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400908

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And when recorded, mail to:

OCT 18 1996

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

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ 18

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-6-945
A.P.N. 154-210-011 &
154-230-017 & 018

13
14
C/

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **ROBERT A. MOORE and LAVONEE E. MOORE, husband and wife as joint tenants, and HAROLD L. RAAB and ARLENE RAAB, husband and wife as joint tenants.**

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 3, 1994, 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 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 parcels as described in said Exhibit "A" thereby created comply 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.

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: October 18, 1996

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

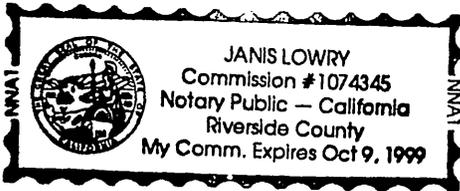
On 10-18-96, before me JANIS LOWRY
(date) (name)

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.

Janis Lowry
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)

Other
PRINCIPAL PLANNER

- () Partner(s)
- () General
- () Limited

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

CITY OF RIVERSIDE

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 3 IN BLOCK 28 OF LA GRANADA TRACT, AS SHOWN ON A MAP ON FILE IN BOOK 12 PAGES 42 THROUGH 51, INCLUSIVE, OF MAPS, AND THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 WEST, OF THE RANCHO LA SIERRA, AS SHOWN BY A MAP ON FILE IN BOOK 6 PAGE 70 OF MAPS, BOTH RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 3, SAID CORNER LYING 25.00 FEET NORTHEASTERLY AND PERPENDICULAR TO THE CENTERLINE OF CHADBOURNE AVENUE AS SHOWN ON SAID MAP; THENCE NORTH $2^{\circ} 07' 04''$ EAST ALONG THE SOUTHERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LOT 14 OF TRACT NO. 23587, AS SHOWN ON A MAP RECORDED IN MAP BOOK 219 PAGES 87 THROUGH 91, INCLUSIVE, RECORDS OF SAID COUNTY, 11.45 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 14, SAID CORNER LYING 33.00 FEET NORTHEASTERLY AND PERPENDICULAR FROM THE CENTERLINE OF CHADBOURNE AVENUE; THENCE CONTINUING NORTHERLY ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING COURSES; NORTH $2^{\circ} 07' 04''$ EAST, 71.27 FEET, NORTH $16^{\circ} 10' 43''$ EAST, 320.15 FEET, AND NORTH $42^{\circ} 32' 44''$ EAST, 27.48 FEET TO THE MOST EASTERLY CORNER OF LOT 15 OF SAID TRACT NO. 23587, SAID CORNER ALSO BEING THE MOST WESTERLY CORNER OF LOT 2, BLOCK 28 OF SAID LA GRANADA; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, SOUTH $35^{\circ} 08' 00''$ EAST, 154.19 FEET; THENCE SOUTH $16^{\circ} 21' 44''$ WEST, 257.73 FEET; THENCE PERPENDICULAR TO THE CENTERLINE OF SAID CHADBOURNE AVENUE, SOUTH $46^{\circ} 55' 00''$ WEST, 118.00 FEET TO A POINT LYING 25.00 FEET NORTHEASTERLY AND PERPENDICULAR FROM THE CENTERLINE OF SAID CHADBOURNE AVENUE; THENCE PARALLEL TO SAID CENTERLINE, NORTH $43^{\circ} 05' 00''$ WEST, 59.71 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 3 IN BLOCK 28 OF LA GRANADA TRACT, AS SHOWN ON A MAP ON FILE IN BOOK 12 PAGES 42 THROUGH 51, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE SOUTHWESTERLY LINE OF SAID LOT 3, DISTANT THEREON 59.71 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT 3, SAID POINT BEING PERPENDICULAR

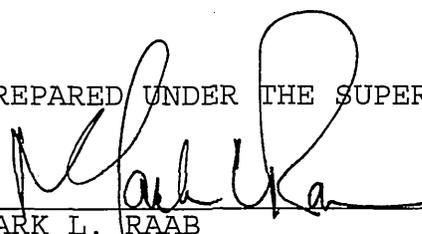
AND 25.00 FEET NORTHEASTERLY FROM THE CENTERLINE OF CHADBOURNE AVENUE AS SHOWN ON SAID MAP; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, SOUTH 43° 05' 00" EAST, 92.00 FEET TO A POINT, SAID POINT BEING DISTANT THEREON NORTHWESTERLY 63.29 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 3; THENCE PERPENDICULAR TO SAID SOUTHWESTERLY LINE, NORTH 46° 55' 00" EAST, 337.37 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF SAID LOT 3; THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 45° 52' 01" WEST, 151.89 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 3; THENCE ALONG THE SOUTHWESTERLY LINE OF LOT 2, BLOCK 28 OF SAID LA GRANADA TRACT, NORTH 35° 08' 00" WEST, 72.00 FEET; THENCE SOUTH 16° 21' 44" WEST, 257.73 FEET; THENCE PERPENDICULAR TO THE CENTERLINE OF SAID CHADBOURNE AVENUE, SOUTH 46° 55' 00" WEST, 118.00 FEET TO THE POINT OF BEGINNING.

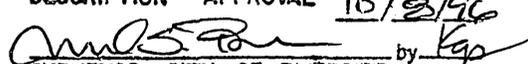
PARCEL 3:

THOSE PORTIONS OF LOT 3 AND LOT 5, IN BLOCK 28 OF LA GRANADA TRACT, AS SHOWN ON A MAP ON FILE IN BOOK 12 PAGES 42 THROUGH 51, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE SOUTHWESTERLY LINE OF SAID LOT 3, DISTANT THEREON 63.29 FEET NORTHWESTERLY FROM THE MOST SOUTHERLY CORNER OF SAID LOT 3, SAID POINT BEING PERPENDICULAR AND 25.00 FEET NORTHEASTERLY FROM THE CENTERLINE OF CHADBOURNE AVENUE AS SHOWN ON SAID MAP; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 43° 05' 00" EAST, 92.00 FEET TO A POINT LYING 28.71 FEET SOUTHEASTERLY FROM THE MOST SOUTHERLY CORNER OF SAID LOT 3; THENCE PERPENDICULAR TO SAID SOUTHWESTERLY LINE ALONG THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN A DEED RECORDED ON OCTOBER 20, 1958 AS INSTRUMENT NO. 75417, OFFICIAL RECORDS OF SAID COUNTY, NORTH 46° 55' 00" EAST, 110.00 FEET; THENCE PARALLEL TO SAID SOUTHWESTERLY LINE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, SOUTH 43° 05' 00" EAST, 65.00 FEET; THENCE PERPENDICULAR TO SAID SOUTHWESTERLY LINE, NORTH 46° 55' 00" EAST, 235.00 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF SAID LOT 5, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE, NORTH 45° 52' 01" WEST, 157.19 FEET; THENCE PERPENDICULAR TO THE CENTERLINE OF SAID CHADBOURNE AVENUE, SOUTH 46° 55' 00" WEST, 337.37 FEET TO THE POINT OF BEGINNING.

PREPARED UNDER THE SUPERVISION OF:


 MARK L. RAAB 6.13.95
 DATE

DESCRIPTION APPROVAL 10/2/96

 SURVEYOR, CITY OF RIVERSIDE by Eq



N42°32'44"E
27.48'

LEGEND

400908

- - - - - EXISTING LOT LINE TO BE ADJUSTED
- — — — EXISTING LOT LINE TO REMAIN
- PROPOSED LOT LINE

TRACT NO. 23587
LOT 14

POR. S.W. 1/4
SEC. 35, T29, R6W.

PARCEL 1

BLOCK 28
LA GRANADA
MB 12/42-51

PARCEL 2

LOT 3

PARCEL 3

LOT 5

CHADBOURNE AVENUE

STOVER AVE.

N32°08'35"W
71.27'

C CURVE DATA
Δ=0756'25"
R=300'
L=41.58'

N16°10'43"E
320.15'

N48°38'31"E
(RAD)

R CURVE DATA
Δ=1°43'51"
R=267'
L=8.07'

N16°35'00"E
(RAD)

N46°55'00"E
110.00'

N43°05'00"W
92.00'

N43°05'00"W
243.71'

N16°21'44"E

257.73'

72.00'

151.84'

N45°32'01"W

304.08'

157.19'

N46°55'00"E

322.37'

339.37'

N46°55'00"E

235.00'

N46°55'00"E

N46°55'00"E

110.00'

N46°55'00"E

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110.00'

N46°55'00"E

N46°55'00"E



NORTHWESTERLY AND NORTHEASTERLY
LINES OF PARCEL DESCRIBED IN A DEED
RECORDED 10/20/58 AS INSTRUMENT
NO. 75417. OR.



• CITY OF RIVERSIDE, CALIFORNIA •

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

SHEET 1 OF 1

49-3

SCALE: 1"=NTS

DRAWN BY MLR DATE 6/1/95

SUBJECT FMW-6-945

PW-006-945-35