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PROJECT: Parcel Map Waiver Case
PMW 37-845

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): Park Atlanta North Associates

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

Parcels 10, 11 and Lot "C" (Eastwood Court) inclusive of Parcel Map No. 14669, as shown by Map on file in Book 79, Pages 38 and 39 of Parcel Maps, records of said Riverside County;

EXCEPTING THEREFROM the northerly 20 feet of said Parcel 10, said northerly 20 feet being more particularly described as follows:

BEGINNING at the northwesterly corner of said Parcel 10, said corner being in a curve, concave northeasterly, having a radius of 367.24 feet, a radial line to said corner bears South 82° 42' 06" West;

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THENCE Southeasterly, along said curve, through a central angle of 3° 09' 30" an arc length of 20.24 feet to a point in a line which lies parallel with and distant 20.00 feet southerly, as measured at right angle from the northerly line of said Parcel 10; a radial line to said point bears South 79° 32' 36" West;

THENCE North 89° 57' 45" East, along said parallel line, 180.32 feet to a point in the westerly line of said Lot "C", also known as Eastwood Court (Vacated), said point being in a nontangent curve, concave northeasterly, having a radius of 60.00 feet, a radial line to said point bears South 70° 29' 29" West,

THENCE northerly, along said curve, through a central angle of 19° 28' 16" an arc length of 20.39 feet to a point in the northerly line of said Parcel 10, a radial line to said point bears South 89° 57' 45" West;

THENCE South 89° 57' 45" West, along said northerly line, 180.00 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM that portion of said Lot "C" lying northerly of the following described line:

BEGINNING at the centerline intersection of said Lot "C" with the centerline of Atlanta Street;

THENCE South 89° 57' 45" West, along said centerline of said Lot "C", 370.53 feet;

THENCE South 70° 29' 29" West, 60.00 feet to the westerly line of said Lot "C", and to the end of this line description.

PARCEL 2

Parcel 9, of Parcel Map No. 14669, as shown by Map on file in Book 79 of Parcel Maps, at Pages 38 and 39 thereof, Records of said Riverside County;

TOGETHER WITH the Northerly 20.00 feet of Parcel 10 of said parcel map, said northerly 20.00 feet being more particularly described as follows:

BEGINNING at the northwesterly corner of said Parcel 10, said corner being in a curve, concave northeasterly, having a radius of 367.24 feet, a radial line to said corner bears South 82° 42' 06" West;

THENCE southeasterly, along said curve, through a central angle of 3° 09' 30" an arc length of 20.24 feet to a point in a line which lies parallel with and distant 20.00 feet southerly, as measured at right angle from the northerly line of said Parcel 10, a radial line to said point bears South 79° 32' 36" West;

THENCE North 89° 57' 45" East, along said parallel line, 180.32 feet to a point in the westerly line of said Lot "C", also known as Eastwood Court

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(vacated), - said point being in a nontangent curve, concave northeasterly, having a radius of 60.00 feet, a radial line to said point bears South 70° 29' 29" West;

THENCE northerly, along said curve, through a central angle of 19° 28' 16" an arc length of 20.39 feet to a point in said northerly line of said Parcel 10, a radial line to said point bears South 89° 57' 45" West;

THENCE South 89° 57' 45" West, along said northerly line, 180.00 feet to the POINT OF BEGINNING;

TOGETHER WITH the westerly 36.24 feet of Parcel 8, of said parcel map, said westerly 36.24 feet being more particularly described as follows:

BEGINNING at the northwest corner of said Parcel 8;

THENCE South 89° 47' 20" East, along the northerly line of said parcel, 36.24 feet to a point in a line which lies parallel with and distant 36.24 feet easterly, as measured at right angle, from the westerly line of said Parcel 8;

THENCE South 00° 02' 15" East, along said parallel line, 289.50 feet to a point in the northerly line of said Lot "C";

THENCE North 70° 02' 15" West, along said northerly line 38.57 feet to the southwesterly corner of said Parcel 8;

THENCE North 00° 02' 15" West, along the westerly line of said Parcel 8, a distance of 276.47 feet to the POINT OF BEGINNING;

TOGETHER WITH that portion of Lot "C", of said parcel map, lying northerly of the following described line:

BEGINNING at the centerline intersection of said Lot "C" with the centerline of Atlanta Street;

THENCE South 89° 57' 45" West, along said centerline of said Lot "C", 370.53 feet;

THENCE South 70° 29' 29" West, 60.00 feet to the westerly line of said Lot "C", and to the end of this line description;

EXCEPTING THEREFROM that portion of said Lot C lying northerly and westerly of the following described line:

COMMENCING at the intersection of the centerline of said Lot C with the westerly line of Lot B of said Parcel Map;

THENCE North 00° 02' 15" West, along the westerly line of said Lot B, a distance of 33.00 feet to the easterly prolongation of the southerly line of said Parcel 8, and to the True POINT OF BEGINNING;

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THENCE South 89° 57' 45" West, along last said prolongation and along last said southerly line, a distance of 264.15 feet to the southerly prolongation of a line which is parallel with and a distant 36.24 feet easterly, as measured at right angle, from the westerly line of said Parcel 8;

THENCE North 00° 02' 15" West, along said parallel line, 4.14 feet to the southerly line of said Parcel 8, and to the end of this line description.

PARCEL 3

Parcel 8 together with Lot "C" (Eastwood Court) of Parcel Map No. 14669, as shown by Map on file in Book 79, Pages 38 and 39 of Parcel maps, records of said Riverside County;

EXCEPTING THEREFROM the westerly 36.24 feet of said Parcel 8, said westerly 36.24 feet being more particularly described as follows:

BEGINNING at the northwest corner of said Parcel 8;

THENCE South 89° 47' 20" East, along the northerly line of said parcel, 36.24 feet to a point in a line which lies parallel with and distant 36.24 feet easterly, as measured at right angle, from the westerly line of said Parcel 8;

THENCE South 00° 02' 15" East, along said parallel line, 289.50 feet to a point in the northerly line of said Lot "C";

THENCE North 70° 02' 15" West, along said northerly line 38.57 feet to the southwesterly corner of said Parcel 8;

THENCE North 00° 02' 15" West, along the westerly line of said Parcel 8, a distance of 276.47 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM that portion of said Lot C lying southerly and westerly of the following described line:

COMMENCING at the intersection of the centerline of said Lot C with the westerly line of Lot B of said Parcel Map;

THENCE North 00° 02' 15" West along the westerly line of said Lot B, a distance of 33.00 feet to the easterly prolongation of the southerly line of said Parcel 8, and to the TRUE POINT OF BEGINNING;

THENCE South 89° 57' 45" West, along last said prolongation and along last said southerly line, a distance of 264.15 feet to the southerly prolongation of a line which is parallel with and a distant 36.24 feet easterly, as measured at right angle, from the westerly line of said Parcel 8;

THENCE North 00° 02' 15" West, along said parallel line, 4.14 feet to the southerly line of said Parcel 8, and to the end of this line description.

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PARCEL 4

Parcel 6 together with Parcel 7 of Parcel Map No. 14669, as shown by Map on file in Book 79 of Parcel Maps, at Pages 38 and 39 thereof, records of said Riverside County;

Together with that portion of Lot D (Omaha Court), (vacated), of said parcel map lying southerly of the following described line;

BEGINNING at the northwesterly corner of said Parcel 6;

THENCE North 00° 02' 15" West, along the northerly prolongation of the westerly line of said Parcel 6, a distance of 3.15 feet to a point in the westerly prolongation of the northerly line of said Parcel 6 which bears North 89° 57' 45" East;

THENCE North 89° 57' 45" East, along last said westerly prolongation and along last said northerly line, 264.15 feet to the westerly line of Lot B of said Parcel Map No. 14669, and to the end of this line description.

PARCEL 5

Parcel 5, together with Lot "D" (Omaha Court), (vacated), of Parcel Map No. 14669, as shown by Map on file in Book 79 of Parcel Maps, at Pages 38 and 39 thereof, Records of said Riverside County;

EXCEPTING THEREFROM that portion of said Lot "D" (Omaha Court) lying southerly of the following described line:

BEGINNING at the northwesterly corner of said Parcel 6;

THENCE North 00° 02' 15" West, along the northerly prolongation of the westerly line of said Parcel 6, a distance of 3.15 feet to a point in the westerly prolongation of the northerly line of said Parcel 6 which bears North 89° 57' 45" East;

THENCE North 89° 57' 45" East, along last said westerly prolongation and along last said northerly line, 264.15 feet to the westerly line of Lot "B" of said Parcel Map No. 14669, and to the end of this line description;

Also, EXCEPTING THEREFROM that portion of said Lot "D" lying northerly of the following described line:

BEGINNING at the centerline intersection of said Lot "D" with the centerline of Atlanta Street;

THENCE South 89° 57' 45" West, along said centerline of said Lot "D", and along the westerly prolongation, 433.25 feet to the westerly line of said Lot "D" and to the end of this line description.

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PARCEL 6

Parcel 4 together with Lot D (Omaha Court), as shown by Parcel Map No. 14669, as shown by Map on file in Book 79 of Parcel Maps at Pages 38 and 39 thereof, records of said Riverside County;

TOGETHER WITH the southerly 35.00 feet of Parcel 1 of said Parcel Map, said southerly 35.00 feet being measured at right angle from the southerly line of said Parcel 1;

EXCEPTING THEREFROM the Easterly 264.14 feet of said Parcel 1;

ALSO EXCEPTING THEREFROM that portion of said Lot D lying southerly of the easterly prolongation of the southerly line of said Parcel 4;

ALSO EXCEPTING THEREFROM that portion of said Lot D lying northerly and easterly of the following described line;

BEGINNING at the southeasterly corner of said Parcel 4;

THENCE South $00^{\circ} 02' 15''$ East, along the southerly prolongation of the easterly line of said Parcel 4, a distance of 3.15 feet to a point in the westerly prolongation of the southerly line of Parcel 3 of said Parcel Map;

THENCE North $89^{\circ} 57' 45''$ East along last said prolongation and along the northerly line of said Lot D, 264.15 feet to the westerly line of Lot B of said Parcel Map and to the end of this line description.

PARCEL 7

Parcels 2 and 3, together with Lot "D" (Omaha Court) of Parcel Map No. 14669, as shown by Map on file in Book 79 of Parcel Maps, at Pages 38 and 39 thereof, records of said Riverside County;

EXCEPTING THEREFROM the northerly 21.00 feet of said Parcel 2;

ALSO EXCEPTING THEREFROM that portion of said Lot "D" lying southerly and westerly of the following described line;

BEGINNING at the southwesterly corner of said Parcel 4;

THENCE South $00^{\circ} 02' 15''$ East, along the southerly prolongation of the easterly line of said Parcel 4, a distance of 3.15 feet to a point in the westerly prolongation of the southerly line of Parcel 3 of said parcel map;

THENCE North $89^{\circ} 57' 45''$ East, along last said prolongation and along the northerly line of said Lot "D" 264.15 feet to the westerly line of Lot "B" of said parcel map and to the end of this line description.

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PARCEL 8

That portion of Parcel 1 of Parcel Map No. 14669, as shown by parcel map on file in Book 79 of Parcel Maps, at Pages 38 and 39 thereof, records of said Riverside County, lying easterly of the following described line:

BEGINNING at the northwesterly corner of Parcel 2 of said parcel map;

THENCE North 00° 02' 15" West, along the northerly prolongation of the westerly line of said Parcel 2, a distance of 183.00 feet;

THENCE South 89° 57' 45" West, 35.00 feet;

THENCE North 00° 02' 15" West, 224.20 feet to the northerly line of said Parcel 1;

TOGETHER with the northerly 21.00 feet of said Parcel 2.

PARCEL 9

That portion of Parcel 1 of Parcel Map No. 14669, as shown by parcel map on file in Book 79 of Parcel Maps, at Pages 38 and 39 thereof, records of said Riverside County, lying westerly of the following described line:

BEGINNING at the northwesterly corner of Parcel 2 of said parcel map;

THENCE North 00° 02' 15" West, along the northerly prolongation of the westerly line of said Parcel 2, a distance of 183.00 feet;

THENCE South 89° 57' 45" West, 35.00 feet;

THENCE North 00° 02' 15" West, 224.20 feet to the northerly line of said Parcel 1;

EXCEPTING THEREFROM the southerly 35.00 feet of said Parcel 1.

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: OCTOBER 21, 1985

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

DESCRIPTION APPROVAL
10/21/85
Gardner
Director

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STATE OF CALIFORNIA/
/ss.
COUNTY OF RIVERSIDE/

On this 21st day of OCTOBER, in the year 1985, before me, GUNARS SVIKA a Notary Public in and for said county and state, personally appeared ROBERT C. MRASE, 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 Sviks
Notary Public in and for said County and State

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