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JUN 27 1995

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Project: **MP-001-945**
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PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **THE CITY OF RIVERSIDE, a Municipal Corporation**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **March 9, 1995**, 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: 6-26-95

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

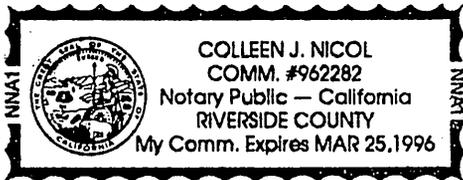
State of California }
County of Riverside }ss

On 6-26-95, before me Colleen J. Nicol
(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.

Colleen Nicol
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

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

Principal Planner

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

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

City of Riverside

PARCEL "1" (CITY OF RIVERSIDE)

That portion of Lots 48 through 50, inclusive, of McClaskey Tract, as shown by map on file in Book 10 Pages 36 and 37 of Maps, Records of Riverside County, California, more particularly described as follows:

Beginning at a point on the south line of said Lot 46 distant thereon North 89°59'30" West, 422.87 feet from the Southeasterly corner of said Lot;

Thence North 89°59'30" West, along the South line of Lots 46, 47 and 48 a distance of 736.78 feet to the Northeasterly line of that certain parcel of land conveyed to the County of Riverside by a deed recorded July 1, 1954 in Book 1604 PAGE 191 of Official Records of Riverside County, California;

Thence North 49°42'10" West along said Northeasterly line, 841.28 feet;

Thence South 68°27'22" East, 1,481.97 feet the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion described as beginning at a point on the south line of said Lot 46 distant thereon North 89°59'30" West, 422.87 feet from the Southeasterly corner of said Lot;

Thence North 89°59'30" West, along the South line of Lots 46, 47 and 48 a distance of 736.78 feet to the Northeasterly line of that certain parcel of land conveyed to the County of Riverside by a deed recorded July 1, 1954 in Book 1604 PAGE 191 of Official Records of Riverside County, California;

Thence North 49°42'10" West along said Northeasterly line, 263.65 feet to a point that is 761.00 feet Southerly, measured at right angles from the Northerly line of Lot 50 of said McClaskey Tract;

Thence parallel with said Northerly line, North 80°01'00" East, 211.42 feet;

Thence North 09°59'00" West, 88.16 feet to the Southerly line of the land described as exhibit "A" in the deed to Redevelopment Agency of the City of Riverside, California, recorded September 28, 1984 as Instrument No. 210873 of Official Records;

Thence South 68°27'21" East, along said Southerly line, 800.91 feet the POINT OF BEGINNING.

said parcel contains 1.666 acres



[Handwritten signature]
6-23-1995

DESCRIPTION APPROVAL *LR/RS*
Neil S. B... by *LF*
SURVEYOR, CITY OF RIVERSIDE

PARCEL "2" (CITY OF RIVERSIDE)

That portion of Lots 43, 44, 46, 47, and 48 of McClaskey Tract, as shown by map on file in Book 10 Pages 36 and 37 of Maps, together with a portion of Central Avenue (formerly Hanton Street) as vacated per City Council Resolution No. 18648 recorded May 17, 1995 as Instrument No. 159082, both Records of Riverside County, California, more particularly described as a whole as follows:

Beginning at a point on the south line of said Lot 46 distant thereon North 89°59'30" West, 422.87 feet from the Southeasterly corner of said Lot;

Thence South 11°38'40" East, 3.47 feet to a point on a non-tangent curve concave Southeasterly having a radius of 844.00 feet, a radial line of said curve to said point bears North 11°38'40" West, said point being on the northerly line of Central Avenue;

Thence Southwesterly along said curve through a central angle of 34°55'41" an arc distance of 514.51 feet, to a point on the Northeasterly line of the property described as Parcel 1 in the deed to the County of Riverside, recorded February 25, 1955 as Instrument No. 12434;

Thence North 49°42'56" West, along said Northeasterly line 293.74 feet, to the Southwesterly corner of said portion of vacated Central Avenue:

Thence North 49°43'27" West, 92.83 feet, to the Northwesterly corner of said vacated portion of Central Avenue, said point being on the Northeasterly line of that certain parcel of land conveyed to the County of Riverside by a deed recorded July 1, 1954 in Book 1604 PAGE 191 of Official Records of Riverside County, California;

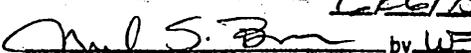
Thence North 49°42'10" West along said Northeasterly line, 263.65 feet to a point that is 761.00 feet Southerly, measured at right angles from the Northerly line of Lot 50 of said McClaskey Tract;;

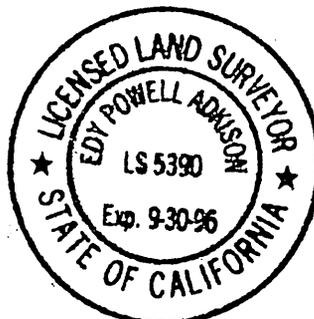
Thence parallel with said Northerly line, North 80°01'00" East, 211.42 feet;

Thence North 09°59'00" West, 88.16 feet to the Southerly line of the land described as exhibit "A" in the deed to Redevelopment Agency of the City of Riverside, California, recorded September 28, 1984 as Instrument No. 210873 of Official Records;

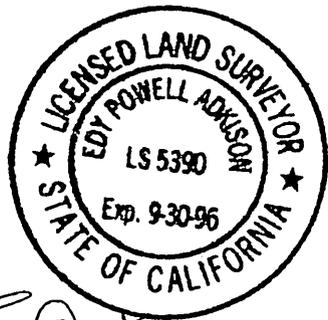
Thence South 68°27'22" East, along said Southerly line, 800.91 feet to the POINT OF BEGINNING;

said parcel contains 4.765 acres

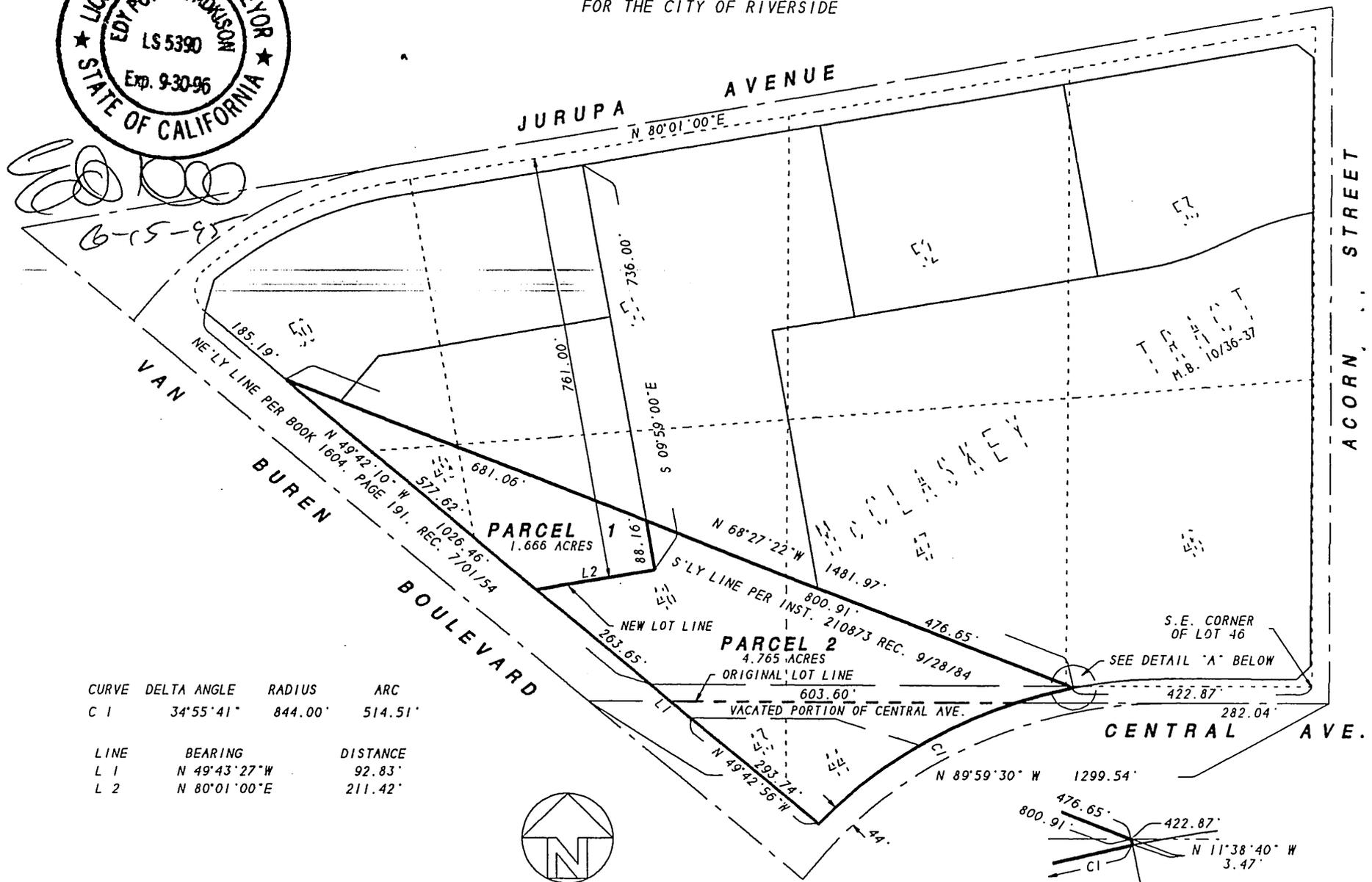
DESCRIPTION APPROVAL CR 6/95

 SURVEYOR, CITY OF RIVERSIDE by WE




 6-15-95



PARCEL MAP WAIVER
FOR THE CITY OF RIVERSIDE

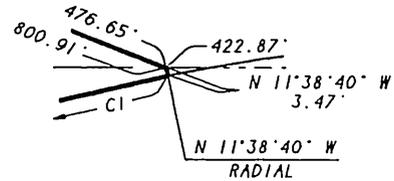


CURVE	DELTA ANGLE	RADIUS	ARC
C 1	34°55'41"	844.00'	514.51'

LINE	BEARING	DISTANCE
L 1	N 49°43'27" W	92.83'
L 2	N 80°01'00" E	211.42'



NOT TO SCALE



DETAIL "A"
NOT TO SCALE

JURUPA AVENUE

VAN BUREN BOULEVARD

CENTRAL AVE.

206347

P4-265