

169274

Recording requested by:

RECORDING REQUESTED BY
STEWART TITLE CO.

And when recorded, mail to:

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

RECEIVED FOR RECORD
Min. Past 10 clock

MAY 24 1989
Recorded in Official Records
of Riverside County, California
William S. Stoney
RECORDER
Fees \$

11/3

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-14-889

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): CROW-LANE-RIVERSIDE #2 LIMITED PARTNERSHIP, a Texas Limited Partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on September 22, 1988, 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.

See Exhibit "A" attached.

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: May 16, 1989

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

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PROJECT: PMW-14-889

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): VENTURA COUNTY EMPLOYEE'S RETIREMENT ASSOCIATION

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on September 22, 1988, 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.

See Exhibit "A" attached.

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: May 16, 1989

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

EXHIBIT "A"

PARCEL 1

That portion of the west half of Lot 25 in Section 19, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by map of Lands of East Riverside Land Company, on file in Book 6 of Maps at page 44 thereof, Records of San Bernardino County, California, more particularly described as follows:

Beginning at the point of intersection of the east line of that certain parcel of land conveyed to the City of Riverside by deed recorded June 20, 1980 as Instrument No. 113553, Official Records of Riverside County, California with a line parallel with and distant 61.00 feet southerly, measured at right angles, from the northerly line of said west half of said Lot 25, said point of intersection being in a line parallel with and distant 61.50 feet easterly, measured at right angles, from the centerline of Chicago Avenue;

Thence South $89^{\circ} 50' 50''$ East along said line parallel with the northerly line of said west half of said Lot 25, a distance of 287.33 feet to a point of intersection with the east line of said west half of Lot 25;

Thence South $00^{\circ} 10' 46''$ West along said east line, a distance of 557.80 feet to a point of intersection with the northerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded May 28, 1976 as Instrument No. 76020, Official Records of Riverside County, California, said northerly line being parallel with and distant 44.00 feet northerly, measured at right angles, from the centerline of Third Street;

Thence North $89^{\circ} 48' 40''$ West along said northerly line and along said parallel line, a distance of 264.57 feet to the most easterly corner of said parcel of land conveyed to the City of Riverside by deed recorded June 20, 1980 as Instrument No. 113553, Official Records of Riverside County, California;

Thence North $44^{\circ} 47' 44''$ West along the northeasterly line of last mentioned parcel of land conveyed to the City of Riverside, a distance of 32.52 feet to an angle point therein, said angle point being

in said line parallel with and distant 61.50 feet easterly, measured at right angles, from the centerline of said Chicago Avenue;

Thence North 00° 12' 10" East, along said east line of the last mentioned parcel of land conveyed to the City of Riverside and along said parallel line, a distance of 534.62 feet to the point of beginning.

The above described parcel of land contains 3.674 acres.



PREPARED UNDER MY SUPERVISION:

A. Hubert Webb
 A. Hubert Webb, R.C.E. 11842

4/18/89
 Date

Prepared by: IW
 Checked by: HM

DESCRIPTION APPROVAL 5/10/89
George P. Hutchman
 SURVEYOR, CITY OF RIVERSIDE by F.

EXHIBIT "A"

PARCEL 1

Portions of Lot 24 and the west half of Lot 25 in Section 19, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by map of Lands of East Riverside Land Company, on file in Book 6 of Maps at page 44 thereof, Records of San Bernardino County, California, together with a portion of Lot 25 of Bagwell Tract Unit No. 2, as shown by map on file in Book 28 of Maps, at page 30 thereof, Records of Riverside County, California, more particularly described as follows:

Commencing at the southwest corner of Lot 1 of Bagwell Tract Unit No. 1, as shown by map on file in Book 22 of Maps at page 72 thereof, Records of Riverside County, California;

Thence South $89^{\circ} 47' 47''$ East along the southerly line of said Lot 1, a distance of 28.50 feet for the TRUE POINT OF BEGINNING;

Thence continuing South $89^{\circ} 47' 47''$ East along the southerly line of said Lot 1, a distance of 115.46 feet to the southeast corner of said Lot 1;

Thence South $19^{\circ} 25' 17''$ East along the southwesterly line of Lot 9 of said Bagwell Tract Unit No. 1, a distance of 68.63 feet to the most southerly corner of said Lot 9;

Thence South $40^{\circ} 25' 26''$ East along the southwesterly line of Lot 10 of said Bagwell Tract Unit No. 1, a distance of 92.84 feet to the most southerly corner of said Lot 10;

Thence South $61^{\circ} 13' 09''$ East along the southwesterly line of Lot 11 of said Bagwell Tract Unit No. 1 and along the southwesterly line of Lot 23 of said Bagwell Tract Unit No. 2, a distance of 149.80 feet to an angle point therein, said point being the northwest corner of said Lot 25 of Bagwell Tract Unit No. 2;

Thence South $89^{\circ} 50' 50''$ East continuing along the southerly line of said Lot 23 and the northerly line of said Lot 25 of Bagwell Tract Unit No. 2, a distance of 10.30 feet to a point therein;

Thence South $00^{\circ} 12' 13''$ West, parallel with the westerly line of said Lot 25 of Bagwell Tract Unit No. 2, a distance of 71.16 feet to a point of intersection with the southerly line of said Lot 25 of Bagwell Tract Unit No. 2;

Thence North 89° 50' 50" West along said southerly line and along the southerly line of said Lot 24, a distance of 53.50 feet to a point of intersection with the east line of said west half of Lot 25 of the Lands of East Riverside Land Company;

Thence South 00° 10' 46" West along said last mentioned east line, a distance of 61.00 feet to a point of intersection with a line parallel with and distant 61.00 feet southerly, measured at right angles, from the southerly line of said Lot 24 and the northerly line of said west half of Lot 25;

Thence North 89° 50' 50" West along said parallel line, a distance of 287.33 feet to a point of intersection with the east line of that certain parcel of land conveyed to the City of Riverside by deed recorded June 20, 1980 as Instrument No. 113553, Official Records of Riverside County, California, said point of intersection also being in a line parallel with and distant 61.50 feet easterly, measured at right angles, from the centerline of Chicago Avenue;

Thence North 00° 12' 10" East, along said parcel so conveyed and along said last mentioned parallel line, a distance of 339.22 feet to the point of beginning.

The above described parcel of land contains 1.857 acres.



PREPARED UNDER MY SUPERVISION:

Arthur Hubert Webb
A. Hubert Webb, R.C.E. 11842

4/18/89
Date

Prepared by: IW
Checked by: HM

DESCRIPTION APPROVAL 5/10/89
George P. Hutchinson F.
SURVEYOR, CITY OF RIVERSIDE