

251358

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
2.5 Min. Past 10 o'clock  
At Request of  
Albert White  
Book 1979, Page 251358  
NOV 27 1979  
Recorded in Official Records  
of Riverside County, California  
David D. Sigman Recorder  
FEES \$

This space for Recorder's use

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE  
(Waiver of Parcel Map PMW-13-790)

Property Owner(s): TITLE INSURANCE AND TRUST COMPANY

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 18, 1979, 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.

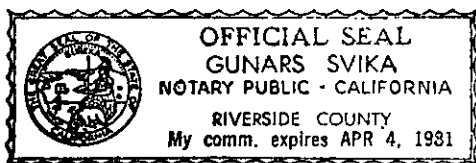
PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

Dated: NOV. 21, 1979

By *[Signature]*  
Planning Director  
City of Riverside

STATE OF CALIFORNIA) )  
                                      ) ss.  
COUNTY OF RIVERSIDE)

On NOV. 21, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHAEL G. 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

251358

That portion of the Southeast quarter of Section 32, Township 2 South, Range 4 West and that portion of the Southwest quarter of Section 33, Township 2 South, Range 4 West, San Bernardino Meridian, according to the official plat thereof, described as follows:

BEGINNING at the Northwest corner of the Southeast quarter of said Section 32;

THENCE South  $89^{\circ} 56' 53''$  East, a distance of 2631.20 feet on the North line of the Southeast quarter of said Section 32 to the East quarter corner of said Section 32, said point also being the West quarter corner of said Section 33;

THENCE North  $89^{\circ} 00' 28''$  East, a distance of 646.84 feet on the North line of the South half of said Section 33 to the intersection of the West line of University City Unit No. 2, as per map recorded in Book 33 of Maps, at Page 43 thereof, Records of Riverside County, California;

THENCE on the West and South lines of said University City Unit No. 2 the following 8 courses:

THENCE South  $04^{\circ} 50' 02''$  East on said West line, a distance of 139.22 feet, more or less, to the beginning of a tangent curve, concave Northwesterly, having a radius of 20.00 feet;

THENCE Southwesterly 31.42 feet on said curve through a central angle of  $90^{\circ} 00' 00''$ ;

THENCE South  $04^{\circ} 50' 02''$  East, a distance of 60.00 feet to the beginning of a non-tangent curve, concave Southwesterly, having a radius of 20.00 feet, a radial to said beginning bears North  $04^{\circ} 50' 02''$  West;

THENCE Southeasterly, a distance of 31.42 feet on said curve through a central angle of  $90^{\circ} 00' 00''$ ;

THENCE South  $04^{\circ} 50' 02''$  East, a distance of 121.38 feet;

THENCE North  $85^{\circ} 09' 58''$  East, a distance of 445.39 feet;

THENCE South  $08^{\circ} 30' 15''$  East, a distance of 100.00 feet;

THENCE South  $07^{\circ} 40' 20''$  West, a distance of 78.95 feet to the Southwest corner of Lot 9 of said University City Unit No. 2;

THENCE leaving the boundary of said University City Unit No. 2 along the Southerly prolongation of the West line of said Lot 9, South  $07^{\circ} 40' 20''$  West, a distance of 240.00 feet;

THENCE North  $89^{\circ} 56' 53''$  West along a line parallel with the North line of the Southeast quarter of said Section 32, a distance of 1780.00 feet;

THENCE South  $61^{\circ} 22' 20''$  West, a distance of 496.47 feet;

THENCE North  $89^{\circ} 56' 53''$  West along a line parallel with the North line of the Southeast quarter of said Section 32, a distance of 1512.14 feet to a point on the West line of the Southeast quarter of said Section 32;

THENCE North  $00^{\circ} 14' 18''$  West along said West line, a distance of 958.23 feet to the point of beginning.

EXCEPTING THEREFROM: that portion thereof lying within the South half of Section 33, Township 2 South, Range 4 West, San Bernardino Meridian.

DESCRIPTION APPROVAL  
by *George P. Hutchins* 5/19 by *ORJ*  
Surveyor

Recording requested by:

251359

And when recorded, mail to:

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

RECEIVED FOR RECORD  
25 Min. Past 10 o'clock P.M.  
At Request of  
Albert Webb

Book 1979, Page 251359  
NOV 27 1979

Recorded in Official Records  
of Riverside County, California  
D. J. Sullivan Recorder  
FEES \$ 7.00

This space for Recorder's use

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE  
(Waiver of Parcel Map PMW-13-790)

Property Owner(s): TITLE INSURANCE & TRUST COMPANY AND  
VICTORIA INVESTMENT CORPORATION

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 18, 19 79, 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.

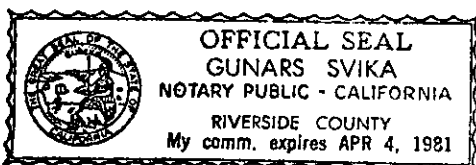
PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

Dated: NOV. 21, 1979

By [Signature]  
Planning Director  
City of Riverside

STATE OF CALIFORNIA)  
) ss.  
COUNTY OF RIVERSIDE)

On Nov. 21, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MELDE G. 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

251359

All that certain real property situated partly in the City of Riverside and partly in the unincorporated area of Riverside, State of California, described as follows:

That portion of the South half of Section 33, Township 2 South, Range 4 West San Bernardino Meridian, according to the official plat thereof, described as follows:

BEGINNING at the intersection of the Southerly line of Lot 4 of University City Unit No. 2, as per Map recorded in Book 33, Page 43 in the Office of the County Recorder of said County, with the Westerly line of the land conveyed to the State of California by deed recorded May 20, 1959 as Instrument No. 43405, Official Records, for State Highway No. 395;

THENCE on the Westerly line of said land and said State Highway by this and other Deeds of record the following 9 courses; Southerly 218.61 feet on a curve, concave Westerly, of 2,172.00 feet radius, a radial at the initial point of said curve bears North  $71^{\circ} 30' 00''$  East, through a central angle of  $05^{\circ} 46' 00''$  thence South  $12^{\circ} 44' 00''$  East, 367.31 feet to the beginning of a curve, concave Easterly of 3,028.00 feet radius;

THENCE Southerly 529.89 feet on said curve through a central angle of  $10^{\circ} 01' 36''$ ;

THENCE South  $22^{\circ} 45' 36''$  East, 64.45 feet;

THENCE South  $15^{\circ} 02' 35''$  East 441.95 feet to the beginning of a curve, concave Northeasterly of 380.00 feet radius;

THENCE Southerly, and Southeasterly 511.49 feet on said curve, through a central angle of  $77^{\circ} 07' 18''$ ;

THENCE North  $87^{\circ} 50' 07''$  East 146.37 feet to the beginning of a curve, concave Southerly of 220.00 feet radius;

THENCE Easterly 22.31 feet on said curve through a central angle of  $05^{\circ} 48' 37''$ , to a point of cusp with a non-tangent curve concave Southerly, of 272.00 feet radius, a radial of said, curve bears North  $27^{\circ} 30' 38''$  East;

THENCE Easterly 11.84 feet on said curve through a central angle of  $02^{\circ} 29' 38''$  to the West line of the land conveyed to Wesley S. Beal, et al, by Deed recorded in Book 746, Page 533, Deeds;

THENCE leaving said line of the State Highway, South  $00^{\circ} 45' 44''$  East 217.07 feet on the West line of said land of Beal to the South line of said section;

THENCE Westerly on said South line to the Southwest corner of said section;

THENCE Northerly on the West line of said section to the West quarter corner of said section;

THENCE Easterly on the North line of the South half of said section to the intersection of the West line of said University City Unit No. 2, as per Map recorded in Book 33, Page 43 of Maps;

THENCE on the West and South lines of said University City No. 2 and the South line of University City Unit No. 1, as per Map recorded in Book 23, Page 41 of Maps, in the Office of the County Recorder of said County, the following 14 courses; South  $04^{\circ} 50' 02''$  East, on said West line to the beginning of a curve, concave Northwesterly, of 20.00 feet radius;

THENCE Southwesterly 31.42 feet on said curve through a central angle of  $90^{\circ} 00' 00''$ ;

THENCE South  $04^{\circ} 50' 02''$  East, 60.00 feet to the beginning of a non-tangent curve concave Southwesterly of 20.00 feet radius, a radial to said beginning bears North  $04^{\circ} 50' 02''$  West;

THENCE Southeasterly 31.42 feet on said curve through a central angle of  $90^{\circ} 00' 00''$ ;

THENCE South  $04^{\circ} 50' 02''$  East 121.38 feet;

THENCE North  $85^{\circ} 09' 58''$  East, 445.39 feet;

THENCE South  $08^{\circ} 30' 15''$  East, 100.00 feet;

THENCE South  $07^{\circ} 40' 20''$  West, 78.95 feet;

THENCE South  $67^{\circ} 00' 15''$  East, 103.86 feet to the beginning of a curve, concave Northerly, of 20.00 foot radius;

THENCE Easterly 29.50 feet on said curve through a central angle of  $84^{\circ} 30' 31''$ ;

THENCE North  $28^{\circ} 29' 14''$  East, 9.61 feet;

THENCE South  $61^{\circ} 30' 46''$  East, 60.00 feet to the beginning of a non-tangent curve concave Easterly of 20.00 foot radius;

THENCE Southerly 33.33 feet on said curve through a central angle of  $95^{\circ} 29' 29''$ ;

THENCE South  $67^{\circ} 00' 15''$  East, 109.87 feet to the most Westerly corner of the land described in the Deed to Andrew Scherer et ux, recorded October 25, 1955 in Book 1811, Page 535, Official Records;

THENCE on the South and East lines of last said land, the following 4 courses: South  $67^{\circ} 00' 15''$  East, 95.90 feet to the beginning of a curve, concave Northerly of 20.00 foot radius;

THENCE Easterly 24.48 feet on said curve through a central angle of  $50^{\circ} 07' 45''$ ;

THENCE North  $42^{\circ} 52' 00''$  East, 3.41 feet to the beginning of a curve concave Northwesterly, of 460.00 foot radius;

THENCE Northeasterly 108.79 feet, on said curve to the Southerly line of said University City Unit No. 1;

THENCE on said Southerly line the following 10 courses: South  $60^{\circ} 41' 02''$  East, 60.00 feet; to a point on a non-tangent curve, concave Westerly of 520.00 foot radius; a radial to said point bears South  $60^{\circ} 41' 02''$  East;

THENCE Northerly 29.02 feet on said curve, through a central angle of  $03^{\circ} 11' 50''$ ;

THENCE South  $61^{\circ} 49' 21''$  East, 126.34 feet;

THENCE North  $30^{\circ} 00' 00''$  East, 17.00 feet;

THENCE North  $19^{\circ} 00' 00''$  East, 80.00 feet;

THENCE South  $73^{\circ} 16' 12''$  East 127.02 feet;

THENCE North  $14^{\circ} 36' 52''$  East, 8.62 feet;

THENCE South  $75^{\circ} 23' 08''$  East, 80.00 feet to a point on a non-tangent curve, concave Easterly, of 460.00 foot radius; a radial to said point bears North  $75^{\circ} 23' 08''$  West;

THENCE Northerly 59.01 feet on said curve through a central angle of  $07^{\circ} 21' 02''$ ;

THENCE South  $65^{\circ} 00' 00''$  East, 130.00 feet;

THENCE leaving said Southerly line, South  $65^{\circ} 00' 00''$  East, 83.33 feet to the most Westerly corner of Lot 8 of said University City Unit No. 2;

THENCE on the Southerly line of said tract, the following 6 courses, South  $46^{\circ} 00' 00''$  East 68.57 feet;

THENCE North  $69^{\circ} 56' 20''$  East, 350.99 feet;

E. e. c.

THENCE South  $10^{\circ} 30' 00''$  East, 133.68 feet;

THENCE East 30.00 feet;

THENCE North  $47^{\circ} 00' 00''$  East, 136.79 feet;

THENCE North  $80^{\circ} 30' 00''$  East, 219.37 feet to the point of beginning.

EXCEPT that portion conveyed to Norman A. Jacobson by Deed recorded June 9, 1954 in Book 1596, Page 167, Official Records, described as follows:

COMMENCING at the intersection of the centerline of Cornell Avenue and the Southerly line of University City Subdivision Unit No. 1, as per Map recorded in Book 23, Page 91 of Maps, in the Office of the County Recorder of said County; said point being on a curve concave Northwesterly with a radius of 490.00 feet and the center of said curve bears North  $60^{\circ} 41' 02''$  West;

THENCE Southwesterly on the arc of said curve, 115.89 feet;

THENCE South  $42^{\circ} 52' 00''$  West, 548.38 feet to a point on a curve concave Southeasterly with a radius of 250.00 feet; a radial line at this point bears South  $47^{\circ} 08' 00''$  East;

THENCE Southerly on the arc of said curve 195.88 feet;

THENCE South  $02^{\circ} 01' 00''$  East, 22.48 feet to a point on a curve concave Southwesterly having a radius of 250.00 feet, the center of said curve bears South  $87^{\circ} 58' 30''$  West;

THENCE Southwesterly on the arc of said 51.40 feet, to the true point of beginning;

THENCE continuing Southwesterly on the arc of said curve, an arc distance of 135.26 feet;

THENCE South  $63^{\circ} 21' 55''$  East, 106.25 feet;

THENCE North  $66^{\circ} 39' 00''$  East, 80.00 feet;

THENCE North  $08^{\circ} 12' 00''$  East, 80.00 feet;

THENCE North  $64^{\circ} 52' 44''$  West, 135.66 feet to the true point of beginning.

TOGETHER WITH the Northwest quarter of the Southeast quarter, together with the East half of the Southeast quarter of Section 32, Township 2 South, Range 4 West, San Bernardino Meridian, according to the official plat thereof.

EXCEPTING THEREFROM: that portion of the Southeast quarter of Section 32, Township 2 South, Range 4 West and that portion of the Southwest quarter of Section 33, Township 2 South, Range 4 West, San Bernardino Meridian, according to the official plat thereof, described as follows:

BEGINNING at the Northwest corner of the Southeast quarter of said Section 32;

THENCE South  $89^{\circ} 56' 53''$  East, a distance of 2631.20 feet on the North line of the Southeast quarter of said Section 32 to the East quarter corner of said Section 32, said point also being the West quarter corner of said Section 33;

THENCE North  $89^{\circ} 00' 28''$  East, a distance of 646.84 feet on the North line of the South half of said Section 33 to the intersection of the West line of University City Unit No. 2, as per map recorded in Book 33 of Maps, at Page 43 thereof, Records of Riverside County, California;

THENCE on the West and South lines of said University City Unit No. 2, the following 8 courses:

THENCE South  $04^{\circ} 50' 02''$  East on said West line, a distance of 139.22 feet, more or less, to the beginning of a tangent curve, concave Northwesterly, having a radius of 20.00 feet;

THENCE Southwesterly 31.42 feet on said curve through a central angle of  $90^{\circ} 00' 00''$ ;

251359

THENCE South  $04^{\circ} 50' 02''$  East, a distance of 60.00 feet to the beginning of a non-tangent curve, concave Southwesterly, having a radius of 20.00 feet, a radial to said beginning bears North  $04^{\circ} 50' 02''$  West;

THENCE Southeasterly, a distance of 31.42 feet on said curve through a central angle of  $90^{\circ} 00' 00''$ ;

THENCE South  $04^{\circ} 50' 02''$  East, a distance of 121.38 feet;

THENCE North  $85^{\circ} 09' 58''$  East, a distance of 445.39 feet;

THENCE South  $08^{\circ} 30' 15''$  East, a distance of 100.00 feet;

THENCE South  $07^{\circ} 40' 20''$  West, a distance of 78.95 feet to the Southwest corner of Lot 9 of said University City Unit No. 2;

THENCE leaving the boundary of said University City Unit No. 2 along the Southerly prolongation of the West line of said Lot 9, South  $07^{\circ} 40' 20''$  West, a distance of 240.00 feet;

THENCE North  $89^{\circ} 56' 53''$  West along a line parallel with the North line of the Southeast quarter of said Section 32, a distance of 1780.00 feet;

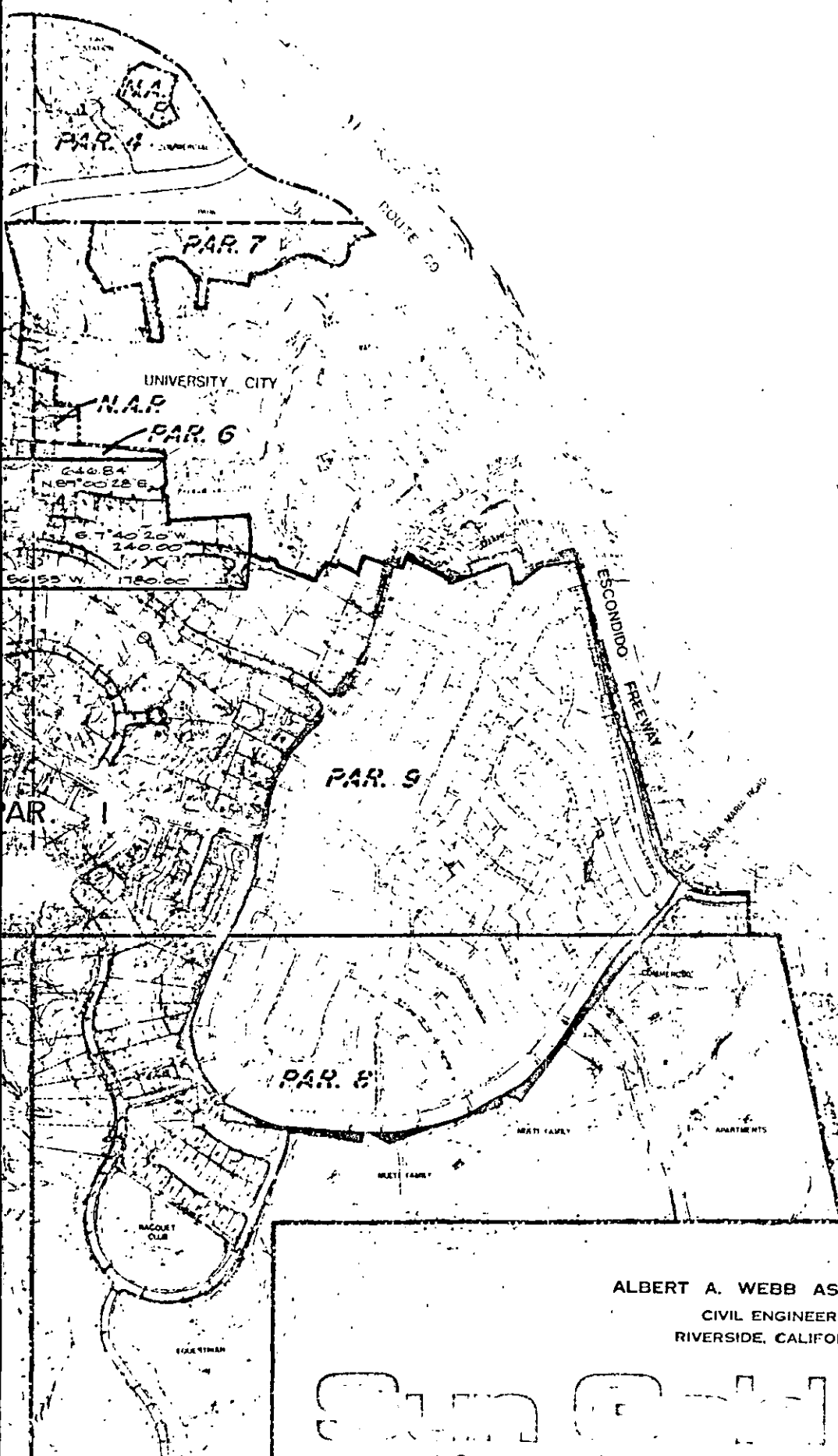
THENCE South  $61^{\circ} 22' 20''$  West, a distance of 496.47 feet;

THENCE North  $89^{\circ} 56' 53''$  West along a line parallel with the North line of the Southeast quarter of said Section 32, a distance of 1512.14 feet to a point on the West line of the Southeast quarter of said Section 32;

THENCE North  $00^{\circ} 14' 18''$  West along said West line, a distance of 958.23 feet to the point of beginning.

ALSO EXCEPTING THEREFROM: the portion thereof lying within the North half of the South half of Section 33, Township 2 South, Range 4 West, San Bernardino Meridian.

DESCRIPTION APPROVAL  
by George P. Hutchinson, 11/15/79 by RLH  
Surveyor



MAP NUMBER \_\_\_\_\_  
 RECEIVED \_\_\_\_\_  
 PAID \_\_\_\_\_  
 SUBDIVISION COMMITTEE \_\_\_\_\_  
 CITY PLANNING DIVISION 10/18/79  
 ROUTED TO PWD

ALBERT A. WEBB ASSOCIATES  
 CIVIL ENGINEERS  
 RIVERSIDE, CALIFORNIA

**Star Gold Ranch**  
 A Planned Community by Robert P. Warmington Co.  
16500 HALE AVE, IRVINE, CALIF.



PAR. 1

PAR. 2

PAR. 3

SHERIFF  
TRAINING  
CENTER  
N.A.P.

PAR. 4

PAR. 5

CENTRAL AVENUE

UNIVE  
N.A.P.



PAR. 2

S 89° 56' 53" E 2031.20  
 S 61° 22' 20" W 490.47  
 S 89° 56' 53" W 1612.14  
 N 81° 02' 28" E 422.84  
 S 89° 56' 55" W 1780.00  
 S 61° 40' 20" W 240.00

PAR. 1

SCALE: 1" = 500'

MACTET  
CLUB