

186434

When recorded mail to:

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

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code 6103)

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-7-901
Larchwood Place
E'ly of Palm Ave.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): BRUCE C. CAMENGA and ELLEN M. CAMENGA, Trustee of the CAMENGA FAMILY TRUST, dated April 25, 1990

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on September 20, 1990, 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 as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said Exhibit "A" thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

MAY 21 1992

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$

PMW-7-901

EXHIBIT "A"

PARCEL 1

That portion of the southwesterly one-half of Lot 27 of Dr. Bogue Tract, as shown by map on file in Book 8, Page 72 of Maps, records of Riverside County, California, together with that portion of Lot 183 of map entitled, "Map of 10 Acre Lots the property of the S.C.C. Association situated in the Jurupa Rancho", on file in Book 7, Page 3 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the most northerly corner of Lot 28 of said Dr. Bogue Tract;

THENCE North 60°43'42" West, along the northwesterly prolongation of the northeasterly line of said Lot 28, a distance of 0.11 of a foot to the beginning of a tangent curve concaving southerly and having a radius of 5.00 feet;

THENCE westerly to the left along said curve through a central angle of 53°58'05" an arc length of 4.71 feet to a point of reverse curvature with a curve concaving northerly and having a radius of 46.00 feet; the radial line to said point of reverse curvature bears South 24°41'47" East;

THENCE southwesterly to the right along said last mentioned curve through a central angle of 48°05'55" an arc length of 38.62 feet to the northwesterly line of said Lot 27;

THENCE South 55°44'41" West, a distance of 22.38 feet to a line parallel with and distant 10.00 feet northwesterly, as measured at right angles, from said northwesterly line of Lot 27;

THENCE North 60°43'42" West, along a line parallel with the southwesterly line of said Lot 183, a distance of 13.20 feet;

THENCE South 29°12'00" West, along a line parallel with said northwesterly line of Lot 27, a distance of 99.21 feet to said southwesterly line of Lot 183;

THENCE South 60°43'42" East, along said southwesterly line of Lot 183 and along the southwesterly line of said Lot 27, a distance of 60.00 feet to the most southerly corner of said Lot 27;

THENCE North 29°08'53" East, along the southeasterly line of said Lot 27, a distance of 140.00 feet to the POINT OF BEGINNING.

PARCEL 2

Lot 183 of map entitled, "Map of 10 Acre Lots the property of the S.C.C. Association situated in the Jurupa Rancho", on file in Book 7, Page 3 of Maps, records of San Bernardino County, California;

EXCEPTING THEREFROM that portion lying within PARCEL 1 as described hereinabove;

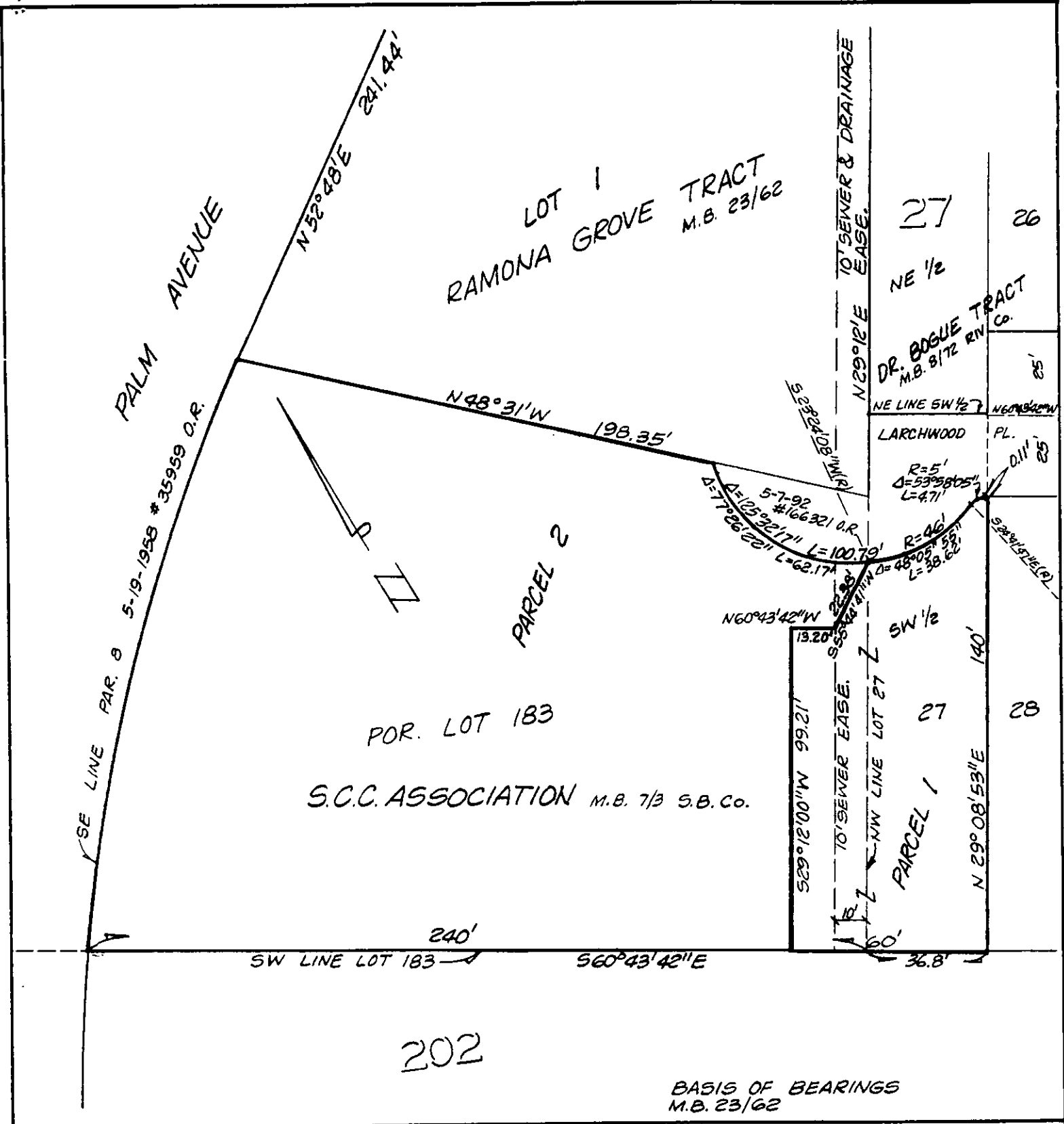
ALSO EXCEPTING THEREFROM that portion of said Lot 183 lying northwesterly of the southeasterly line of that certain parcel of land as described as Parcel 8 in Final Order In Condemnation recorded May 19, 1958, as Instrument No. 35959 of Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion of said Lot 183 lying northeasterly of the southwesterly line of Lot 1 of Ramona Grove Tract, as shown by map on file in Book 23, Page 62 of Maps, records of said Riverside County;

ALSO EXCEPTING THEREFROM that portion of said Lot 183 lying within that certain parcel of land described in deed to the City of Riverside, by Grant Deed recorded May 7, 1992, as Instrument No. 166321 of Official Records of said Riverside County.

DESCRIPTION APPROVAL 5/18/92
 George P. Hutchinson by *[Signature]*
 SURVEYOR, CITY OF RIVERSIDE





BASIS OF BEARINGS
M.B. 23/62

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

2/20

SCALE: 1" = 40'

DRAWN BY Kgs DATE 3/17/92

SUBJECT PMW-7-901

PMW-7-901