

41920

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
10 Min. Past 12 o'clock P.M.
At Request of
Paul Arras
Book 1984, Page 41920

FEB 29 1984

Recorded in Official Records
of Riverside County, California

William S. Conroy
Recorder
Fees \$

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

2/1

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-7-834)

Property Owner(s): PAUL H. ARRAS

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on December 8, 1983, 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 hereinafter described located in the City of Riverside, County of Riverside, State of California, which parcels thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code:

See Attached Description.

This action does not supersede, modify or affect any requirement of provisions of the Riverside Municipal Code pertaining to building or zoning regulations.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

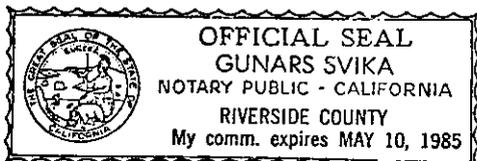
MERLE G. GARDNER
Planning Director

Dated: FEB. 29, 1984

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this 29TH day of FEBRUARY, in the year 1984, before me, GUNARS SVIKA a Notary Public in and for said county and state, personally appeared ROBERT C. MEASE personally known to me to be the person who executed this instrument as PRINCIPAL PLANNER of the City of Riverside on behalf of the Planning Commission of the City of Riverside and acknowledged to me that said Planning Commission executed the same.



Gunars Svika
Notary Public in and for said County
and State

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Parcel 1

That portion of Lot 47 of the Alamo Tract as shown by map on file in Book 9, Page 5 of Maps, records of Riverside County California, described as follows:

COMMENCING at the most southerly corner of said Lot 47;

THENCE North $60^{\circ} 59'$ West along the southwesterly line of said Lot a distance of 498.00 feet to the true point of beginning;

THENCE continuing North $60^{\circ} 59'$ West along said southwesterly line of said Lot a distance of 448.7 feet to the most westerly corner of said Lot;

THENCE North $17^{\circ} 58'$ East along the westerly line of said Lot a distance of 417.38 feet more or less to the southwesterly line of Parcel 3 of that certain parcel of land conveyed to Springbrook Center, by deed recorded July 30, 1979 as Instrument No. 159274, Official Records of said Riverside County California;

THENCE South $71^{\circ} 55'$ East a distance of 538.47 feet along said southwesterly line;

THENCE South $29^{\circ} 01'$ West a distance of 511.77 feet to the true point of beginning;

EXCEPTING therefrom the southwesterly 8.00 feet thereof.

Parcel 2

That portion of Lot 47 of the Alamo Tract as shown by map on file in Book 9, Page 5 of Maps, records of Riverside County California, described as follows:

COMMENCING at the most southerly corner of said Lot 47;

THENCE North $60^{\circ} 59'$ West along the southwesterly line of said Lot a distance of 258.00 feet;

THENCE North $29^{\circ} 01'$ East 100.00 feet;

THENCE South $60^{\circ} 59'$ East 20.00 feet;

THENCE North $29^{\circ} 01'$ East 120.00 feet;

THENCE North $60^{\circ} 59'$ West 260.00 feet;

THENCE North $29^{\circ} 01'$ East a distance of 291.77 feet more or less to the southwesterly line of Parcel 3 of deed recorded July 30, 1979, as Instrument No. 159274, Official Records of said Riverside County California;

THENCE along said southwesterly line South $71^{\circ} 55'$ East a distance of 369.28 feet to the westerly line of Lot 49 of said Alamo Tract;

THENCE South $11^{\circ} 21'$ West a distance of 119.56 feet along said westerly line of Lot 49;

THENCE South $14^{\circ} 54' 44''$ West a distance of 299.23 feet to a point in the westerly line of said Lot 49;

THENCE South $76^{\circ} 05'$ East 8.98 feet;

THENCE South $23^{\circ} 27'$ West a distance of 180.87 feet to the point of beginning;

EXCEPTING therefrom the southwesterly 8 feet thereof;

Parcel 3

That portion of Lot 47 of the Alamo Tract as shown by map on file in Book 9, Page 5 of Maps, records of Riverside County California, described as follows:

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COMMENCING at the most southerly corner of said Lot 47;
THENCE North $60^{\circ} 59'$ West along the southwesterly line of said Lot a distance of 498.00 feet to the true point of beginning;
THENCE North $29^{\circ} 01'$ East 220.00 feet;
THENCE South $60^{\circ} 59'$ East 260.00 feet;
THENCE South $29^{\circ} 01'$ West 120.00 feet;
THENCE North $60^{\circ} 59'$ West 20.00 feet;
THENCE South $29^{\circ} 01'$ West 100.00 feet;
THENCE North $60^{\circ} 59'$ West 240.00 feet to the true point of beginning;
EXCEPTING therefrom the southwesterly 8.00 feet thereof.

Parcel 4

That portion of Lot 47 and Lot 49 of the Alamo Tract as shown by map on file in Book 9, Page 5 of Maps, records of Riverside County California described as follows:

COMMENCING at the most southerly corner of said Lot 47;
THENCE North $23^{\circ} 27'$ East a distance of 120.34 feet along the easterly line of said Lot 47;
THENCE North $14^{\circ} 54' 44''$ East a distance of 358.94 feet to a point in the easterly line of said Lot 47 for the true point of beginning;
THENCE South $44^{\circ} 00'$ East a distance of 5.54 feet to a point in the southerly line of that certain parcel of land conveyed to B & F Construction by deed recorded July 9, 1979 as Instrument No. 142030, Official Records of said Riverside County California;
THENCE South $71^{\circ} 55'$ East a distance of 358.62 feet along said southerly line to the westerly right of way line of Main Street;
THENCE South $4^{\circ} 10'$ West parallel with the centerline of Main Street a distance of 180.29 feet;
THENCE North $71^{\circ} 55'$ West a distance of 397.04 feet;
THENCE North $14^{\circ} 54' 44''$ East a distance of 177.87 feet to the true point of beginning.

Parcel 5

That portion of Lot 47 and Lot 49 of the Alamo Tract as shown by map on file in Book 9, Page 5 of Maps, records of Riverside County California and that portion of Parcel 3, Parcel Map 5168 filed in Book 11 of Parcel Maps, at Page 69, records of Riverside County California, described as follows:

COMMENCING at the most westerly corner of said Parcel 3;
THENCE North $23^{\circ} 27'$ East a distance of 180.87 feet along the westerly line of said Parcel 3 to the true point of beginning;
THENCE North $76^{\circ} 05'$ West 8.98 feet;
THENCE North $14^{\circ} 54' 44''$ East a distance of 121.36 feet;
THENCE South $71^{\circ} 55'$ East a distance of 397.04 feet to the westerly right of way line of Main Street;
THENCE South $4^{\circ} 10'$ West parallel with the centerline of Main Street a distance of 276.52 feet to the most easterly corner of Parcel 1 of said Parcel Map No. 5168;

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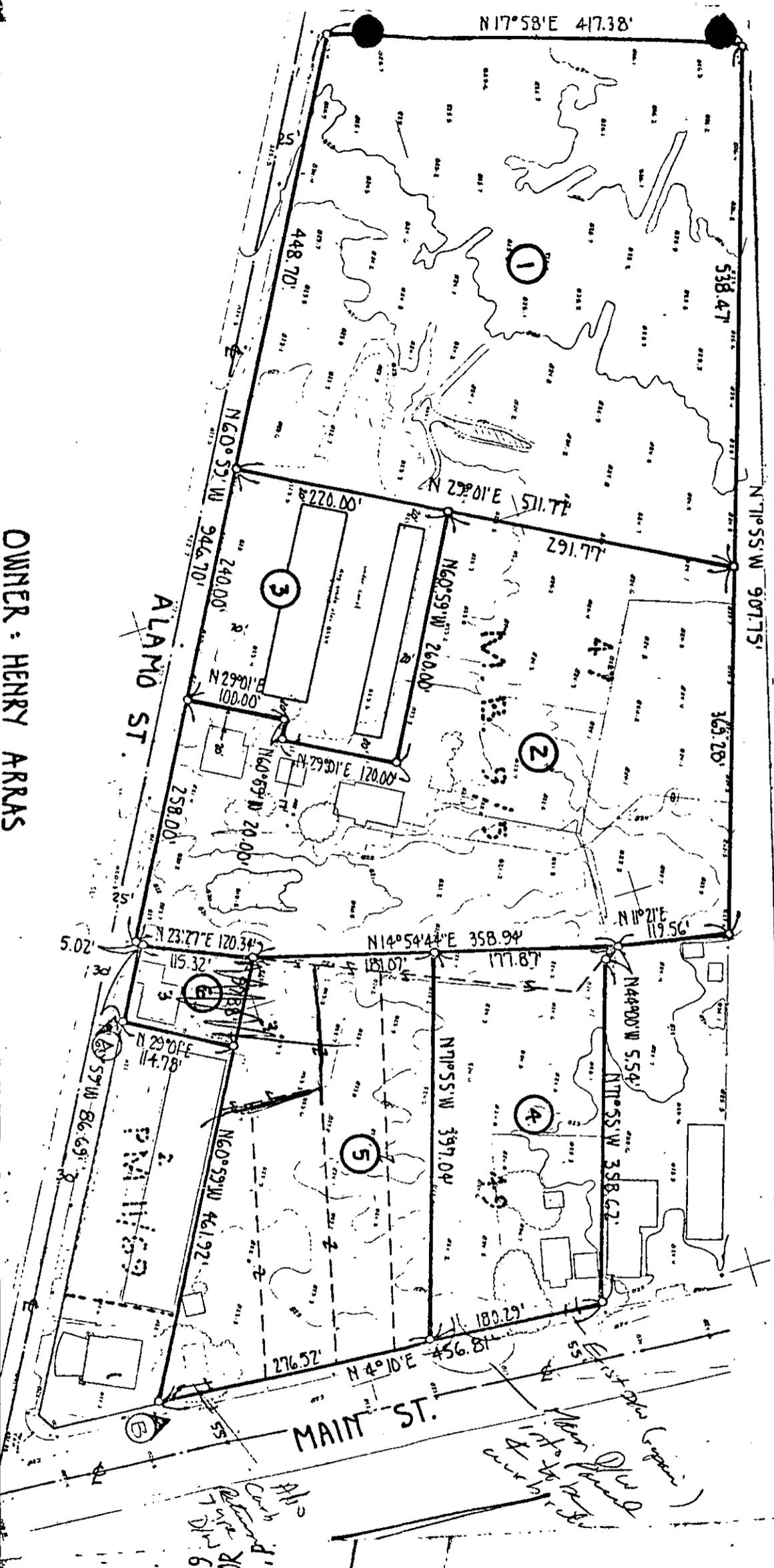
THENCE North $60^{\circ} 59'$ West a distance of 305.76 feet;

THENCE North $4^{\circ} 10'$ East a distance of 101.85 feet;

THENCE North $76^{\circ} 05'$ West a distance of 123.50 feet to the true point of beginning.

George P. Hutchinson
Attorney

OWNER: HENRY ARRAS



PLAT DOES NOT FIT DESCRIPTION.
 5/28/87
 D.A.

Handwritten notes at the bottom left of the plat, including 'Comp. P. 13', '7/2/87', and '6'.

Handwritten notes at the bottom center of the plat, including 'Main St. (approx.)' and 'into the ground'.