

163372

Recording requested by:

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

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JUN 15 1988

Recorded in Official Records
of Riverside County, California

L. M. E. Smith
RECORDER
Fee \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-46-867
Fremont St. N'ly of Mountain View Ave.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): O. RONALD JOHNSTON and MARILYN I. JOHNSTON, husband and wife as joint tenants as to an undivided one-half interest, and BARRY L. O'CONNOR, an unmarried man as to an undivided one-half interest, as tenants in common

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on January 8, 1987, 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.

Parcel 1

That portion of Lots 10 and 11 in Block 28 of Tract No. 1 of the Riverview Addition to the City of Riverside, as shown by map on file in Book 6, Page 38 of Maps, records of Riverside County, California, together with that portion of the west one-half of that certain alley adjoining said Lot 10, which was vacated by the City Council of the City of Riverside as Parcel 1 by Resolution No. 14866 recorded November 24, 1986, as Instrument No. 297791 of Official Records of said Riverside County, more particularly described as follows:

BEGINNING at the northwest corner of said Lot 10; said corner being on the east line of Fremont Street;

THENCE North 79° 40' 36" East, a distance of 22.67 feet;

THENCE North 87° 40' 23" East, a distance of 45.04 feet;

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THENCE South 74° 50' 59" East, a distance of 23.09 feet to a point in the north line of said Lot 10;

THENCE South 89° 54' 33" East, along said north line of Lot 10 and along the easterly prolongation of said north line, a distance of 55.32 feet to the east line of said west one-half of the vacated alley;

THENCE South 0° 05' 36" West, along said last mentioned east line, a distance of 49.99 feet to the easterly prolongation of the south line of said Lot 10;

THENCE North 89° 54' 45" West, along said easterly prolongation of the south line of Lot 10 and along said south line, a distance of 144.91 feet to the southwest corner of said Lot 10;

THENCE North 0° 05' 26" East, along said east line of Fremont Street, a distance of 50.00 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM the westerly 3.00 feet of said Lots 10 and 11.

Parcel 2

That portion of Lot 11 in Block 28 of Tract No. 1 of the Riverview Addition to the City of Riverside, as shown by map on file in Book 6, Page 38 of Maps, records of Riverside County, California, together with that portion of the west one-half of that certain alley adjoining said Lot 11, which was vacated by the City Council of the City of Riverside as Parcel 1 by Resolution No. 14866 recorded November 24, 1986, as Instrument No. 297791 of Official Records of said Riverside County, more particularly described as follows:

BEGINNING at the southwest corner of said Lot 11; said corner being on the east line of Fremont Street;

THENCE North 79° 40' 36" East, a distance of 22.67 feet;

THENCE North 87° 40' 23" East, a distance of 45.04 feet;

THENCE South 74° 50' 59" East, a distance of 23.09 feet to a point in the south line of said Lot 11;

THENCE South 89° 54' 33" East, along said south line of Lot 11 and along the easterly prolongation of said south line, a distance of 55.32 feet to the east line of said west one-half of the vacated alley;

THENCE North 0° 05' 36" East, along said last mentioned east line, a distance of 49.99 feet to the easterly prolongation of the north line of said Lot 11;

THENCE North 89° 54' 22" West, along said easterly prolongation of the north line of Lot 11 and along said north line, a distance of 144.92 feet to the northwest corner of said Lot 11;

THENCE South 0° 05' 26" West, along said east line of Fremont Street, a distance of 50.00 feet to the POINT OF BEGINNING;

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EXCEPTING THEREFROM the westerly 3.00 feet of said Lot 11.

The Basis of Bearings for these descriptions is the centerline of Essex Street shown as North 0° 05' 00" East, by Record of Survey on file in Book 76, Page 71 of Record of Surveys, records of said Riverside County, and the bearings and distances used in these descriptions were based upon a field survey performed by the property owner's surveyor.

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 6, 1988

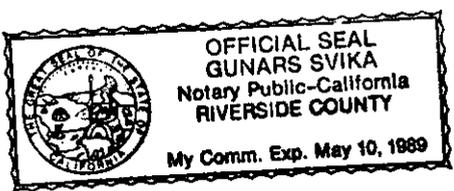
By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 6TH day of JUNE, 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

311.11 - SURVEY.588/a



DESCRIPTION APPROVAL 6/3/88
James P. Hutchinson by kgp
SURVEYOR, CITY OF RIVERSIDE