

306857

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.
At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

DEC - 3 1986

Recorded in Official Records
of Riverside County, California

William E. Stoney
RECORDER
Fees \$

11/3

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-56-856

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): CANYON SPRINGS NORTH VENTURE, a California General Partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on June 10, 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

Those portions of Parcels 8 through 11, 16 and 17 of Parcel Map 19618, as shown by map on file in Book 129 of Parcel Maps, at Pages 1 through 5 thereof, Records of Riverside County, California, described as follows:

BEGINNING at the northeast corner of said Parcel 8, said corner being on a curve concave southeasterly, having a radius of 244.00 feet, and to which a radial line bears North 86° 36' 38" East;

THENCE southerly 60.00 feet along said curve through a central angle of 14° 05' 21";

THENCE South 10° 41' 59" East, 232.77 feet;

THENCE South $79^{\circ} 18' 01''$ West, 247.21 feet to a point on a non-tangent curve concave westerly, having a radius of 1246.28 feet and to which a radial line bears North $80^{\circ} 00' 44''$ East;

THENCE northerly 294.49 feet along said curve through a central angle of $13^{\circ} 32' 20''$ to the northwest corner of said parcel;

THENCE North $79^{\circ} 18' 01''$ East, 285.55 feet along the north line of said parcel to said POINT OF BEGINNING.

Containing 1.726 Acres

PARCEL 2

Those portions of Parcels 8 through 11, 16 and 17 of Parcel Map 19618, as shown by map on file in Book 129 of Parcel Maps, at Pages 1 through 5 thereof, records of Riverside County, California, described as follows:

BEGINNING at the southeast corner of said Parcel 9;

THENCE South $79^{\circ} 18' 01''$ West, 267.21 feet along the south line of said parcel to the southwest corner of said parcel;

THENCE North $04^{\circ} 13' 06''$ West, 107.49 feet along the west line of said parcel to the beginning of a curve, in said west line, concave westerly, having a radius of 1246.28 feet;

THENCE northerly 125.49 feet along said curve through a central angle of $05^{\circ} 46' 10''$;

THENCE on a non-tangent line North $79^{\circ} 18' 01''$ East, 247.21 feet;

THENCE South $10^{\circ} 41' 59''$ East, 232.00 feet to said POINT OF BEGINNING.

Containing 1.359 Acres.

PARCEL 3

Those portions of Parcels 8 through 11, 16 and 17 of Parcel Map 19618, as shown by map on file in Book 129 of Parcel Maps, at Pages 1 through 5 thereof, records of Riverside County, California, described as follows:

BEGINNING at the northeast corner of said Parcel 10;

THENCE South $10^{\circ} 41' 59''$ East, 295.77 feet to the beginning of a curve concave northwesterly having a radius of 356.00 feet;

THENCE southerly and westerly 529.08 feet along said curve through a central angle of $85^{\circ} 09' 05''$ to the beginning of a non-tangent curve concave easterly having a radius of 1810.08 feet and to which a radial line bears South $78^{\circ} 22' 29''$ West;

THENCE northerly 234.00 feet along said curve through a central angle of $07^{\circ} 24' 25''$;

THENCE North $04^{\circ} 13' 06''$ West, 419.62 feet;

THENCE North $79^{\circ} 18' 01''$ East, 267.21 feet to said POINT OF BEGINNING.

Containing 3.900 Acres.

PARCEL 4

Those portions of Parcels 8 through 11, 16 and 17 of Parcel Map 19618, as shown by map on file in Book 129 of Parcel Maps, at Pages 1 through 5 thereof, records of Riverside County, California, described as follows:

BEGINNING at the northeast corner of said Parcel 16;

THENCE South $10^{\circ} 41' 59''$ East, 365.00 feet;

THENCE North $89^{\circ} 51' 06''$ West, 252.51 feet;

THENCE North $10^{\circ} 41' 59''$ West, 245.09 feet;

THENCE North $56^{\circ} 27' 12''$ West, 108.81 feet to a point on a curve concave northwesterly having a radius of 444.00 feet;

THENCE northeasterly 87.79 feet along said curve through a central angle of $11^{\circ} 19' 42''$;

THENCE on a radial line South $67^{\circ} 46' 54''$ East, 132.57 feet;

THENCE North $79^{\circ} 18' 01''$ East, 160.00 feet to said POINT OF BEGINNING.

Containing 2.141 Acres.

PARCEL 5

Those portions of Parcels 8 through 11, 16 and 17 of Parcel Map 19618, as shown by map on file in Book 129 of Parcel Maps, at Pages 1 through 5 thereof, records of Riverside County, California, described as follows:

BEGINNING at the northwest corner of said Parcel 17, said corner being the beginning of curve concave northwesterly having a radius of 444.00 feet;

THENCE easterly 234.86 feet along said curve through a central angle of $30^{\circ} 18' 27''$;

THENCE on a radial line South $56^{\circ} 27' 12''$ East, 108.81 feet;

THENCE South $10^{\circ} 41' 59''$ East, 245.09 feet;

THENCE North $89^{\circ} 51' 06''$ West, 61.90 feet;

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THENCE South 00° 00' 39" West, 254.75 feet;

THENCE South 51° 35' 31" West, 72.88 feet to a point on a non-tangent curve concave southwesterly having a radius of 766.78 feet and to which a radial line bears North 51° 52' 23" East;

THENCE northwesterly 114.08 feet along said curve through a central angle of 08° 31' 28" to a point on a non-tangent curve concave easterly having a radius of 1744.08 feet, and to which a radial line bears South 63° 17' 41" West;

THENCE northerly 360.71 feet along said curve through a central angle of 11° 50' 59";

THENCE on a non-tangent line North 25° 59' 08" East, 29.81 feet to said POINT OF BEGINNING.

Containing 2.578 Acres.

DESCRIPTION APPROVAL
George P. Hutchinson 11/19/86 D.A.

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: November 10, 1986

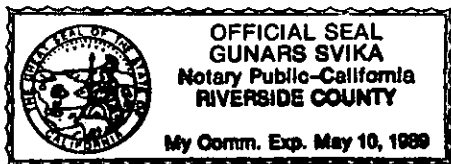
By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 10TH day of November, in the year 1985, 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 Sviks
Notary Public in and for said County and State

311.13/m - survey.244/n



311-13-244/n