

209410

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
QUALITY TITLE COMPANY

Book 1980, Page 209410
NOV 10 1980

Recorded in Official Records
of Riverside County, California
D. J. [Signature]
Recorder
FEES \$

This space for Recorder's use

4

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-21-790)

Property Owner(s): B.R.S. SUNBELT SKINNER, LTD.

10/82

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on DECEMBER 20, 1979, 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 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.

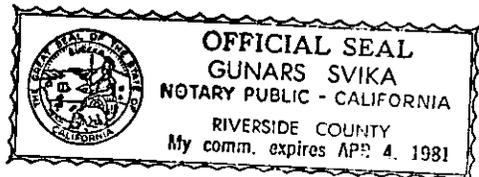
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: SEP. 2, 1980

By [Signature]
Planning Director
City of Riverside

STATE OF CALIFORNIA)
COUNTY OF _____) ss.

On SEP. 2, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared [Signature] GARDNER, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



[Signature]
Notary Public in and for said County and State

209410

That portion of the Northeasterly rectangular one-half of Lot 16, Block 13, Lands of the Riverside Land and Irrigating Company, in the city of Riverside, county of Riverside, state of California, as shown by Map on file in Book 1, Page 70 of Maps, San Bernardino County Records, described as follows:

BEGINNING at a point on the Southwesterly line of Monroe Street, 396 feet Northwesterly from the Southeasterly corner of said Lot 16;

THENCE from said point of beginning Southwesterly and parallel with the Northwesterly line of Magnolia Avenue, 165 feet;

THENCE Southeasterly and parallel with the Southwesterly line of Monroe Street 396 feet to the Northwesterly line of Magnolia Avenue;

THENCE Southwesterly along the Northwesterly line of Magnolia Avenue 165 feet to the Southwesterly line of the Northeasterly rectangular one-half of said Lot 16;

THENCE Northwesterly 660 feet along the Southwesterly line of the Northeasterly rectangular one-half of said Lot 16 to the Northwesterly line of said Lot 16;

THENCE Northeasterly 145 feet along the Northwesterly line of said Lot 16;

THENCE Southeasterly 132 feet and parallel with Monroe Street;

THENCE Northeasterly 60 feet and parallel with the Northwesterly line of Magnolia Avenue to a point distant thereon 125 feet Southwesterly from the Southwesterly line of Monroe Street;

THENCE Southeasterly 102 feet along a line parallel with and distant 125 feet Southwesterly from the Southwesterly line of Monroe Street to a point;

THENCE Northeasterly 125 feet and parallel with the Northwesterly line of Magnolia Avenue to a point on the Southwesterly line of Monroe Street;

THENCE Southeasterly 30 feet along the Southwesterly line of Monroe Street to the point of beginning.

DESCRIPTION APPROVAL
by George P. Hutchinson 1/4/82 by A.R.
Survivor

209412

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
QUALITY TITLE COMPANY

Book 1980, Page 209412
NOV 10 1980

Recorded in Official Records
of Riverside County, California
David D. Suggins Recorder
FEES \$

This space for Recorder's use 4

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-21-790)

Property Owner(s): B.R.S. SUNBELT SKINNER, LTD.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on DECEMBER 20, 1979, 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 ATTACHED DESCRIPTION

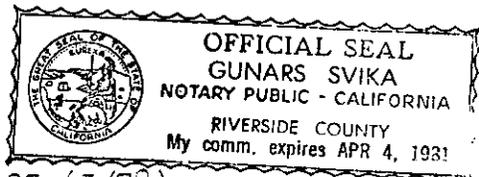
This action does not supersede, modify or affect any requirement of provisions of the Riverside Municipal Code pertaining to building or zoning regulations.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE
By Mark Gardner
Planning Director
City of Riverside

Dated: SEP. 2, 1980

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On SEP. 2, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHELLE GARDNER, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument 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

11019

209412

That portion of the Northeasterly rectangular one-half of Lot 16, Block 13, Lands of the Riverside Land and Irrigating Company, in the city of Riverside, county of Riverside, state of California, as shown by Map on file in Book 1, Page 70 of Maps, San Bernardino County Records, described as follows:

BEGINNING at a point on the Southwesterly line of Monroe Street, 595.5 feet Northwesterly from the Southeasterly corner of said Lot 16;

THENCE from said point of beginning Southwesterly and parallel with the Northwesterly line of Magnolia Avenue, 185 feet;

THENCE Northwesterly and parallel with Monroe Street 64.5 feet to the Northwesterly line of said Lot 16;

THENCE along the Northwesterly line of said Lot 16 a distance of 185 feet to the Southwesterly line of Monroe Street;

THENCE Southeasterly along the southwesterly line of Monroe Street 64.5 feet to the point of beginning.

DESCRIPTION APPROVAL
by *George P. Hutchinson* 8/27/82 by *O.K.S.*
Surveyor

209413

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

QUALITY TITLE COMPANY

Book 1980, Page 209413

NOV 10 1980

Recorded in Official Records
of Riverside County, California

D. J. ... Recorder

FEES \$

This space for Recorder's use *X*

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-21-790)

Property Owner(s): B.R.S. SUNBELT SKINNER, LTD.

11019

5110

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on DECEMBER 20, 19 79, 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 ATTACHED DESCRIPTION

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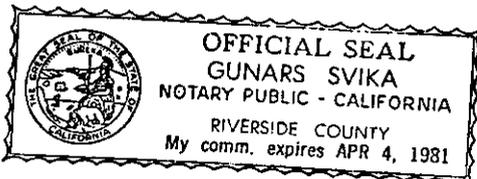
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: SEP 2, 1980

By *Mark Gardner*
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On SEP 2, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared *MERCER GARNER*, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument 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

209413

That portion of the Northeasterly rectangular one-half of Lot 16, Block 13, Lands of the Riverside Land and Irrigating Company, in the city of Riverside, county of Riverside, state of California, as shown by Map on file in Book 1, Page 70 of Maps, San Bernardino County Records, described as follows:

BEGINNING at a point on the Southwesterly line of Monroe Street, 528 feet Northwesterly from the Southeasterly corner of said Lot 16;

THENCE from said point beginning, Southwesterly and parallel with the Northwesterly line of Magnolia Avenue, 185 feet;

THENCE Northwesterly parallel with the Southwesterly line of Monroe Street 67.5 feet;

THENCE Northeasterly and parallel with the Northwesterly line of Magnolia Avenue 185 feet to the Southwesterly line of Monroe Street;

THENCE Southeasterly along the Southwesterly line of Monroe Street, 67.5 feet to the point of beginning.

DESCRIPTION APPROVAL
by *George P. Hutchison* 1/14/80 by *DRJ*
Surveyor

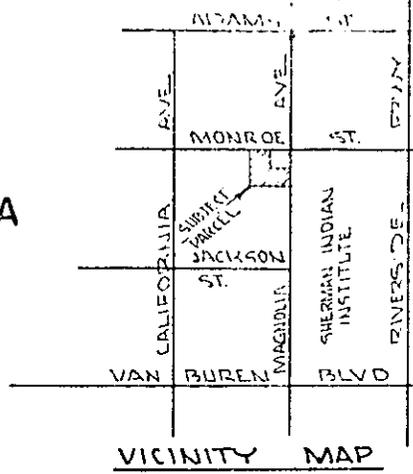
TIVE P NO. 15615

CITY OF RIVERSIDE, CALIFORNIA

SECTION OF LOT 16, BLOCK 13, LANDS
DEVELOPMENT COMPANY, AS SHOWN BY
RECORDS OF MAPS, RECORDS OF SAN
DIEGO COUNTY.

PREPARED BY L.S. 4182 SCALE 1"=50'

3.2 ACRES

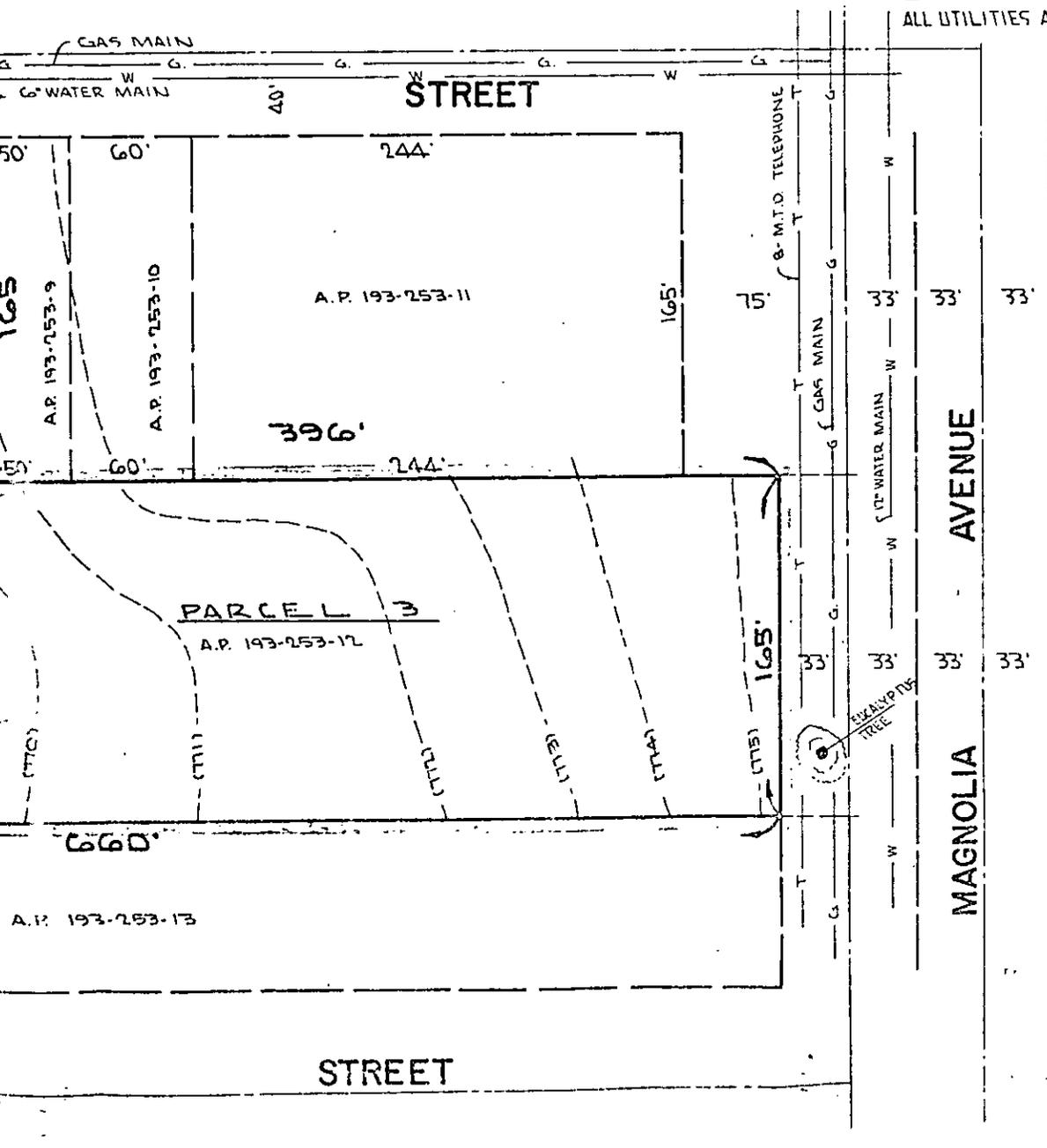


SUBDIVIDER:
B.R.S. SUNBELT-SKINNER LTD.
P.O. BOX 10514
SANTA ANA, CALIF. 92711
PH. (714) 548-5986

PREPARED BY
DUANE R. STOUT L.S. 4182
1316 CANDLEWOOD ST.
ANAHEIM, CALIF. 92805
PH. (714) 774-8336

ZONING
EXISTING USE AND ZONE IS R-1-6500
PROPOSED USE IS: PARCEL 1 R-1-6500
PARCEL 2 R-1-6500
PARCEL 3 R-3-14

UTILITIES
ALL UTILITIES AVAILABLE TO PROPERTY



8/20/74
10/1/74
11/1/74

TENTATIVE PARCEL MAP NO.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVER

BEING A SUBDIVISION OF A PORTION OF LOT 16, B
THE RIVERSIDE LAND AND IRRIGATION COMPANY
MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, REC
BERNARDINO COUNTY, CALIFORNIA.

OCTOBER 1979

DUANE R. STOUT L.S. 4182

3 PARCELS

3.2

