

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
AT 9:00 O'CLOCK A.M.  
At Request of  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE  
Book 1984, Page **3020**  
JAN - 6 1984  
Recorded in Official Records  
of Riverside County, California  
*William J. Borah*  
Recorder  
Fees \$

3020

This space for Recorder's use

9-

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

1/11-6

CERTIFICATE OF COMPLIANCE  
(Waiver of Parcel Map PMW-22-834)

Property Owner(s): A.B.S. DEVELOPMENT INC.

...at Riverside Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on November 3, 1983, 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:

See Attached Description,

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

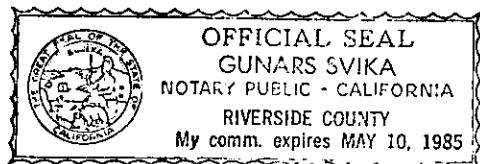
MERLE G. GARDNER  
Planning Director

Dated: JAN. 3, 1984

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

STATE OF CALIFORNIA) SS  
COUNTY OF RIVERSIDE)

On this 300 day of JANUARY, in the year 1984, 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 Svikas  
Notary Public in and for said County and State

Parcel 1

3020 Lot 3 of Tract No. 9419-3, as shown by map on file in Book 126 of Maps, at pages 86 through 88 inclusive thereof, records of Riverside County, California.

EXCEPTING therefrom that portion thereof described as follows:

BEGINNING at the northwest corner of said Lot 3, said corner being in a curve, concave to the northwest, having a radius of 76.00 feet;

THENCE northeasterly along said curve, to the left, through a central angle of  $02^{\circ} 55' 53''$ , an arc length of 3.89 feet to a point therein, the radial line at said point bears South  $37^{\circ} 09' 59''$  East;

THENCE South  $40^{\circ} 07' 06''$  East, a distance of 31.55 feet;

THENCE South  $08^{\circ} 30' 00''$  East, a distance of 125.00 feet;

THENCE South  $11^{\circ} 30' 51''$  West, a distance of 58.44 feet to an angle point in the southerly line of said Lot 3;

THENCE North  $73^{\circ} 22' 59''$  West along the southerly line of said Lot 3, a distance of 21.97 feet to the southwest corner thereof;

THENCE North  $16^{\circ} 37' 01''$  East along the westerly line of said Lot 3, a distance of 46.86 feet to an angle point therein;

THENCE North  $08^{\circ} 30' 00''$  West along the westerly line of said Lot 3, a distance of 153.25 feet to the point of beginning.

Parcel 2

Lot 6 of Tract No. 9419-3, as shown by map on file in Book 126 of Maps, at Pages 86 through 88 inclusive thereof, records of Riverside County, California.

EXCEPTING therefrom that portion thereof of said Lot 6 described as follows:

BEGINNING at the northeast corner of said Lot 6;

THENCE South  $08^{\circ} 30' 00''$  East along the easterly line of said Lot 6, a distance of 30.00 feet to a point therein;

THENCE North  $40^{\circ} 07' 06''$  West, a distance of 34.10 feet to a point in the northerly line of said Lot 6, said point being the beginning of a nontangent curve, concave to the northwest, having a radius of 76.00 feet;

THENCE easterly along said northerly line and along said curve, to the left, through a central angle of  $13^{\circ} 31' 39''$ , an arc distance of 17.94 feet to the point of beginning.

Parcel 3

Lot 4 of Tract No. 9419-3, as shown by map on file in Book 126 of Maps, at Pages 86 through 88 inclusive thereof, records of Riverside County, California.

TOGETHER with that portion of Lot 3 of said Tract No. 9419-3, described as follows:

BEGINNING at the northwest corner of said Lot 3, said corner being in a curve, concave to the northwest, having a radius of 76.00 feet;

THENCE northeasterly along said curve, to the left, through a central angle of  $02^{\circ} 55' 53''$ , an arc length of 3.89 feet to a point therein, the radial line at said point bears South  $37^{\circ} 09' 59''$  East;

THENCE South  $40^{\circ} 07' 06''$  East, a distance of 31.55 feet;

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THENCE South 08° 30' 00" East, a distance of 125.00 feet;

THENCE South 11° 30' 51" West, a distance of 58.44 feet to an angle point in the southerly line of said Lot 3;

THENCE North 73° 22' 59" West along the southerly line of said Lot 3, a distance of 21.97 feet to the southwest corner thereof;

THENCE North 16° 37' 01" East along the westerly line of said Lot 3, a distance of 46.86 feet to an angle point therein;

THENCE North 08° 30' 00" West along the westerly line of said Lot 3, a distance of 153.25 feet to the point of beginning.

AND TOGETHER WITH that portion thereof of Lot 6 of said Tract No. 9419-3 described as follows:

BEGINNING at the northeast corner of said Lot 6;

THENCE South 08° 30' 00" East along the easterly line of said Lot 6, a distance of 30.00 feet to a point therein;

THENCE North 40° 07' 06" West, a distance of 34.10 feet to a point in the northerly line of said Lot 6, said point being the beginning of a nontangent curve, concave to the northwest, having a radius of 76.00 feet;

THENCE easterly along said northerly line and along said curve, to the left, through a central angle of 13° 31' 39", an arc distance of 17.94 feet to the point of beginning.

Parcel 4

Lot 5 of Tract No. 9419-3, as shown by map on file in Book 126 of Maps, at Pages 86 through 88 inclusive thereof, records of Riverside County, California.

EXCEPTING therefrom that portion thereof described as follows:

COMMENCING at the most southerly corner of said Lot 5;

THENCE North 25° 06' 06" West along the southwesterly line of said Lot 5, a distance of 199.23 feet to a point therein for the true point of beginning.

THENCE continuing North 25° 06' 06" West along said southwesterly line, a distance of 152.91 feet to an angle point in the boundary line of said Lot 5;

THENCE North 39° 15' 59" East along said boundary line, a distance of 107.99 feet;

THENCE South 47° 45' 00" East, a distance of 66.74 feet;

THENCE South 16° 37' 01" West, a distance of 184.93 feet to the true point of beginning.

TOGETHER WITH that portion of Lot 15 of said Tract No. 9419-3, described as follows:

BEGINNING at the most easterly corner of said Lot 15;

THENCE North 25° 06' 06" West along the northeasterly line of said Lot 15, a distance of 199.23 feet to a point therein;

THENCE South 16° 37' 01" West, a distance of 188.23 feet to a point in the south line of said Lot 15;

THENCE South 89° 59' 00" East along said south line, a distance of 138.35 feet to the point of beginning.

Parcel 5

Lot 15 of Tract No. 9419-3, as shown by map on file in Book 126 of

9419-3-234

Maps, at Pages 86 through 88 inclusive thereof, records of Riverside County, California.

EXCEPTING therefrom that portion thereof of said Lot 15 described as follows:

BEGINNING at the most easterly corner of said Lot 15;

THENCE North  $25^{\circ} 06' 06''$  West along the northeasterly line of said Lot 15, a distance of 199.23 feet to a point therein;

THENCE South  $16^{\circ} 37' 01''$  West, a distance of 188.23 feet to a point in the south line of said Lot 15;

THENCE South  $89^{\circ} 59' 00''$  East along said south line, a distance of 138.35 feet to the point of beginning.

ALSO EXCEPTING therefrom that portion of said Lot 15 described as follows:

BEGINNING at the most easterly corner of Lot 14 of said Tract No. 9419-3;

THENCE South  $34^{\circ} 58' 50''$  West along the southeasterly line of said Lot 14, a distance of 130.00 feet to an angle point therein;

THENCE South  $89^{\circ} 59' 00''$  East along the easterly prolongation of the south line of said Lot 14, a distance of 38.00 feet to a point therein;

THENCE North  $18^{\circ} 55' 38''$  East, a distance of 112.62 feet to the point of beginning.

TOGETHER WITH that portion of Lot 5 of said Tract No. 9419-3, more particularly described as follows:

COMMENCING at the most southerly corner of said Lot 5;

THENCE North  $25^{\circ} 06' 06''$  West along the southwesterly line of said Lot 5, a distance of 199.23 feet to a point therein for the true point of beginning.

THENCE continuing North  $25^{\circ} 06' 06''$  West along said southwesterly line, a distance of 152.91 feet to an angle point in the boundary line of said Lot 5;

THENCE North  $39^{\circ} 15' 59''$  East along said boundary line, a distance of 107.99 feet to an angle point therein;

THENCE South  $47^{\circ} 45' 00''$  East, a distance of 66.74 feet;

THENCE South  $16^{\circ} 37' 01''$  West, a distance of 184.93 feet to the true point of beginning.

AND TOGETHER WITH that portion of Lot 16 of said Tract No. 9419-3, more particularly described as follows:

BEGINNING at the northeast corner of said Lot 16;

THENCE North  $89^{\circ} 59' 00''$  West along the north line of said Lot 16, a distance of 66.00 feet to a point in a curve, concave to the northwest, having a radius of 48.00 feet, the radial line at said point bears South  $73^{\circ} 30' 12''$  East;

THENCE Southwesterly along said curve, to the right, through a central angle of  $27^{\circ} 58' 30''$ , an arc distance of 23.44 feet, the radial line at said point bears South  $45^{\circ} 31' 42''$  East, said point also being in a line parallel with and distant southerly 20.00 feet, measured at right angles, to the north line of said Lot 16;

THENCE South  $89^{\circ} 59' 00''$  East along said parallel line, a distance of 85.69 feet to a point in the northeasterly line of said Lot 16;

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THENCE North 21° 35' 24" West along said northeasterly line, a distance of 21.51 feet to the point of beginning.

Parcel 6

Lot 16 of Tract No. 9419-3, as shown by map on file in Book 126 of Maps, at Pages 86 through 88 inclusive thereof, records of Riverside County, California.

EXCEPTING therefrom that portion thereof of said Lot 16 described as follows:

BEGINNING at the northeast corner of said Lot 16;

THENCE North 89° 59' 00" West along the north line of said Lot 16, a distance of 66.00 feet to a point in a curve, concave to the northwest, having a radius of 48.00 feet, the radial line at said point bears South 73° 30' 12" East;

THENCE Southwesterly along said curve, to the right, through a central angle of 27° 58' 30", an arc distance of 23.44 feet, the radial line at said point bears South 45° 31' 42" East, said point also being in a line parallel with and distant southerly 20.00 feet, measured at right angles, to the north line of said Lot 16;

THENCE South 89° 59' 00" East along said parallel line, a distance of 85.69 feet to a point in the northeasterly line of said Lot 16;

THENCE North 21° 35' 24" West along said northeasterly line, a distance of 21.51 feet to the point of beginning.

TOGETHER WITH that portion of Lot 17 of said Tract No. 9419-3, more particularly described as follows:

BEGINNING at the northeast corner of said Lot 17;

THENCE South 32° 02' 02" East along the northeasterly line of said Lot 17, a distance of 47.00 feet to an angle point therein;

THENCE South 08° 03' 08" East along said boundary line of said Lot 17, a distance of 21.28 feet to a point therein;

THENCE North 32° 02' 02" West, a distance of 67.23 feet to a point in the northerly line of said Lot 17, said point being in a curve, concave to the northwest, having a radius of 48.00 feet, the radial line at said point bears South 21° 39' 18" East;

THENCE Northeasterly along said curve, to the left, through a central angle of 10° 22' 43", an arc distance of 8.70 feet to the point of beginning.

Parcel 7

Lot 17 of Tract No. 9419-3, as shown by map on file in Book 126 of Maps, at Pages 86 through 88 inclusive thereof, records of Riverside County, California.

EXCEPTING therefrom that portion thereof of said Lot 17 described as follows:

BEGINNING at the northeast corner of said Lot 17;

THENCE South 32° 02' 02" East along the northeasterly line of said Lot 17, a distance of 47.00 feet to an angle point therein;

THENCE South 08° 03' 08" East along said boundary line of said Lot 17, a distance of 21.28 feet to a point therein;

THENCE North 32° 02' 02" West, a distance of 67.22 feet to a point in the northwesterly line of said Lot 17, said point being in a curve, concave to the northwest, having a radius of 48.00 feet, the radial line at said point bears South 21° 39' 18" East;

THENCE Northeasterly along said curve, to the left, through a central angle of 10° 22' 43", an arc distance of 8.70 feet to the point of beginning.

P. M. ...

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Parcel 8

Lot 14 of Tract No. 9419-3, as shown by map on file in Book 126 of Maps, at Pages 86 through 88 inclusive thereof, records of Riverside County, California;

TOGETHER with that portion of Lot 15 of said Tract No. 9419-3, described as follows:

BEGINNING at the most easterly corner of said Lot 14;

THENCE South 34° 58' 50" West along the southeasterly line of said Lot 14, a distance of 130.00 feet to an angle point therein;

THENCE South 89° 59' 00" East along the easterly prolongation of the south line of said Lot 14, a distance of 38.00 feet to a point therein;

THENCE North 18° 55' 38" East, a distance of 112.62 feet to the point of beginning.

DESCRIPTION APPROVAL  
[Signature] by [Signature]  
Surveyor

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