

65149

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.

At Request of

TICOR TITLE INSURANCE CO

Book 1983, Page

65149

APR - 7 1983

Recorded in Official Records
of Riverside County, California

William E. Egan
Recorder

Fees \$

This space for Recorder's use

6-

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-10-823)

5/16/83

Property Owner(s): PETER M. LEWIS

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 12, , 1982, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

42-8214-24

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

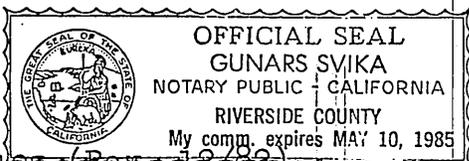
MERLE G. GARDNER
PLANNING DIRECTOR

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

Dated: APR 13 1983

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this 15 day of APRIL, in the year 1983, 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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That portion of Lots 25 and 29 of Lincoln Heights as shown by map on file in Book 4, Page 97 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the northeasterly corner of said Lot 29;

THENCE South 00° 22' 00" West along the easterly line of said Lot 29, a distance of 32.83 feet to the true point of beginning;

THENCE continuing South 00° 22' 00" West along said easterly line, a distance of 194.77 feet to the southerly line of that certain parcel of land conveyed to Peter M. Lewis in deed recorded January 2, 1980 as Instrument No. 533, records of Riverside County, California, also being that certain line described in Conditional Certificate of Compliance recorded December 7, 1979 as Instrument No. 261311, records of Riverside County, California;

THENCE North 89° 38' 00" West, along said line described in Conditional Certificate of Compliance, a distance of 114.60 feet;

THENCE South 64° 52' 09" West, continuing along said line described in Conditional Certificate of Compliance, a distance of 85.04 feet to the northeasterly line of said Lot 25;

THENCE North 35° 04' 00" West, along said northeasterly line, a distance of 209.25 feet;

THENCE North 55° 54' 00" West, continuing along said northeasterly line a distance of 118.82 feet;

THENCE South 34° 06' 00" West, a distance of 155.07 feet;

THENCE northwesterly on a non-tangent curve concave southwesterly, having a radius of 383.00 feet, through an angle of 10° 49' 57", an arc length of 72.41 feet to a point on a line parallel with and 13.00 feet northeasterly, measured at right angles and radially from the southwesterly line of said Lot 25, said point being a point of reverse curvature, (the initial radial line bears North 27° 58' 25" East);

THENCE northwesterly, along said parallel line, on a curve concave northeasterly, having a radius of 284.56 feet through a central angle of 19° 56' 32", an arc length of 99.04 feet, (the initial radial line bears South 17° 08' 28" West);

THENCE North 52° 55' 00" West, continuing along said parallel line, a distance of 348.20 feet to the northwesterly line of said Lot 25;

THENCE North 36° 32' 00" East, along said northwesterly line, and the northwesterly line of said Lot 29, a distance of 327.07 feet to the most westerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded April 3, 1970, as Instrument No. 31422, records of Riverside County, California;

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THENCE South 49° 43' 00" East, along the southwesterly line of said parcel of land a distance of 319.69 feet;

THENCE southeasterly, continuing along said southwesterly line, on a curve concave northeasterly, having a radius of 234.93 feet, through a central angle of 24° 06' 00", an arc length of 98.82 feet;

THENCE South 73° 49' 00" East, continuing along said southwesterly line, a distance of 150.85 feet to a line that is parallel with and 66.00 feet southerly from the northerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded November 15, 1974, as Instrument No. 147461, records of Riverside County, California;

THENCE southeasterly along said parallel line, on a curve concave southwesterly, having a radius of 167.00 feet, through an angle of 28° 37' 30", an arc length of 83.43 feet to a point of reverse curvature;

THENCE southeasterly, continuing along said parallel line, on a curve concave northeasterly, having a radius of 233.00 feet, through an angle 10° 47' 25", an arc length of 43.88 feet to the southwesterly line of said parcel of land conveyed to the City of Riverside by deed recorded April 3, 1970 as Instrument No. 31422, records of Riverside County, California, (the initial radial line bears South 44° 48' 30" West);

THENCE southeasterly along said southwesterly line, on a non-tangent curve concave northeasterly, having a radius of 73.36 feet, through a central angle of 20° 45' 39", an arc length of 26.58 feet to the most southerly corner of said last mentioned parcel of land conveyed to the City of Riverside, (the initial radial line bears South 62° 29' 39" West);

THENCE North 41° 44' 00" East, along the southeasterly line of said last mentioned parcel of land conveyed to the City of Riverside, a distance of 9.81 feet to the hereinbefore mentioned line parallel with and 66.00 feet southerly from the northerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded November 15, 1974, as Instrument No. 147461, records of Riverside County, California;

THENCE easterly along said parallel line, and the continuation thereof, on a non-tangent curve, concave northerly, having a radius of 233.00 feet, through a central angle of 22° 57' 29", an arc length of 93.36 feet to a point of reverse curvature (the initial radial line bears South 27° 30' 04" West);

THENCE southeasterly and southerly, on a curve concave southwesterly, having a radius of 20.50 feet, through a central angle of 85° 49' 25" an arc length of 30.71 feet;

THENCE South 89° 38' 00" East, a distance of 25.00 feet to the true point of beginning.

The above described parcel of land contains 5.73 acres, more or less.

DESCRIPTION APPROVAL
by *Henry P. Hutchinson* 3/29/83 by *DJF*
(Surveyor)
FMW 10-823

65148

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And when recorded, mail to:

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Public Works Department
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Riverside, CA 92522

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TICOR TITLE INSURANCE CO.

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of Riverside County, California

William S. Boney
Recorder

Fees \$

This space for Recorder's use *6-*

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-10-823)

5/66

Property Owner(s): SIDNEY JOE LAMBERT

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 12, 1982, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

428214 - wd

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

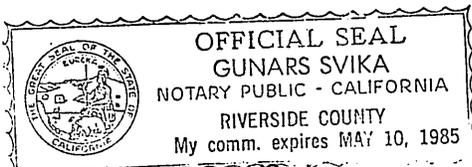
MERLE G. GARDNER
PLANNING DIRECTOR

By *Robert C. Mease*
ROBERT C. MEASE
PRINCIPAL PLANNER

Dated: *APR. 1, 1983*

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this *1st* day of *APRIL*, in the year *1983*, 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

CL 125 (Rev. 12/82)

PMW 10-823

That portion of Lots 25 and 26 of Lincoln Heights, as shown by map on file in Book 4, Page 97 of Maps, records of Riverside County, California described as follows:

65148 COMMENCING at the northeasterly corner of Lot 29 of said Lincoln Heights;

THENCE South $00^{\circ} 22' 00''$ West along the easterly line of said Lot 29, a distance of 227.60 feet to the southerly line of that certain parcel of land conveyed to Peter M. Lewis in deed recorded January 2, 1980 as Instrument No. 533, records of Riverside County, California, also being that certain line described in Conditional Certificate of Compliance, recorded December 7, 1979 as Instrument No. 261311, records of Riverside County, California;

THENCE North $89^{\circ} 38' 00''$ West along said line described in Conditional Certificate of Compliance, a distance of 114.60 feet;

THENCE South $64^{\circ} 52' 09''$ West, continuing along said line described in Conditional Certificate of Compliance, a distance of 85.04 feet to a point in the northeasterly line of said Lot 25, said point being the true point of beginning;

THENCE North $35^{\circ} 04' 00''$ West along said northeasterly line, a distance of 209.25 feet;

THENCE North $55^{\circ} 54' 00''$ West, continuing along said northeasterly line, a distance of 118.82 feet;

THENCE South $34^{\circ} 06' 00''$ West, a distance of 155.07 feet;

THENCE southeasterly on a non-tangent curve concave southwesterly, having a radius of 383.00 feet, through a central angle of $01^{\circ} 45' 55''$, an arc length of 11.80 feet to the southwesterly line of said Lot 25 (the initial radial line bears North $27^{\circ} 58' 25''$ East);

THENCE South $75^{\circ} 42' 00''$ East along said southwesterly line, a distance of 100.86 feet;

THENCE southeasterly continuing along said southwesterly line, on a curve concave southwesterly having a radius of 45.41 feet, through a central angle of $66^{\circ} 54' 00''$, an arc length of 53.02 feet to the most westerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded August 30, 1963 as Instrument No. 91953, records of Riverside County, California;

THENCE North $56^{\circ} 00' 00''$ East along the northwesterly line of said parcel of land conveyed to the City of Riverside, a distance of 14.37 feet;

THENCE South $08^{\circ} 48' 00''$ East along the easterly line of said parcel of land conveyed to the City of Riverside, a distance of 87.59 feet;

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THENCE southerly continuing along said easterly line on a curve concave easterly, having a radius of 472.15 feet, through a central angle of $03^{\circ} 12' 40''$, an arc length of 26.46 feet to said line described in Conditional Certificate of Compliance;

THENCE North $64^{\circ} 52' 09''$ East, along said line described in Conditional Certificate of Compliance, a distance of 147.71 feet to said true point of beginning.

The above described parcel of land contains 0.85 acres, more or less.

APPROVAL
BY *George Hutchins* 3/1/83
SURVEYOR

IN THE CITY OF RIVERSIDE

PARCEL MAP WAIVER

BEING A PORTION OF LOTS 25, 26 AND 27 OF LINCOLN HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 97 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SCALE: 1" = 60'

DATE: NOVEMBER 1982

J.F. DAVIDSON ASSOCIATES

PLANNERS • CIVIL ENGINEERS • SURVEYORS

P.O. BOX 493, RIVERSIDE, CA. 92502, PH. 714-660874, L.S. 3018

OWNERS

DR. PETER M. LEWIS
4121 BROCKTON AVENUE
RIVERSIDE, CA. 92501
PH. 6897806

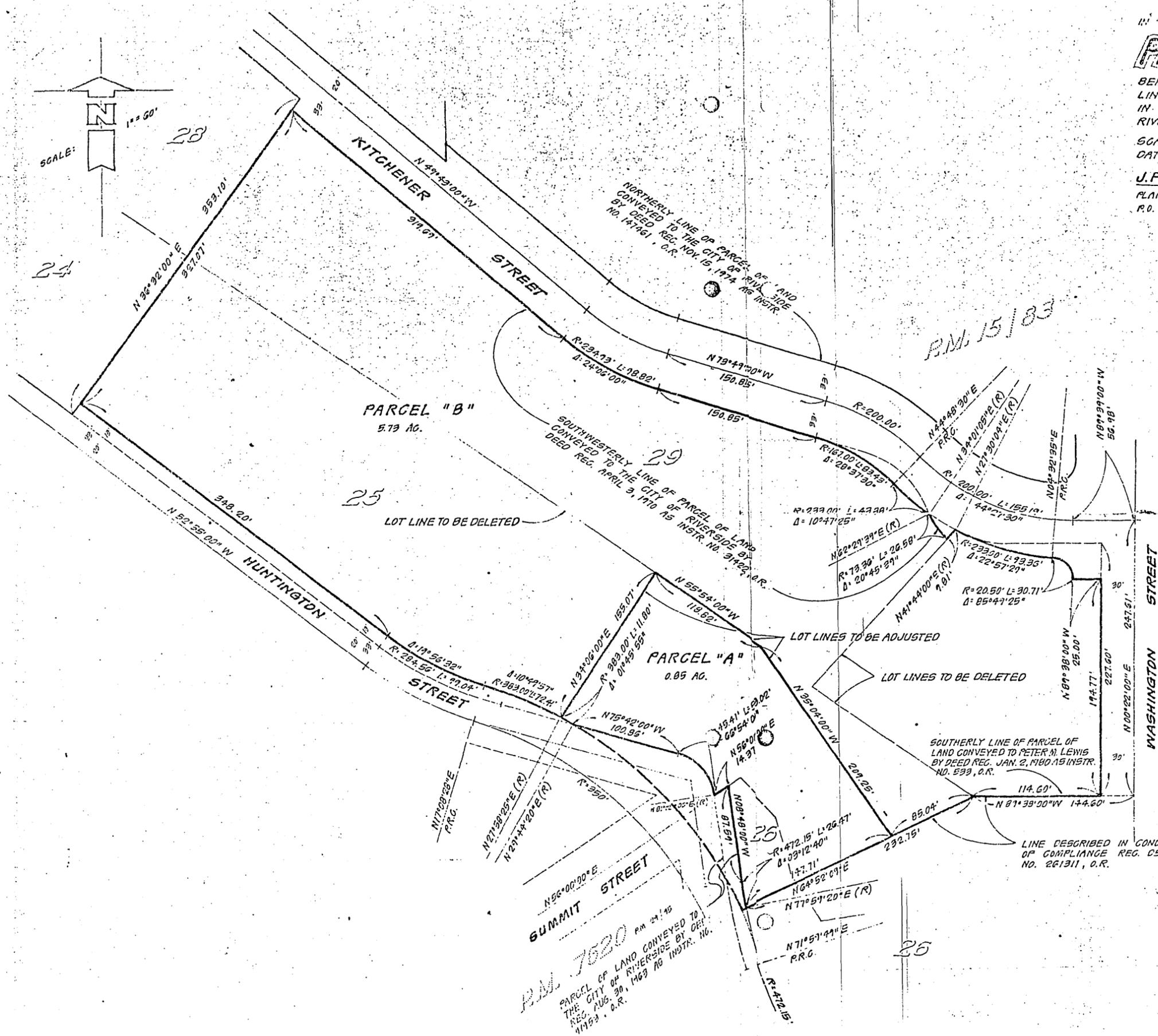
SIDNEY J. LAMBERT
1795 HUNTINGTON ST.
RIVERSIDE, CA. 92504
PH. 7807033

ASSESSOR'S PARCEL NO.

242-030-011
242-030-012
242-040-009

ZONING

RA-5 AND "O"



P.M. 15/83

P.M. 7620
PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED REG. AUG. 30, 1963 AS INSTR. NO. 4153, O.R.

LINE DESCRIBED IN CONDITIONAL CERTIFICATE OF COMPLIANCE REG. DEC. 7, 1979 AS INSTR. NO. 261311, O.R.