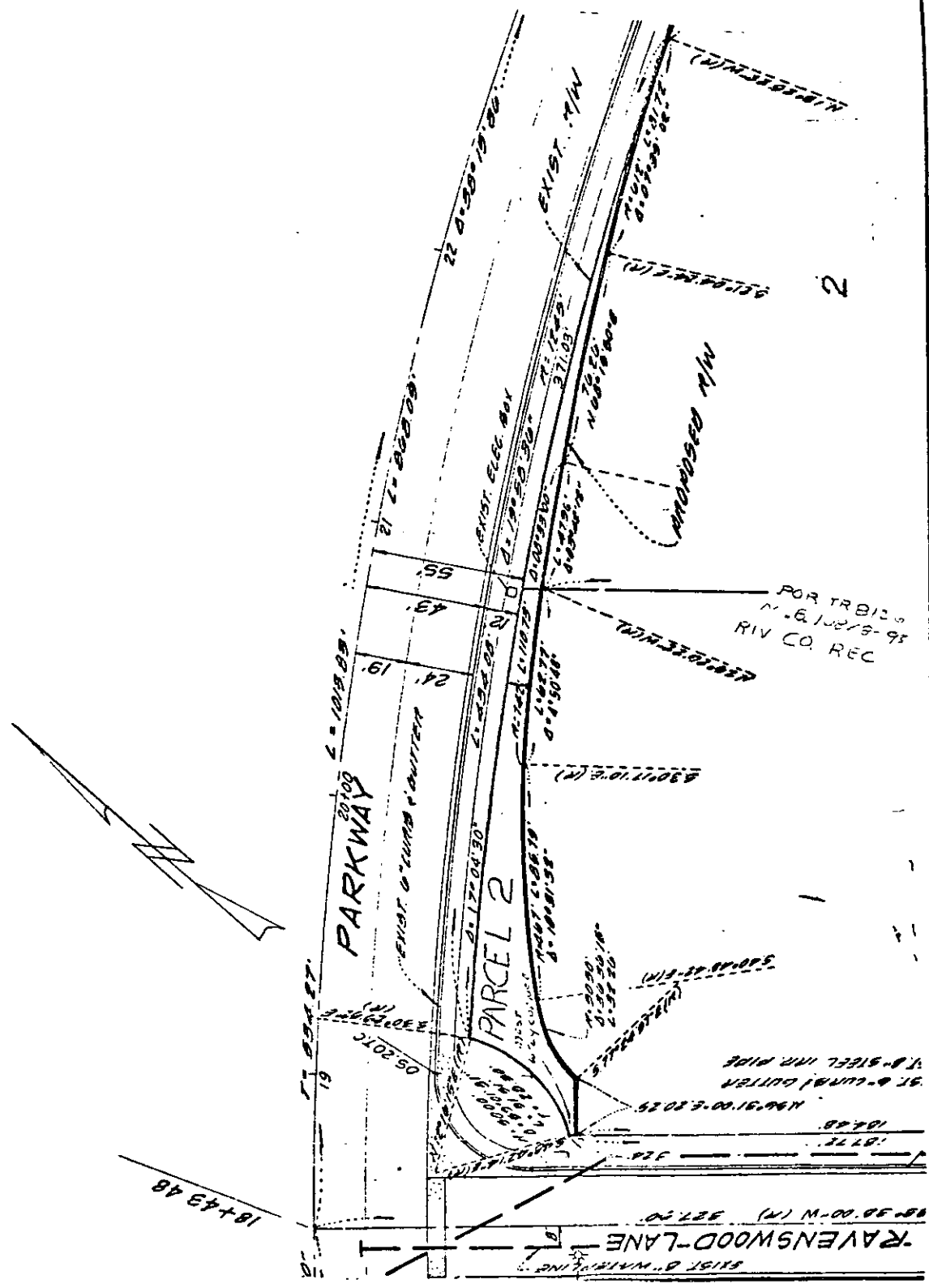
OVERLOOK

RAVENSWOOD-LANE

WHITE GATE AVENUE

EXIST LOT LINE

PERTINENT TRACTS 5120
MB 103 / 25-95
REC. OF RIV. CO.



CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.		SHEET 2 OF 2
SCALE: 1" = _____	DRAWN BY <u>DLZ</u> DATE <u>9/130/80</u>	SUBJECT <u>T/A T 8126 - PMW 1-801</u>

P 1 - 50
 11 50 - 50 - 11
 2 661

1	1.2	68	36	31	22.830	8.327	21.257-	
1	1.2	48	6		207.630	146.989	175.798-	1660.675
1	1.1	54	50	10	54.210	178.209	131.481-	13663.201
1	1.2	35	9	50	94.500	255.464	185.905-	14121.919
14	50	49			24.488-			
1	2.1	50		39	94.500	194.734	113.502-	19014.152
1	1.1	39	59	21	25.230	214.064	97.288-	24365.563
1	2.1	50		39	63.000	173.578	49.020-	30759.202
28	53	32			31.769			
1	1.2	21	7	7	63.000	232.347	1.719-	31701.458
1	2.1	21	7	7	29.000	205.295	61.270-	32189.110
39	53	32			20.191			
1	1.1	18	46	25	29.000	232.752	51.937-	36372.957
1	1.1	57	10	10	22.540	244.972	32.997-	41415.950
1	2.1	33	38		192.870	84.389	73.829	62286.572
1	2.2	56	22		14.000	76.635	62.173	61875.404
80	7	30			19.578			
1	2.1	43	30	30	14.000	66.481	71.811	63519.409
1	2.1	43	30	30	803.000	515.914-	624.644	142094.667
3	45	36			52.696-			
1	1.2	47	16	6	803.000	28.974	34.809	63722.893
1	1.2	47	16	6	87.000	88.009	29.096-	59816.361
8	47	45			13.356			
1	2.1	38	28	21	87.000	19.896	25.030	63760.092
1	2.2	51	31	39	31.980		.007-	63759.953
		31879.976		.7318				

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Daniel D. Seaman Recorder
FEES \$ 1.00

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PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-1-801)

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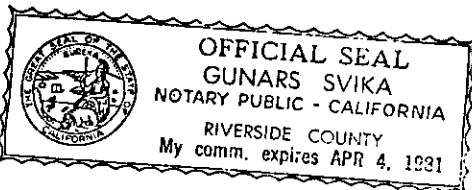
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: SEP. 26, 1980

By [Signature]
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On SEP. 26 1980 before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHAEL GARDNER, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



[Signature]
Notary Public in and for said County and State

This instrument filed for recording
Company as an accommodation only
as to its execution or as to its effect upon the

8998068

That portion of Lots 19 and 20 of Tract 8126, as shown by map on file in Book 108 of Maps, at Page 90 thereof, records of Riverside County, California, described as follows:

BEGINNING at the southwest corner of said Lot 19, being in a curve, concave easterly and having a radius of 35 feet; radial line at said corner bears South $60^{\circ} 17' 17''$ East;

THENCE Northerly along said curve, through a central angle of $03^{\circ} 47' 17''$, a distance of 2.31 feet;

THENCE North $33^{\circ} 30' 00''$ East, 67.37 feet to the beginning of a tangent curve, concave westerly and having a radius of 132 feet;

THENCE Northerly along said curve, through a central angle of $71^{\circ} 17' 51''$, a distance of 164.26 feet to the beginning of a reverse curve, concave easterly and having a radius of 35 feet;

THENCE Northerly along said curve, through a central angle of $56^{\circ} 23' 54''$, a distance of 34.45 feet;

THENCE North $54^{\circ} 50' 10''$ East, 131.20 feet;

THENCE South $48^{\circ} 06' 00''$ East, 207.63 feet;

THENCE South $68^{\circ} 36' 31''$ East, 22.83 feet to the beginning of a curve, concave southeasterly and having a radius of 74 feet;

THENCE Southwesterly along said curve, from a tangent bearing South $51^{\circ} 31' 39''$ West, through a central angle of $69^{\circ} 26' 36''$, a distance of 89.69 feet;

THENCE South $72^{\circ} 05' 03''$ West, 300.36 feet to the point of beginning.

Constitutes 1.20 acres more or less.

DESCRIPTION APPROVAL
George P. Hutchins, 9/24/81
CARTON

1 10/11/1 - 1 - 3

1	2.1	60	17	17	35.000	17.347-	30.398	
3	47	17			2.314			
1	1.2	56	30		35.000	1.971	1.212	.051
1	1.1	33	30		67.370	58.150	38.396	5.252
1	1.2	56	30		132.000	131.006	71.677-	9192.872-
71	17	51			164.258-			
1	1.1	52	12	9	132.000	211.905	32.627	11411.880-
1	1.2	52	12	9	35.000	233.356	4.971	17972.207-
160	48	12			98.229			
1	1.2	71	23	57	35.000	244.520	28.201-	2330.573-
	211.905		32.627		11411.880-			
1	1.1	52	12	9	35.000	233.356	60.283	6251.317-
56	23	54			34.452			
1	1.2	71	23	57	35.000	244.520	27.111	13459.381-
1	1.1	54	50	10	131.200	320.080	134.368	10718.594
1	2.1	48	6		207.630	181.418	288.909	78815.813
1	2.1	68	36	31	22.830	173.091	310.166	5077.960
1	2.1	38	28	21	74.000	115.156	356.204	111016.190
69	26	36			89.689-			
1	2.2	72	5	3	74.000	92.392	285.792	104379.468
1	2.2	72	5	3	300.360	.005-	.003-	104380.619
	52190.309		1.1981					