

421230

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code 6103)

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

DEC 5 1991

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-13-901
Quail Valley Court

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): BUD RICHLEY, a married man, as his sole and separate property

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on , a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of 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 parcels as described in said Exhibit "A" thereby created comply 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.

EXHIBIT "A"

PARCEL 1

THOSE PORTIONS OF PARCELS 15 AND 16 OF PARCEL MAP 11907, AS SHOWN BY MAP ON FILE IN BOOK 63 OF PARCEL MAPS, AT PAGES 87 AND 88 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL 16, SAID CORNER BEING ON THE WESTERLY RIGHT OF WAY LINE OF QUAIL VALLEY COURT;

THENCE SOUTH $60^{\circ} 10' 10''$ WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 16, A DISTANCE OF 178.17 FEET TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTH $00^{\circ} 33' 20''$ WEST, ALONG THE WESTERLY LINE OF SAID PARCELS 16 AND 15, A DISTANCE OF 155.00 FEET TO A POINT ON SAID WESTERLY LINE OF PARCEL 15;

THENCE NORTH $89^{\circ} 26' 40''$ EAST, A DISTANCE OF 81.00 FEET;

THENCE SOUTH $45^{\circ} 33' 20''$ EAST, A DISTANCE OF 24.17 FEET;

THENCE NORTH $89^{\circ} 26' 40''$ EAST, A DISTANCE OF 22.91 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 16, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF SAID QUAIL VALLEY COURT;

THENCE SOUTH $36^{\circ} 49' 31''$ EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 16 AND SAID RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 100.00 FEET, THE EASTERLY LINE OF SAID PARCEL 16 AND SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF $12^{\circ} 18' 09''$, AN ARC DISTANCE OF 21.47 FEET TO THE POINT OF BEGINNING, A RADIAL LINE AT SAID POINT BEARS NORTH $65^{\circ} 28' 38''$ EAST.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.353 ACRES.

PARCEL 2

THOSE PORTIONS OF PARCELS 15 AND 16 OF PARCEL MAP 11907, AS SHOWN BY MAP ON FILE IN BOOK 63 OF PARCEL MAPS, AT PAGES 87 AND 88 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 16;

THENCE NORTH $00^{\circ} 33' 20''$ WEST, ALONG THE WESTERLY LINE OF SAID PARCELS 16 AND 15, A DISTANCE OF 155.00 FEET TO A POINT ON SAID WESTERLY LINE OF PARCEL 15 AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH $00^{\circ} 33' 20''$ WEST, ALONG THE WESTERLY LINE OF SAID PARCEL 15, A DISTANCE OF 183.23 FEET TO THE NORTHWESTERLY CORNER THEREOF;

THENCE RADially, SOUTH $49^{\circ} 13' 31''$ EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 15, A DISTANCE OF 158.41 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 15, SAID CORNER BEING ON THE WESTERLY RIGHT OF WAY LINE OF SAID QUAIL VALLEY COURT, SAID CORNER ALSO BEING ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 70.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE HAVING A RADIUS OF 70.00 FEET, THE EASTERLY LINE OF SAID PARCELS 15 AND 16 AND SAID SOUTHWESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF $77^{\circ} 36' 00''$, AN ARC DISTANCE OF 94.81 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 16;

THENCE SOUTH $36^{\circ} 49' 31''$ EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 16 AND SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET;

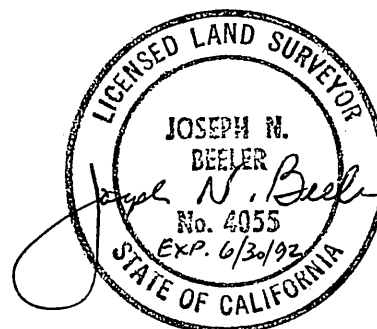
THENCE SOUTH $89^{\circ} 26' 40''$ WEST, A DISTANCE OF 22.91 FEET;

THENCE NORTH $45^{\circ} 33' 20''$ WEST, A DISTANCE OF 24.17 FEET;

THENCE SOUTH $89^{\circ} 26' 40''$ WEST, A DISTANCE OF 81.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.344 ACRES.

DESCRIPTION APPROVAL 10/17/90
George P. Hutchinson by WF
 SURVEYOR, CITY OF RIVERSIDE



421230

PMW-13-901

QUAIL VALLEY COURT
TO BOX OFFICES BLDG.

NORTH
SCALE 1" = 20'

