

32107

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
AT 9:00 O'CLOCK A.M.  
At Request of  
TICOR TITLE INSURANCE CO.  
Book 1984, Page 32107

FEB 17 1984

Recorded in Official Records  
of Riverside County, California

*William S. Somaly*  
Recorder  
Fees \$

23

This space for Recorder's use

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE  
(Waiver of Parcel Map PMW-Tract 8796)

Property Owner(s): WILLIAM A. WORTHINGTON, as Trustee under that  
Declaration of Trust executed September 14, 1983.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the  
Planning Commission of the City of Riverside hereby declares that on  
June 9, 1983, 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 pro-  
visions of the Riverside Municipal Code pertaining to building or zoning  
regulations.

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

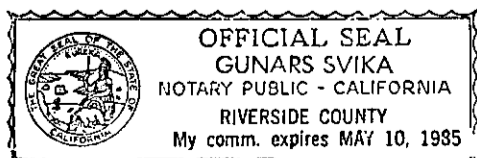
MERLE G. GARDNER  
PLANNING DIRECTOR

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

Dated: FEB. 14, 1984

STATE OF CALIFORNIA) SS  
COUNTY OF RIVERSIDE)

On this 14<sup>TH</sup> day of FEBRUARY, in the year 1984, before me,  
GUNARS SVIKA a Notary Public in and  
for said county and state, personally appeared ROBERT C.  
MEASE personally known to me to be the person who executed  
this instrument as PRINCIPAL PLANNER of the City of Riverside 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

440538-244

That portion of the West one-half of Section 3, Township 3 South, Range 6 West, S.B.M. as shown by map of a subdivision of Rancho La Sierra on file in Book 6 of Maps at Page 70 thereof, records of Riverside County, California, lying southwesterly of the following described line:

BEGINNING at the centerline intersection of Golden Avenue and Campbell Avenue as shown on Tract 8796-1 by map on file in Book 132 of Maps at Pages 96 through 100 thereof, records of Riverside County, California, said intersection also being the southeast corner of said Tract 8796-1;

THENCE South  $66^{\circ} 33' 00''$  West, a distance of 99.27 feet;

THENCE Southwesterly and Northwesterly on a curve concave northeasterly, having a radius of 153.60 feet, through an angle of  $86^{\circ} 43' 15''$ , an arc length of 232.48 feet;

THENCE North  $26^{\circ} 43' 45''$  West, a distance of 131.90 feet;

THENCE North  $61^{\circ} 49' 05''$  West, a distance of 61.51 feet to the southeast corner of said Tract 8796-1, also being a point hereinafter referred to as Point "A";

The preceding four (4) courses being along the southerly line of said Tract 8796-1;

THENCE continuing North  $61^{\circ} 49' 05''$  West, a distance of 47.91 feet;

THENCE Northwesterly on a curve concave northeasterly, having a radius of 69.33 feet, through an angle of  $66^{\circ} 20' 15''$ , an arc length of 80.27 feet;

THENCE North  $04^{\circ} 31' 10''$  East, a distance of 45.72 feet;

THENCE Northwesterly on a curve concave southwesterly, having a radius of 99.48 feet, through an angle of  $52^{\circ} 50' 40''$ , an arc length of 91.75 feet;

THENCE North  $48^{\circ} 19' 30''$  West, a distance of 235.24 feet;

THENCE Northwesterly on a curve concave southwesterly, having a radius of 218.00 feet, through an angle of  $27^{\circ} 49' 00''$ , an arc length of 105.84 feet to a point of reverse curvature;

THENCE Northwesterly and Northeasterly on a curve concave northeasterly, having a radius of 69.77 feet, through an angle of  $91^{\circ} 20' 03''$ , an arc length of 111.22 feet to a point of reverse curvature, (the initial radial line bears South  $13^{\circ} 51' 30''$  West);

THENCE Northeasterly and Northwesterly on a curve concave westerly, having a radius of 140.00 feet, through an angle of  $70^{\circ} 03' 43''$ , an arc length of 171.19 feet (the initial radial line bears South  $74^{\circ} 48' 27''$  East);

THENCE North  $54^{\circ} 52' 10''$  West, a distance of 66.95 feet;

THENCE Northwesterly and Northeasterly on a curve concave easterly, having a radius of 100.00 feet, through an angle of  $89^{\circ} 53' 24''$ , an arc length of 156.89 feet to a point of reverse curvature;

THENCE Northeasterly and Northwesterly on a curve concave westerly, having a radius of 123.40 feet, through an angle of  $75^{\circ} 01' 24''$ , an arc length of 161.58 feet (the initial radial line bears South  $54^{\circ} 58' 46''$  East);

THENCE North  $40^{\circ} 00' 10''$  West, a distance of 233.00 feet;

The preceding twelve (12) courses being along the southwesterly line of that certain parcel of land as conveyed to Kaufman & Broad of Southern California, Inc. by Deed recorded July 21, 1983 as Instrument No. 146153, Official Records of Riverside County, California;

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THENCE Northwesterly on a curve concave southwesterly, having a radius of 200.00 feet through an angle of  $43^{\circ} 13' 00''$ , an arc length of 150.85 feet;

THENCE North  $83^{\circ} 13' 10''$  West, a distance of 47.00 feet;

THENCE Northwesterly and Northeasterly on a curve concave easterly, having a radius of 40.00 feet, through an angle of  $157^{\circ} 10' 00''$ , an arc length of 69.72 feet;

THENCE North  $73^{\circ} 56' 50''$  East, a distance of 42.00 feet;

THENCE Northeasterly on a curve concave northwesterly, having a radius of 100.00 feet, through an angle of  $53^{\circ} 43' 51''$ , an arc length of 93.78 feet;

THENCE North  $85^{\circ} 13' 40''$  West, a distance of 211.55 feet;

THENCE North  $53^{\circ} 37' 10''$  West, a distance of 434.05 feet to the termination of said line description.

The preceding nineteen (19) courses being along the southwesterly line of that certain parcel of land as conveyed to Robert E. Pung, S.V.D., Provincial, as Trustee, and his successor in office of the Society of the Divine Word, Southern Province of Saint Augustine by Deed recorded March 19, 1956 as Instrument No. 19520, Official Records of Riverside County, California;

EXCEPTING therefrom that portion lying southerly of the following described line:

BEGINNING at the hereinbefore mentioned Point "A";

THENCE North  $61^{\circ} 49' 05''$  West along the southwesterly line of said parcel of land as conveyed to Kaufman & Broad of Southern California, Inc., a distance of 48.09 feet to the most northerly corner of that certain parcel of land as conveyed to Pacific Union Association of Seventh Day Adventists by Deed recorded October 22, 1976 as Instrument No. 161920, Official Records of Riverside County, California;

THENCE South  $59^{\circ} 20' 55''$  West along the northerly line of said parcel of land, a distance of 697.60 feet to the termination of said line description.

TOGETHER with that portion described as follows:

COMMENCING at the hereinbefore mentioned Point "A";

THENCE North  $61^{\circ} 49' 05''$  West, a distance of 23.05 feet to the point of beginning of the parcel of land to be described;

THENCE continuing North  $61^{\circ} 49' 05''$  West, a distance of 24.86 feet;

THENCE Northwesterly on a curve concave northeasterly, having a radius of 69.33 feet through an angle of  $66^{\circ} 20' 15''$ , an arc length of 80.27 feet;

THENCE North  $04^{\circ} 31' 10''$  East, a distance of 45.72 feet;

THENCE Northwesterly on a curve concave southwesterly having a radius of 99.48 feet through an angle of  $52^{\circ} 50' 40''$ , an arc length of 91.75 feet;

THENCE North  $48^{\circ} 19' 30''$  West, a distance of 72.00 feet;

The preceding six (6) courses being along the westerly line of said parcel of land conveyed to Kaufman & Broad of Southern California, Inc.;

THENCE North  $81^{\circ} 27' 00''$  East, a distance of 142.45 feet to a line parallel with and 23.00 feet westerly measured at right angles from the westerly boundary line of said Tract 8796-1;