

303177

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD

22 Min. Past 2 o'clock P.M.

AUG 15 1990

Recorded in Official Records
of Riverside County, California

William S. Bonny
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-3-890
Twelfth St. & Almond St.
APN 215-251-007 & 009

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): VINCENT P. NOLAN, a married man, as his sole and separate property and FRANK S. PEASLEY, a married man, as his sole and separate property as tenants in common

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on July 6, 1989, 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.

THAT PORTION OF BLOCK 11, RANGE 8 OF THE TOWN OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 17 OF MAPS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY SIDE OF TWELFTH STREET 55 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID BLOCK 11;

THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK 11, 158.80 FEET TO THE SOUTHERLY SIDE OF AN ALLEY;

THENCE EASTERLY ON A LINE PARALLEL WITH THE NORTHERLY LINE OF TWELFTH STREET, 55.27 FEET;

THENCE NORTHERLY ON A LINE PARALLEL WITH THE EASTERLY LINE OF ALMOND STREET A DISTANCE OF 6.77 FEET;

THENCE EASTERLY ON A LINE PARALLEL WITH THE NORTHERLY LINE OF TWELFTH STREET A DISTANCE OF 9.96 FEET;

THENCE SOUTHERLY ON A LINE PARALLEL WITH THE EASTERLY LINE OF ALMOND STREET A DISTANCE OF 20.03 FEET;

THENCE EASTERLY ON A LINE PARALLEL WITH THE NORTHERLY LINE OF TWELFTH STREET A DISTANCE OF 45.13 FEET;

THENCE SOUTHERLY ON A LINE PARALLEL WITH THE EASTERLY LINE OF ALMOND STREET A DISTANCE OF 145.47 FEET;

THENCE WESTERLY ON THE NORTHERLY LINE OF TWELFTH STREET A DISTANCE OF 110.36 FEET TO THE POINT OF BEGINNING.

THIS IS IN COMPLIANCE WITH LOT LINE ADJUSTMENT NO. PMW-3-890.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 1 OF TRACT NO. 15291-1, AS SHOWN BY MAP ON FILE IN BOOK 115, PAGES 47 AND 48 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 61°02'40" EAST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 110.07 FEET;

THENCE SOUTH 28°56'55" WEST, CONTINUING ALONG SAID SOUTHWESTERLY BOUNDARY, A DISTANCE OF 7.23 FEET TO THE NORTHEASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND CONVEYED TO VINCENT P. NOLAN, ET AL., BY DEED RECORDED JUNE 5, 1990, AS INSTRUMENT NO. 206617 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED;

THENCE SOUTH 61°02'40" EAST, CONTINUING ALONG SAID SOUTHWESTERLY BOUNDARY OF LOT 1 AND ALONG SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 9.96 FEET;

THENCE SOUTH 28°56'55" WEST, CONTINUING ALONG SAID SOUTHWESTERLY BOUNDARY AND ALONG SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 12.77 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THAT CERTAIN ALLEY 14.00 FEET IN WIDTH AS SHOWN BY SAID MAP OF TRACT NO. 15291-1;

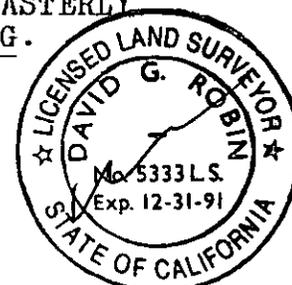
THENCE NORTH 61°02'40" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 65.23 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO VINCENT P. NOLAN, ET AL.;

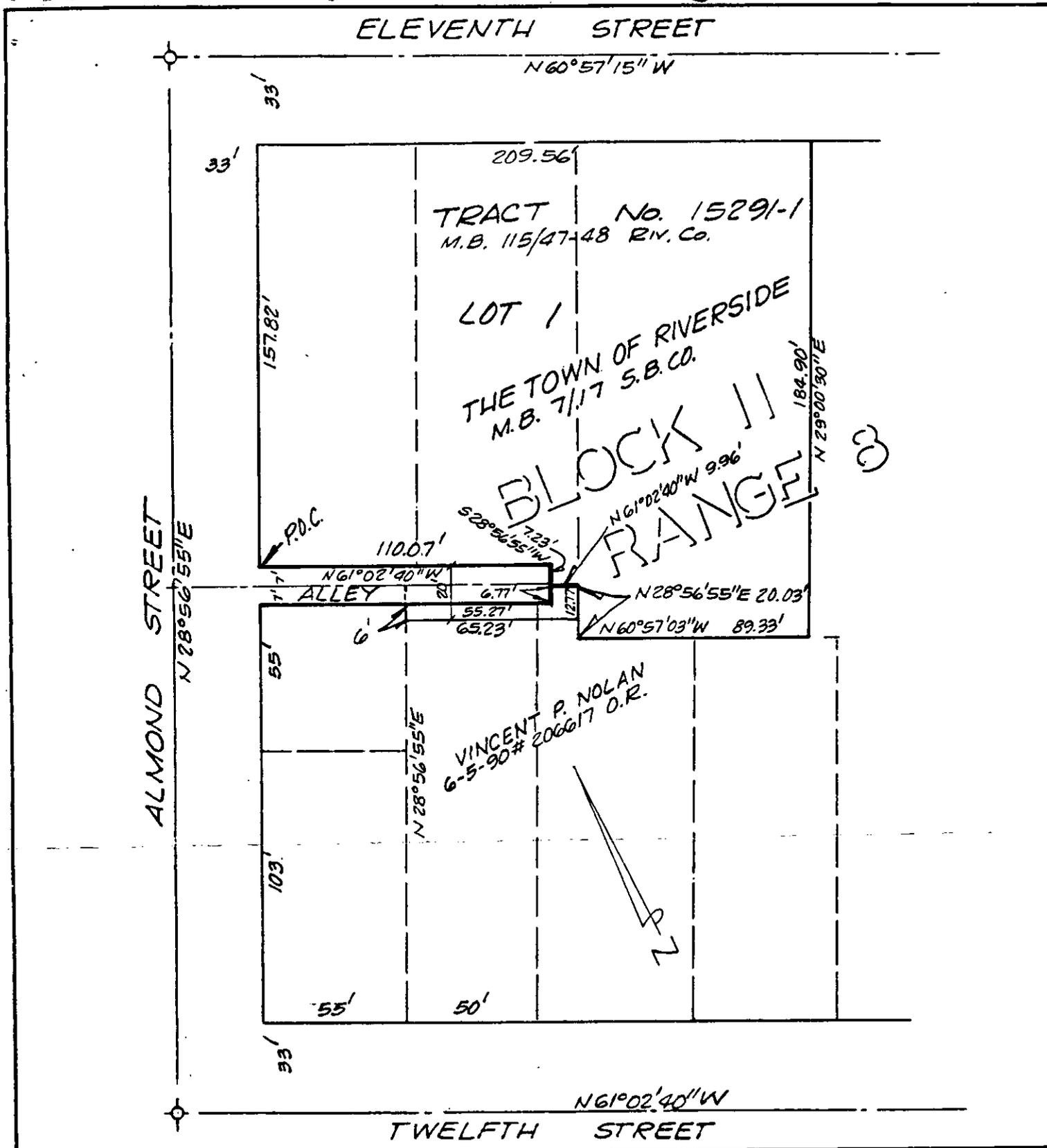
THENCE NORTH 28°56'55" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 6.00 FEET TO SAID NORTHEASTERLY BOUNDARY OF SAID PARCEL OF LAND CONVEYED TO VINCENT P. NOLAN, ET AL.;

THENCE SOUTH 61°02'40" EAST, ALONG SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 55.27 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 28°56'55" EAST, CONTINUING ALONG SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 6.77 FEET TO THE POINT OF BEGINNING.

DESCRIPTION APPROVAL 8/8/90
George F. Hutchinson by *GP*
 SURVEYOR, CITY OF RIVERSIDE





• 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

1/11

SCALE: 1" = 50'

DRAWN BY GS DATE 12/4/79

SUBJECT 3871 12TH ST.- BUILDING PERMIT