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Recording requested by:

J. J. Dowdson

And when recorded, mail to:

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

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JAN - 7 1987

Recorded in Official Records
of Riverside County, California

William E. Stoney
RECORDER

Fees \$

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PROJECT: PMW-36-867

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): MISSION GROVE, LTD., a California limited partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on December 18, 1986, 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 hereinafter described located in the City of Riverside, County of Riverside, State of California, which parcels thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

Parcel 1

That portion of Lots 2, 3 and 4, in Block 4, and a portion of Cottonwood Avenue and Wood Road of Alessandro Tract, as shown by map on file in Book 6 of Maps, at page 13 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at the centerline intersection of said Cottonwood Avenue and Wood Road, as shown on said Alessandro Tract, also being the west one-quarter corner of Section 8, Township 3 South, Range 4 West, San Bernardino Meridian;

THENCE South 00° 34' 39" West, along the centerline of said Wood Road, also being the westerly line of said Section 8, a distance of 268.54 feet;

2980

THENCE South $89^{\circ} 25' 21''$ East, a distance of 33.00 feet to a line parallel with and 33.00 feet easterly, measured at right angles from the centerline of said Wood Road;

THENCE South $00^{\circ} 34' 39''$ West, along said parallel line, a distance of 10.28 feet;

THENCE South $67^{\circ} 35' 50''$ East, a distance of 192.08 feet;

THENCE Southeasterly on a curve concave southwesterly, having a radius of 683.00 feet through an angle of $13^{\circ} 47' 56''$, an arc length of 164.49 feet;

THENCE South $36^{\circ} 12' 06''$ West, a distance of 66.00 feet;

THENCE Southeasterly on a non-tangent curve concave southwesterly, having a radius of 617.00 feet through an angle of $08^{\circ} 01' 37''$, an arc length of 86.44 feet (the initial radial line bears North $36^{\circ} 12' 06''$ East);

THENCE South $45^{\circ} 46' 17''$ East, a distance of 699.20 feet;

THENCE Southeasterly on a curve concave northeasterly, having a radius of 823.00 feet through an angle of $01^{\circ} 20' 30''$, an arc length of 19.27 feet;

THENCE North $42^{\circ} 53' 13''$ East, a distance of 66.00 feet;

THENCE Southeasterly on a non-tangent curve concave northeasterly having a radius of 757.00 feet through an angle of $07^{\circ} 39' 29''$, an arc length of 101.18 feet (the initial radial line bears South $42^{\circ} 53' 13''$ West);

THENCE South $54^{\circ} 46' 16''$ East, a distance of 55.19 feet;

THENCE Northeasterly on a non-tangent curve concave northwesterly having a radius of 29.50 feet through an angle of $18^{\circ} 57' 31''$, an arc length of 9.76 feet (the initial radial line bears South $01^{\circ} 57' 48''$ East);

THENCE North $35^{\circ} 13' 44''$ East, a distance of 6.93 feet;

THENCE South $54^{\circ} 46' 16''$ East, a distance of 60.00 feet;

THENCE South $35^{\circ} 13' 44''$ West, a distance of 6.93 feet;

THENCE Southerly on a non-tangent curve concave easterly, having a radius of 29.50 feet through an angle of $18^{\circ} 57' 31''$, an arc length of 9.76 feet (the initial radial line bears North $88^{\circ} 37' 12''$ West);

THENCE South $54^{\circ} 46' 16''$ East, a distance of 264.80 feet;

THENCE Northeasterly on a non-tangent curve concave northwesterly, having a radius of 29.50 feet through an angle of $18^{\circ} 57' 31''$, an arc length of 9.76 feet (the initial radial line bears South $01^{\circ} 57' 48''$ East);

THENCE North $35^{\circ} 13' 44''$ East, a distance of 6.93 feet;

THENCE South $54^{\circ} 46' 16''$ East, a distance of 60.00 feet;

THENCE South $35^{\circ} 13' 44''$ West, a distance of 6.93 feet;

THENCE Southerly on a non-tangent curve concave easterly, having a radius of 29.50 feet through an angle of $18^{\circ} 57' 31''$, an arc length of 9.76 feet (the initial radial line bears North $88^{\circ} 37' 12''$ West);

THENCE South $54^{\circ} 46' 16''$ East, a distance of 117.01 feet;

THENCE Southeasterly on a curve concave northeasterly, having a radius of 357.00 feet through an angle of $34^{\circ} 04' 47''$, an arc length of 212.35 feet;

THENCE South $88^{\circ} 51' 03''$ East, a distance of 1.27 feet;

THENCE Northeasterly on a non-tangent curve concave northwesterly, having a radius of 29.50 feet through an angle of $21^{\circ} 41' 00''$, an arc length of 11.16 feet (the initial radial line bears South $34^{\circ} 47' 03''$ East);

THENCE North $00^{\circ} 18' 59''$ West, a distance of 6.36 feet;

THENCE North $89^{\circ} 41' 01''$ East, a distance of 30.00 feet;

THENCE South $00^{\circ} 18' 59''$ East, a distance of 2.36 feet;

THENCE North $89^{\circ} 41' 01''$ East, a distance of 30.00 feet;

THENCE South $00^{\circ} 18' 59''$ East, a distance of 7.17 feet;

THENCE Southeasterly on a non-tangent curve concave northeasterly, having a radius of 29.50 feet through an angle of $17^{\circ} 29' 34''$, a arc length of 9.01 feet (the initial radial line bears South $55^{\circ} 50' 04''$ West);

THENCE South $88^{\circ} 51' 03''$ East, a distance of 180.89 feet;

THENCE Northeasterly on a non-tangent curve concave northwesterly, having a radius of 39.50 feet through an angle of $26^{\circ} 52' 31''$, an arc length of 18.53 feet to a line parallel with and 10.00 feet westerly, measured at right angles from the easterly line of the west one-half of said Lot 4 (the initial radial line bears South $30^{\circ} 50' 42''$ East);

THENCE North $00^{\circ} 17' 08''$ East, along said parallel line, a distance of 9.25 feet;

THENCE South $89^{\circ} 42' 52''$ East, a distance of 10.00 feet to the easterly line of said west one-half;

THENCE North $00^{\circ} 17' 08''$ East, along said easterly line and the easterly line of said west one-half of Lot 3, a distance of 1,454.07 feet to the centerline of said Cottonwood Avenue, also being the northerly line of the southwest one-quarter of said Section 8;

THENCE South $89^{\circ} 41' 01''$ West, along said line, a distance of 1,978.28 feet to the POINT OF BEGINNING.

Parcel 2

That portion of Lots 1, 2, 3 and 4, in Block 4, and a portion of Wood Road of Alessandro Tract, as shown by map on file in Book 6 of Maps, at page 13 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at the centerline intersection of Cottonwood Avenue and Wood Road, as shown on said Alessandro Tract, also being the west one-quarter corner of Section 8, Township 3 South, Range 4 West, San Bernardino Meridian;

THENCE South $00^{\circ} 34' 39''$ West, along the centerline of said Wood Road, also being the westerly line of said Section 8, a distance of 268.54 feet to the point of beginning of the parcel of land to be described;

THENCE South $89^{\circ} 25' 21''$ East, a distance of 33.00 feet to a line parallel with and 33.00 feet easterly, measured at right angles from the centerline of said Wood Road;

THENCE South $00^{\circ} 34' 39''$ West, along said parallel line, a distance of 10.28 feet;

THENCE South $67^{\circ} 35' 50''$ East, a distance of 192.08 feet;

THENCE Southeasterly on a curve concave southwesterly, having a radius of 683.00 feet through an angle of $13^{\circ} 47' 56''$, an arc length of 164.49 feet;

THENCE South $36^{\circ} 12' 06''$ West, a distance of 66.00 feet;

THENCE Southeasterly on a non-tangent curve concave southwesterly, having a radius of 617.00 feet through an angle of $08^{\circ} 01' 37''$, an arc length of 86.44 feet (the initial radial line bears North $36^{\circ} 12' 06''$ East);

THENCE South $45^{\circ} 46' 17''$ East, a distance of 699.20 feet;

THENCE Southeasterly on a curve concave northeasterly, having a radius of 823.00 feet through an angle of $01^{\circ} 20' 30''$, an arc length of 19.27 feet;

THENCE North 42° 53' 13" East, a distance of 66.00 feet;

THENCE Southeasterly on a non-tangent curve concave northeasterly having a radius of 757.00 feet through an angle of 07° 39' 29", an arc length of 101.18 feet (the initial radial line bears South 42° 53' 13" West);

THENCE South 54° 46' 16" East, a distance of 55.19 feet;

THENCE Northeasterly on a non-tangent curve concave northwesterly having a radius of 29.50 feet through an angle of 18° 57' 31", an arc length of 9.76 feet (the initial radial line bears South 01° 57' 48" East);

THENCE North 35° 13' 44" East, a distance of 6.93 feet;

THENCE South 54° 46' 16" East, a distance of 60.00 feet;

THENCE South 35° 13' 44" West, a distance of 6.93 feet;

THENCE Southerly on a non-tangent curve concave easterly, having a radius of 29.50 feet through an angle of 18° 57' 31", an arc length of 9.76 feet (the initial radial line bears North 88° 37' 12" West);

THENCE South 54° 46' 16" East, a distance of 264.80 feet;

THENCE Northeasterly on a non-tangent curve concave northwesterly, having a radius of 29.50 feet through an angle of 18° 57' 31", an arc length of 9.76 feet (the initial radial line bears South 01° 57' 48" East);

THENCE North 35° 13' 44" East, a distance of 6.93 feet;

THENCE South 54° 46' 16" East, a distance of 60.00 feet;

THENCE South 35° 13' 44" West, a distance of 6.93 feet;

THENCE Southerly on a non-tangent curve concave easterly, having a radius of 29.50 feet through an angle of 18° 57' 31", an arc length of 9.76 feet (the initial radial line bears North 88° 37' 12" West);

THENCE South 54° 46' 16" East, a distance of 117.01 feet;

THENCE Southeasterly on a curve concave northeasterly, having a radius of 357.00 feet through an angle of 34° 04' 47", an arc length of 212.35 feet;

THENCE South 88° 51' 03" East, a distance of 1.27 feet;

THENCE Northeasterly on a non-tangent curve concave northwesterly, having a radius of 29.50 feet through an angle of 21° 41' 00", an arc length of 11.16 feet (the initial radial line bears South 34° 47' 03" East);

2980

THENCE North 00° 18' 59" West, a distance of 6.36 feet;

THENCE North 89° 41' 01" East, a distance of 30.00 feet;

THENCE South 00° 18' 59" East, a distance of 2.36 feet;

THENCE North 89° 41' 01" East, a distance of 30.00 feet;

THENCE South 00° 18' 59" East, a distance of 7.17 feet;

THENCE Southeasterly on a non-tangent curve concave northeasterly, having a radius of 29.50 feet through an angle of 17° 29' 34", a arc length of 9.01 feet (the initial radial line bears South 55° 50' 04" West);

THENCE South 88° 51' 03" West, a distance of 180.89 feet;

THENCE Northeasterly on a non-tangent curve concave northwesterly, having a radius of 39.50 feet through an angle of 26° 52' 31", an arc length of 18.53 feet to a line parallel with and 10.00 feet westerly, measured at right angles from the easterly line of the west one-half of said Lot 4 (the initial radial line bears South 30° 50' 42" East);

THENCE North 00° 17' 08" East, along said parallel line, a distance of 9.25 feet;

THENCE South 89° 42' 52" East, a distance of 10.00 feet to the easterly line of said west one-half;

THENCE South 00° 17' 08" West along said easterly line, a distance of 457.03 feet to the southeast corner of Parcel 2 of Certificate of Compliance recorded July 2, 1985, as Instrument No. 145292, Official Records of Riverside County, California;

THENCE South 89° 41' 01" West, along the southerly line of said Parcel 2, a distance of 1,988.02 feet to the southwest corner thereof, said corner being on the centerline of said Wood Road, also being the westerly line of said Section 8;

THENCE North 00° 34' 39" East along said line, a distance of 1,642.69 feet to the POINT OF BEGINNING.

DESCRIPTION APPROVAL
George P. Hutchins, 6/87
Surveyor

2980

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: JANUARY 6, 1987

By Robert C Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 6TH day of JANUARY, in the year 1987, 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

311.13/m - legal.97/c

