

Recording requested by:

22762

And when recorded, mail to:

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

493818-5

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
At Request of
SAFECO TITLE INSURANCE CO.
Book 1980, Page 22762

FEB 4 1980

Recorded in Official Records
of Riverside County, California

Recorded
Fees \$ 5.00

This space for Recorder's use

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PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-25-790)

Property Owner(s): WILLIAM C. SLAPE and EMMA L. SLAPE

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Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on January 17, 1980, 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.

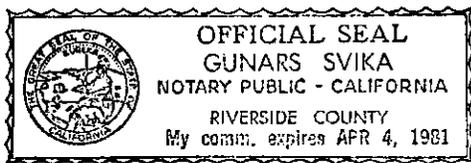
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: JAN. 30, 1980

By [Signature]
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On JAN. 30, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARIE G. 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

That portion of Lot 30 of Sunset Heights, as shown by map on file in Book 23 of maps, at Pages 9 and 10 thereof, records of Riverside County, California, and that portion of Lot 41 of Castleman's Addition to Riverside, as shown by map on file in Book 3 of maps, at Page 19 thereof, records of San Bernardino County, California; described as follows:

BEGINNING at the Northeast corner of said Lot 30, also being the Northeast corner of Parcel 1 of that certain parcel of land as conveyed to Marion L. Mead by deed recorded August 16, 1968, as Instrument No. 79711, Official Records of Riverside County, California, and the Southeast corner of that certain parcel of land as conveyed to the City of Riverside by deed recorded September 7, 1949, in Book 1107 at Page 38 of Official Records of Riverside County, California;

THENCE North $88^{\circ} 36' 30''$ West, along the Northerly line of said Lot 30, also being the Northerly line of said Parcel 1 and the Southerly line of said parcel of land as conveyed to the City of Riverside, a distance of 20.02 feet to the Southeast corner of Parcel 2 of said Parcel of land as conveyed to Marion L. Mead, also being the Southwest corner of said parcel of land as conveyed to the City of Riverside;

THENCE North $00^{\circ} 07' 00''$ East, along the Easterly line of said Parcel 2 also being the Westerly line of said parcel of land as conveyed to the City of Riverside, a distance of 11.06 feet to the Northeast corner of Parcel 2 thereof, also being the Southeast corner of Parcel 1 of that certain parcel of land as conveyed to Seymour D. Van Gundy and Wilma C. Van Gundy by deed recorded September 6, 1968 as Instrument No. 86502, Official Records of Riverside County, California;

THENCE North $89^{\circ} 53' 00''$ West, along the Northerly line of Parcel 2 of said parcel of land as conveyed to Marion L. Mead, also being the Southerly line of Parcel 1 of said parcel of land as conveyed to Seymour D. Van Gundy et ux., a distance of 89.74 feet to the Northwest corner of Parcel 2 thereof, also being an angle point in the Southerly line of Parcel 1 of said parcel of land as conveyed to Seymour D. Van Gundy, et ux.;

THENCE North $66^{\circ} 55' 30''$ West, along said Southerly line also being the Northerly line of Parcel 1 of said parcel of land as conveyed to Marion L. Mead, a distance of 31.71 feet to the most Easterly corner of Parcel 2 of said parcel of land as conveyed to Seymour D. Van Gundy, et ux., also being an angle point in the Northerly line of Parcel 1 of said parcel of land as conveyed to Marion L. Mead.

THENCE North $89^{\circ} 53' 00''$ West, along the Northerly line of Parcel 1 of said parcel as conveyed to Marion L. Mead, also being the Southerly line of Parcel 2 of said parcel of land as conveyed to Seymour D. Van Gundy, et ux., a distance of 7.55 feet;

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THENCE South 00° 07' 00" West, a distance of 83.07 feet to a point on the Southerly line of said Lot 30, also being the Southerly line of Parcel 1 of said parcel of land as conveyed to Marion L. Mead;

THENCE South 89° 53' 00" East, along said Southerly line, a distance of 146.50 feet to the Southeast corner of said Lot 30, also being the Southeast corner of Parcel 1 of said parcel of land as conveyed to Marion L. Mead;

THENCE North 00° 07' 00" East, along the Easterly line of said Lot 30, also being the Easterly line of Parcel 1 of said parcel of land as conveyed to Marion L. Mead, a distance of 59.20 feet to the point of beginning.

DESCRIPTION APPROVAL
BY *George P. Hattis* 12/29/80 by *D.L.D.*
SURVEYOR

22761

Recording requested by

And when recorded, mail to:

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

4938/8-5

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
At Request of
SAFE CO TITLE INSURANCE CO.
Book 1980, Page 22761

FEB 4 1980

Recorded in Official Records
of Riverside County, California

Donald D. Siskin Recorder
FEES \$ 5.00

This space for Recorder's use

5/4

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-25-790)

Property Owner(s): SEYMOUR D. VANGUNDY and WILMA C. VANGUNDY

2/17/80

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on January 17, 1980, 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.

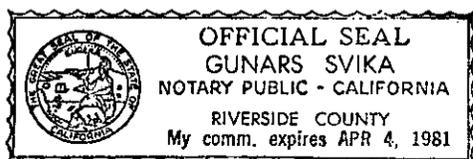
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: JAN. 30, 1980

By [Signature]
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On JAN. 30 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHAEL G. 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

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That portion of Lot 30 of Sunset Heights, as shown on map on file in Book 23 of Maps, at Pages 9 and 10 thereof, records of Riverside County, California, and that portion of Lot 41 of Castleman's Addition to Riverside, as shown by map on file in Book 3 of Maps, at Page 19 thereof, records of San Bernardino County, California; described as follows:

COMMENCING at the northeast corner of said Lot 30, also being the northeast corner of Parcel 1 of that certain parcel of land as conveyed to Marion L. Mead by deed recorded August 16, 1968, as Instrument No. 79711, Official Records of Riverside County, California, and the southeast corner of that certain parcel of land as conveyed to the City of Riverside by deed recorded September 7, 1949 in Book 1107 at Page 38 of Official Records of Riverside County, California;

THENCE North $88^{\circ} 36' 30''$ West, along the northerly line of said Lot 30, also being the northerly line of said Parcel 1, and the southerly line of said parcel of land as conveyed to the City of Riverside, a distance of 20.02 feet to the southeast corner of Parcel 2 of said parcel of land as conveyed to Marion L. Mead, also being the southwest corner of said parcel of land as conveyed to the City of Riverside;

THENCE North $00^{\circ} 07' 00''$ East, along the easterly line of said Parcel 2, also being the westerly line of said parcel of land as conveyed to the City of Riverside, a distance of 11.06 feet to the northeast corner of Parcel 2 thereof; Also being the southeast corner of Parcel 1 of that certain parcel of land as conveyed to Seymour D. Van Gundy and Wilma C. Van Gundy by deed recorded September 6, 1968 as Instrument No. 86502 of Official Records of Riverside County, California; also being the point of beginning of the parcel of land to be described;

THENCE North $89^{\circ} 53' 00''$ West, along the southerly line of Parcel 1 of said parcel of land as conveyed to Seymour D. Van Gundy et ux, also being the northerly line of Parcel 2 of said parcel of land as conveyed to Marion L. Mead, a distance of 89.74 feet to the northwest corner of Parcel 2 thereof, also being an angle point in the southerly line of Parcel 1 of said parcel of land as conveyed to Seymour D. Van Gundy, et ux;

THENCE North $66^{\circ} 55' 30''$ West, along said southerly line, also being the northerly line of Parcel 1 of said parcel of land as conveyed to Marion L. Mead, a distance of 31.71 feet to the most easterly corner of Parcel 2 of said parcel of land as conveyed to Seymour D. Van Gundy et ux, also being an angle point in the northerly line of Parcel 1 of said parcel of land as conveyed to Marion L. Mead;

THENCE North $89^{\circ} 53' 00''$ West, along the southerly line of Parcel 2 of said parcel of land as conveyed to Seymour D. Van Gundy, et ux, also being the northerly line of Parcel 1 of said parcel of land as conveyed to Marion L. Mead, a distance of 7.55 feet;

THENCE South $00^{\circ} 07' 00''$ West, a distance of 83.07 feet to a point on the southerly line of said Lot 30, also being the southerly line of Parcel 1 of said parcel of land as conveyed to Marion L. Mead;

THENCE North $89^{\circ} 53' 00''$ West, along said southerly line, a distance of 102.90 feet to the southwest corner thereof;

THENCE North $38^{\circ} 44' 30''$ West, along the southwesterly line of said Lot 30, also being the southwesterly line of Parcel 1 of said parcel of land as conveyed to Marion L. Mead, a distance of 106.68 feet to the northwest corner of said Parcel 1, also being the southwest corner of Parcel 2 of said parcel of land as conveyed to Seymour D. Van Gundy et ux;

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THENCE North 00° 00" West, along the westerly line of said Lot 30, also being the westerly line of Parcel 2 of said parcel of land as conveyed to Seymour D. Van Gundy et ux, a distance of 40.51 feet to the northwest corner thereof, also being the southwest corner of Parcel 1 of said parcel of land as conveyed to Seymour D. Van Gundy et ux;

THENCE North 00° 07' 00" East, along the westerly line of said Parcel 1, a distance of 123.00 feet to the northerly line of said Lot 41, also being the northwest corner of said Parcel 1;

THENCE South 89° 36' 00" East, along the northerly line of said Lot 41, also being the northerly line of said Parcel 1, a distance of 296.00 feet to the northeast corner of said Parcel 1, also being the northwest corner of said parcel of land as conveyed to the City of Riverside;

THENCE South 00° 07' 00" West, along the easterly line of said Parcel 1, also being the westerly line of said parcel of land as conveyed to the City of Riverside, a distance of 174.50 feet to the point of beginning.

DESCRIPTION APPROVAL
by George P. Hutchins, 12/29/80 by ORA
Surveyor

40

N 87° 36' W

316'

ADDITION
M.B. 21ST 500TH CS

296'

MAN'S

4
PARCEL 2

PARCEL TO BE CONVEYED

LOT LINE TO BE DELETED

PARCEL TO BE RETAINED

N 80° 53' 00" W

177.38'

N 66° 55' 30" W
31.71'

N 80° 53' 00" W 89.74'

EXISTING STRUCTURES

PARCEL 1

HEIGHTS
M.P. 29TH 26TH RIV CO.
150.00'

DRAINAGE
EASEMENT

N 38° 44' 30" W
100.68'

90.40'

N 80° 53' 00" W

249.40'

SUNSET

29

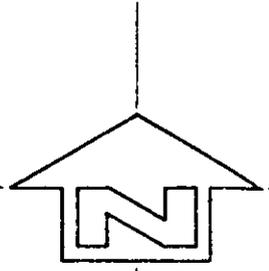
39'

CHICAGO AVENUE

N 00° 07' 00" E

CHICAGO

39'



SCALE: 1" = 40'

UNIVERSITY AVE.

PENNSYLVANIA AVE.

PRINCE ALBERT DR

LE CONTE DR

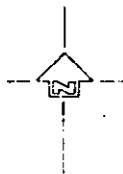
CENTRAL AVE.

CHICAGO

SITE

VICINITY MAP

NO SCALE



EX C & G