

24891

Recording requested by:
TRANS CONTINENTAL TITLE CO.

03-3562

And when recorded, mail to:

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

RECEIVED FOR RECORD
Min. Past 2 o'clock

JAN 31 1986

Recorded in Official Records
of Riverside County, California

W. Williams
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: Parcel Map Waiver
PMW-43-845

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): KYLE MARTIN AND ASSOCIATES, 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 21, 1985, 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.

That portion of Lots 16, 23 and Lot "0" (Lakeside Avenue, vacated) of Bixmill Tract, as shown by map on file in Book 16 of Maps, Pages 28 through 30, records of Riverside County, California, and of Section 36, Township 2 South, Range 6 West of Rancho La Sierra, as shown by map on file in Book 6 of Maps, at Page 70 thereof, records of Riverside County, California, more particularly described as follows:

BEGINNING at the southeast corner of Lot 19 of Tract No. 5002, as shown by map on file in Book 84 of Maps, at Pages 18 and 19 thereof, records of Riverside County, California, said point being on the northerly line of Arlington Avenue;

THENCE North 00° 34' 10" East along the east line of said Tract No. 5002, a distance of 1267.30 feet to an angle point in the boundary line of Lot 15 of said Tract No. 5002;

THENCE North 41° 03' 15" West along the northeasterly line of said lot 15 and distance of 50.00 feet to a point therein;

THENCE North 80° 43' 20" East, a distance of 341.88 feet, more or less, to an angle point in the northeasterly line of that certain parcel of land quitclaimed to Charles W. Hostler, Trustee of the Charles W. Hostler Trust, dated October 29, 1980, recorded January 22, 1981, as Instrument No. 12189, official records of Riverside County, California, said point also being an angle point in the northeasterly line of Parcel 1150-1D, as shown by map on file in Book 60 of Record of Surveys, at Page 11 through 14 inclusive thereof, records of Riverside County, California;

THENCE South 38° 45' 00" East, a distance of 300.24 feet;

THENCE South 24° 31' 00" east, a distance of 248.46 feet;

THENCE South 56° 47' 00" East, a distance of 148.92 feet to the most northerly corner of Parcel 1150-1E as shown on said Record of Survey;

The last three courses and distances follow along the northeasterly boundary line of said hostler Trust parcel and along the northeasterly boundary line of said Parcel 1150-1D;

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DESCRIPTION APPROVAL
of *George M. ...*
SURVEYOR

THENCE South 40° 19' 30" West, a distance of 141.16 feet;

THENCE South 49° 32' 40" East, a distance of 81.86 feet;

THENCE South 34° 22' 50" East, a distance of 138.94 feet;

THENCE South 19° 42' 30" West, a distance of 94.32 feet to the beginning of a non-tangent curve, concave to the northwest, having a radius of 71.17 feet, the radial bearing to said point bears South 70° 27' 27" East;

THENCE southwesterly along said curve, to the right, through a central angle of 61° 25' 09", an arc distance of 76.29 feet to the end thereof;

THENCE South 80° 57' 42" West, a distance of 144.44 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 192.94 feet;

THENCE southwesterly along said curve, to the left, through a central angle of 47° 56' 04", an arc distance of 161.42 feet to the end thereof;

THENCE South 33° 01' 38" West, a distance of 47.29 feet to the beginning of a tangent curve, concave to the east, having a radius of 442.60 feet;

THENCE southerly along said curve, to the left, through a central angle of 26° 12' 46", an arc distance of 202.49 feet to the end thereof;

THENCE South 06° 48' 52" West, a distance of 109.46 feet to the southwest corner of said Parcel 1150-1E; said point being on said northerly line of Arlington Avenue;

The last ten courses and distances follow along the boundary line of said Parcel 1150-E;

THENCE North 83° 10' 00" West, along said northerly right-of-way line, a distance of 315.47 feet to the 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

By *Robert C. Mease*
ROBERT C. MEASE
PRINCIPAL PLANNER

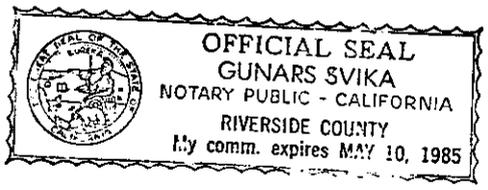
Dated: *MAY 6, 1985*

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this *6TH* day of *MAY*, 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 - 3413M/c



24892

Recording requested by:

TRANS CONTINENTAL TITLE CO.

And when recorded, mail to:

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

03-3652

PROJECT: Parcel Map Waiver
PMW-43-845

RECEIVED FOR RECORD
Min. Past 3:00 p.m.

JAN 31 1986

Recorded in Official Records
of Riverside County, California
W. Allen E. Green
RECORDER
Fees \$ 3.00

1/3
4/1

FOR RECORDER'S OFFICE USE ONLY

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): CHARLES W. HOSTLER, trustee of the Charles W. Hostler Trust,
dated October 29, 1980.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning
Commission of the City of Riverside hereby declares that on March 21, 1985, 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.

Those portions of Lot F (Jurupa Avenue), Lot C (Green Avenue), Lot N
(Lakeside Avenue), Lot M (Randolph Avenue), Lot G (Stover Avenue),
Lot K (Beverly Avenue), Lot I (Green Avenue), Lot Y, Lot Z, Block 6,
Block 8, Block 9, and Block 11 of Randolph Subdivision, as per map
recorded in Book 16, Page 39 of Maps, in the office of the County
Recorder of Riverside, those portions of Lot K (Randolph Avenue), Lot O
(Lakeside Avenue), Lot 14, Lot 24, and Lot 25 of Bixmill Tract, as per
map recorded in Book 16, Pages 28, 29, and 30 of Maps, in the office of
the County Recorder of Riverside County, that portion of McClaskey
Tract, as per map recorded in Book 10, Pages 36 and 37 of Maps, in the
office of the County Recorder of Riverside County, those portions of
Tracts 2, 4, and 5 of River Farm Tract, as per map recorded in Book 7,
Page 52 of Maps, in the office of the County Recorder of Riverside
County, and that portion of Section 36, Township 2 South, Range 6 West
of the Rancho La Sierra, as per map recorded in Book 6, Page 70 of
Maps, in the office of the County Recorder of Riverside County included
within the following described parcel:

BEGINNING at the northwest corner of Lot 97 of Greenacres Down Unit
No. 6, as per map recorded in Book 36, Page 77 of Maps, in the office
of the County Recorder of Riverside County, said corner being an angle
point in the boundary line of that certain parcel of land conveyed to
P & T Davis Investment Company, et al, by deed recorded August 5, 1966
as Instrument No. 79951 of Official Records in the office of the County
Recorder of Riverside County;

THENCE North 01° 34' 00" West, 275.88 feet;

THENCE South 68° 58' 00" West, 130 feet;

THENCE South 88° 26' 00" West (recorded as North 88° 26' 00" East),
66.00 feet;

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THENCE South 01° 34' 00" East, 90.00 feet;

THENCE South 88° 26' 00" West, 120.00 feet;

THENCE North 26° 38' 50" West, 175.34 feet;

THENCE North 45° 00' 00" West, 172.25 feet to an angle point in the boundary line of that certain parcel of land conveyed to Eadington Fruit Company, et al, by deed recorded December 30, 1965 as Instrument No. 146105 of Official Records in the office of the County Recorder of Riverside County;

The last seven courses and distances follow the boundary line of the parcel conveyed to P & T Davis Investment Company, et al, as aforesaid;

THENCE North 45° 00' 00" West, 227.75 feet;

THENCE North 45° 00' 00" East, 600.00 feet to an angle point in the boundary line of that certain parcel of land conveyed to Frank H. Ayres & Son as Parcel 1 of Division D, by deed recorded August 14, 1953 as Instrument No. 40151 of Official Records in the office of the County Recorder of Riverside County;

The last two courses and distances follow the boundary line of the parcel conveyed to Eadington Fruit Company, et al, as aforesaid;

THENCE along the boundary line of said Parcel 1 of Division D, North 00° 24' 30" East, 171.20 feet to an angle point therein, said point being the southwest corner of that certain parcel of land conveyed to Frank H. Ayres & Son, as Parcel 2 of Division D, as aforesaid;

THENCE along the westerly line of said Parcel 2 of Division D, North 00° 25' 00" East, 68.7 feet to the northwest corner thereof, said corner being an angle point in the boundary line of that certain parcel of land conveyed to Frank H. Ayres & Son, as Parcel 3(a) of Division D, as aforesaid;

THENCE North 00° 25' East, 261.3 feet;

THENCE North 89° 35' West, 330.00 feet;

THENCE North 00° 24' East, 271.27 feet;

THENCE South 82° 54' East, 367.24 feet;

THENCE South 75° 01' East, 185.26 feet;

THENCE South 23° 01' East, 197.56 feet;

THENCE South 48° 43' East, 198.44 feet to an angle point in the boundary line of said Parcel 2 of Division D;

The last seven courses and distances follow the boundary line of said Parcel 3(a) of Division D;

THENCE along the boundary line of said Parcel 2 of Division D, North 79° 59' East, 282.05 feet, more or less, to the northwest corner of that certain parcel of land described as Parcel 11 in that certain Action in Eminent Domain recorded May 5, 1954 as Instrument No. 22555 of Official Records in the office of the County Recorder of Riverside County;

✓ THENCE along the southwesterly line of said Parcel 11, South 49° 40' 25" East, 552.28 feet to the southwesterly corner thereof, said corner being in the boundary line of said Parcel 1 of Division D;

THENCE South 81° 56' 30" West, 484.79 feet;

THENCE South 29° 48' East, 358.58 feet;

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THENCE South $11^{\circ} 57'$ East, 267.72 feet;
THENCE South $46^{\circ} 42' 30''$ East, 101.52 feet;
THENCE North $67^{\circ} 05'$ East, 116.70 feet;
THENCE South $00^{\circ} 19'$ East, 138.00 feet;
THENCE South $27^{\circ} 47'$ East, 259.94 feet;
THENCE South $58^{\circ} 36'$ East, 170.37 feet;
THENCE South $11^{\circ} 16'$ East, 487.76 feet;
THENCE South $23^{\circ} 15'$ East, 185.62 feet;
THENCE South $51^{\circ} 47'$ East, 111.87 feet;
THENCE South $15^{\circ} 30'$ East, 149.11 feet;
THENCE South $00^{\circ} 47'$ West, 135.00 feet;
THENCE South $18^{\circ} 52' 30''$ East, 94.53 feet;

THENCE North $63^{\circ} 22' 30''$ East, 67.5 feet to the most southwesterly corner of Lot 30 of McClaskey Tract, as per map recorded in Book 10, Pages 36 and 37 of Maps, in the office of the County Recorder of Riverside County;

THENCE South $20^{\circ} 22'$ East, 341.8 feet;
THENCE South $36^{\circ} 29'$ East, 450.7 feet;
THENCE South $59^{\circ} 37'$ East, 350.7 feet;
THENCE South $38^{\circ} 50'$ East, 300.00 feet;
THENCE South $24^{\circ} 36'$ East, 248.00 feet;

THENCE South $56^{\circ} 50'$ East, 231.5 feet to the most southwesterly corner of Lot 37 of said McClaskey Tract;

The last six courses and distances follow along the southwesterly line of said McClaskey Tract;

THENCE South $32^{\circ} 27' 35''$ East (formerly recorded as South $32^{\circ} 28'$ East), 1,018.75 feet along the southwesterly line of that certain parcel of land conveyed to V. G. Vial by deed recorded October 10, 1927 in Book 736, Page 281, of Deeds, records of said Riverside County, to a point on the northerly line of that certain parcel of land conveyed to Arlington Mutual Water Company by deed recorded February 13, 1925 in Book 629, Page 218 of Deeds, records of said Riverside County;

THENCE North $83^{\circ} 10'$ West along said northerly line, 0.74 feet to the northwest corner thereof;

THENCE South $00^{\circ} 20' 10''$ West (formerly recorded as South $0^{\circ} 18'$ West), 35.85 feet to the northeasterly corner of that certain parcel of land conveyed to Arlington Mutual Water Company by deed recorded March 1, 1928 in Book 755, Page 5 of Deeds, records of said Riverside County;

THENCE North $32^{\circ} 27' 35''$ West (formerly recorded as North $32^{\circ} 27' 30''$ West), 60.49 feet to the most northerly corner of said parcel of land;

THENCE South $06^{\circ} 50'$ West, 85.55 feet to the northeast corner of that certain parcel of land conveyed to the County of Riverside as Parcel 1 by deed recorded April 20, 1955 as Instrument No. 25884 of Official Records in the office of the County Recorder of Riverside County;

The last twenty-six courses and distances follow the boundary line of said Parcel 1 of Division D;

THENCE along the boundary line of said Parcel 1 conveyed to the County of Riverside, as aforesaid, North $83^{\circ} 10'$ West, 18.48 feet to the northwest corner thereof, said corner being in the boundary line of said Parcel 1 of Division D;

THENCE North $27^{\circ} 38' 20''$ West, 279.72 feet;

THENCE North $32^{\circ} 27' 35''$ West, 464.20 feet;

THENCE South $46^{\circ} 43' 10''$ West, 108.65 feet;

THENCE South $47^{\circ} 58' 30''$ West, 91.97 feet;

THENCE South $86^{\circ} 53' 30''$ West, 127.70 feet;

THENCE South $74^{\circ} 16' 15''$ West, 76.84 feet;

THENCE South $62^{\circ} 31' 10''$ West, 58.56 feet;

THENCE South $48^{\circ} 55' 40''$ West, 57.79 feet;

THENCE South $30^{\circ} 32' 45''$ West, 59.32 feet;

THENCE South $16^{\circ} 40' 45''$ West, 73.35 feet;

THENCE South $06^{\circ} 50'$ West, 183.26 feet to the northeast corner of that certain parcel of land conveyed to the County of Riverside as Parcel 2 by deed recorded April 20, 1955 as Instrument No. 25884 of Official Records in the office of the County Recorder of Riverside County;

The last eleven courses and distances follow said boundary line of Parcel 1 of Division D;

THENCE along the northerly line of Parcel 2 conveyed to the County of Riverside, as aforesaid, North $83^{\circ} 10'$ West, 186.33 feet to the northwest corner thereof, said corner being in the boundary line of said Parcel 1 of Division D;

THENCE North $06^{\circ} 50'$ East, 175 feet;

THENCE North $83^{\circ} 10'$ West, 45.61 feet to a point on the centerline of Lot 0 (Lakeside Avenue), as shown by Map of Bixmill Tract on file in Book 16, Pages 28, 29, and 30 of Maps, records of said Riverside County;

THENCE North $36^{\circ} 00' 30''$ East, 461.57 feet to a point on a curve, to the left, having a radius of 200 feet and an angle of $77^{\circ} 10'$;

THENCE along the arc of said curve, 269.36 feet;

THENCE North $41^{\circ} 09' 30''$ West, 710.57 feet;

THENCE North $40^{\circ} 32' 30''$ West, 939.24 feet;

THENCE North $61^{\circ} 43' 30''$ West, 553.50 feet to a point on a curve, to the right, having a radius of 150 feet;

THENCE Northwesterly along said curve, to the right, through a central angle of $16^{\circ} 21' 55''$, an arc distance of 42.84 feet to a point thereon, from which the center of said curve bears North $44^{\circ} 38' 25''$ East, said point being an angle point in the boundary line of that certain parcel of land conveyed to P & T Davis Investment Company, et al, by deed recorded August 5, 1966 as Instrument No. 79952 of Official Records in the office of the County Recorder of Riverside County;

The last eight courses and distances follow the boundary line of said Parcel 1 of Division D;

THENCE South $10^{\circ} 34' 00''$ West, 89.57 feet;

