

355234

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
Min. Past o'clock

DEC 5 1988
Recorded in Official Records
of Riverside County, California
Walker & Gray
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-15- 889
2530 Piedmont Dr.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): GORDON L. BOURNS, TRUSTEE under Declaration of Trust dated December 19, 1978, creating the GORDON L. BOURNS TRUST.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 6, 1988, 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 EXHIBIT A ATTACHED HERETO"

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

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: *November 28, 1988*

By *Robert C. Mease*
ROBERT C. MEASE
PRINCIPAL PLANNER



J.F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

November 3, 1988

"EXHIBIT A"

W.O. 8810601

BOURNS

PARCEL MAP WAIVER 15-889

PARCEL A

Those portions of Lots 6 and 7 of Piedmont Hills, as shown by map on file in Book 30 of Maps, at pages 80 and 81 thereof, Records of Riverside County, California, described as follows:

Commencing at the most Easterly corner of Lot 7 of said Piedmont Hills;

Thence N.33°11'30"W. along the Easterly line of said Lot 7, a distance of 461.89 feet to the Southerly line of Piedmont Drive, as shown on said map;

Thence Westerly along said Southerly line on a non-tangent curve concave Northerly, having a radius of 190.00 feet through an angle of 09°35'00", an arc length of 31.78 feet to the point of beginning of the parcel of land to be described (the initial radial line bears S.00°05'30"W.);

Thence S.19°28'00"E., a distance of 47.18 feet;

Thence Southerly on a curve concave Westerly having a radius of 140.00 feet through an angle of 68°22'00", an arc length of 167.05 feet;

Thence S.48°54'00"W., a distance of 40.00 feet to a point on the Easterly line of said Lot 6;

Thence S.75°09'00"W., a distance of 90.00 feet;

Thence S.59°01'00"W., a distance of 192.88 feet;

Thence N.00°55'00"E., a distance of 48.65 feet;

Thence N.33°49'00"W., a distance of 81.43 feet;

Thence N.57°05'00"W., a distance of 76.45 feet;

Thence N.34°05'00"E., a distance of 73.98 feet

Thence N.07°58'30"E., a distance of 146.88 feet;

Thence Northeasterly on a non-tangent curve concave Northerly, having a radius of 175.00 feet through an angle of 30°44'50", an arc length of 93.91 feet (the initial radial line bears S.08°09'20"W.);

3880 Lemon Street, Suite 300
PO Box 493
Riverside, CA 92502
(714) 666-0544
FAX 714-686-5954

1091-D S. Mt. Vernon Avenue
Colton, CA 92324
(714) 825-1082
FAX 714-825-9583

73-080 El Paseo, Suite 106
Palm Desert, CA 92260
(619) 346-5691
FAX 619-340-0529

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Thence N.67°24'30"E., a distance of 77.68 feet;
Thence Easterly on a curve concave Southerly, having a radius of 78.20 feet through an angle of 52°47'40", an arc length of 72.06 feet;
Thence S.59°47'50"E., a distance of 65.74 feet;
Thence Southeasterly on a curve concave Northeasterly, having a radius of 190.00 feet through an angle of 20°31'40", an arc length of 68.07 feet to the point of beginning.

The preceding twelve (12) courses being along the boundary of said Lot 6.

The above described parcel of land contains 2.58 acres, more or less

TT/MWC/lb
LEG:BP6



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fontaine 11/4/88
Homer A. Fontaine Date
J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 11/23/88
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE

355235

Recording requested by:

And when recorded, mail to:

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Public Works Department
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Min. Past 10 clocks

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PROJECT: PMW-15-889
2496 Piedmont Drive

5/75

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): GORDON L. BOURNS and JILL D. BOURNS, husband and wife

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 6, 1988, 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 EXHIBIT A ATTACHED HERETO"

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PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: *November 28, 1988*

By *Robert C. Mease*
ROBERT C. MEASE
PRINCIPAL PLANNER

355235



J.F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

November 3, 1988

W.O. 8810601

"EXHIBIT A"

BOURNS

PARCEL MAP WAIVER 15-889

PARCEL B

Those portions of Lots 6 and 7 of Piedmont Hills, as shown by map on file in Book 30 of Maps, at pages 80 and 81 thereof, Records of Riverside County, California, described as follows:

Beginning at the most Easterly corner of Lot 7 of said Piedmont Hills;
Thence N.33°11'30"W. along the Easterly line of said Lot 7, a distance of 461.89 feet to the Southerly line of Piedmont Drive, as shown on said map;

Thence Westerly along said Southerly line on a non-tangent curve concave Northerly, having a radius of 190.00 feet through an angle of 09°35'00", an arc length of 31.78 feet (the initial radial line bears S.00°05'30"W.);

Thence S.19°28'00"E., a distance of 47.18 feet;

Thence Southerly on a curve concave Westerly having a radius of 140.00 feet through an angle of 68°22'00", an arc length of 167.05 feet;

Thence S.48°54'00"W., a distance of 40.00 feet to a point on the Westerly line of said Lot 7;

Thence S.75°09'00"W., a distance of 90.00 feet;

Thence S.59°01'00"W., a distance of 192.88 feet;

Thence S.00°55'00"W., a distance of 84.00 feet;

Thence N.86°08'00"E., a distance of 593.92 feet to the point of beginning.

The preceding four (4) courses being along the boundary of said Lot 7.

355235

The above described parcel of land contains 2.52 acres, more or less.

TT/MWC/lb
LEG:BP7



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fontaine 11/4/88
Homer A. Fontaine Date
J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 11/23/88
George P. Hitchins
SURVEYOR, CITY OF RIVERSIDE