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City of Riverside
Public Works Department
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Riverside, California 92522

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At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

APR 26 1985

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PROJECT: Parcel Map Waiver
for Rezoning Case R-42-834

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PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE

Property Owner(s): WILTON K. NEWBY and LOIS WORTHENE NEWBY, TRUSTEES OF THE
NEWBY FAMILY TRUST

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on April 24, 1984, 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

That portion of Lot 1 and Lot "T" in Block 57 of La Sierra Heights Tract No. 2, as shown by map on file in Book 7, Page 66 of Maps, together with that portion of Parcel 2, as shown by map on file in Book 18, page 55 of Parcel Maps, records of Riverside County, California, more particularly described as follows:

COMMENCING at the most easterly corner of Lot 1 of said La Sierra Heights Tract No. 2;

THENCE South 56° 49' 48" West along the southeasterly line of said Lot 1, a distance of 250.20 feet to the TRUE POINT OF BEGINNING, said point being in the southwesterly line of Parcel 1 of said Parcel Map;

THENCE North 30° 51' 40" West along said southwesterly line of Parcel 1, a distance of 160.00 feet to the most southerly corner of Parcel 2 of said Parcel Map;

THENCE North 56° 49' 48" East, a distance of 251.70 feet to a point in a non-tangent curve, concave to the northeast, having a radius of 2755.00 feet, the radial bearing to said point bears South 60° 12' 08" West;

THENCE Northwesterly along said curve, to the right, through a central angle of 01° 44' 14", an arc distance of 83.53 feet to a point therein, the radial bearing to said point bears South 61° 56' 22" West;

The last two courses and distances follow along the boundary line of Parcel 2 of said Parcel Map;

THENCE, leaving said curve, South 59° 08' 20" West, a distance of 159.25 feet;

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THENCE, at a right angle, North $30^{\circ} 51' 40''$ West, a distance of 22.40 feet;

THENCE, at a right angle, South $59^{\circ} 08' 20''$ West, a distance of 120.00 feet;

THENCE, at a right angle, South $30^{\circ} 51' 40''$ East, a distance of 60.00 feet;

THENCE, at a right angle, South $59^{\circ} 08' 20''$ West, a distance of 50.00 feet to a point in the southwesterly line of that certain parcel of land conveyed to W. K. Newby, et ux, by deed recorded June 26, 1957 as Instrument No. 46478 of Official Records of said Riverside County, California;

THENCE South $30^{\circ} 51' 40''$ East along said southwesterly line, a distance of 219.04 feet to the northwesterly right of way line of Schuyler Avenue, Lot "J" as shown on said Tract No. 2.

THENCE North $56^{\circ} 49' 48''$ East along said northwesterly right of way line, a distance of 75.00 feet to said true point of beginning.

Parcel 2

That portion of Lots 3, 5 and 7 in Block 57 of La Sierra Heights Tract No. 2, as shown by map on file in Book 7, page 66 of Maps, Lots 2 through 11, inclusive, and portions of Lots 1, 12 and 13 of La Sierra Academy Tract No. 1, as shown by map on file in Book 13, page 73 of Maps, all Records of Riverside County, California, more particularly described as follows:

COMMENCING at the most northerly corner of Parcel 2, as shown by map on file in Book 18, page 55 of Parcel Maps, records of said Riverside County, California, said point being in the southwesterly right of way line of La Sierra Avenue (formerly Holden Avenue) as shown on said maps of La Sierra Heights Tract No. 2 and La Sierra Academy Tract No. 1;

THENCE North $30^{\circ} 51' 40''$ West along said southwesterly right of way line, a distance of 6.40 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North $30^{\circ} 51' 40''$ West along said southwesterly right of way line, a distance of 151.00 feet;

THENCE, at a right angle, South $59^{\circ} 08' 20''$ West, a distance of 100.00 feet;

THENCE, at a right angle, North $30^{\circ} 51' 40''$ West, a distance of 105.00 feet;

THENCE, at a right angle, North $59^{\circ} 08' 20''$ East, a distance of 100.00 feet to a point in said southwesterly right of way line of La Sierra Avenue;

THENCE North $30^{\circ} 51' 40''$ West along said southwesterly right of way line, a distance of 545.69 feet, more or less, to a point therein, distant South $30^{\circ} 51' 40''$ East, 242.03 feet from the most northerly corner of Lot 16 of said La Sierra Academy Tract No. 1;

THENCE, at a right angle, South $59^{\circ} 08' 20''$ West, a distance of 130.00 feet;

THENCE, at a right angle, North $30^{\circ} 51' 40''$ West, a distance of 85.36 feet to the southeasterly line of the northwesterly 10.00 feet of Lot 13 of said La Sierra Academy Tract No. 1, said point also being in the southeasterly line of Parcel 1 conveyed to James G. Burkette, et ux, by deed recorded January 8, 1982, as Instrument No. 4273 of Official Records of Riverside County, California;

THENCE South $60^{\circ} 36' 25''$ West along said southeasterly line of Parcel 1, a distance of 120.04 feet to the most southerly corner thereof;

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THENCE North 30° 51' 40" West, a distance of 10.00 feet to the most westerly corner of said Parcel 1;

THENCE South 60° 36' 25" West and parallel with the northwesterly line of Lot 7, Block 57 of said La Sierra Heights Tract No. 2, a distance of 49.97 feet to a point in a line parallel with and distant South 60° 36' 25" West 300.05 feet from said southwesterly right of way line of La Sierra Avenue;

THENCE North 30° 51' 40" West and parallel with said southwesterly right of way line, a distance of 124.99 feet to a point in a line parallel with and distant 25.00 feet southeasterly, measured at a right angle, from said northwesterly line of Lot 7, Block 57 of La Sierra Heights Tract No. 2;

THENCE South 60° 36' 25" West along said parallel line, a distance of 14.99 feet to a point in the northeasterly line of Parcel 1 conveyed to the City of Riverside by deed recorded April 23, 1965 as Instrument No. 47647 of Official Records of Riverside County, California;

THENCE South 30° 51' 40" East along said northeasterly line, a distance of 195.00 feet to the northeasterly prolongation of the southeasterly line of that certain parcel of land conveyed to La Sierra College by deed recorded May 17, 1961 as Instrument No. 42146 of Official Records of Riverside County, California;

THENCE South 60° 36' 25" West along said prolongation, a distance of 10.00 feet to the most easterly corner of said parcel conveyed to La Sierra College, said point being in the southwesterly line of that certain parcel of land conveyed to W. K. Newby, et ux, by deed recorded June 26, 1957 as Instrument No. 46478 of Official Records of Riverside County, California;

THENCE South 30° 51' 40" East along said southwesterly line, a distance of 752.04 feet;

THENCE, at a right angle, North 59° 08' 20" East, a distance of 55.00 feet;

THENCE, at a right angle, South 30° 51' 40" East, a distance of 80.00 feet;

THENCE, at a right angle, North 59° 08' 20" East, a distance of 269.94 feet to said true point of beginning.

PARCEL 3

That portion of Lot 3 in Block 57 of La Sierra Heights Tract No. 2, as shown by map on file in Book 7, Page 66 of Maps, and that portion of Lot 1 of La Sierra Academy Tract No. 1, as shown by map on file in Book 13, Page 73 of Maps, all records of Riverside County, California, more particularly described as follows:

COMMENCING at the most northerly corner of Parcel 2, as shown by map on file in Book 18, Page 55 of Parcel Maps, records of Riverside County, California, said point being on the southwesterly right of way line of La Sierra Avenue (formerly Holden Avenue), as shown on said maps of La Sierra Heights Tract No. 2 and La Sierra Academy Tract No. 1;

THENCE North 30° 51' 40" West along said southwesterly right of way line, a distance of 157.40 feet to the TRUE POINT OF BEGINNING;

THENCE, at a right angle, South 59° 08' 20" West, a distance of 100.00 feet;

THENCE, at a right angle, North 30° 51' 40" West, a distance of 105.00 feet;

THENCE, at a right angle, North 59° 08' 20" East, a distance of 100.00 feet to a point in said southwesterly right of way line of La Sierra Avenue;

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THENCE South 30° 51' 40" East along said southwesterly right of way line, a distance of 105.00 feet to the true point of beginning.

Parcel 4

That portion of Lots 12 and 13 of La Sierra Academy Tract No. 1, as shown by map on file in Book 13, page 73 of Maps, records of Riverside County, California, more particularly described as follows:

COMMENCING at the most northerly corner of Parcel 2, as shown by map on file in Book 18, Page 55 of Parcel Maps, records of Riverside County, California, said corner being in the southwesterly right of way line of La Sierra Avenue (formerly Holden Avenue), as shown on said map of La Sierra Academy Tract No. 1;

THENCE North 30° 51' 40" West along said southwesterly right of way line, a distance of 808.09 feet, more or less, to a point therein, distant South 30° 51' 40" East, 242.03 feet from the most northerly corner of Lot 16 of said La Sierra Academy Tract No. 1 for the TRUE POINT OF BEGINNING;

THENCE, at a right angle, South 59° 08' 20" West, a distance of 130.00 feet;

THENCE, at a right angle, North 30° 51' 40" West, a distance of 85.36 feet to a point in the southeasterly line of the northwesterly 10.00 feet of Lot 13 of said La Sierra Academy Tract No. 1, said point also being in the southeasterly line of Parcel 1 conveyed to James G. Burkette, et ux, by deed recorded January 8, 1982, as Instrument No. 4273 of Official Records of Riverside County, California;

THENCE North 60° 36' 25" East along said southeasterly line, a distance of 56.06 feet to the most westerly corner of said Parcel 2 conveyed to James G. Burkette, et ux, by said deed;

THENCE South 29° 23' 35" East along the southwesterly line of said Parcel 2, a distance of 1.96 feet to the most southerly corner thereof;

THENCE North 59° 06' 30" East along the southeasterly line of said Parcel 2, a distance of 74.01 feet to the most easterly corner thereof, said point being in said southwesterly right of way line of La Sierra Avenue (formerly Holden Avenue);

THENCE South 30° 51' 40" East along said southwesterly right of way line, a distance of 82.00 feet to said true point of beginning.

PARCEL 5

That portion of Lot 7 in Block 57 of La Sierra Heights Tract No. 2, as shown by map on file in Book 7, page 66 of Maps, records of Riverside County, California, more particularly described as follows:

BEGINNING at the most southerly corner of Lot 14 of La Sierra Academy Tract No. 1, as shown by map on file in Book 13, Page 73 of Maps, records of Riverside County, California, said corner being an angle point in the boundary line of Parcel 1 conveyed to James G. Burkette, et ux, by deed recorded January 8, 1982, as Instrument No. 4273 of Official Records of Riverside County, California;

THENCE South 60° 36' 25" West, parallel with the northwesterly line of Lot 7, Block 57 of said La Sierra Heights Tract No. 2, and along the boundary line of said Parcel 1 conveyed to Burkette and its southwesterly prolongation, a distance of 150.00 feet to a point in a line parallel with and distant South 60° 36' 25" West, 300.05 feet from the southwesterly right of way line of La Sierra Avenue (formerly Holden Avenue), as shown on said map of La Sierra Academy Tract No. 1;

THENCE North 30° 51' 40" West and parallel with said southwesterly right of way line, a distance of 124.99 feet to a point in a line parallel with and distant 25.00 feet southeasterly, measured at a

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DESCRIPTION APPROVAL
George P. Nute
Surveyor

right angle, from said northwesterly line of Lot 7, Block 57 of La Sierra Heights Tract No. 2;

THENCE North 60° 36' 25" East along said parallel line, a distance of 49.97 feet to a point in a line parallel with and distant South 60° 36' 25" West, 250.08 feet from said southwesterly right of way line of La Sierra Avenue;

THENCE South 30° 51' 40" East and parallel with said southwesterly right of way line, a distance of 5.00 feet to a point in a line parallel with and distant 30.00 feet southeasterly, measured at a right angle, from said northwesterly line of Lot 7, Block 57 of La Sierra Heights Tract No. 2;

THENCE North 60° 36' 25" East along said parallel line, a distance of 100.03 feet to a point in the southwesterly boundary line of said La Sierra Academy Tract No. 1, said point also being in the southwesterly boundary line of Parcel 1 conveyed to James G. Burkette as aforesaid;

THENCE South 30° 51' 40" East along said southwesterly boundary lines, a distance of 119.99 feet to the point of beginning.

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: APRIL 19, 1985

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 19TH day of APRIL, in the year 1985, 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 Sviks
Notary Public in and for said County and State

3M/Hm - 2/M10/La

