

352266

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)

RECEIVED FOR RECORD
AT 12:00 O'CLOCK

SEP 18 1992

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$
Will [Signature]

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-13-889
6800 Rolling Hills Drive
A.P.N. 154-041-001 & 012

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): JAMES L. DAVIDIAN and MARILYN R. DAVIDIAN, 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
September 8, 1988, 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.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: September 15, 1992

By *[Signature]*
KENNETH R. GUTIERREZ
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On this 15th day of September, in the year 1992, before me, Margaret I. Archambault a Notary Public in and for said County and State, personally appeared Kenneth R. Gutierrez, 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.

Margaret I. Archambault
Notary Public in and for said County and State

PMW13889.COC

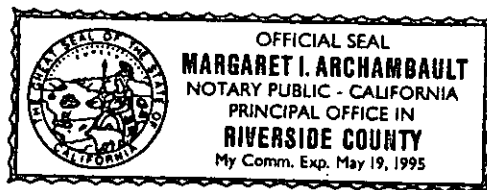


EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 1
PARCEL MAP WAIVER 13-889

That portion of Lots 64 and 65 of Western Hills Estates, Unit No. 3, on file in Book 36, Page 50 of Maps, records of Riverside County, California, described as follows:

Commencing at the most southerly corner of said Lot 65;

THENCE North 24°56'45" East 5.00 feet along the easterly line of said Lot 65 to a point on the northeasterly line of that certain parcel of land described in deed to the City of Riverside by document recorded September 4, 1992, as Instrument No. 335549 of Official Records of said Riverside County, said point being the True Point of Beginning;

THENCE along said northeasterly line North 65°03'15" West 177.06 feet;

THENCE North 06°56'42" West 244.73 feet to the northerly line of said Lot 64;

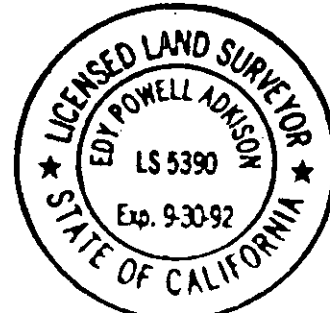
THENCE South 75°30'00" East 165.75 feet along the northerly line of said Lots 64 and 65;

THENCE South 25°00'00" East 115.00 feet;

THENCE South 00°00'35" East 131.14 feet;

THENCE South 24°56'45" West 44.95 feet to the TRUE POINT OF BEGINNING; the preceding three courses being along the easterly line of said Lot 65.

Area = 1.06 Acres, more or less.



DESCRIPTION APPROVAL 9-9-92
George P. Hutchins, Sr.
SURVEYOR, CITY OF RIVERSIDE

[Handwritten signature]
9-9-92

PMW-13-889

EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 2
PARCEL MAP WAIVER 13-889

That portion of Lots 64 and 65 of Western Hills Estates, Unit No. 3, on file in Book 36, Page 50 of Maps, records of Riverside County, California, described as follows:

Commencing at the most southerly corner of said Lot 65;

THENCE North 24°56'45" East 5.00 feet along the easterly line of said Lot 65 to a point on the northeasterly line of that certain parcel of land described in deed to the City of Riverside by document recorded September 4, 1992, as Instrument No. 335549 of Official Records of said Riverside County;

THENCE along said northeasterly line North 65°03'15" West 177.06 feet to the True Point of Beginning;

THENCE along said northeasterly line North 65°03'15" West 56.54 feet to the beginning of a tangent curve concave northeasterly and having a radius of 86.00 feet;

THENCE northwesterly along said curve an arc length of 22.02 feet through a central angle of 14°40'20";

THENCE North 50°22'55" West, 50.00 feet to the beginning of a tangent curve concaving southwesterly and having a radius of 47.00 feet;

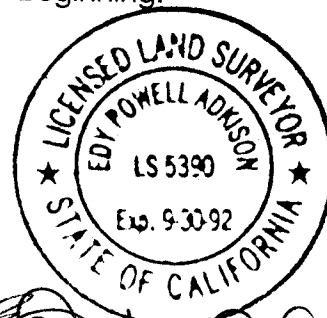
THENCE northwesterly along said curve an arc length of 8.56 feet through a central angle of 10°26'27" to the westerly line of that certain parcel of land described in deed to James L. Davidian, et ux., by Grant Deed recorded July 31, 1980, Instrument No. 137641 of Official Records; the preceding four courses are along the northeasterly line of said parcel of land described in deed to the City of Riverside;

THENCE North 06°00'02" East, along said westerly line, a distance of 188.77 feet to a point on the northerly line of said Lot 64;

THENCE South 75°30'00" East 68.25 feet along the northerly line of said Lots 64 and 65;

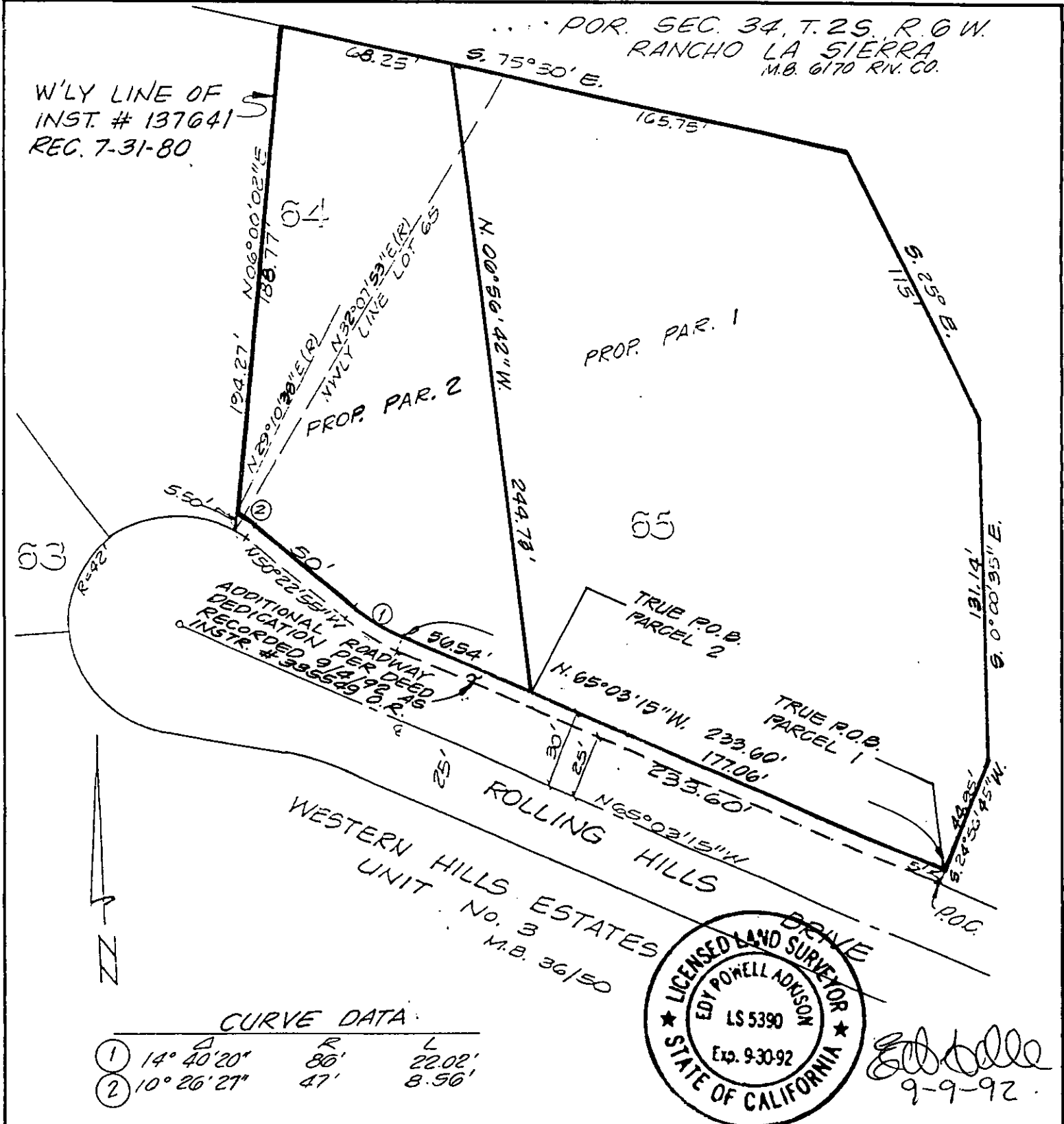
THENCE South 06°56'42" East 244.73 feet to the True Point of Beginning.

Area = 0.46 Acres, more or less.



DESCRIPTION APPROVAL 9/9/92
George P. Hutchinson by *Kgp*
 SURVEYOR, CITY OF RIVERSIDE

Edy Powell Adison
 9-9-92
 PMW-13-8894



• 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 <u>1</u> OF <u>1</u>	6/4-5
SCALE: 1" = 50'	DRAWN BY L.F. DATE 12/2/91	SUBJECT P.M.W. 13-889

PMW-13-889