

13146

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
11:47 AM. Past 10 clock

JAN 13 1989  
Recorded in Official Records  
of Riverside County, California  
William E. Stoney  
RECORDER  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-T-20111

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): DAINE LARAMORE, a married woman, as her sole and separate property, as to an undivided 25% interest; and NEIL SAFAI, a married man, as his sole and separate property, as to an undivided 25% interest; and HAWARDEN ENTERPRISES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, as to an undivided 50% interest.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on June 7, 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.

See Exhibit "A" Attached

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: *December 23, 1988*

By *Robert C. Mease*  
ROBERT C. MEASE  
PRINCIPAL PLANNER

EXHIBIT "A"

LEGAL DESCRIPTION  
FOR PARCEL MAP WAIVER  
FOR CONDITION NO. 11 FOR TRACT 20111 REVISED

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PARCEL 1

Those portions of Lots 9 and A (Ocotillo Drive) of Osborne Heights, as shown by map on file in Book 12 of Maps, at pages 39 through 41 thereof, Records of Riverside County, California, and that portion of Lot 21 (Whitegate Avenue) of Tract No. 8126, as shown by map on file in Book 108 of Maps, at pages 88 through 93 inclusive thereof, Records of Riverside County, California, and that portion of Section 11, Township 3 South, Range 5 West, San Bernardino Meridian, described as follows:

Commencing at the most northerly corner of said Lot 21, said corner being the beginning of a curve, tangent to the southeasterly line of Overlook Parkway, bearing South 45° 54' 10" West said curve being concave easterly and having a radius of 35.00 feet;

Thence southerly along said curve, to the left, through a central angle of 27° 22' 47", an arc distance of 16.73 feet to a point therein, the radial line at said point bears North 71° 28' 37" West;

Thence South 54° 45' 30" West, a distance of 9.04 feet for the TRUE POINT OF BEGINNING, said point being in a curve, concave easterly having a radius of 41.00 feet, the radial line at said point bears North 81° 43' 32" West;

Thence southerly along said curve, to the left, through a central angle of 46° 09' 11", an arc distance of 33.03 feet to a point of reverse curvature with a curve concave to the west, having a radius of 126.00 feet, the radial line at said point bears South 52° 07' 17" West;

Thence southerly along said curve, to the right, through a central angle of 71° 18' 03", an arc distance of 156.80 feet to the end thereof;

Thence South 33° 25' 20' West, a distance of 67.49 feet to the beginning of a tangent curve, concave to the east, having a radius of 41.00 feet;

Thence southerly along said curve, to the left, through a central angle of 85° 17' 02", an arc distance of 61.03 feet to a point in the northerly right-of-way line of Muirfield Road, as shown on said Tract No. 8126, said point being in a curve concave to the south, having a radius of 150.00 feet, the radial line at said point and said curve having a radius of 41.00 feet

LEGAL DESCRIPTION  
FOR PARCEL MAP WAIVER (Cont'd)

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bears South 38° 08' 18" West, the radial line at said point and said curve having a radius of 150.00 feet bears North 02° 52' 58" East;

Thence westerly along said right-of-way line and along said last mentioned curve, to the left, through a central angle of 02° 58' 28", an arc distance of 7.79 feet to the end thereof;

Thence South 89° 54' 30" West along the northerly right-of-way line of said Muirfield Road, a distance of 68.58 feet to the beginning of a tangent curve, concave to the north, having a radius of 153.79 feet;

Thence westerly along said curve, to the right, through a central angle of 07° 01' 41", an arc distance of 18.86 feet to an angle point in that certain easement conveyed to the City of Riverside for right-of-way for public street and highway purposes, utilities, sewers, drains, and other improvements by deed recorded July 25, 1986, as Instrument No. 176499 of Official Records of Riverside County, California;

Thence North 52° 15' 14" West along the boundary line of said easement, a distance of 94.71 feet to an angle point therein;

Thence North 28° 38' 17" East along said boundary line, a distance of 91.21 feet to an angle point therein;

Thence North 50° 13' 49" East along said boundary line, a distance of 40.37 feet to a point in the west line of said Lot 9;

Thence North 00° 03' 00" West along said west line, a distance of 19.85 feet to a point in a nontangent curve, concave to the northwest, having a radius of 1057.00 feet, the radial line at said point bears South 41° 32' 23" East;

Thence northeasterly along said curve, to the left, through a central angle of 02° 33' 27", an arc distance of 47.18 feet to the end thereof;

Thence North 45° 54' 10" East, a distance of 100.65 feet;

Thence North 54° 45' 30" East, a distance of 3.43 feet to the true point of beginning.

Containing 0.805 acres.

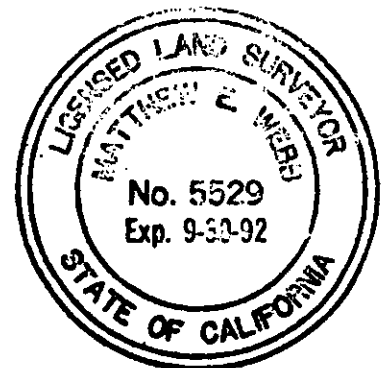
PREPARED UNDER MY SUPERVISION:

Matthew E. Webb  
Matthew E. Webb, L.S. 5529

12/13/88  
Date

Prepared by: HLM  
Checked by: IDW  
1/DESC1/84-82

DESCRIPTION APPROVAL 12/22/88  
George P. Hutchinson by E  
SURVEYOR, CITY OF RIVERSIDE



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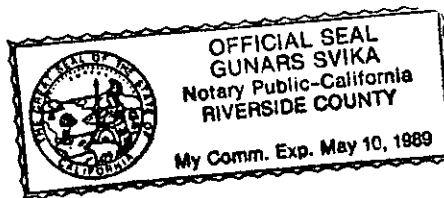
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STATE OF CALIFORNIA)  
 )ss.  
COUNTY OF RIVERSIDE)

On this 23<sup>rd</sup> day of December, in the year 1988, 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

0011u/m - W/0317u/w  
12/16/88



PMW-138