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City of Riverside
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PROJECT: Parcel Map Waiver Case
PMW-20-845

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE

Property Owner(s): -SECURITY PACIFIC NATIONAL BANK, et al

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on January 3, 1985, 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 hereinafter described located in the City of Riverside, County of Riverside, State of California, which parcels thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

PARCEL 1

Those portions of Lot A (Ohio Avenue), and Lot C (Jurupa Avenue), of the Bixmill Tract, as shown by map on file in Book 16 of Maps, at pages 28 through 30 inclusive thereof, Records of Riverside County, California, together with Lots 8, 9, and portions of Lots 7 and 10, and a portion of the west half of Section 35, Township 2 South, Range 6 West, San Bernardino Meridian, as shown by Sectionalized Survey of Rancho La Sierra, on file in Book 6 of Maps, at page 70 thereof, Records of Riverside County, California, more particularly described as follows:

COMMENCING at the most northerly corner of Tract No. 9418, as shown by map on file in Book 94 of Maps, at pages 14 through 18 inclusive thereof, Records of Riverside County, California;

THENCE South 24° 39' 29" West, a distance of 49.50 feet;

THENCE South 69° 39' 29" West, a distance of 442.00 feet to the beginning of a tangent curve, concave to the north, having a radius of 292.00 feet;

THENCE westerly along said curve, to the right, through a central angle of 55° 38' 32", an arc distance of 283.57 feet to a point therein, the radial line at said point bears South 35° 18' 01" West;

THENCE South 33° 43' 49" West, a distance of 258.21 feet to the beginning of a tangent curve, concave to the Southeast, having a radius of 308.00 feet;

THENCE Southwesterly, along said curve, to the left, through a central angle of 04° 50' 09", an arc distance of 26.00 feet to the end thereof;

THENCE South 28° 53' 40" West, a distance of 195.48 feet;

THENCE South 40° 10' 17" West, a distance of 92.05 feet;

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THENCE North $61^{\circ} 06' 20''$ West, a distance of 4.00 feet;

THENCE South $28^{\circ} 53' 40''$ West, a distance of 238.58 feet;

THENCE South $82^{\circ} 31' 22''$ West, a distance of 43.10 feet;

THENCE South $47^{\circ} 41' 55''$ West, a distance of 10.00 feet to the most westerly corner of said Tract No. 9418; said most westerly corner being a point in the northeasterly line of Lot C-8 (Grand Avenue) of La Granada, as shown by map on file in Book 12 of Maps, at page 51 thereof, Records of said Riverside County, California;

The last eleven courses and distances follow the boundary line of said Tract No. 9418;

THENCE North $42^{\circ} 18' 05''$ West along said northeasterly line, a distance of 538.55 feet to an angle point therein;

THENCE North $47^{\circ} 45' 00''$ West, continuing along said northeasterly line, a distance of 167.91 feet to the most northerly corner of said Lot C-8 (Grand Avenue);

THENCE South $47^{\circ} 42' 00''$ West along the northwesterly line of said Lot C-8 (Grand Avenue), a distance of 25.11 feet to the westerly corner thereof;

THENCE North $47^{\circ} 45' 00''$ West, a distance of 165.74 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 425.00 feet;

THENCE Northwesterly along said curve, to the right, through a central angle of $11^{\circ} 54' 58''$, an arc distance of 88.39 feet to the end thereof;

THENCE North $35^{\circ} 50' 02''$ West, a distance of 689.38 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 275.00 feet;

THENCE Northwesterly along said curve, to the left, through a central angle of $25^{\circ} 59' 56''$, an arc distance of 124.79 feet to the end thereof;

THENCE North $61^{\circ} 49' 58''$ West, a distance of 161.78 feet to The True Point of Beginning;

THENCE South $59^{\circ} 26' 02''$ West, a distance of 125.47 feet;

THENCE South $48^{\circ} 39' 32''$ West, a distance of 140.14 feet;

THENCE South $23^{\circ} 13' 32''$ West, a distance of 980.32 feet, more or less, to the south line of the northwest quarter of said Section 35;

THENCE West, along said south line, a distance of 87.47 feet, more or less, to the southwest corner of the northwest quarter of said Section 35;

THENCE North $00^{\circ} 20' 00''$ West, along the west line of said Lot 35 and the northerly prolongation thereof, a distance of 2774.96 feet, more or less, to a point in the north line of said Lot 10 of Sectionalized Survey of Rancho La Sierra;

THENCE South $89^{\circ} 32' 00''$ East, along the north line of said Lot 10, a distance of 144.73 feet to an angle point therein;

THENCE South $89^{\circ} 30' 00''$ East, along said north line of Lot 10, a distance of 330.00 feet to the northeast corner thereof, said corner being in the west line of said Lot 9;

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THENCE North $00^{\circ} 25' 00''$ East, along the west line of said Lot 9, a distance of 100.00 feet to the northwest corner thereof;

THENCE North $89^{\circ} 25' 00''$ East, along the north line of said Lot 9, a distance of 991.50 feet to the northeast corner thereof, said corner being in the west line of said Lot 8;

THENCE North $00^{\circ} 25' 00''$ East, along the west line of said Lot 8, a distance of 330.00 feet to the northwest corner thereof;

THENCE South $89^{\circ} 27' 00''$ East, along the north line of said Lot 8, a distance of 991.73 feet to the northeast corner thereof, said point being in the west line of said Lot 7;

THENCE North $00^{\circ} 25' 00''$ East, along the west line of said Lot 7, a distance of 330.00 feet to the northwest corner thereof;

THENCE South $89^{\circ} 27' 00''$ East, along the north line of said Lot 7, a distance of 419.32 feet to a point therein;

THENCE North $00^{\circ} 33' 00''$ East, a distance of 835.00 feet;

THENCE South $89^{\circ} 27' 00''$ East, a distance of 156.48 feet;

THENCE South $00^{\circ} 33' 00''$ West, a distance of 835.00 feet to a point in the north line of said Lot 7;

THENCE South $89^{\circ} 27' 00''$ East, along the north line of said Lot 7, a distance of 173.48 feet to the most easterly corner of Lot "A" (Ohio Avenue), as shown by said Bixmill Tract;

THENCE South $50^{\circ} 16' 00''$ West, along the southeasterly line of said Lot "A" (Ohio Avenue), a distance of 615.86 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 100.11 feet;

THENCE Southeasterly, along said curve, to the left, through a central angle of $19^{\circ} 41' 16''$, an arc distance of 34.40 feet to the end thereof;

THENCE South $30^{\circ} 34' 44''$ West, along said southeasterly line, a distance of 517.47 feet to a point in the northerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded September 27, 1976, as Instrument No. 207258, Official Records of Riverside County, California; said point being in a curve, concave to the southwest, having a radius of 1000.00 feet; the radial line at said point bears North $03^{\circ} 29' 11''$ East;

THENCE Westerly, along said curve, to the left, through a central angle of $01^{\circ} 08' 43''$, an arc distance of 19.99 feet to the northwest corner of the parcel so conveyed to the City of Riverside as aforesaid;

THENCE South $02^{\circ} 20' 28''$ West, along the west line of the parcel so conveyed, a distance of 85.80 feet to a point in a line parallel with and distant southerly 100.00 feet, measured at right angles, to the north line of said Section 35;

THENCE South $89^{\circ} 40' 00''$ West along said parallel line, a distance of 1,735.14 feet to a point therein;

THENCE South $00^{\circ} 20' 00''$ East, parallel with the west line of said Section 35, a distance of 1,487.08 feet, more or less, to said True Point of Beginning.

PARCEL 2

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Those portions of Lots 6 and 7, Lot A (Ohio Avenue), Lot B (Ohio Avenue), Lot C (Jurupa Avenue), Lot D (Tyler Avenue), Lot E (Carlton Avenue), and Lot F (Stover Avenue) of the Bixmill Tract, as shown by map on file in Book 16 of Maps, at Pages 28 through 30 inclusive thereof, Records of Riverside County, California, and that portion of the west half of Section 35, Township 2 South, Range 6 West, San Bernardino Meridian, as shown by sectionalized Survey of Rancho La Sierra, on file in Book 6 of Maps, at Page 70 thereof, Records of Riverside County, California, more particularly described as follows:

BEGINNING at the most northerly corner of Tract No. 9418, as shown by map on file in Book 94 of Maps, at Pages 14 through 18 inclusive thereof, Records of Riverside County, California;

THENCE South $24^{\circ} 39' 29''$ West, a distance of 49.50 feet;

THENCE South $69^{\circ} 39' 29''$ West, a distance of 442.00 feet to the beginning of a tangent curve, concave to the north, having a radius of 292.00 feet;

THENCE Westerly along said curve, to the right, through a central angle of $55^{\circ} 38' 32''$, an arc distance of 283.57 feet to a point therein, the radial line at said point bears South $35^{\circ} 18' 01''$ West;

THENCE South $33^{\circ} 42' 49''$ West, a distance of 258.21 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 308.00 feet;

THENCE Southwesterly, along said curve, to the left, through a central angle of $04^{\circ} 50' 09''$, an arc distance of 256.00 feet to the end thereof;

THENCE South $28^{\circ} 53' 40''$ West, a distance of 195.48 feet;

THENCE South $40^{\circ} 10' 17''$ West, a distance of 92.05 feet;

THENCE North $61^{\circ} 06' 20''$ West, a distance of 4.00 feet;

THENCE South $28^{\circ} 53' 40''$ West, a distance of 238.58 feet;

THENCE South $82^{\circ} 31' 22''$ West, a distance of 43.10 feet;

THENCE South $47^{\circ} 41' 55''$ West, a distance of 10.00 feet to the most westerly corner of said Tract No. 9418, said most westerly corner also being a point in the northeasterly line of Lot C-8 (Grand Avenue) of La Granada, as shown by map on file in Book 12 of Maps, at page 51 thereof, Records of said Riverside County, California;

The last eleven courses and distances follow the boundary line of said Tract No. 9418;

THENCE North $42^{\circ} 18' 05''$ West, along said northeasterly line, a distance of 538.55 feet to an angle point therein;

THENCE North $47^{\circ} 45' 00''$ West, continuing along said northeasterly line, a distance of 167.91 feet to the most northerly corner of said Lot C-8 (Grand Avenue);

THENCE South $47^{\circ} 42' 00''$ West, along the northwesterly line of said Lot C-8 (Grand Avenue), a distance of 25.11 feet to the westerly corner thereof;

THENCE North $47^{\circ} 45' 00''$ West, a distance of 165.74 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 425.00 feet;

THENCE Northwesterly, along said curve, to the right, through a central angle of $11^{\circ} 54' 58''$, an arc distance of 88.39 feet to the end thereof;

THENCE North $35^{\circ} 50' 02''$ West, a distance of 689.38 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 275.00 feet;

THENCE Northwesterly, along said curve, to the left, through a central angle of $25^{\circ} 59' 56''$, an arc distance of 124.79 feet to the end thereof;

THENCE North $61^{\circ} 49' 58''$ West, a distance of 161.78 feet;

THENCE North $00^{\circ} 20' 00''$ West, parallel with the west line of said Section 35, a distance of 1487.08 feet to a point in a line parallel with and distant 100.00 feet southerly, measured at right angles, to the north line of said Section 35;

THENCE North $89^{\circ} 40' 00''$ East along said parallel line, a distance of 1735.14 feet to an intersection with the westerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded September 29, 1976, as Instrument No. 207258, Official Records of Riverside County, California;

THENCE South $02^{\circ} 20' 28''$ West, along said westerly line of said parcel so conveyed, a distance of 52.35 feet to the beginning of a tangent curve, concave to the east, having a radius of 700.00 feet;

THENCE Southeasterly, along said west line of said parcel so conveyed to the City of Riverside as aforesaid and along said curve, to the left, through a central angle of $27^{\circ} 51' 56''$, an arc distance of 340.44 feet to the end thereof;

THENCE South $25^{\circ} 31' 28''$ East, along said west line and along the southwesterly boundary line of Tract No. 6537, as shown by map on file in Book 92 of Maps, at pages 26 and 27 thereof, and along the southwesterly boundary line of Tract No. 6537-1, as shown by map in Book 84 of Maps, at pages 79 through 81 inclusive thereof, both Records of Riverside County, California, a distance of 1076.64 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 1424.78 feet;

THENCE Southeasterly, along the boundary line of said Tract No. 6537-1 and along said curve, to the right, through a central angle of $05^{\circ} 08' 38''$, an arc distance of 127.91 feet to the end thereof, said point being the northwest corner of Tract No. 4054-3 as shown by map on file in Book 79 of Maps, at pages 1 and 2 thereof, Records of Riverside County, California;

THENCE South $20^{\circ} 22' 50''$ East, along said boundary line, a distance of 510.20 feet to an angle point therein.

THENCE South $20^{\circ} 20' 31''$ East, along said boundary line, a distance of 79.37 feet to the Point of Beginning.

TOGETHER WITH a strip of land 50.00 feet in width, as reserved by W.J. Hole and Mary B. Hole, his wife, in deed recorded July 23, 1929, in Book 820, Page 246 of Deeds, Records of Riverside County, California, said strip of land being 25.00 feet on each side of the following described centerline:

BEGINNING at the intersection of the centerline of Lot C-5 (Chadbourne Avenue) with the westerly prolongation of the northwesterly line of Lot 3 in Block 28, as shown by Map of La Granada, on file in Book 12, pages 42 to 51, inclusive of maps, Records of Riverside County, California;

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THENCE North 43° 05' 00" West, a distance of 311.04 feet;

THENCE North 16° 11' 00" East, a distance of 262.78 feet;

THENCE North 65° 11' 00" East, a distance of 148.5 feet;

THENCE North 44° 30' 00" East, a distance of 860.00 feet;

THENCE North 23° 10' 00" East, a distance of 265.4 feet to a point in the centerline of the northwesterly extension of Grand Avenue, 329.96 feet thereon from the northeasterly prolongation of the northwesterly line of Lot 3 in Block 27 of said La Granada;

EXCEPTING FROM the west half of said Section 35, all that portion thereof, included within the following metes and bounds description, as set out in deed to Twin Buttes Water Company, Inc., recorded July 17, 1928, in Book 773, Page 113 of Deeds, Records of Riverside County, California, said metes and bounds description being described as follows:

COMMENCING at a point in the northerly line of said Lot 8, as shown by Sectionalized Survey of Rancho La Sierra, which bears 540.40 feet easterly from the northwest corner of said Lot 8;

THENCE South 22° 30' 00" East, a distance of 791.41 feet;

THENCE South 30° 38' 30" West, a distance of 1115.49 feet to a 2-inch iron pipe for the True Point of Beginning;

THENCE South 03° 06' 30" West, a distance of 113.50 feet;

THENCE North 84° 10' 00" East, a distance of 165.70 feet;

THENCE North 30° 38' 00" East, a distance of 52.70 feet;

THENCE North 41° 35' 00" West, a distance of 197.00 feet;

THENCE South 30° 38' 30" West, a distance of 112.20 feet to the point of beginning;

ALSO EXCEPTING THEREFROM the portion thereof included in Lot C-6 (Jones Avenue), as shown on said Map of La Granada, said Lot C-6 was granted to County of Riverside for road purposes by deed recorded August 2, 1926, in Book 624, page 468 of Deeds, Records of Riverside County, California;

ALSO EXCEPTING THEREFROM an easement in favor of the public over any portion thereof included in public roads.

EXCEPTING THEREFROM that portion thereof which is included in that certain parcel of land as conveyed to Twin Buttes Water Company, Inc., by deed recorded July 17, 1928, in Book 773, page 114 of Deeds, Records of Riverside County, California, said parcel of land being more particularly described as follows:

COMMENCING at the intersection of the centerline of said Lot C-5 (Chadbourne Avenue) with the westerly prolongation of the northwesterly line of Lot 3 in said Block 28 of La Granada;

THENCE North 12° 03' 00" East, a distance of 102.00 feet to the True Point of Beginning;

THENCE North 73° 49' 00" West, a distance of 235.00 feet;

THENCE North 16° 11' 00" East, a distance of 320.00 feet;

THENCE South 73° 49' 00" East, a distance of 235.00 feet;

THENCE South 16° 11' 00" West, a distance of 320.00 feet to the True Point of Beginning;

DESCRIPTION APPROVAL: 3,27,85

George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE

PMW 20-845

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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: MARCH 27, 1985

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 27TH day of MARCH, in the year 1985, 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

3M/Hm - 1/M10/BBc

