

062963

Recording requested by:

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

RECEIVED FOR RECORD
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MAR 1 1989

Recorded in Official Records
of Riverside County, California

William F. Brown
Recorder

Fees \$ _____

113

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW for N.A.P.
of Tract 20135
Arlington Ave. E'ly of Hawarden Dr.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

548404-7

Property Owner(s): SUNSET VILLA ESTATES, a California 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 September 3, 1987, 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.

See attached legal description "Exhibit A".

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: *January 10, 1989*

By *Robert C. Mease*
ROBERT C. MEASE
PRINCIPAL PLANNER



ALBERT A. WEBB ASSOCIATES
Consulting Engineers

3788 McCray Street • Riverside, California 92506-2973
Telephone (714) 686-1070

March 21, 1988

REF. W.O. 84-81
FILE NO. 2905.7

62963

ALBERT A. WEBB — (1899-1981)
ERNEST N. WEBB — (1926-1983)
A. HUBERT WEBB HAROLD L. MABERRY
JOHN H. STAAF DAVID M. ALGRANTI
SAM I. GERSHON RON BUCKLEY
JOHN JORDAN WALLACE H. FRANZ
MATTHEW E. WEBB

"EXHIBIT A"

LEGAL DESCRIPTION OF REMAINDER PARCEL

LYING EAST OF TRACT 20135

FOR PARCEL MAP WAIVER

PER APPROVED CONDITION NO. 12

Parcel 1

Those portions of Tequesquite Heights, as shown by map on file in Book 10, page 31 of Maps, Records of Riverside County, California, and that portion of the north half of Section 1, Township 3 South, Range 5 West, San Bernardino Base and Meridian, more particularly described as follows:

Commencing at the most westerly corner of Tract No. 4351, as shown by map on file in Book 71, pages 47 through 50 inclusive, of Maps, Records of Riverside County, California;

Thence North 60° 02' 40" East, along the northerly boundary line of said Tract, 480.58 feet to an angle point therein;

Thence North 52° 32' 40" East, along said northerly boundary line, a distance of 226.38 feet to a point therein for the TRUE POINT OF BEGINNING;

Thence continuing North 52° 32' 40" East, a distance of 190.71 feet;

Thence South 82° 27' 20" East, a distance of 370.00 feet to a point in the west boundary line of that parcel shown on Record of Survey recorded in Book 52 of Record of Surveys, at page 13 thereof, Records of Riverside County, California;

Thence North 07° 35' 30" East, a distance of 12.78 feet;

Thence North 26° 30' 30" East, a distance of 16.73 feet;

Thence North 56° 30' 30" East, a distance of 111.50 feet;

Thence North 33° 47' 01" East, a distance of 304.00 feet to a point in a curve, concave to the northeast, having a radius of 855.00 feet, the radial line at said point bears South 20° 10' 20" West;

The last four courses and distances follow the boundary line of said parcel on said Record of Survey;

Thence northwesterly along said curve, to the right, through a central angle of 10° 29' 59", an arc distance of 156.68 feet to the end thereof;

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ALBERT A. WEBB ASSOCIATES — Consulting Engineers

Legal Description

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Thence North 59° 19' 41" West, a distance of 299.58 feet to the beginning of a tangent curve, concave to the south, having a radius of 645.00 feet;

Thence westerly along said curve, to the left, through a central angle of 24° 10' 37", an arc distance of 272.17 feet to the end thereof;

Thence North 83° 30' 18" West, a distance of 469.79 feet to an angle point in the northerly line of that certain parcel of land conveyed to J. Frank Burke, Jr., by deed recorded August 19, 1949, in Book 1102, page 513, et seq., of Official Records of Riverside County, California;

Thence South 81° 43' 27" West, along said boundary line, a distance of 35.30 feet to a point therein; said point being in a line parallel with and distant 64.00 feet southwesterly, as measured at right angles, from the centerline of Arlington Avenue;

Thence North 83° 30' 18" West, along said parallel line, a distance of 167.50 feet to the beginning of a tangent curve, concave to the south, having a radius of 791.00 feet;

Thence westerly along said curve, to the left, through a central angle of 00° 07' 05", an arc distance of 1.63 feet to a point therein, the radial line at said point bears North 06° 22' 37" East;

Thence South 09° 40' 41" West, a distance of 326.79 feet;

Thence South 66° 19' 00" East, a distance of 163.05 feet;

Thence North 30° 53' 18" East, a distance of 147.35 feet;

Thence South 35° 51' 26" East, a distance of 411.12 feet;

Thence North 66° 34' 22" East, a distance of 32.17 feet;

Thence South 89° 30' 00" East, a distance of 35.00 feet;

Thence South 53° 30' 00" East, a distance of 54.97 feet;

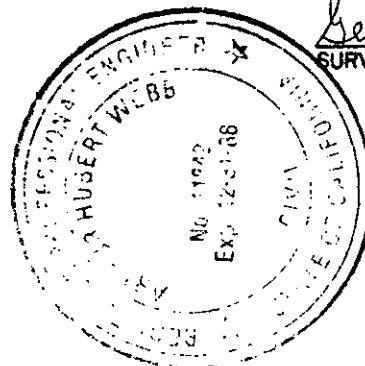
Thence South 05° 24' 06" East, a distance of 168.66 feet to the true point of beginning.

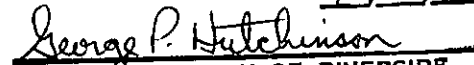
Containing 13.95 acres.


A. Hubert Webb, R.C.E. 11842

DESCRIPTION APPROVAL 1 9 88

SURVEYOR, CITY OF RIVERSIDE



DESCRIPTION APPROVAL: 11, 3, 88

SURVEYOR, CITY OF RIVERSIDE

PMW-144