

145292

Recording requested by:

*Regional Properties*

And when recorded, mail to:

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

RECEIVED FOR RECORD  
30 Min. Past 10'clock AM

JUL - 2 1985

Recorded in Official Records  
of Riverside County, California

*William E. Stoney*  
RECORDER  
Fees \$ 9

FOR RECORDER'S OFFICE USE ONLY

PROJECT: Parcel Map Waiver Case PMW-42-845

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): REGIONAL PROPERTIES INC.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on March 7, 1985, 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

All those portions of Lots 2, 3, Cottonwood Avenue, Wood Road, and Cole Street, all inclusive in Block 4 of Alessandro Tract as shown by map on file in Book 6 of Maps at Page 13 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at the northwest corner of said Block 4; —

THENCE South 00° 34' 14" West, along the West line of said Block 4, a distance of 704.06 feet;

THENCE North 89° 40' 44" East, a distance of 1981.84 feet to the East line of the West one-half of said Lot 3;

THENCE North 00° 16' 51" East along said East line and the Northerly prolongation thereof, a distance of 704.02 feet to the Northerly line of said Block 4;

THENCE South 89° 40' 44" West, along the northerly line of said Block 4, a distance of 1978.28 feet to said POINT OF BEGINNING.

PARCEL 2

All those portions of Lots 1, 2, 3, 4, Wood Road, and Cole Street, all inclusive in Block 4 of Alessandro Tract as shown by map on file in Book 6 of Maps at Page 13 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at the northwest corner of said Block 4;

THENCE South 00° 34' 14" West, a distance of 704.06 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 00° 34' 14" West, a distance of 1207.16 feet;

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The preceding two (2) courses being along the West line of said Block 4;

THENCE North 89° 40' 44" East, a distance of 1987.84 feet to the East line of the West one-half of said Lot 4;

THENCE North 00° 16' 51" East, along said East line and the East line of the West one-half of said Lot 3, a distance of 1207.08 feet to a line which bears North 89° 40' 44" East from the POINT OF BEGINNING;

THENCE South 89° 40' 44" West, a distance of 1981.84 feet to the TRUE POINT OF BEGINNING.

PARCEL 3

THAT portion of Lot 1 and Wood Road inclusive in Block 4 of Alessandro Tract, as shown by map on file in Book 6 of Maps at Page 13 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at the intersection of the northerly right-of-way line of Alessandro Boulevard as conveyed to the County of Riverside by Deed recorded in Book 1930 at Page 507 thereof, Official Records of Riverside County, California and the West line of said Block 4;

THENCE North 00° 34' 14" East, along said West line, a distance of 234.78 feet to a point distant 1911.22 feet from the northwest corner of said Block 4;

THENCE North 89° 40' 44" East, a distance of 987.95 feet;

THENCE South 00° 16' 51" West, a distance of 696.72 feet to said northerly right-of-way line of Alessandro Boulevard;

THENCE northwesterly along said northerly right-of-way line on a non-tangent curve concave to the northeast, having a radius of 1560.00 feet, through an angle of 40° 47' 53", an arc length of 1110.82 feet (the initial radial line bears South 04° 26' 40" West) to the POINT OF BEGINNING.

PARCEL 4

THAT portion of Lots 1, 4, and Cole Street inclusive, in Block 4 of Alessandro Tract as shown by map on file in Book 6 of Maps at Page 13 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at the intersection of the northerly right-of-way line of Alessandro Boulevard as conveyed to the County of Riverside by Deed recorded in Book 1930 at Page 507 thereof, Official Records of Riverside County, California and the West line of said Block 4;

THENCE North 00° 34' 14" East along said West line, a distance of 234.78 feet to a point distant 1911.22 feet from the northwest corner of said Block 4;

THENCE North 89° 40' 44" East, a distance of 987.95 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 89° 40' 44" East, a distance of 1000.00 feet to the East line of the West one-half of said Lot 4;

THENCE South 00° 16' 52" West, along said East line, a distance of 495.97 feet to the northeast corner of that certain Parcel 1 of land conveyed to Pacific Telephone and Telegraph Company by Deed recorded November 6, 1967 as Instrument No. 07376, Official Records of Riverside, County, California;

THENCE South 89° 50' 52" West, a distance of 208.71 feet;

THENCE South 00° 16' 51" West, a distance of 208.71 feet to said northerly right-of-way line of Alessandro Boulevard;

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The preceding two (2) courses being along the North and West lines of said parcel conveyed to Pacific Telephone and Telegraph Company;

THENCE South 89° 50' 52" West, along said northerly right-of-way line, a distance of 666.20 feet;

THENCE northwesterly along a curve concave northeasterly, having a radius of 1560.00 feet, through an angle of 04° 35' 48", an arc length of 125.16 feet to a line which bears South 00° 16' 51" West from TRUE POINT OF BEGINNING;

THENCE North 00° 16' 51" East, along said line, a distance of 696.72 feet to the TRUE POINT OF BEGINNING.

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: JUNE 14, 1985

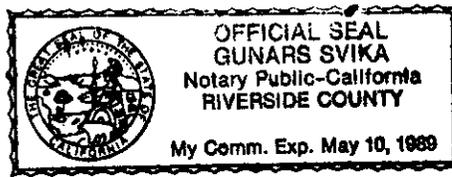
By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

STATE OF CALIFORNIA)  
                                  )ss.  
COUNTY OF RIVERSIDE)

On this 14<sup>TH</sup> day of JUNE, in the year 1985, 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 Sviks  
Notary Public in and for said County and State

0053X - 4370M/b



DESCRIPTION APPROVAL  
George A. Hitchcock  
City Engineer