

383470

383470

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 12:00 O'CLOCK

SEP 30 1993

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

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW for T-27653

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): MISSION GROVE LTD., a California limited partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on December 17, 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.

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

Dated: May 10, 1993

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On May 10, 1993, before me Margaret I. Archambault
(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.

Margaret I. Archambault
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

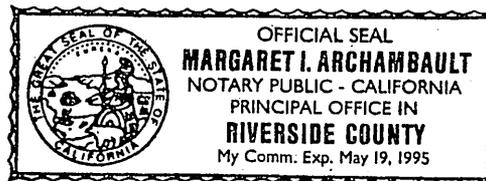
Title _____
Title _____

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

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

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

0030U-11.MAS





J. F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING LANDSCAPE ARCHITECTURE

Building on a tradition of excellence since 1923

March 9, 1993

Project No. 9212730-01

EXHIBIT "A"

**Certificate of Compliance
Parcel Map Waiver Tract 27653-1
Regional Properties, Inc./Mission Grove**

NEW LOT 1 TRACT 21434-1

Lot 1 of Tract 21434-1 as shown by map on file in book 187 of maps at pages 16 and 17 thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion described as follows:

Beginning at the southerly terminus of a course in the westerly line of said Lot 1 which bears N.00°18'59"W., 138.05';

Thence N.00°18'59"W. along said westerly line, a distance of 19.14 feet;

Thence southeasterly on a non-tangent curve concave southwesterly, having a radius of 61.00 feet, through an angle of 01°23'35", an arc length of 1.48 feet (the initial radial line bears N.46°03'32"E.);

Thence N.89°41'01"E., a distance of 105.83 feet to the northerly prolongation of a course in the westerly line of said Lot 1 which bears N.00°18'59"W., 373.72';

Thence S.00°18'59"E. along said prolongation, a distance of 14.44 feet to an angle point in said westerly line;

Thence westerly along said westerly line on a non-tangent curve concave southerly, having a radius of 635.00 feet, through an angle of 09°39'27", an arc length of 107.03 feet (the initial radial line bears N.02°34'35"E) to the point of beginning.

ALSO EXCEPTING THEREFROM that portion described as follows:

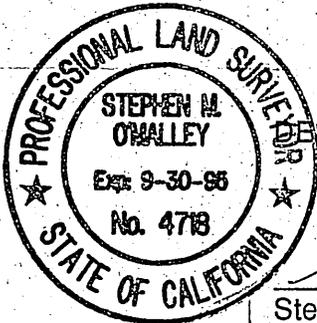
Beginning at the northerly terminus of a course in the westerly line of said Lot 1 which bears N.09°11'34"W., 69.00';

Thence S.09°11'35"E. along said westerly line, a distance of 9.22 feet;

Thence N.89°41'01"E., a distance of 71.72 feet to the southerly prolongation of a course in the westerly line of said Lot 1 which bears N.00°18'59"W., 373.72';

Thence N.00°18'59"W. along said prolongation, a distance of 21.36 feet to an angle point in said westerly line;

Thence S.80°10'37"W. along said westerly line, a distance of 74.16 feet to the point of beginning.



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Stephen M. O'Malley 3/9/93
Date

Stephen M. O'Malley
J. F. DAVIDSON ASSOCIATES, INC.

MWC:SMO:kat
leg:leg:gq6

DESCRIPTION APPROVAL 4/19/93
George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE