

119959

Recording requested by:

J. F. DAVIDSON ASSOCIATES
P.O. Box 493
Riverside, CA 92502

And when recorded, mail to:

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

RECEIVED FOR RECORD
15 Min. Past 4 o'clock P.M.
At Request of
J. Davidson
Book 1984, Page 119959

JUN - 5 1984

Recorded in Official Records
of Riverside County, California

William E. Conroy
Recorder

Fees \$

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map Tract 9655)

Property Owner(s): DIVINE WORD SEMINARY OF THE DIVINE WORD MISSIONARIES
OF THE SOCIETY OF THE DIVINE WORD AT RIVERSIDE,
CALIFORNIA, a Corporation,

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the
Planning Commission of the City of Riverside hereby declares that on
June 23, 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

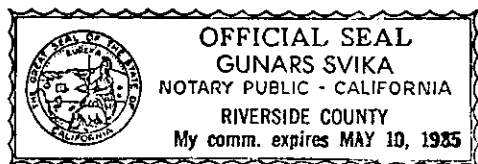
MERLE G. GARDNER
PLANNING DIRECTOR

Dated: JUNE 5, 1984

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

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this 5TH day of JUNE, 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 Sviak
Notary Public in and for said County and
State

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That portion of the West one-half of Section 3 and the East one-half of Section 4, Township 3 South, Range 6 West, as shown by map of Sectionalized Survey of Rancho La Sierra on file in Book 6 of Maps at Page 70 thereof, also Lot 7 of Golden Terrace as shown by Map on file in Book 11 of Maps at Page 82 and 83 thereof, both Records of Riverside County, California, described as follows:

BEGINNING at the centerline intersection of Alhambra Avenue and Cypress Avenue as shown on Parcel Map 10467 by Map on file in Book 79 of Parcel Maps at Pages 8 and 9 thereof, records of Riverside County, California;

THENCE South $75^{\circ} 01' 40''$ West, along the westerly prolongation of the centerline of said Cypress Avenue, a distance of 41.45 feet;

THENCE South $14^{\circ} 58' 20''$ East, a distance of 51.00 feet;

THENCE South $08^{\circ} 33' 00''$ East, a distance of 127.36 feet;

THENCE North $81^{\circ} 27' 00''$ East, a distance of 80.00 feet;

THENCE South $08^{\circ} 33' 00''$ East, a distance of 130.41 feet;

THENCE North $83^{\circ} 33' 00''$ West, a distance of 21.30 feet;

THENCE Southwesterly on a curve concave southeasterly, having a radius of 48.00 feet, through an angle of $95^{\circ} 37' 27''$, an arc length of 80.11 feet;

THENCE South $60^{\circ} 59' 03''$ West, a distance of 173.76 feet to the westerly line of that certain parcel of land conveyed to Kaufman & Broad of Southern California, Inc., by Deed recorded July 21, 1983 as Instrument No. 146153, Official Records of Riverside County, California;

THENCE South $30^{\circ} 28' 42''$ West, a distance of 45.16 feet;

THENCE South $06^{\circ} 20' 10''$ West, a distance of 223.49 feet;

THENCE South $20^{\circ} 58' 06''$ West, a distance of 180.64 feet to the northerly line of Tract 8796 as shown by map on file in Book 137 of Maps at Pages 90 through 92 thereof, Records of Riverside County, California;

THENCE South $81^{\circ} 27' 00''$ West, a distance of 47.93 feet;

THENCE North $88^{\circ} 43' 26''$ West, a distance of 315.06 feet;

THENCE South $49^{\circ} 59' 50''$ West, a distance of 216.60 feet;

THENCE South $72^{\circ} 00' 10''$ East, a distance of 115.39 feet;

THENCE South $40^{\circ} 00' 10''$ East, a distance of 109.89 feet to a point of cusp, said point being a point on the southwesterly line of that certain parcel of land conveyed to Divine Word Seminary of the Divine Word Missionaries of the Society of the Divine Word at Riverside, California by Deed recorded April 29, 1963 as Instrument No. 43356, Official Records of Riverside County, California;

The preceding 5 courses being along the southwesterly and northerly lines of said Tract 8796, also the preceding 8 courses being along the westerly line of said parcel of land conveyed to Kaufman and Broad of Southern California, Inc.;

THENCE Northwesterly on a non-tangent 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, (the initial radial line bears North $49^{\circ} 59' 50''$ East);

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

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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;

THENCE North $66^{\circ} 39' 10''$ West, a distance of 251.87 feet;

THENCE North $12^{\circ} 40' 20''$ East, a distance of 43.17 feet;

THENCE North $45^{\circ} 05' 20''$ East, a distance of 277.12 feet;

THENCE South $62^{\circ} 46' 10''$ East, a distance of 184.29 feet;

THENCE South $78^{\circ} 14' 10''$ East, a distance of 124.18 feet;

THENCE North $52^{\circ} 33' 20''$ East, a distance of 133.56 feet;

THENCE North $29^{\circ} 47' 20''$ East, a distance of 134.52 feet;

THENCE North $47^{\circ} 32' 50''$ East, a distance of 134.31 feet;

THENCE North $40^{\circ} 16' 10''$ West, a distance of 101.56 feet to the Southwest corner of said Lot 7;

THENCE North $00^{\circ} 12' 48''$ East along the westerly line of said Lot 7, a distance of 295.02 feet to an angle point therein;

THENCE North $13^{\circ} 02' 11''$ West continuing along said westerly line, a distance of 175.00 feet to the northwest corner thereof;

THENCE North $79^{\circ} 02' 18''$ East along the northerly line of said Lot 7 and the easterly prolongation thereof, a distance of 645.41 feet to the centerline of said Lot "A" (Alhambra Avenue) as shown on said Golden Terrace;

THENCE South $16^{\circ} 54' 38''$ East along said centerline, a distance of 588.06 feet to the point of beginning.

The preceding 20 courses being along the southwesterly, northwesterly, northerly and easterly lines of said parcel of land conveyed to Divine Word Seminary of the Divine Word Missionaries of the Society of the Divine Word at Riverside, California.

EXCEPTING THEREFROM that portion thereof lying within said Lot "A" (Alhambra Avenue).

DESCRIPTION APPROVAL
George P. Hutchinson 1/10/84 by *W.E.*
Surveyor