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City of Riverside
Public Works Department
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Riverside, California 92522

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FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

APR 26 1985

Recorded In Official Records
of Riverside County, California
William E. Stoney
RECORDER
Fees \$

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PROJECT: Parcel Map Waiver
for Rezoning Case R-42-834

57

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE

Property Owner(s): WILTON K. NEWBY and LOIS WORTHENE NEWBY, TRUSTEES OF THE
NEWBY
✓? FAMILY TRUST

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on April 24, 1984, 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 Lot 1 and Lot "T" in Block 57 of La Sierra Heights Tract No. 2, as shown by map on file in Book 7, Page 66 of Maps, together with that portion of Parcel 2, as shown by map on file in Book 18, page 55 of Parcel Maps, records of Riverside County, California, more particularly described as follows:

COMMENCING at the most easterly corner of Lot 1 of said La Sierra Heights Tract No. 2;

THENCE South 56° 49' 48" West along the southeasterly line of said Lot 1, a distance of 250.20 feet to the TRUE POINT OF BEGINNING, said point being in the southwesterly line of Parcel 1 of said Parcel Map;

THENCE North 30° 51' 40" West along said southwesterly line of Parcel 1, a distance of 160.00 feet to the most southerly corner of Parcel 2 of said Parcel Map;

THENCE North 56° 49' 48" East, a distance of 251.70 feet to a point in a non-tangent curve, concave to the northeast, having a radius of 2755.00 feet, the radial bearing to said point bears South 60° 12' 08" West;

THENCE Northwesterly along said curve, to the right, through a central angle of 01° 44' 14", an arc distance of 83.53 feet to a point therein, the radial bearing to said point bears South 61° 56' 22" West;

The last two courses and distances follow along the boundary line of Parcel 2 of said Parcel Map;

THENCE, leaving said curve, South 59° 08' 20" West, a distance of 159.25 feet;

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THENCE, at a right angle, North 30° 51' 40" West, a distance of 22.40 feet;

THENCE, at a right angle, South 59° 08' 20" West, a distance of 120.00 feet;

THENCE, at a right angle, South 30° 51' 40" East, a distance of 60.00 feet;

THENCE, at a right angle, South 59° 08' 20" West, a distance of 50.00 feet to a point in the southwesterly line of that certain parcel of land conveyed to W. K. Newby, et ux, by deed recorded June 26, 1957 as Instrument No. 46478 of Official Records of said Riverside County, California;

THENCE South 30° 51' 40" East along said southwesterly line, a distance of 219.04 feet to the northwesterly right of way line of Schuyler Avenue, Lot "J" as shown on said Tract No. 2.

THENCE North 56° 49' 48" East along said northwesterly right of way line, a distance of 75.00 feet to said true point of beginning.

Parcel 2

That portion of Lots 3, 5 and 7 in Block 57 of La Sierra Heights Tract No. 2, as shown by map on file in Book 7, page 66 of Maps, Lots 2 through 11, inclusive, and portions of Lots 1, 12 and 13 of La Sierra Academy Tract No. 1, as shown by map on file in Book 13, page 73 of Maps, all Records of Riverside County, California, more particularly described as follows:

COMMENCING at the most northerly corner of Parcel 2, as shown by map on file in Book 18, page 55 of Parcel Maps, records of said Riverside County, California, said point being in the southwesterly right of way line of La Sierra Avenue (formerly Holden Avenue) as shown on said maps of La Sierra Heights Tract No. 2 and La Sierra Academy Tract No. 1;

THENCE North 30° 51' 40" West along said southwesterly right of way line, a distance of 6.40 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 30° 51' 40" West along said southwesterly right of way line, a distance of 151.00 feet;

THENCE, at a right angle, South 59° 08' 20" West, a distance of 100.00 feet;

THENCE, at a right angle, North 30° 51' 40" West, a distance of 105.00 feet;

THENCE, at a right angle, North 59° 08' 20" East, a distance of 100.00 feet to a point in said southwesterly right of way line of La Sierra Avenue;

THENCE North 30° 51' 40" West along said southwesterly right of way line, a distance of 545.69 feet, more or less, to a point therein, distant South 30° 51' 40" East, 242.03 feet from the most northerly corner of Lot 16 of said La Sierra Academy Tract No. 1;

THENCE, at a right angle, South 59° 08' 20" West, a distance of 130.00 feet;

THENCE, at a right angle, North 30° 51' 40" West, a distance of 85.36 feet to the southeasterly line of the northwesterly 10.00 feet of Lot 13 of said La Sierra Academy Tract No. 1, said point also being in the southeasterly line of Parcel 1 conveyed to James G. Burkette, et ux, by deed recorded January 8, 1982, as Instrument No. 4273 of Official Records of Riverside County, California;

THENCE South 60° 36' 25" West along said southeasterly line of Parcel 1, a distance of 120.04 feet to the most southerly corner thereof;