

143117

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

JUN 20 1986

Recorded in Official Records
of Riverside County, California

William E. Stoney
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

13/4

PROJECT: PMW - Tract 21010
Overlook Parkway E'ly of Washington Street

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): PAUL KOURI and BOBBI JEAN KOURI, husband and wife, as joint tenants

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on August 8, 1985, 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.

PARCEL 1

That portion of the northwest quarter of the fractional southwest quarter of Section 11, Township 3 South, Range 5 West, San Bernardino Meridian, as shown by the United States Government Survey, lying above and southerly of the southerly line of the Gage Canal as located December 8, 1902;

EXCEPTING THEREFROM the right-of-way for the County Road along the westerly line of said property; and also the right-of-way for Washington Street; and EXCEPTING THEREFROM 40 feet off the southerly line of said property as conveyed to the City of Riverside for public road purposes;

ALSO EXCEPTING THEREFROM the right-of-way for the Gage Canal as now located and constructed;

ALSO EXCEPTING THEREFROM the above described property that portion conveyed to the Washington Heights Water Pumping Company, by deed

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recorded in Book 411, Page 9 of Deeds, records of Riverside County, California, and described as follows:

COMMENCING at the intersection of the north boundary of the northwest quarter of the southwest quarter of Section 11, Township 3 South, Range 5 West and the southeasterly right-of-way line of the Gage Canal;

THENCE southwesterly along said southeasterly right-of-way line parallel and distant 25 feet measured at right angle from the center of said canal, 493.5 feet to the POINT OF BEGINNING;

THENCE South 7° 7' East, at right angles to said right-of-way line, 40 feet;

THENCE South 82° 53' West, 60 feet;

THENCE North 7° 7' West, 40 feet;

THENCE North 82° 53' East, 60 feet to the POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM that portion conveyed to the City of Riverside, a municipal corporation, by deed recorded October 21, 1932 in Book 92, Page 95, of Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion conveyed to E. J. Knight, a single man, by deed recorded April 8, 1949, in Book 1066, Page 490 of Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion conveyed to Alma L. Knight, by deed recorded December 2, 1980 as Instrument No. 225221 of Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM Tract No. 7757-1, as shown by map on file in Book 118, Pages 44 through 46 of Maps, records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion conveyed to the Riverside County Flood Control and Water Conservation District by deed recorded February 18, 1982 as Instrument No. 28066 of Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion of the northwest quarter of the fractional southwest quarter of Section 11, Township 3 South, Range 5 West, San Bernardino Base and Meridian, as shown by the United States Government Survey, described as follows:

COMMENCING at the southeast corner of the said northwest quarter of fractional southwest quarter of Section 11;

THENCE North 0° 02' 27" West, along the easterly line of said northwest quarter of fractional southwest quarter of Section 11, a distance of

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DESCRIPTION APPROVAL
George L. Hutchins
Barrow

20.00 feet, to a point on a line parallel to and 20.00 feet northerly, as measured at right angles, from the southerly line of said northwest quarter of fractional southwest quarter of Section 11, said point also being the true POINT OF BEGINNING;

THENCE South 89° 40' 10" West, along said parallel line, a distance of 695.40 feet, to the beginning of a tangent curve, concave northwesterly and having a radius of 1,000.00 feet;

THENCE northeasterly, along said curve, through a central angle of 33° 56' 48" a distance of 592.48 feet;

THENCE South 34° 16' 38" East, a distance of 57.00 feet;

THENCE South 13° 35' 13" West, a distance of 29.63 feet to a point on a non-tangent curve, concaved northeasterly and having a radius of 153.78 feet, a radial line through said point bears South 58° 38' 50" West;

THENCE southeasterly, along said curve, through a central angle 51° 43' 44", a distance of 138.84 feet, to a point on the easterly line of said northwest quarter of fractional southwest quarter of Section 11;

THENCE South 00° 02' 27" East, along said easterly line, a distance of 21.10 feet to the 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.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: MAY 5, 1986

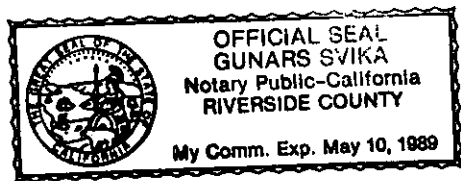
By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 5TH day of MAY, in the year 1986, 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

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ASSESSOR'S MAP BK 241 PG 23
RIVERSIDE COUNTY, CALIF

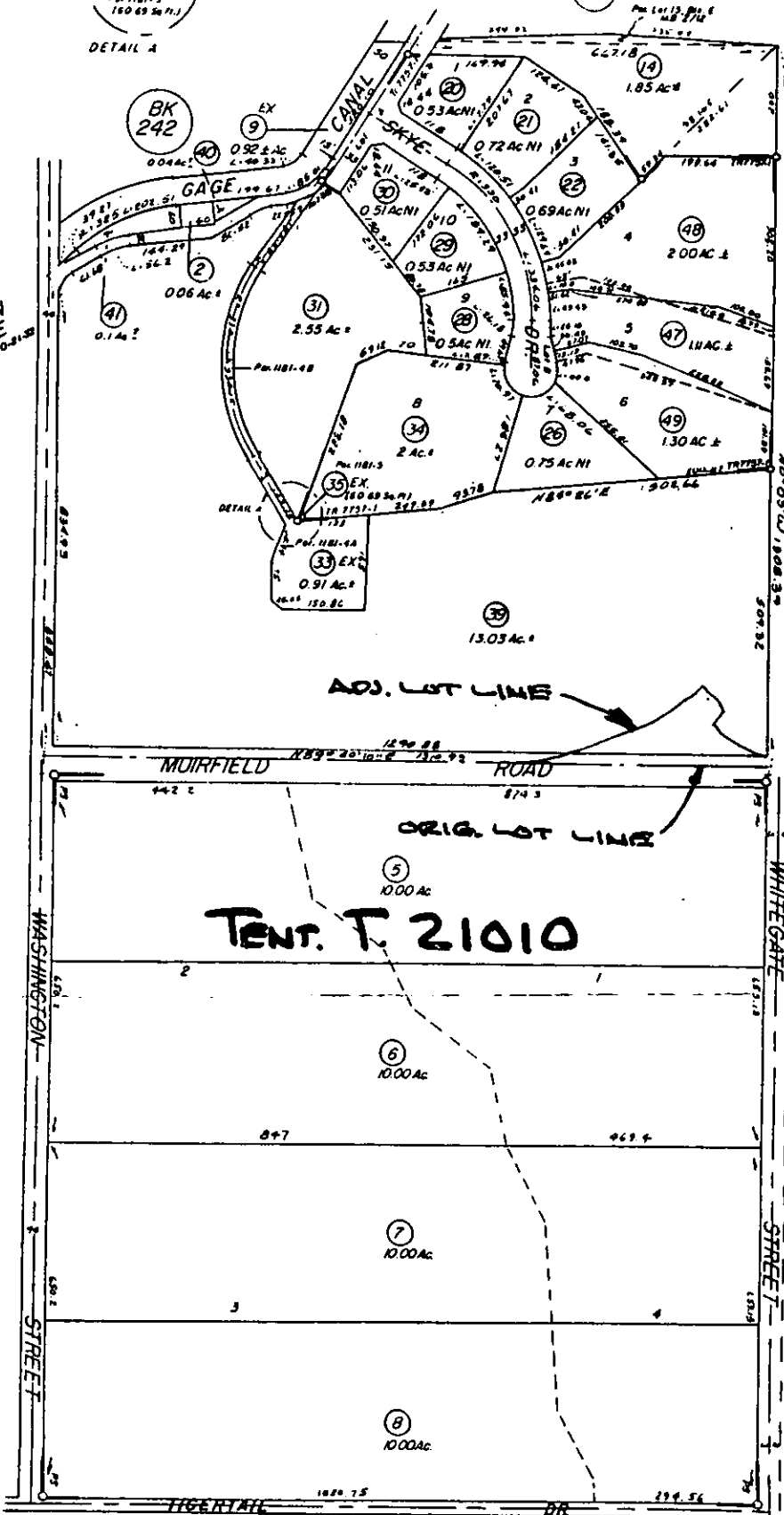


HAWARDEN DRIVE
EX. 100 67 1.05
DATE: 10-21-52
NR. 1/12

BK 242

R.S. 1/33 Penda Subdivision
M.B. 118/44-46 Tract No. 7757-1

APR 1974



POR SEC 11 T3S R5W
POR CITY OF RIVERSIDE

35

26

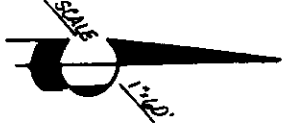
TRA. 902

5-70
241 - 23

C.B. 5/70-3

BK 242

DATE	LOCAL NO.	HEAVY NO.
7/78	1007	00
7/78	1007	11.18
7/78	1007	13.57
7/78	1007	14
7/78	1007	15.17
7/78	1007	16.17
7/78	1007	17
7/78	1007	18
7/78	1007	19
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7/78	1007	49
7/78	1007	50



LEGAL DESCRIPTION:
 The portion of the unadjusted quarter of the section, southeast quarter of section 25, township 7 north, range 5 west, 2nd meridian 618 and 619 and also a portion of the quarter section 25, township 7 north, range 5 west, 2nd meridian 618 and 619 and also a portion of the quarter section 26, township 7 north, range 5 west, 2nd meridian 618 and 619, containing the following described parcel of land, to-wit:

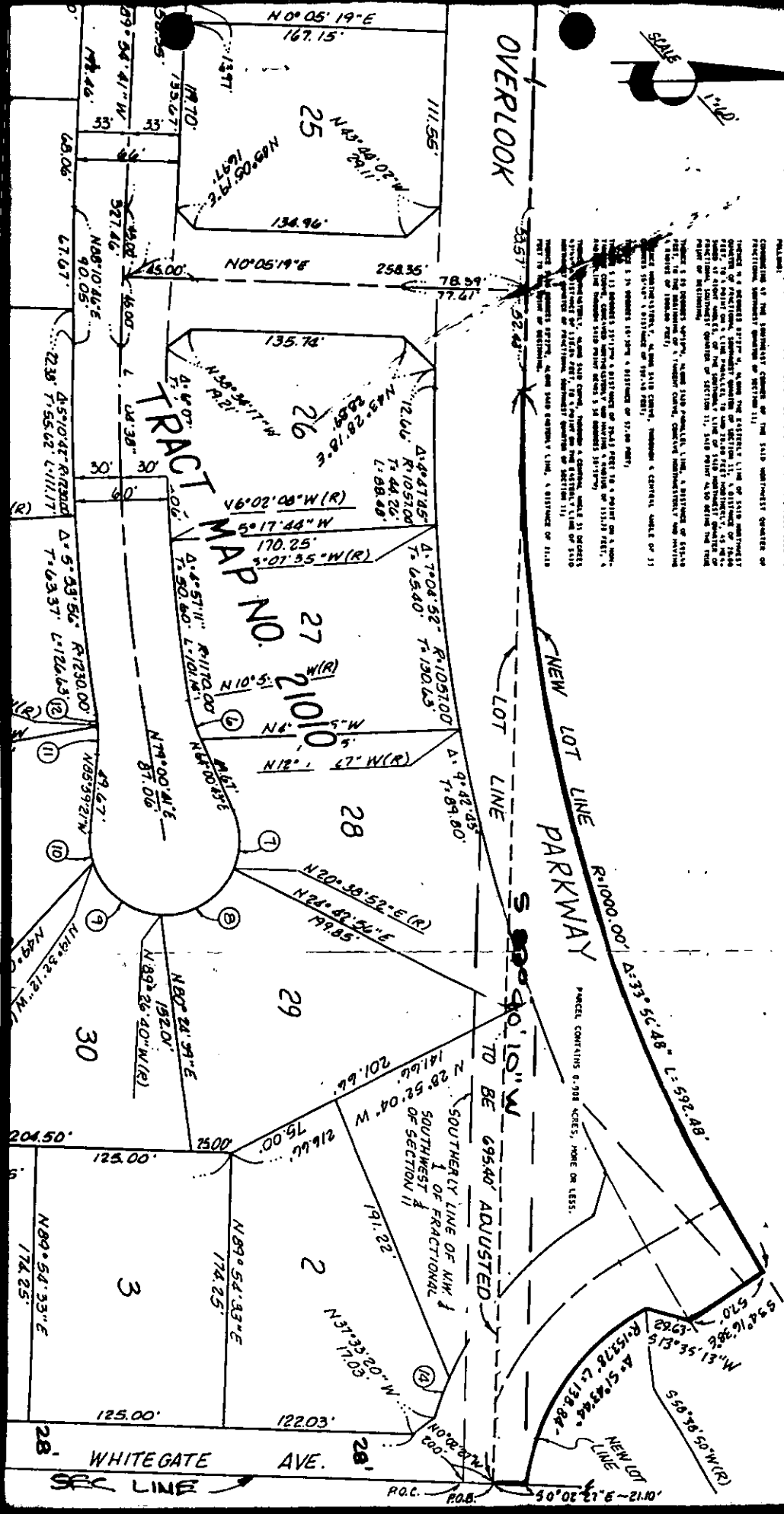
SECTION 25, TOWNSHIP 7 NORTH, RANGE 5 WEST, 2ND MERIDIAN 618 AND 619, containing the following described parcel of land, to-wit:
 2.21 ACRES, 1/4 SECTION 25, TOWNSHIP 7 NORTH, RANGE 5 WEST, 2ND MERIDIAN 618 AND 619, containing the following described parcel of land, to-wit:
 1.00 ACRES, 1/4 SECTION 25, TOWNSHIP 7 NORTH, RANGE 5 WEST, 2ND MERIDIAN 618 AND 619, containing the following described parcel of land, to-wit:
 1.00 ACRES, 1/4 SECTION 25, TOWNSHIP 7 NORTH, RANGE 5 WEST, 2ND MERIDIAN 618 AND 619, containing the following described parcel of land, to-wit:
 1.21 ACRES, 1/4 SECTION 25, TOWNSHIP 7 NORTH, RANGE 5 WEST, 2ND MERIDIAN 618 AND 619, containing the following described parcel of land, to-wit:


GABEL, COOK & BECKLUND
 627 North Main Street, Suite 118, Riverside, Calif. 92501
 Telephone: 714-778-8077

NOTE: PER CONDITION 12 OF APPROVED TR. 2010

PARCEL MAP WAIVER
 A PORTION OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 11, T. 3 S., R. 5 W., S.B.D. 11 W.

FIG. 1



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C.B. S/70-3