

304354

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
AT 8:30 O'CLOCK A.M.  
At Request of  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE

OCT 22 1987

Recorded in Official Records  
of Riverside County, California  
*William E. Smith*  
RECORDER  
Fee \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-8-878

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): A.B.S. DEVELOPMENT, INC., a California corporation

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on September 3, 1987, 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.

Parcel 1

Parcel 1 of Parcel Map No. 20992 as shown by map on file in Book 138 of Parcel Maps at Pages 38 and 39 thereof, records of Riverside County, California.

TOGETHER THEREWITH that portion thereof of Parcel 3 of said Parcel Map No. 20992 described as follows:

BEGINNING at the southeast corner of said Parcel 3;

THENCE North 00° 01' 00" East, along the east line of said Parcel 3, a distance of 133.00 feet to an angle point therein;

THENCE North 38° 29' 50" West, along the northeasterly line of said Parcel 3, a distance of 79.03 feet to an angle point therein;

THENCE South 19° 22' 16" East, a distance of 126.52 feet;

Vertical text on the left margin, likely a recording or filing stamp, partially obscured and difficult to read.

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THENCE South 00° 16' 50" East, a distance of 75.49 feet to a point in the south line of said Parcel 3;

THENCE South 89° 59' 00" East, along said south line, a distance of 6.82 feet to the POINT OF BEGINNING.

Parcel 2

Parcel 2 of Parcel Map No. 20992 as shown by map on file in Book 138 of Parcel Maps at Pages 38 and 39 thereof, records of Riverside County, California;

EXCEPTING THEREFROM that portion thereof described as follows:

COMMENCING at the southeast corner of Parcel 3 of said Parcel Map;

THENCE North 89° 59' 00" West, along the south line of said Parcel 3, a distance of 120.00 feet to an angle point therein;

THENCE North 43° 20' 48" West, along the boundary line of said Parcel 3, a distance of 24.76 feet to an angle point therein for the TRUE POINT OF BEGINNING;

THENCE North 21° 35' 24" West, along the boundary line of said Parcel 3, a distance of 54.10 feet to an angle point therein;

THENCE North 89° 59' 00" West, along the boundary line of said Parcel 3, a distance of 15.57 feet;

THENCE South 42° 50' 08" East, a distance of 12.36 feet;

THENCE South 21° 35' 24" East, a distance of 23.26 feet;

THENCE South 43° 20' 48" East, a distance of 26.98 feet to the TRUE POINT OF BEGINNING.

Parcel 3

Parcel 3 of Parcel Map No. 20992 as shown by map on file in Book 138 of Parcel Maps at Pages 38 and 39 thereof, records of Riverside County, California;

TOGETHER THEREWITH that portion thereof of Parcel 2 of said Parcel Map No. 20992 described as follows:

COMMENCING at the southeast corner of Parcel 3 of said Parcel Map;

THENCE North 89° 59' 00" West, along the south line of said Parcel 3, a distance of 120.00 feet to an angle point therein;

THENCE North 43° 20' 48" West, along the boundary line of said Parcel 3, a distance of 24.76 feet to an angle point therein for the TRUE POINT OF BEGINNING;

THENCE North 21° 35' 24" West, along the boundary line of said Parcel 3, a distance of 54.10 feet to an angle point therein;

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THENCE North 89° 59' 00" West, along the boundary line of said Parcel 3, a distance of 15.57 feet;

THENCE South 42° 50' 08" East, a distance of 12.36 feet;

THENCE South 21° 35' 24" East, a distance of 23.26 feet;

THENCE South 43° 20' 48" East, a distance of 26.98 feet to the TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM that portion thereof of Parcel 3 of said Parcel Map No. 20992 described as follows:

BEGINNING at the southeast corner of said Parcel 3;

THENCE North 00° 01' 00" East, along the east line of said Parcel 3, a distance of 133.00 feet to an angle point therein;

THENCE North 38° 29' 50" West, along the northeasterly line of said Parcel 3, a distance of 79.03 feet to an angle point therein;

THENCE South 19° 22' 16" East, a distance of 126.52 feet;

THENCE South 00° 16' 50" East, a distance of 75.49 feet to a point in the south line of said Parcel 3;

THENCE South 89° 59' 00" East, along said south line, a distance of 6.82 feet to the POINT OF BEGINNING.

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

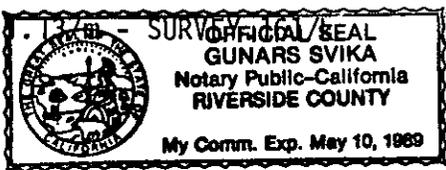
By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

Dated: October 5, 1987

STATE OF CALIFORNIA)  
                                  )ss.  
COUNTY OF RIVERSIDE)

On this 5<sup>TH</sup> day of October, in the year 1987, before me, GUNDAS 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.

Gundas Sviika  
Notary Public in and for said County and State



DESCRIPTION APPROVAL 9/28/87 by Robert C. Mease  
SURVEYOR, CITY OF RIVERSIDE  
for

PL-1-2-17