

3276

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
Min. Past 11 o'clock A.M.
At Request of
Homer D. Chapman
Book 1981, Page 3276
JAN 8 1981

Recorded in Official Records
of Riverside County, California
Donald D. Svedman Recorder
FEES \$ 4

This space for Recorder's use

K.A.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-17-801)

Property Owner(s): HOMER D. CHAPMAN and DAISY E. CHAPMAN

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on September 25, 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.

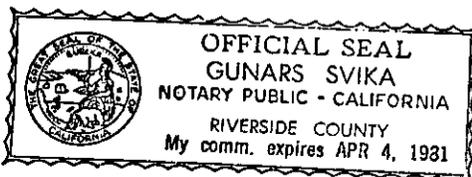
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: OCT. 20, 1980

By Neil Gardner
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On OCT. 20 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared NEIL 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.



Gunars Svika
Notary Public in and for said County and State

That portion of the southwest one-quarter of Section 29, Township 2 South, Range 4 West, S.B.M., described as follows:

BEGINNING at the northwest corner of Lot 16 as shown by map of University Knolls on file in Book 18 of Maps, at Page 10 thereof, records of Riverside County, California, said corner being in the southerly line of University Drive (Lot B) as shown on said map;

THENCE South $48^{\circ} 29' 30''$ West, a distance of 68.68 feet, to the beginning of a tangent curve concave to the southeast, having a radius of 119.07 feet;

THENCE Southwesterly along said curve through a central angle of $53^{\circ} 27' 00''$ an arc length of 111.08 feet;

THENCE South $04^{\circ} 57' 30''$ East, a distance of 155.04 feet to the southerly line of that certain parcel of land conveyed to Homer D. Chapman, et ux., described as Parcel 1 in deed recorded May 25, 1946, in Book 754, Pages 278 through 280 thereof, Official Records of Riverside County, California

THENCE West along said southerly line, a distance of 254.28 feet to the easterly line of Canyon Crest Drive, 60 feet wide as shown on said Map of University Knolls;

THENCE North along said easterly line, a distance of 414.80 feet to the southwesterly line of said University Drive (Lot B);

THENCE Northerly, Easterly, and Southeasterly on a curve concave southeasterly having a radius of 15.00 feet through a central angle of $141^{\circ} 18' 00''$, an arc length of 36.99 feet;

THENCE South $38^{\circ} 42' 00''$ East, a distance of 117.50 feet;

THENCE Southeasterly on a curve concave northeasterly having a radius of 80.00 feet through an angle of $49^{\circ} 08' 00''$, an arc length of 68.60 feet;

THENCE South $87^{\circ} 50' 00''$ East, a distance of 159.07 feet;

THENCE North $77^{\circ} 54' 00''$ East, a distance of 13.80 feet to the point of beginning.

The preceding five (5) courses are along the southwesterly and southerly line of said University Drive (Lot B).

The above described parcel of land contains 2.00 acres, more or less.

DESCRIPTION, APPROVAL
George P. Hutchins 10/17/50 BY *DRJ*
 Surveyor

That portion of the southwest one-quarter of Section 29, Township 2 South, Range 4 West, S.B.M. and those portions of Lots 17 and 18 as shown on Map of University Knolls on file in Book 18 of Maps, at Page 10 thereof, records of Riverside County, California; described as follows:

BEGINNING at a point in the southerly line of that certain parcel of land conveyed to Homer D. Chapman, et ux., described as Parcel 1 in deed recorded May 25, 1946 in Book 754, Pages 278 through 280 thereof, Official Records of Riverside County, California, being distant 389.28 feet easterly of the easterly line of Canyon Crest Road, 60.00 feet wide, as shown on said map of University Knolls; said point being the southeasterly corner of that certain parcel of land conveyed to Homer D. Chapman, et ux., by deed recorded February 29, 1972 as Instrument No. 26326, Official Records of Riverside County, California;

THENCE North $14^{\circ} 28' 56''$ West, along the easterly line of said parcel, to an angle point therein, a distance of 122.35 feet;

THENCE North $73^{\circ} 52' 32''$ East, continuing along said easterly line, a distance of 69.77 feet to the most easterly corner of said last mentioned parcel, said corner being on the southerly line of that certain parcel of land conveyed to Homer D. Chapman, et ux., by deed recorded in Book 1536, Page 212 of Official Records of Riverside County, California;

THENCE North $80^{\circ} 50' 32''$ East (formerly recorded North $81^{\circ} 20' 00''$ East), along said southerly line a distance of 137.63 feet (formerly recorded 136.14 feet), to the easterly line of said Lot 17, also being the westerly line of University Drive (Lot B) as shown on said map of University Knolls;

THENCE South $10^{\circ} 31' 00''$ East, along the easterly line of said Lot 17, a distance of 9.32 feet;

THENCE South $20^{\circ} 39' 00''$ West, continuing along said easterly line a distance of 30.42 feet to the northeasterly corner of said Lot 18;

THENCE Southerly and Southeasterly on a curve concave easterly, having a radius of 84.00 feet, through an angle of $50^{\circ} 15' 00''$, an arc length of 73.76 feet;

THENCE South $29^{\circ} 36' 00''$ East, a distance of 32.06 feet;

THENCE South $59^{\circ} 53' 00''$ West, a distance of 115.60 feet;

THENCE North $69^{\circ} 54' 00''$ West, a distance of 51.25 feet;

THENCE North $54^{\circ} 25' 00''$ West, a distance of 29.67 feet to the southeasterly corner of said parcel of land conveyed to Homer D. Chapman, et ux., described as Parcel 1 in deed recorded May 25, 1946 in Book 754, Pages 278 through 280 thereof, records of Riverside County, California;

The preceding five (5) courses are along the easterly and southerly lines of said Lot 18;

THENCE West, along the southerly line of said last mentioned parcel, a distance of 12.42 feet to the point of beginning.

The above described parcel of land contains 0.66 acres, more or less.

DEED RECORDER'S APPROVAL
George R. Hutchinson 12/31/87 DCF

4422C

That portion of the southwest one-quarter of Section 29, Township 2 South, Range 4 West, S.B.M. and those portions of Lots 16, 17 and 18 as shown on Map of University Knolls on file in Book 18 of Maps, at Page 10 thereof, records of Riverside County, California, described as follows:

BEGINNING at the northwest corner of said Lot 16, said corner being in the southerly line of University Drive (Lot B) as shown on said map;

THENCE South $48^{\circ} 29' 30''$ West, a distance of 68.68 feet, to the beginning of a tangent curve concave to the southeast, having a radius of 119.07 feet;

THENCE Southwesterly along said curve through a central angle of $53^{\circ} 27' 00''$ an arc length of 111.08 feet;

THENCE South $04^{\circ} 57' 30''$ East, a distance of 155.04 feet to the southerly line of that certain parcel of land conveyed to Homer D. Chapman, et ux., described as Parcel 1 in deed recorded May 25, 1946, in Book 754, Pages 278 through 280 thereof, Official Records of Riverside County, California;

THENCE East along said southerly line and the southerly line of that certain parcel of land conveyed to Homer D. Chapman, et ux., by deed recorded February 29, 1972 as Instrument No. 26326, Official Records of Riverside County, California, a distance of 135.00 feet to the southeast corner of said last mentioned parcel;

THENCE North $14^{\circ} 28' 56''$ West, along the easterly line of said parcel, to an angle point therein, a distance of 122.35 feet;

THENCE North $73^{\circ} 52' 32''$ East, continuing along said easterly line, a distance of 69.77 feet to the most easterly corner of said last mentioned parcel, said corner also being in the southerly line of that certain parcel of land conveyed to Homer D. Chapman, et ux., by deed recorded in Book 1536 at Page 212 et seq., of Official Records of Riverside County, California;

THENCE North $80^{\circ} 50' 32''$ East, (formerly recorded North $81^{\circ} 20' 00''$ East) along said southerly line, a distance of 137.63 feet, (formerly recorded 136.14 feet), to the easterly line of said Lot 17, also being the westerly line of said University Drive (Lot B);

THENCE North $10^{\circ} 31' 00''$ West, a distance of 26.20 feet;

THENCE North $27^{\circ} 39' 00''$ West, a distance of 134.15 feet;

THENCE Northwesterly on a curve concave southwesterly having a radius of 40.00 feet; through an angle of $74^{\circ} 27' 00''$, an arc length of 51.98 feet;

THENCE South $77^{\circ} 54' 00''$ West, a distance of 121.40 feet to the point of beginning.

The preceding four (4) courses are along the easterly line of said Lot 17 and the easterly and northerly lines of said Lot 16, also being the westerly and southerly line of said University Drive (Lot B).

The above described parcel of land contains 1.43 acres, more or less.

DESCRIPTION APPROVAL
by *George P. Hutchinson*, 10/17/80 by *DL*
Surveyor

