226850

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 11:00 O'CLOCK A.M.
JUN 15 1993
Recorded in Official Records of Riverside County, California
Recorder
Fees $

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PW-007-923

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): RIVERSIDE COUNTY TRANSPORTATION COMMISSION, a Public Entity and Political Subdivision of the State of California

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on November 19,1992, 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.

PW-007-923

226850

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: June 2, 1993

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On June 2, 1993 (date), before me Margaret I. Archambault (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Margaret I. Archambault
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact
( ) Corporate Officer(s)
Title_____
Title_____
( ) Guardian/Conservator
( ) Individual(s)
( ) Trustee(s)
( ) Other
_____
( ) Partner(s)
( ) General
( ) Limited

The party(ies) executing this document is/are representing:

_____
_____
_____

OFFICIAL SEAL
MARGARET I. ARCHAMBAULT
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Comm. Exp. May 19, 1995

0030U-11.MAS

March 11, 1992
Revised June 11, 1992
Revised May 20, 1993

W.O. 9012332

EXHIBIT "A"
RIVERSIDE COUNTY TRANSPORTATION COMMISSION

That portion of Lots 51, 52, 53, 61, 62 and 63 of the Lands of Southern California Colony Association, as shown by map on file in Book 7 of Maps, Page 3 thereof, Records of San Bernardino County, and that portion of Lots 1 through 17 inclusive, that portion of Lots 20 through 30 inclusive, that portion of Arroyo Vista Avenue (vacated), and that portion of the right-of-way of the lower canal of the Riverside Water Company (abandoned), as shown by map on file in Book 6 of Maps, Page 60 thereof, Records of Riverside County, all within the City of Riverside, County of Riverside, State of California, described as follows:

Commencing at a point on the Southeasterly line of said Lot 63, said point bears S.29°46'30"W. along said Southeasterly line, a distance of 345.00 feet from the most Easterly corner of said Lot 63;

Thence parallel with the Northeasterly line of said Lot 63, N.60°12'31"W., a distance of 35.77 feet to a point on the Northwesterly line of West La Cadena Drive (having a half width of 28.00 feet), as shown by the State of California right-of-way map on file in the Riverside County Surveyor's Office as No. 204-128, said point being the True Point of Beginning;

Thence continuing parallel with said Northeasterly line, N.60°12'31"W., a distance of 456.29 feet;

Thence parallel with said Southeasterly line of Lot 63, S.29°46'30"W., a distance of 220.21 feet to the most Northerly corner of Parcel 2, as conveyed to J. Ferguson Partners/Riverside by deed recorded September 15, 1988 as Instrument No. 266781 of Official Records of Riverside County, California;

Thence parallel with the Northeasterly line of said Lot 51 S.60°14'00"E., a distance of 264.00 feet to the most Easterly corner of Parcel 2 as conveyed to J. Ferguson Partners/Riverside by deed recorded

September 30, 1988 as Instrument No. 284523 of Official Records of Riverside County, California;

Thence parallel with said Southeasterly line of Lot 63 S.29°46'30"W. along the Southeasterly line of said Parcel 2, a distance of 8.00 feet to the most Southerly corner of said Parcel 2, also being the most Northerly corner of that parcel of land as conveyed to J. Ferguson Partners/Riverside by deed recorded September 15, 1988 as Instrument No. 266783 of Official Records of Riverside County, California;

Thence S.60°14'00"E., a distance of 66.00 feet;

Thence N.29°46'30"E., a distance of 8.00 feet;

Thence S.60°14'00"E., a distance of 63.70 feet, to the most Easterly corner of said parcel of land as described in deed recorded September 15, 1988 as Instrument No. 266783 of Official Records of Riverside County, California, (the preceeding three courses being along the Northeasterly lines of said parcel);

Thence Westerly along the Southerly line of said parcel on a non-tangent curve, concave Northerly having a radius of 327.00 feet, through an angle of 09°55'11", an arc length of 56.61 feet (the initial radial line bears S.25°21'39"E.);

Thence S.74°33'32"W. along said Southerly line, a distance of 136.09 feet to the most Westerly corner of said last mentioned parcel of land, said corner also being a point on the Northeasterly line of Charles Street (30.00 feet wide), as conveyed to the City of Riverside by deed recorded October 3, 1929 in Book 827 of Deeds, Page 564 et seq., Records of Riverside County, California;

Thence N.60°14'00"W. along said Northeasterly line of Charles Street, a distance of 431.82 feet to the most Northerly corner of said Charles Street, also being a point on the Northwesterly line of said Lot 51;

Thence S.29°47'37"W. along said Northwesterly line, a distance of 30.00 feet to the most Westerly corner of said Charles Street;

Thence S.60°14'00"E. along the Southwesterly line of said Charles Street, a distance of 415.86 feet to the most Easterly corner of that parcel of land as conveyed to J. Ferguson Partners/ Riverside by deed recorded September 30, 1988 as Instrument No. 284526 of Official Records of Riverside County, California;

Thence S.29°53'05"W. along the Southeasterly line of said last mentioned parcel, a distance of 15.00 feet;

Thence S.76°25'35"W. along the Southerly line of said last mentioned parcel of land, a distance of 200.51 feet, to the most Westerly corner of said last mentioned parcel of land, also being a point on the Southeasterly line of that parcel of land as conveyed to J. Ferguson Partners/Riverside by deed recorded September 30, 1988 as Instrument No. 284517 of Official Records of Riverside County, California;

Thence S.29°46'30"W., a distance of 0.71 feet;

Thence N.60°15'30"W., a distance of 0.75 feet to the most Easterly corner of Parcel 11 as conveyed to J. Ferguson Partners/Riverside by deed recorded September 23, 1988 as Instrument No. 276568 of Official Records of Riverside County, California, (the preceeding two courses being along the Southeasterly and the Southwesterly lines of said parcel of land as conveyed in deed recorded September 30, 1988 as Instrument No. 284517 of Official Records of Riverside County, California;

Thence S.76°25'35"W., a distance of 142.80 feet;

Thence S.74°32'52"W., a distance of 80.43 feet;

Thence N.60°08'15"W., a distance of 108.89 feet to a point on the Northwesterly line of said Lot 51, being the most Westerly corner of that parcel of land conveyed to Paul C. Schirmer, et al, as Parcel B by deed recorded May 9, 1977 as Instrument No. 81683 of Official Records of Riverside County, California, (the preceeding three courses being along the Southeasterly line and a portion of the Southwesterly line of said Parcel 11);

Thence S.29°47'37"W. along said Northwesterly line of Lot 51, a distance of 118.86 feet to a point on the Northeasterly line of that parcel of land conveyed to the State of California by deed recorded April 5, 1957 in Book 2067, Pages 220 through 223, of Official Records of Riverside County, California;

Thence Westerly on a non-tangent curve concave Northerly having a radius of 345.00 feet, through an angle of 19°15'52", an arc length of 116.00 feet (the initial radial line bears S.06°41'09"W.);

Thence N.64°02'59"W., a distance of 457.60 feet;

Thence N.63°43'01"W., a distance of 132.04 feet;

Thence N.55°37'22"W., a distance of 511.96 feet to the most Westerly corner of Parcel 10 as conveyed to J. Ferguson Partners/Riverside by deed recorded September 23, 1988 as Instrument No. 276568 of Official Records of Riverside County, also being the most Westerly corner of Parcel 2 as conveyed to J. Ferguson Partners/Riverside, by deed recorded October 11, 1988 as Instrument No. 293045 of Official Records of Riverside County, California, (the preceeding four courses being along said Northeasterly right-of-way line of State Highway 60 as shown by map on file in the Riverside County Surveyor's Office as Map 204/126-127);

Thence S.74°15'31"E., a distance of 59.05 feet;

Thence Eaterly on a curve concave Southerly having a radius of 270.00 feet, through an angle of 17°32'10", an arc length of 82.65 feet;

Thence S.56°44'05"E., a distance of 59.97 feet;

Thence S.43°00'56"E., a distance of 52.37 feet;

Thence S.60°13'10"E., a distance of 300.05 feet, to the most Easterly corner of said Lot 30, also being a point on the Southeasterly line of said Lot 53, (the preceeding five courses being along the Northeasterly line of said Parcel 10);

Thence N.29°46'55"E. along said Southeasterly line, a distance of 50.00 feet to the most Southerly corner of said Lot 12;

Thence N.60°13'10"W. along the Southwesterly lines of said Lots 12 through 17 inclusive, a distance 300.05 feet to an angle point therein, also being an angle point in the Southwesterly line of Parcel 4 as conveyed to J. Ferguson Partners/Riverside by deed recorded September 23, 1988 as Instrument No. 276568 of Official Records of Riverside County, California;

Thence N.43°39'34"W., a distance of 114.00 feet;

Thence Westerly on a non-tangent curve concave Northerly having a radius of 93.31 feet, through an angle of 02°01'37", an arc length of 3.30 feet (the initial radial line bears S.19°05'13"W.);

Thence N.68°26'56"W., a distance 16.13 feet;

Thence Westerly on a non-tangent curve concave Southerly, having a radius of 330.00 feet through an angle of 13°40'05", an arc length of 78.72 feet (the initial radial line bears N.29°24'34"E.);

Thence N.74°15'31"W., a distance of 108.62 feet;

Thence Northwesterly and Northerly on a curve cancave Easterly, having a radius of 20.00 feet, through an angle of 104°01'21", an arc

length of 36.31 feet to a point on the original Easterly line of Orange Avenue (being 50.00 feet wide), (the preceeding six courses being along said Southwesterly line of Parcel 4 and along the Southwesterly lines of Parcels 2 and 3 of said deed recorded September 23, 1988 as Instrument No. 276568 of Official Records of Riverside County, California);

Thence N.29°45'50"E. along said original Easterly line of Orange Avenue, a distance of 798.81 feet to the most Northerly corner of Parcel 1 as conveyed to J. Ferguson Partners/Riverside by deed recorded September 30, 1988 as Instrument No. 284528 of Official Records of Riverside County, California;

Thence S.69°19'10"E. along the Northeasterly line of said Parcel 1, and the Southeasterly prolongation of said Northeasterly line, and along the Southwesterly line of that parcel of land conveyed to Calvary Baptist Church by deed recorded November 30, 1988 as Instrument No. 349471 of Official Records of Riverside County, a distance of 198.26 feet to a point on the Southeasterly line of that parcel of land conveyed to Calvary Baptist Church by deed recorded August 7, 1964 as Instrument No. 97324, Official Records of Riverside County, California;

Thence S.60°40'48"E., a distance of 159.17 feet to a point on the Northwesterly line of that parcel of land conveyed to J. Ferguson Partners/Riverside by deed recorded September 30, 1988 as Instrument No. 284522 of Official Records of Riverside County, California, being distant 290.00 feet Southwesterly, as measured at right angles from the Northeasterly line of said Lot 61, said Northeasterly line also being the centerline of Strong Street;

Thence parallel with and distant 290.00 feet Southwesterly, as measured at right angles from the Northeasterly line of said Lots 61, 62, and 63 of said Lands of Southern California Colony Association (also being the centerline of Strong Street), South 60°12'31"E., a distance of 1574.91 feet to a point on a line which is parallel with and distant 28.00 feet Northwesterly, as measured at right angles, from the centerline of West La Cadena Drive, as shown by said State right-of-way map on file in the Riverside County Surveyor's Office as Map 204-128;

226850

Thence along the Northwesterly line of West La Cadena Drive, S.34°32'39"W., a distance of 55.19 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion of the University Wash as conveyed to Riverside County Flood Control and Water Conservation District by Deed recorded March 30, 1988 as Instrument No. 83442 of Official Records, by deed recorded September 20, 1976 as Instrument No. 139472 of Official Records, and by deed recorded November 17, 1980 as Instrument No. 214763 of Official Records, Records of Riverside County, California.

Also excepting the interest of the City of Riverside in the East 10.00 feet of the West 35.00 feet lying within said Lots 53 and 61.

The above described parcel contains 28.87 arces, more or less.

PROFESSIONAL LAND SURVEYOR
MARISSA CROWTHER
Exp. 3-31-94
No. 6152
STATE OF CALIFORNIA

DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Marissa Crowther — May 21, 1993

Marissa Crowther — Date
J.F.DAVIDSON ASSOCIATES, INC.

mc/leg.ft1

DESCRIPTION APPROVAL 5/27/93
George P. Hutchinson by [illegible]
SURVEYOR, CITY OF RIVERSIDE

Recording requested by:

And when recorded, mail to:

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

226848

RECEIVED FOR RECORD
AT 11:00 O'CLOCK A.M.
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Recorded in Official Records of Riverside County, California
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Fees $

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PW-007-923

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): SANDRA J. KING, a widow

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on November 19,1992, 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.

PW-007-923

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: June 2, 1993

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On June 2, 1993 (date), before me Margaret I. Archambault (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron
Name(s) of Signer(s)

[X] personally known to me - OR - [ ] proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

WITNESS my hand and official seal.

Margaret I. Archambault
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact
( ) Corporate Officer(s)
Title_____
Title_____
( ) Guardian/Conservator
( ) Individual(s)
( ) Trustee(s)
( ) Other
_____
( ) Partner(s)
( ) General
( ) Limited

The party(ies) executing this document is/are representing:

_____
_____
_____

OFFICIAL SEAL
MARGARET I. ARCHAMBAULT
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Comm. Exp. May 19, 1995

0030U-11.MAS

March 11, 1992
Revised May 20, 1993

W.O. 9012332

EXHIBIT "A"
SANDRA J. KING PARCEL

That portion of Lot 61 of the Lands of the Southern California Colony Association as shown by map on file in Book 7 of Maps, Page 3 thereof, Records of San Bernardino County, in the City of Riverside, County of Riverside, California, described as follows:

Commencing at a point on the Southwesterly line of Strong Street (being 50.00 feet wide), being a point on the Southeasterly line of said Lot 61;

Thence N.60°12'31"W. along said Southwesterly line of Strong Street, a distance of 362.00 feet to the most Easterly corner of the parcel of land conveyed to Sandra J. King, a widow, by deed recorded October 27, 1986 as Instrument No. 268233 of Official Records of Riverside County, being the Point of Beginning;

Thence continuing N.60°12'31"W. along said Southwesterly line of Strong Street, a distance of 79.24 feet to the most Northerly corner of said parcel of land conveyed to Sandra J. King;

Thence S.29°45'50"W. along the Northwesterly line of said parcel of land conveyed to Sandra J. King, a distance of 266.31 feet;

Thence S.60°40'48"E., a distance of 79.17 feet to the Southeasterly line of said parcel of land conveyed to Sandra J. King;

May 20, 1993

EXHIBIT A/R.C.T.C.

W.O. 9012332

Thence N.29°46'55"E. along the Southeasterly line of said parcel of land conveyed to Sandra J. King, a distance of 265.65 feet to the Point of Beginning.

Excepting therefrom that portion conveyed to the City of Riverside by deed Recorded March 11, 1993, as Instrument No. 92005 of Official Records of Riverside County, California.

The above described parcel of land contains 0.47 acres, more or less.

PROFESSIONAL LAND SURVEYOR
MARISSA CROWTHER
Exp. 3-31-94
No. 6152
STATE OF CALIFORNIA

Prepared under the supervision of:
J.F.DAVIDSON ASSOCIATES, INC.

Marissa Crowther May 21, 1993

Marissa Crowther Date

mc/leg.ft3

DESCRIPTION APPROVAL 5/21/93
George P. Hutchinson by LF
SURVEYOR, CITY OF RIVERSIDE

Recording requested by:

And when recorded, mail to:

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

226849

RECEIVED FOR RECORD
AT 11:00 O'CLOCK A.M.
JUN 15 1993
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Recorder
Fees $

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PW-007-923

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): ELLEN B. VIAL, a widow

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on November 19,1992, 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.

PW-007-923

226849

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: June 2, 1993

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On June 2, 1993 (date), before me Margaret I. Archambault (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron
Name(s) of Signer(s)

[X] personally known to me - OR - [ ] proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Margaret I. Archambault
Signature

OFFICIAL SEAL
MARGARET I. ARCHAMBAULT
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Comm. Exp. May 19, 1995

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact
( ) Corporate Officer(s)
Title
Title
( ) Guardian/Conservator
( ) Individual(s)
( ) Trustee(s)
( ) Other
( ) Partner(s)
( ) General
( ) Limited

The party(ies) executing this document is/are representing:

0030U-11.MAS

March 11, 1992
Revised May 20, 1993

W.O. 9012332

EXHIBIT "A"
ELLEN B. VIAL PARCEL

That portion of Lot 61 of the Lands of Southern California Colony Association, as shown by map on file in Book 7 of Maps, Page 3 thereof, Records of San Bernardino County, in the City of Riverside, County of Riverside, California, described as follows:

Commencing at a point on the Southwesterly line of Strong Street (being 50.00 feet wide), being a point on the Southeasterly line of said Lot 61;

Thence N.60°12'31"W. along said Southwesterly line of Strong Street, a distance of 282.00 feet to the most Easterly corner of the parcel of land conveyed to Henry G. Vial et al by deed recorded December 23, 1969 as Instrument No. 143616 of Official Records of Riverside County, being the Point of Beginning;

Thence continuing N.60°12'31"W. along said Southwesterly line of Strong Street, a distance of 80.00 feet to the most Northerly corner of said parcel of land conveyed to Henry G. Vial et al;

Thence S.29°46'55"W. along the Northwesterly line of said parcel of land conveyed to Henry G. Vial et al,, a distance of 265.65 feet;

Thence S.60°40'48"E., a distance of 80.00 feet to the Southeasterly line of said parcel of land conveyed to Henry G. Vial et al, being distant 290.00 feet Southwesterly, as measured at right angles from the Northeasterly line of said Lot 61, said Northeasterly line also being the centerline of Strong Street;

May 20, 1993
EXHIBIT A/R.C.T.C.
W.O. 9012332

Thence N.29°46'55"E. along the Southeasterly line of said parcel of land conveyed to Henry G. Vial et al, a distance of 265.00 feet to the Point of Beginning.

Excepting therefrom that portion conveyed to the City of Riverside by deed recorded March 11, 1993, as Instrument No. 92004 of Official Records of Riverside County, California.

The above described parcel of land contains 0.48 acres, more or less.

PROFESSIONAL LAND SURVEYOR
MARISSA CROWTHER
Exp. 7-31-94
No. 6152
STATE OF CALIFORNIA

Prepared under the supervision of:
J.F.DAVIDSON ASSOCIATES, INC.

Marissa Crowther — Mar 21, 1993
Marissa Crowther — Date

mc/leg.ft2

DESCRIPTION APPROVAL 5/27/93
George P. Hutchinson by LE
SURVEYOR, CITY OF RIVERSIDE