

200177

Recording requested by:

Emblem Development C.A.P.

And when recorded, mail to:

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

RECEIVED FOR RECORD
Min. Past 1 o'clock P.M.

JUL 19 1988

Recorded in Official Records
of Riverside County, California

William E. Stoney
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: Parcel Map Waiver for Tract 22108

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): LLEWELLYN M. NIXON and VIVIAN NIXON, 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 March 17, 1988, 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 Lots 9 and 15 of Golden Terrace, as shown by map on file in Book 11, Pages 82 and 83 of Maps, records of Riverside County, California, being particularly described as follows:

COMMENCING at the southwesterly corner of said Lot 15;

THENCE North 74° 31' 10" East, a distance of 13.00 feet to the true POINT OF BEGINNING;

THENCE North 16° 54' 49" West, a distance of 76.10 feet;

THENCE North 74° 31' 10" East, a distance of 237.00 feet;

THENCE North 16° 54' 49" West, a distance of 144.94 feet;

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THENCE North 74° 30' 38" East, a distance of 134.23 feet;

THENCE South 45° 40' 46" East, a distance of 126.90 feet to a point on a non-tangent curve concave to the southeast, having a radius of 48.00 feet, thru which a radial line bears North 45° 40' 46" West;

THENCE southerly along said curve to the left thru a central angle of 96° 00' 58" an arc length of 80.44 feet;

THENCE South 51° 41' 44" East, a distance of 19.29 feet to the beginning of a curve concave to the Northeast having a radius of 230.00 feet;

THENCE southeasterly along said curve to the left thru a central angle of 06° 02' 25" an arc length of 24.25 feet to a point on said curve thru which a radial line bears South 32° 15' 52" West;

THENCE South 32° 15' 52" West, a distance of 12.78 feet;

THENCE South 11° 33' 24" East, a distance of 112.39 feet;

THENCE South 00° 32' 53" East, a distance of 58.30 feet;

THENCE South 49° 25' 45" West, a distance of 35.00 feet;

THENCE South 10° 29' 00" West, a distance of 20.00 feet to a point on a non-tangent curve concave to the Southeast having a radius of 48.00 feet thru which a radial line bears North 10° 29' 00" East;

THENCE Southwesterly along said curve to the left thru a central angle of 68° 45' 50" an arc length of 57.61 feet to a point on said curve thru which a radial line bears North 58° 16' 50" West;

THENCE North 58° 16' 50" West, a distance of 12.45 feet;

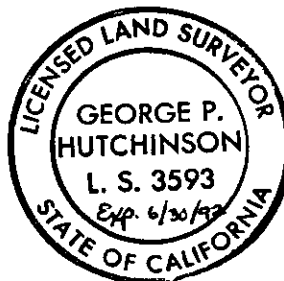
THENCE South 80° 53' 42" West, a distance of 73.67 feet;

THENCE North 67° 00' 44" West, a distance of 50.64 feet;

THENCE North 81° 53' 20" West, a distance of 53.49 feet;

THENCE North 26° 07' 26" West, a distance of 142.91 feet:

THENCE South 74° 31' 10" West, a distance of 118.68 feet to the true POINT OF BEGINNING.



DESCRIPTION APPROVAL 7/11/88
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE

