

FREE RECORDING - This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

Please record for the benefit of the City of Riverside  
Property Services Manager

DESCRIPTION APPROVAL  
by *George A. Nuckel* 5/18/85 by *D*  
Surveyor

76801

Recording requested by:

76801

And when recorded, mail to:

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

PROJECT: Parcel Map Waiver  
PMW-39-834

FOR RECORDER'S OFFICE USE ONLY

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE

Property Owner(s): JAMES W. TOTMAN

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on March 22, 1984, 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.

Lot 73, together with Lots 74 and 75 inclusive in Tract No. 3161, as shown by map on file in Book 54 of Maps, at Page 46 thru 48 thereof, records of Riverside County, California, being more particularly described as follows:

Beginning at the Northwest corner of Lot 76 of said Tract 3161;

THENCE South 21° 49' 14" West, along the westerly line of said Lot 76, a distance of 210.28 feet to a point in the southerly line of said Tract 3161;

THENCE South 87° 14' 49" West, along said southerly line a distance of 410.00 feet to the southwesterly line of said Lot 74;

THENCE North 12° 15' 45" East, a distance of 375.29 feet, to the southwest corner of said Lot 72;

THENCE South 78° 28' 59" East, along the southerly line of said Lot 72, a distance of 204.24 feet to the southeasterly corner of said Lot 72, said corner being in a curve concave to the northeast, having a radius of 76.00 feet, a radial line at said point bears North 86° 00' 00" East;

THENCE Southeasterly along the arc of said curve through a central angle of 84° 21' 40", an arc length of 111.90 feet to a point of reverse curvature with a curve concave southerly having a radius of 135.00 feet, through which a radial line bears South 01° 38' 28" West;

THENCE Easterly along said curve through a central angle of 17° 42' 40", an arc length of 41.73 feet to the end of said curve;

THENCE continuing along the right of way of Via Catargo, South 70° 39' 00" East, 98.94 feet to the True Point of Beginning.

This action does not supersede, modify or affect any requirement of provisions of the Riverside Municipal Code pertaining to building or zoning regulations.

RECEIVED FOR RECORD  
Mtn: Past 3 o'clock M

APR 12 1985  
Recorded in Official Records  
of Riverside County, California  
*William E. Stoney*  
RECORDER  
Fees \$

12/23-3



