

292659

Recording requested by:

And when recorded, mail to:

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

RECORDED FOR RECORD
AT 8:30 O'CLOCK A.M.

OCT 11 1988
Recorded in Official Records
of Riverside County, California
William F. Flaherty
Recorder
Fees \$ 9

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-38-878
10387 Cook Avenue

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): RONNIE COTTER, aka RONNIE N. COTTER, an unmarried man

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on April 21, 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 13 in Block 11 of La Granada, as shown by map on file in Book 12, Pages 42 through 51, inclusive, of Maps, records of Riverside County, California, described as follows:

BEGINNING at the most easterly corner of said lot;

THENCE South 45° 34' 00" West, along the southeasterly line of said lot, 87.89 feet;

THENCE North 30° 19' 00" West, parallel with the northeasterly line of said lot, 155.00 feet;

THENCE North 40° 39' 03" West, 176.94 feet to a point on the northwesterly line of said lot; said point being distant southwesterly 120.00 feet from the most northerly corner of said Lot 13;

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THENCE North 46° 47' 34" East along the northwesterly line of said lot; 120.00 feet to the most northerly corner of said Lot 13;

THENCE South 30° 19' 00" East along the northeasterly line of said lot, 334.40 feet to the POINT OF BEGINNING.

TOGETHER with the northwesterly 7.00 feet of that portion of the northwesterly 10.00 feet of Cook Avenue (Lot Z) of said La Granada vacated by Resolution of the Board of Supervisors of said Riverside County, recorded October 5, 1948 in Book 1016, Page 517 of Official Records of said Riverside County adjoining the southeasterly line of the above described portion of said Lot 13.

Parcel 2

Those portions of Lots 13 and 14, in Block 11, of La Granada, as shown by map on file in Book 12, at Pages 42 through 51, inclusive, of Maps, records of Riverside County, California, described as follows:

COMMENCING at the most easterly corner of said Lot 13;

THENCE South 45° 34' 00" West, along the southeasterly line of said Lot 13, a distance of 87.89 feet to the POINT OF BEGINNING;

THENCE North 30° 19' 00" West, parallel with the northeasterly line of said Lot 13, a distance of 155.00 feet;

THENCE North 40° 39' 03" West, a distance of 176.94 feet to a point in the northwesterly line of said Lot 13; said point being distant southwesterly 120.00 feet from the most northerly corner of said Lot 13;

THENCE South 46° 47' 34" West, along the northwesterly line of said Lots 13 and 14, a distance of 205.00 feet;

THENCE South 38° 48' 00" East, a distance of 332.87 feet to a point in the southeasterly line of said Lot 14;

THENCE North 45° 34' 00" East, along said southeasterly line, a distance of 108.14 feet;

THENCE North 30° 19' 00" West, parallel with the southwesterly line of said Lot 13, a distance of 110.00 feet to the southeasterly line of that certain 15.00 foot strip of land conveyed to Charles A. Field and Mary E. Field by Deed recorded August 20, 1974, as Instrument No. 106989, Official Records of said Riverside County;

THENCE North 45° 34' 00" East, along said last mentioned southeasterly line a distance of 60.00 feet to the southeasterly corner of said 15.00 foot strip of land;

THENCE South 30° 19' 00" East, parallel with the southwesterly line of said Lot 13, a distance of 110.00 feet to a point in the southeasterly line of said Lot 13;

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THENCE North 45° 34' 00" East, along said last mentioned southeasterly line, a distance of 20.00 feet to said POINT OF BEGINNING.

TOGETHER with the northwesterly 7.00 feet of those portions of the northwesterly 10.00 feet of Cook Avenue (Lot 2) of said La Granada, as vacated by Resolution of the Board of Supervisors of said County, recorded October 5, 1948 in Book 1016, Page 517 of Official Records of said Riverside County, adjoining the southeasterly line of the above described portions of said Lots 13 and 14.

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 10/4/88
George P. Hutchinson, Sr.
SURVEYOR, CITY OF RIVERSIDE

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: October 4, 1988

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 4th day of October, in the year 1988, before me,
GUNARS SVIKA a Notary Public in and for said
county and state, personally appeared ROBERT C. MEASE
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

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