

325808

Recording requested by:

And when recorded, mail to:

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

PROJECT: PMW-50-889  
2096 Hathaway Place

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): CHRISTOPHER L. CARPENTER and MOLLY W. CARPENTER, husband and wife.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on June 22, 1989, 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.

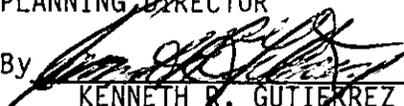
See EXHIBIT "A" attached

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: September 17, 1991

By   
KENNETH R. GUTIERREZ  
PRINCIPAL PLANNER

FOR RECORDER'S OFFICE USE ONLY

RECEIVED FOR RECORD  
Min. Post / o'clock M.

SEP 19 1991

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$



EXHIBIT "A"  
CARPENTER PARCEL

PARCEL 1

LOT 11 OF TRACT No. 2490, AS SHOWN BY MAP ON FILE IN BOOK 45 OF MAPS, AT PAGES 5 THROUGH 8 THEROF, TOGETHER WITH A PORTION OF LOT 9A OF OSBORNE HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 12 OF MAPS, AT PAGES 39 AND 40 THEREOF, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 11;

THENCE NORTH 63°07'30" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 11, A DISTANCE OF 118.73 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 89°44'00" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISANCE OF 76.03 FEET TO TN ANGLE POINT THEREIN;

THENCE SOUTH 87°44'57" EAST, A DISTANCE OF 57.76 FEET;

THENCE SOUTH 62°57'41" EAST, A DISTANCE OF 110.50 FEET;

THENCE SOUTH 86°36'53" EAST, A DISTANCE OF 25.84 FEET TO THE POINT OF BEGINNING.

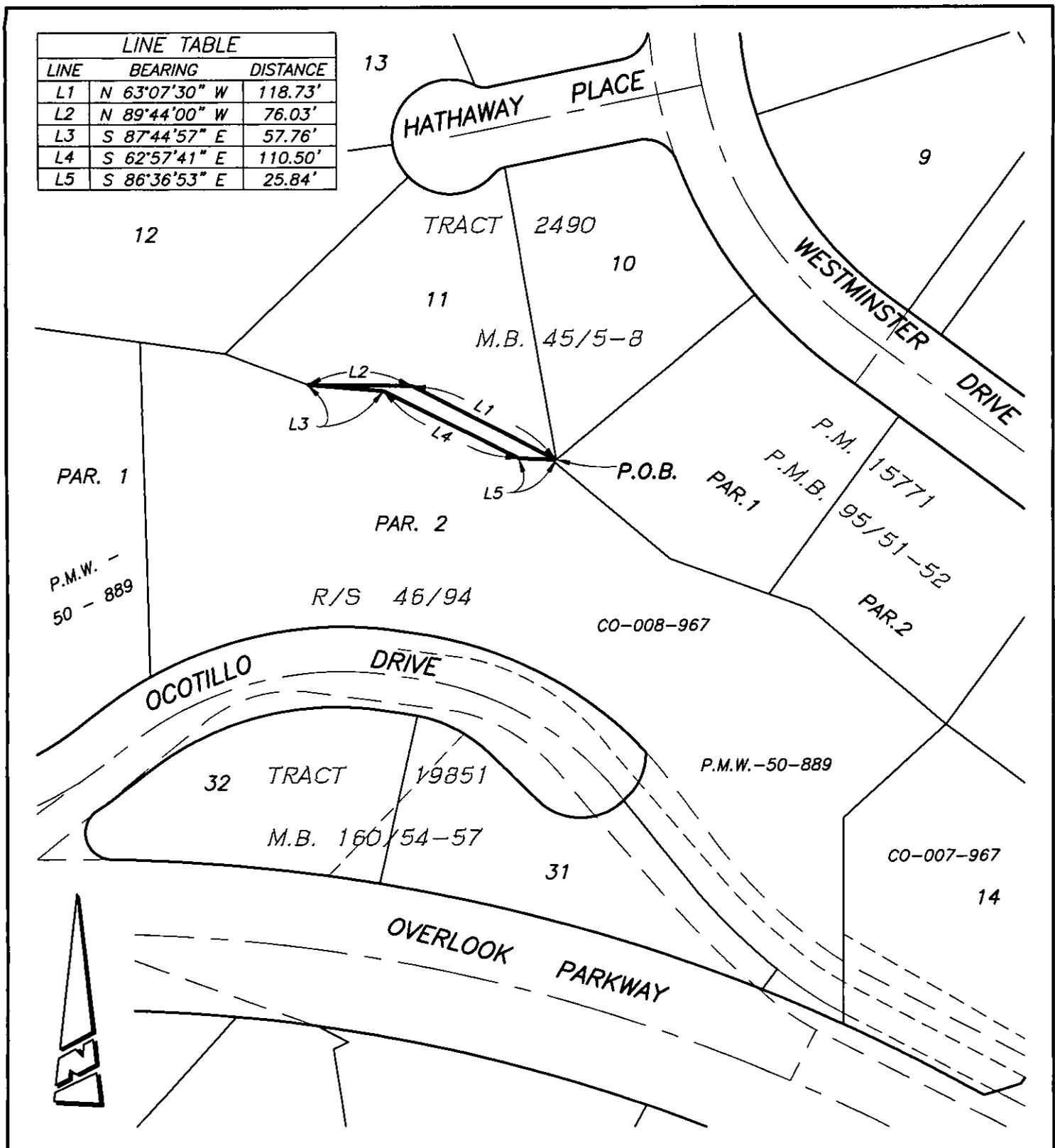
THE ABOVE DESCRIBED PARCEL CONTAINS 0.63 ACRES, MORE OR LESS.

DESCRIPTION APPROVAL 8/20/21

Walter R. Jones by —  
SURVEYOR, CITY OF RIVERSIDE

for

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 63°07'30" W	118.73'
L2	N 89°44'00" W	76.03'
L3	S 87°44'57" E	57.76'
L4	S 62°57'41" E	110.50'
L5	S 86°36'53" E	25.84'



• CITY OF RIVERSIDE, CALIFORNIA •

NOT RECORDED

SHEET 1 OF 1

SCALE: 1" = 100'

DRAWN BY: RICH

SUBJECT: PMW 50-889

325809

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORDING  
Min. Past 9'clock

SEP 19 1991

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$ 14

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-50-889  
1395 Ocotillo Drive

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): GLORIA A. FROST

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on June 22, 1989, 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.

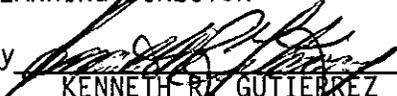
See EXHIBIT "A" attached

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: September 17, 1991

By   
KENNETH R. GUTIERREZ  
PRINCIPAL PLANNER

*VOID  
see 4-29-92  
#153684 O.R.*


**J.F. Davidson Associates, Inc.**

 ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE  
 W.O. 8911104

May 12, 1989

Revised October 2, 1989

EXHIBIT "A"

**FROST PARCEL**
PARCEL 1

A portion of Lot 9A of Osbourne Heights, as shown by map on file in Book 12 of Maps, at pages 39 and 40 thereof, Records of Riverside County, California, described as follows:

Beginning at the Northwest corner of Parcel 1 of Record of Survey, as shown by map on file in Book 46 of Records of Survey, at page 94 thereof, Records of Riverside County, California, said Northwest corner also being the Northwest corner of that parcel of land conveyed to G. Wayne Frost and Gloria A. Frost by deed recorded March 14, 1963, as Instrument No. 25417 of Official Records of Riverside County, California;

Thence S.02°15'30"E. along the Westerly line of said Parcel 1, also being the Westerly line of said parcel of land conveyed to G. Wayne Frost and Gloria Frost, a distance of 342.98 feet (formerly recorded 343.00 feet), to the Southerly line of said Parcel 1, also being the Northerly line of Ocotillo Drive, as shown on said Record of Survey;

Thence Northeasterly on a non-tangent curve concave Northwesterly, having a radius 217.00 feet, through an angle of 24°44'20", an arc length of 93.70 feet (the initial radial line bears N.13°44'40"W.);

Thence N.51°31'00"E., a distance of 25.86 feet;

Thence Northeasterly on a curve concave Southeasterly having a radius 283.00 feet through an angle of 46°09'00", an arc length of 227.95 feet;

Thence S.82°20'00" E., a distance of 15.63 feet;

Thence Southeasterly on a curve concave Southwesterly, having a radius of 283.00 feet, through an angle of 42°46'30", an arc length of 211.28 feet;

Thence S.39°33'30"E., a distance of 86.10 feet;

Thence Southeasterly on a curve concave Northeasterly having a radius of 267.00 feet through an angle of 21°43'10", an arc length of 101.21 feet

(the preceding 7 courses being along the Southerly line of Parcels 1 and 2 of said Record of Survey, also being the Northerly line of said Ocotillo Drive;

Thence N.00°30'45"W., a distance of 99.45 feet;

Thence N.47°15'15"E., a distance of 100.79 feet;

Thence N.50°00'45"W., a distance of 129.93 feet;

Thence N.70°54'15"W., a distance of 108.61 feet;

Thence N.50°45'15"W., a distance of 110.59 feet, to the Southeast corner of Lot 11 of Tract No. 2490, as shown by map on file in Book 45 of Maps, at page 5 through 8 thereof, Records of Riverside County, California, (the preceding 5 courses being along the Easterly and Northeasterly lines of said Parcel 2, also being the Easterly and Northeasterly lines of said parcel of land conveyed to G. Wayne Frost and Gloria Frost);

Thence N.86°36'53"W., a distance of 25.84 feet;

Thence N.62°57'41"W., a distance of 110.50 feet;

Thence N.87°44'57"W., a distance of 57.76 feet to the Northeasterly line of Parcel 2, also being an angle point therein along the Southerly line of said Lot 11;

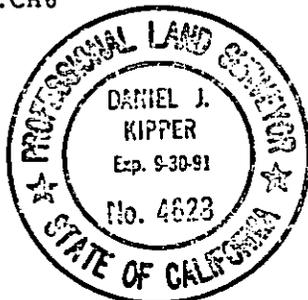
Thence N.69°28'45"W. along said Northeasterly line and along said Southerly line, a distance of 64.03 feet to the Southwesterly corner of said Lot 11, also being an angle point therein along said Northeasterly line;

Thence N.82°37'30"W. along said Northeasterly line and along the Northeasterly line of said Parcel 1, a distance of 204.48 feet (formerly recorded 204.45 feet) to the point of beginning, (the preceding 2 courses being along said Northeasterly line of that parcel conveyed to G. Wayne Frost and Gloria Frost);

The above described parcel contains 3.24 acres, more or less.

LO/MC/lb  
LEG:CH6

DESCRIPTION APPROVAL 8/20/21  
Walter R. Ince by [Signature]  
SURVEYOR, CITY OF RIVERSIDE



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Daniel J. Kipper 10/2/89  
Daniel J. Kipper Date  
J., F. DAVIDSON ASSOCIATES, INC.



153654

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORDS  
AT 12:00 O'CLOCK

APR 29 1992

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$ 14

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-50-889  
1395 Ocotillo Drive  
Re-Record

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): GLORIA A. FROST

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on June 22, 1989, a waiver of parcel map for a lot line adjustment was granted for the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which real property as described in said Exhibit "A" thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MOLIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

MERLE G. GARDNER  
PLANNING DIRECTOR

Dated: April 22, 1992

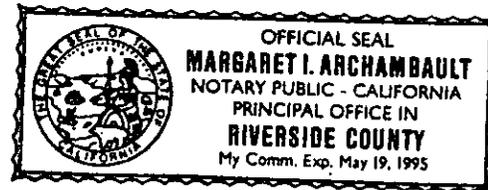
By *Kenneth R. Gutierrez*  
KENNETH R. GUTIERREZ  
PRINCIPAL PLANNER

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) ss.

On this 22nd day of April, in the year 1992,  
before me, Margaret I. Archambault a Notary  
Public in and for said County and State, personally appeared  
Kenneth R. Gutierrez, 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.

*Margaret I. Archambault*  
Notary Public in and for said  
State

FROST.COC/a





**J. F. Davidson Associates, Inc.**  
ENGINEERING PLANNING SURVEYING LANDSCAPE ARCHITECTURE

March 3, 1992

Project No. 9112583

**EXHIBIT "A"**

**P.M.W. 50-889  
FROST**

That portion of Lot 9A and Lot "A" of Osborne Heights as shown by Map on file in Book 12 of maps at Pages 39 through 41 thereof, Records of Riverside County, California, more particularly described as all of Parcel 2 of Record of Survey, as shown by map on file in Book 46 of Records of Survey, at Page 94 thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that certain parcel conveyed to Christopher L. Carpenter by Deed recorded April 3, 1990 as instrument No. 120537, Official Records of Riverside County, California.

TOGETHER WITH that certain parcel conveyed to Gloria A. Frost by quitclaim deed recorded November 27, 1985 as instrument No. 268955, Official Records of Riverside County, California.

THIS DOCUMENT IS BEING RECORDED TO SUPERSEDE C.O.C. DOCUMENT RECORDED SEPTEMBER 19, 1991, AS INSTRUMENT NO. 325809, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, WHICH CONTAINED AN ERROR IN THE LEGAL DESCRIPTION.

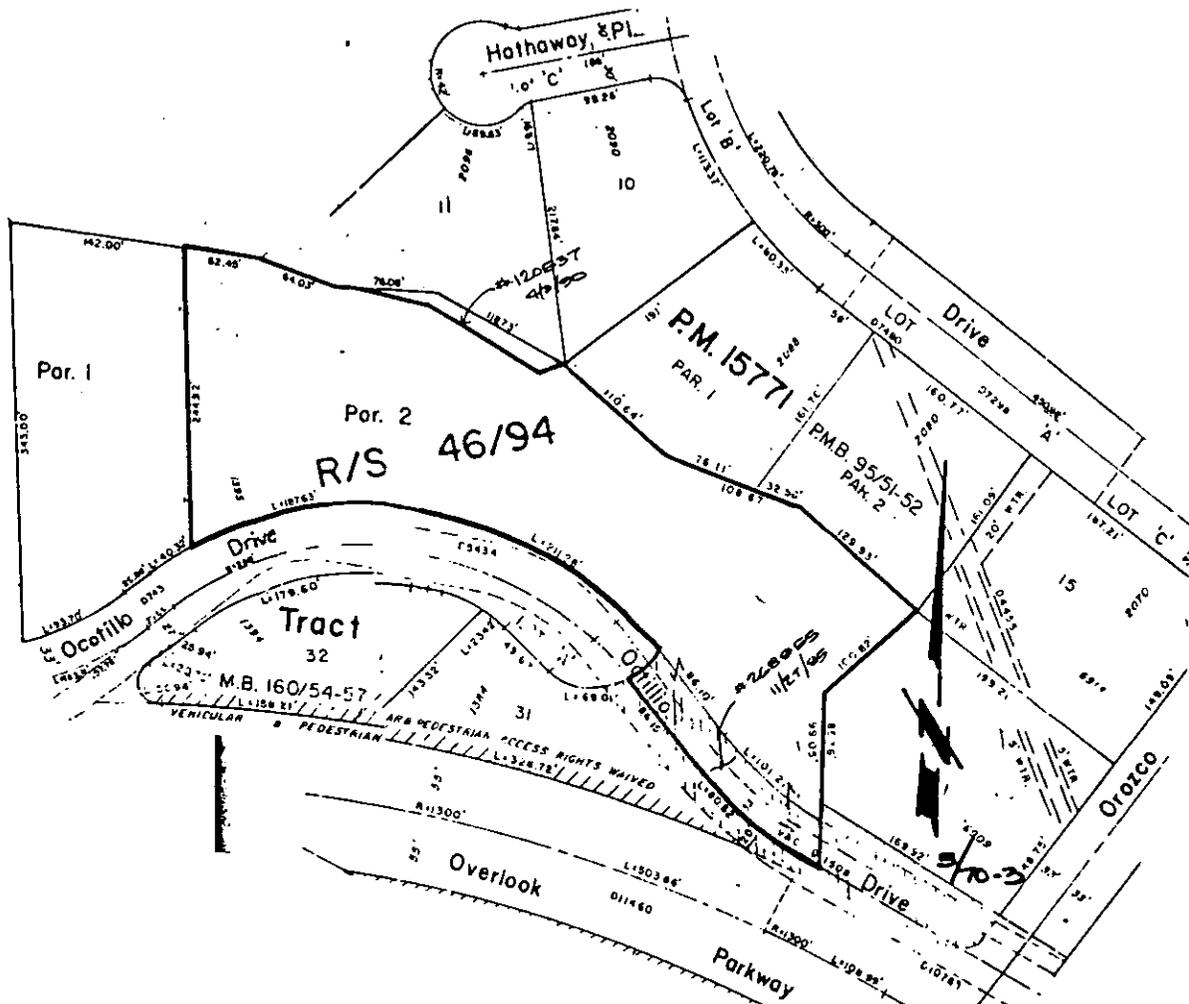


DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

*Stephen M. O'Malley* 3/26/92  
Stephen M. O'Malley Date  
J.F. Davidson Associates, Inc.

DESCRIPTION APPROVAL 3/27/92  
*George P. Hutchinson* by *J.F.*  
SURVEYOR, CITY OF RIVERSIDE

MDM:MWC:kat  
leg:aa9



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

5/70-3

SCALE: 1" = NA

DRAWN BY WE DATE 3/24/92

SUBJECT PMW-50-889