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Recording requested by:

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

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At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

FEB 26 1987

Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

13/4

PROJECT: PMW-20-867

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): CTS PROPERTIES, a joint venture, composed of CEDRA PROPERTIES, INC., a Colorado corporation, and T & 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 4, 1986, 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

Those portions of Parcels 2, 3, 5 and 7 of Parcel Map No. 15817, as shown by map on file in Book 86 of Parcel Maps, Pages 42 and 43 thereof, records of Riverside County, California, together with that portion of Parcel 2 or Parcel Map 18671 on file in Book 107, Pages 41 and 42 of Parcel Maps, records of Riverside County, described as follows:

BEGINNING at the most northerly corner of said Parcel 2;

THENCE South 56° 21' 15" West along the northwesterly line of said Parcel 2, a distance of 101.81 feet to the most westerly corner thereof;

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THENCE South 33° 38' 10" East along the southwesterly line of said Parcel 2, a distance of 397.04 feet to a point therein;

THENCE North 56° 21' 50" East, a distance of 100.00 feet;

THENCE South 33° 38' 10" East, a distance of 135.17 feet;

THENCE South 56° 21' 50" West, a distance of 100.00 feet to a point in the southwesterly line of said Parcel 2;

THENCE North 33° 38' 10" West, along said southwesterly line, a distance of 72.28 feet to a point therein;

THENCE South 56° 21' 50" West, a distance of 229.30 feet to a point in the southwesterly line of said Parcel 7;

THENCE South 33° 38' 36" East, along said southwesterly line, a distance of 610.97 feet to the most westerly corner of said Parcel 9 of said Parcel Map;

THENCE North 56° 21' 50" East, along the northwesterly line of said Parcel 9, a distance of 208.50 feet to the most northerly corner thereof;

THENCE South 33° 38' 10" East, along the northeasterly line of said Parcel 9, a distance of 240.12 feet to the most easterly corner thereof;

THENCE North 56° 21' 00" East, along the southeasterly line of said Parcel 7 and along the boundary line of Parcel 2 of Parcel Map 18671, as shown by map on file in Book 107 of Parcel Maps, at Pages 41 and 42 thereof, records of Riverside County, California, a distance of 78.18 feet to the most easterly corner of that certain parcel of land conveyed to CTS Properties by deed recorded October 22, 1982, as Instrument No. 185245 of Official Records of Riverside County, California;

THENCE North 33° 38' 10" West, along the northeasterly line of the parcel so conveyed, a distance of 139.08 feet to the most northerly corner thereof;

THENCE South 56° 21' 50" West, along the northwesterly line of the parcel so conveyed to CTS Properties as aforesaid and along the southeasterly line of that certain parcel of land conveyed to Saga Property Management Corporation by deed recorded October 26, 1982, as Instrument No. 185422, of Official Records of Riverside County, California, a distance of 18.12 feet to the most southerly corner of the parcel conveyed to Saga Property Management Corporation as aforesaid;

THENCE North 33° 38' 10" West, along the southwesterly line of the parcel so conveyed to Saga Property Management Corporation, a distance of 147.99 feet to the most westerly thereof, said point also being in the southeasterly line of Parcel 8 of said Parcel Map 15817;

THENCE South 56° 21' 50" West, along said southeasterly line, a distance of 39.33 feet to the most southerly corner of said Parcel 8;

THENCE North 33° 38' 10" West, along the southwesterly line of said Parcel 8, a distance of 217.80 feet to the most westerly corner thereof;

THENCE North 56° 21' 50" East, along the northwesterly line of said Parcel 8, a distance of 400.00 feet to the most northerly corner thereof;

THENCE North 33° 38' 10" West, along the northeasterly line of said Parcel 7, a distance of 103.20 feet to the most easterly corner of that certain parcel of land conveyed to Riverside Restaurant Associates Leasing by deed recorded March 1, 1984, as Instrument No. 53067 of Official Records of Riverside County, California;

THENCE South 56° 21' 50" West, along the southeasterly line of said last mentioned parcel so conveyed as aforesaid, a distance of 287.00 feet to the most southerly corner thereof;

THENCE North 33° 38' 10" West, along the southwesterly line of said last mentioned parcel so conveyed as aforesaid, a distance of 139.00 feet to the most westerly corner thereof;

THENCE North 56° 21' 50" East, along the northwesterly line of said last mentioned parcel so conveyed as aforesaid, a distance of 66.70 feet to a point in the northeasterly line of the southwesterly 77.86 feet of said Parcels 3 and 5 of Parcel Map 15817;

THENCE North 33° 38' 10" West, along said northeasterly line, 226.95 feet to a point in the northwesterly line of said Parcel 3;

THENCE South 56° 21' 15" West, along the northwesterly line of said Parcel 3, a distance of 77.86 feet to the most westerly corner thereof, said point being in the northeasterly line of said Parcel 2;

THENCE North 33° 38' 23" West, along the northeasterly, a distance of 337.00 feet to the POINT OF BEGINNING.

Parcel 2

Those portions of Parcels 2 and 7 of Parcel Map 15817, as shown by map on file in Book 86 of Parcel Maps, Pages 42 and 43 thereof, records of Riverside County, California, described as follows:

BEGINNING at the most northerly corner of said Parcel 7;

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THENCE South 33° 38' 10" East, along the northeasterly line of said Parcel 7, a distance of 118.03 feet to a point therein;

THENCE North 56° 21' 50" East, a distance of 100.00 feet;

THENCE South 33° 38' 10" East, a distance of 135.17 feet;

THENCE South 56° 21' 50" West, a distance of 100.00 feet to a point in said northeasterly line of Parcel 7;

THENCE North 33° 38' 10" West, along said northeasterly line, a distance of 72.28 feet to a point therein;

THENCE South 56° 21' 50" West, a distance of 229.30 feet to a point in the southwesterly line of said Parcel 7;

THENCE North 33° 38' 36" West, along the southwesterly line of said Parcel 7, a distance of 180.89 feet to the most westerly corner thereof;

THENCE North 56° 21' 15" East, along the northwesterly line of said Parcel 7, a distance of 150.00 feet to an angle point therein;

THENCE North 56° 21' 50" East, along the northwesterly line of said Parcel 7, a distance of 79.33 feet to the POINT OF BEGINNING.

Parcel 3

Parcels 3 and 5 of Parcel Map 15817, as shown by map on file in Book 86 of Parcel Maps, at Pages 42 and 43 thereof, records of Riverside County, California;

EXCEPTING THEREFROM the southwesterly 77.86 feet of said Parcels 3 and 5.

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

DESCRIPTION APPROVAL

George P. Hitchcock, 12/1/86 by UE
Surveyor

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: FEBRUARY 24, 1987

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

