

428981

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 3:00 O'CLOCK P.M.

NOV 26 1990

Recorded in Official Records
of Riverside County, California
W. J. [Signature] Recorder
Fees \$ 11

FOR RECORDER'S OFFICE USE ONLY

PROJECT: R-67-889
Arlington Avenue & Palomar Way

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

4/15

Property Owner(s): CHARLES A. BEACH and TERE PENNY-BEACH, husband and wife and JOSEPH E. PENNY, a single man, all as joint tenants

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on June 22, 1989, a waiver of parcel map for a lot line adjustment was granted for the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which real property as described in said Exhibit "A" thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

EXHIBIT "A"

THOSE PORTIONS OF LOTS 2, 17, AND 18 OF HARDMAN TRACT NO. 5, AS SHOWN BY MAP ON FILE IN BOOK 24 OF MAPS, AT PAGE 59 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 18, SAID NORTHEASTERLY CORNER BEING ON A LINE PARALLEL WITH AND DISTANT 33.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF PALOMAR WAY, AS SHOWN ON SAID MAP OF HARDMAN TRACT NO. 5;

THENCE SOUTH $00^{\circ} 02' 45''$ EAST, ALONG THE EASTERLY LINE OF SAID LOT 18 AND SAID PARALLEL LINE, A DISTANCE OF 84.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 41.50 FEET, A RADIAL LINE AT SAID POINT BEARS NORTH $53^{\circ} 52' 20''$ WEST;

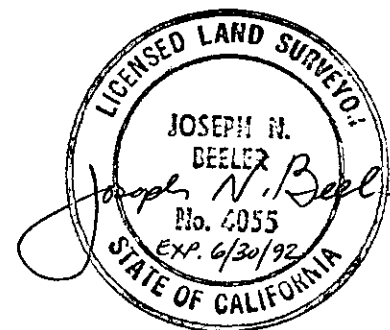
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $31^{\circ} 16' 30''$, AN ARC LENGTH OF 22.65 FEET TO THE POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT 60.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF ARLINGTON AVENUE, AS SHOWN ON SAID MAP OF HARDMAN TRACT NO. 5, A RADIAL LINE AT SAID POINT OF INTERSECTION BEARS NORTH $22^{\circ} 35' 50''$ WEST;

THENCE SOUTH $89^{\circ} 19' 19''$ WEST, ALONG LAST MENTIONED PARALLEL LINE, A DISTANCE OF 182.53 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 2;

THENCE NORTH $00^{\circ} 01' 47''$ WEST, ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 98.02 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH $89^{\circ} 19' 45''$ EAST, ALONG THE NORTHERLY LINES OF SAID LOTS 2, 17, AND 18, A DISTANCE OF 200.09 FEET TO THE POINT OF BEGINNING.

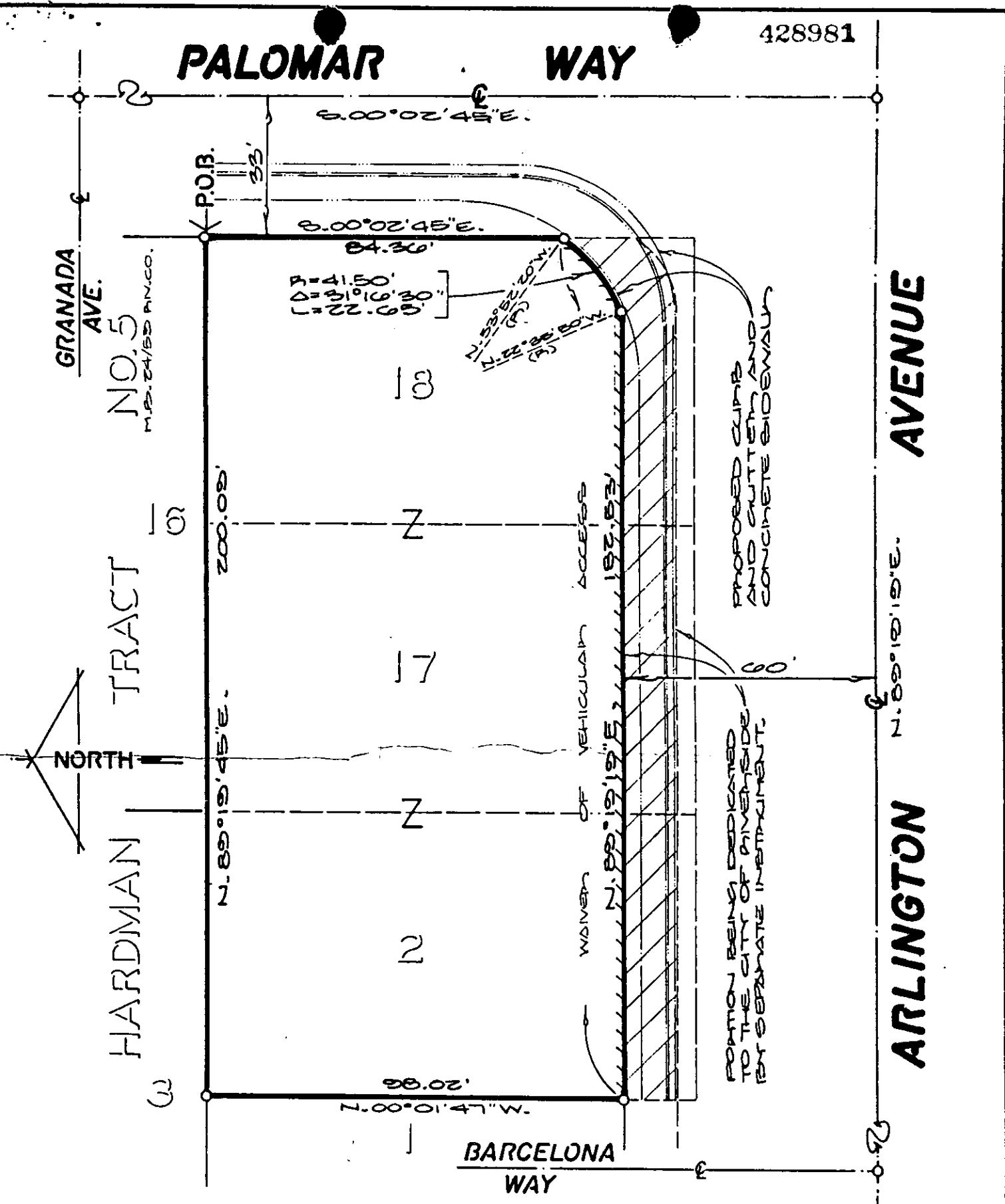
DESCRIPTION APPROVAL 12/20/90
George P. Hutchinson by *Ken*
 SURVEYOR, CITY OF RIVERSIDE



PALOMAR WAY

AVENUE

ARLINGTON



CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=30'

DRAWN BY ME DATE 3/3/20

SUBJECT PARCEL MAP WAIVER: P1-07-889