

200893

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
AT 8:30 O'CLOCK A.M.  
At Request of  
TICOR TITLE INSURANCE CO

JUL 20 1988

Recorded in Official Records  
of Riverside County, California

*William E. ...*  
RECORDER

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-30-878

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): THE MAGNON COMPANIES/HUNTER, LTD-1, a California 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 May 19, 1988, 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

That portion of Lot 4 of Herrick's Subdivision, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 3, Page 11 of Maps, in the Office of the County Recorder of said County, lying South of the following described line:

BEGINNING at the southwest corner of Lot 3 as shown on said map;

THENCE North, 100.00 feet on the West line of said Lot 3;

THENCE East, 200.00 feet;

THENCE northeast to the northeast corner of said Lot 4 and the END of this line description;

This instrument filed for record by Ticor Title Insurance Company of California as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

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TOGETHER with that portion of the Southwest Quarter of the Southwest Quarter of Section 8, Township 2 South, Range 4, West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, according to the official plat thereof, described as follows:

BEGINNING at a point on the South line of said Section, 579.30 feet East of the southwest corner thereof, said point being the intersection of the southerly prolongation of the East line of the land described by deed to Ardath M. Schwab, as Trustee, recorded December 21, 1978, as Instrument No. 268651, Official Records of said County, with said South line;

THENCE North 89° 57' 00" East, on the South line of said Section, 519.00 feet;

THENCE North 00° 02' 00" East, 1,325.22 feet to the North line of the Southwest Quarter of the Southwest Quarter of said Section;

THENCE North 89° 55' 00" West, 519.00 feet, to the northeast corner of said land described to Ardath M. Schwab as Trustee;

THENCE South 00° 02' 00" West, on the East line of said parcel, 1,326.43 feet to the point of beginning.

EXCEPTING THEREFROM the last described parcel the southerly 458.00 feet thereof.

Parcel 2

That portion of the Southwest Quarter of the Southwest Quarter of Section 8, Township 2 South, Range 4 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, according to the official plat thereof, described as follows:

The South 458.00 feet of the following described parcel:

That portion of the Southwest Quarter of the Southwest Quarter of Section 8, Township 2 South, Range 4 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, described as follows:

BEGINNING at a point on the South line of said Section, 579.30 feet East of the southwest corner thereof; said point being the intersection of the southerly prolongation of the East line of the land described by deed to Ardath M. Schwab, as Trustee, recorded December 21, 1978 as Instrument No. 268651, Official Records of said County, with said South line;

THENCE North 89° 57' 00" East, on the South line of said Section, 519.00 feet;

THENCE North 00° 02' 00" East, 1,325.22 feet to the North line of the Southwest Quarter of the Southwest Quarter of said Section;

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THENCE North 89° 55' 00" West, 519.00 feet, to the northeast corner of said land described to Ardath M. Schwab as Trustee;

THENCE South 00° 02' 00" West, on the East line of said parcel, 1,326.43 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM the South 33.00 feet.

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: JULY 11, 1988

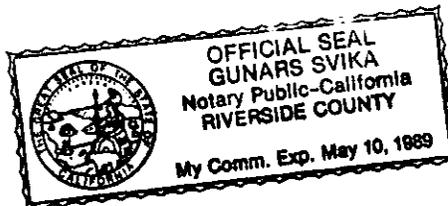
By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

STATE OF CALIFORNIA)  
                                  )ss.  
COUNTY OF RIVERSIDE)

On this 11<sup>TH</sup> day of JULY, in the year 1988, 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

311.13/m - SURVEY.652/b



DESCRIPTION APPROVAL 7/18/88  
George P. Hultsch  
SURVEYOR, CITY OF RIVERSIDE