

248054

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
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At Request of
Ponderosa Equities

Book 1984, Page 248054

NOV 16 1984

Recorded in Official Records
of Riverside County, California

William S. Somaly
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: C.O.C. for PRD-24-834

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

6/8-3

CERTIFICATE OF COMPLIANCE

Property Owner(s): PONDEROSA EQUITIES, a Limited Partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on June 5, 1984, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

That portion of Lot 22 of Bixmill Tract, as shown by map on file in Book 16 of Maps at Page 30 thereof, records of Riverside County, California, described as follows.

Beginning at the southeasterly corner of Lot A of Hampshire Subdivision, as shown by map on file in Book 34 of Maps at Page 78 thereof, records of said Riverside County;

Thence North 00° 23' 00" West along the easterly line of said Hampshire Subdivision 255.85 feet to the southerly line of Lot 12 of Arlington North Subdivision Unit No. 1 as shown by map on file in Book 26 of Maps at Pages 39 and 40 thereof, records of said Riverside County;

Thence South 80° 26' 00" East along said southerly line and along the southeasterly prolongation thereof, 338.24 feet to the southwesterly corner of Lot 17 of said Arlington North Subdivision Unit 1;

Thence North 68° 27' 55" East along the southeasterly line of said Lot 17, a distance of 110.93 feet to the southeasterly corner of said Lot 17;

Thence North 10° 34' 00" East along the easterly line of Lots 18, 19 and 20 of said Arlington North Subdivision 240.00 feet to the southwesterly corner of Lot 45 of last said subdivision;

Thence South 79° 26' 00" East along the southerly lines of Lots 45 through 52 inclusive of said Arlington North Subdivision 485.00 feet to the southeasterly corner of said Lot 52, said southeasterly corner also being in the westerly line of Lot B of said Arlington North Subdivision Unit No. 1;

Thence South 10° 34' 00" West along said westerly line of said Lot B 2.64 feet to an angle point therein;

Thence South 00° 30' 00" West, continuing along last said westerly line of said Lot B 373.08 feet to the beginning of a tangent curve concave to the northwest having a radius of 20.00 feet;

Thence Southwesterly along said curve through a central angle of 90° an arc length of 31.41 feet to the northerly line of Arlington Avenue as shown by said Arlington North Subdivision No. 1;

Thence North 89° 30' West along last said northerly line 931.92 feet to the point of beginning.

DESCRIPTION, APPROVAL
11/15/84
Surveyor

