

Recording requested by:

57976

And when recorded, mail to:

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

RECEIVED FOR RECORD

Min. Past 3 o'clock P.M.

At Request of

Albert A. Withers

Book 1981, Page 57976

APR - 11981

Recorded in Official Records
of Riverside County, California

D. D. S. Recorder

FES 5

This space For Recorder's use

5

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-53-801)

33

Property Owner(s): MAZETTI BRANDON PROPERTY

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on January 19, 1981, 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 ATTACHED DESCRIPTION

This action does not supersede, modify or affect any requirement of provisions of the Riverside Municipal Code pertaining to building or zoning regulations.

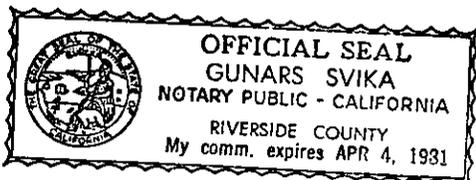
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: MAR. 27, 1981

By *Mark Carlson*
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On MAR. 27, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MERLE GARDNER, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument 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

57976

That certain parcel of land situated in the northwest quarter of Section 24, Township 2 South, Range 5 West, San Bernardino Meridian, City of Riverside, County of Riverside, State of California, being a portion of that certain 8.271 acre parcel of land described in deed dated December 31, 1927, from Cresmer Manufacturing Company to Southern Pacific Company, recorded March 13, 1928 in Book 755 of Deeds, Page 184, Riverside County Records, a portion of that certain 12.934 acre parcel of land described in deed dated October 12, 1927, from Theresa Hall Brown, et al., to Southern Pacific Company, recorded March 13, 1928, in Book 755 of Deeds, Page 181 records of Riverside County, and a portion of that certain 1.31 acre parcel of land described in deed dated August 4, 1950, from Southern Pacific Company to Southern Pacific Railroad Company, recorded August 17, 1950, in Book 1197, Page 376, records of Riverside County, described as follows:

BEGINNING at a point in the northerly line of Third Street (formerly Blaine Street), said point being the southwesterly corner of said 8.271 acre parcel of land;

THENCE North 89° 14' 00" East, along said northerly line, 50.00 feet to the westerly line of the easterly 260 feet of the westerly 310 feet of said 8.271 acre parcel of land;

THENCE North 0° 46' 00" West, along said westerly line 400.00 feet to the northerly line of the southerly 400 feet of said 8.271 acre parcel of land;

THENCE North 89° 14' 00" East, along said northerly line, 260.00 feet to the easterly line of said westerly 310 feet of said 8.271 acre parcel of land;

THENCE South 0° 46' 00" East, along said easterly line, 400.00 feet to the northerly line of said Third Street;

THENCE North 89° 14' 00" East, along said line, 50.00 feet to the westerly line of land described in deed dated September 12, 1962, from Southern Pacific Company to A.M. Lewis, Inc., recorded October 19, 1962, in Book 3242, Page 494, records of said County;

THENCE along said westerly line and the northwesterly line of said land, as follows: North 0° 46' 00" West, 853.54 feet;

THENCE Northerly and Northeasterly, along a tangent curve to the right having a radius of 384.51 feet, through a central angle of 82° 04' 29" an arc distance of 550.80 feet;

THENCE North 89° 14' 00" East, 104.41 feet to the easterly line of said 1.31 acre parcel of land;

THENCE North 0° 46' 00" West along last said line, 10.00 feet to the northeasterly corner of last mentioned parcel of land;

THENCE along the Northerly and Northwesterly boundary line of said 1.31 acre parcel of land, as follows: Westerly along a compound curve to the left (tangent to said curve at last said corner bears South 88° 08' 04" West) having the following Radii, Central Angles and Arc Distances:

<u>Radii</u>	<u>Central Angles</u>	<u>Arc Distances</u>
2840.83 feet	0°27'04"	22.38 feet
2267.87 feet	0°45'00"	29.69 feet
1885.91 feet	0°54'00"	29.62 feet
1613.09 feet	1°03'00"	29.56 feet
1408.47 feet	1°12'00"	29.50 feet
1249.32 feet	1°21'00"	29.44 feet
1122.01 feet	1°30'00"	29.37 feet
1017.84 feet	1°39'00"	29.31 feet
931.04 feet	32°55'00"	534.89 feet

to a point;

THENCE South 43° 38' 00" East, along the radial line of last said curve from said point, 6.00 feet to a point in a compound curve concave to the south (tangent to said curve at said point bears South 46° 22' 00" West) having the following Radii, Central Angles and Arc Distances:

57976

<u>Radii</u>	<u>Central Angles</u>	<u>Arc Distances</u>
925.04 feet	7°36'00"	122.70 feet
1011.84 feet	1°39'00"	29.14 feet
1116.01 feet	1°30'00"	29.22 feet
1243.32 feet	1°21'00"	29.30 feet
1402.47 feet	1°12'00"	29.37 feet
1607.09 feet	1°03'00"	29.45 feet
1879.91 feet	0°41'56"	22.93 feet

to a point;

THENCE North 58° 40' 56" West, along the northwesterly prolongation of the radial line of last said curve from said point, 9.80 feet;

THENCE South 28° 52' 00" West, 120.05 feet to the southwesterly corner of said 1.31 acre parcel of land;

THENCE North 89° 14' East, along the southerly line of said 1.31 acre parcel of land and the southerly line of said 12.934 acre parcel of land, 150.20 feet to the northwest corner of said 8.271 acre parcel of land;

THENCE South 0° 46' 00" East along the westerly line of last said parcel of land, 660.00 feet to the point of beginning, containing 7.203 acres, more or less.

EXCEPTING THEREFROM the Northerly 200 feet of the southerly 600 feet of the easterly 260 feet of the westerly 310 feet of aforesaid 8.271 acre parcel.

TOGETHER WITH all that portion of the fractional Northwest quarter of Section 24, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by United States Government Survey, particularly described as follows:

BEGINNING at the intersection of the easterly line of the right of way of the Southern Pacific Railroad Company with the northeasterly line of Third Street;

THENCE Northerly along the easterly line of said right of way, 684.15 feet;

THENCE North 89° 15' East, 150.2 feet to the westerly line of that certain parcel of land as conveyed to the Southern Pacific Company, a Corporation, by deed recorded March 13, 1928, in Book 755, Page 184 of Deeds, Records of Riverside County, California;

THENCE South 0° 45' East, along the westerly line of said parcel of land, 660 feet to a point on the north line of Blaine Street;

THENCE Westerly along the northerly line of Blaine Street, 374.2 feet to the northeasterly line of Third Street;

THENCE Northwesterly along said northeasterly line of Third Street 133 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the portion thereof more particularly described as follows:

BEGINNING at a point on the north line of Blaine Street, at its intersection with the center line of Park Avenue produced north;

THENCE West on the north line of Blaine Street, 20 feet for the point of beginning;

THENCE, at a right angle, North 160 feet;

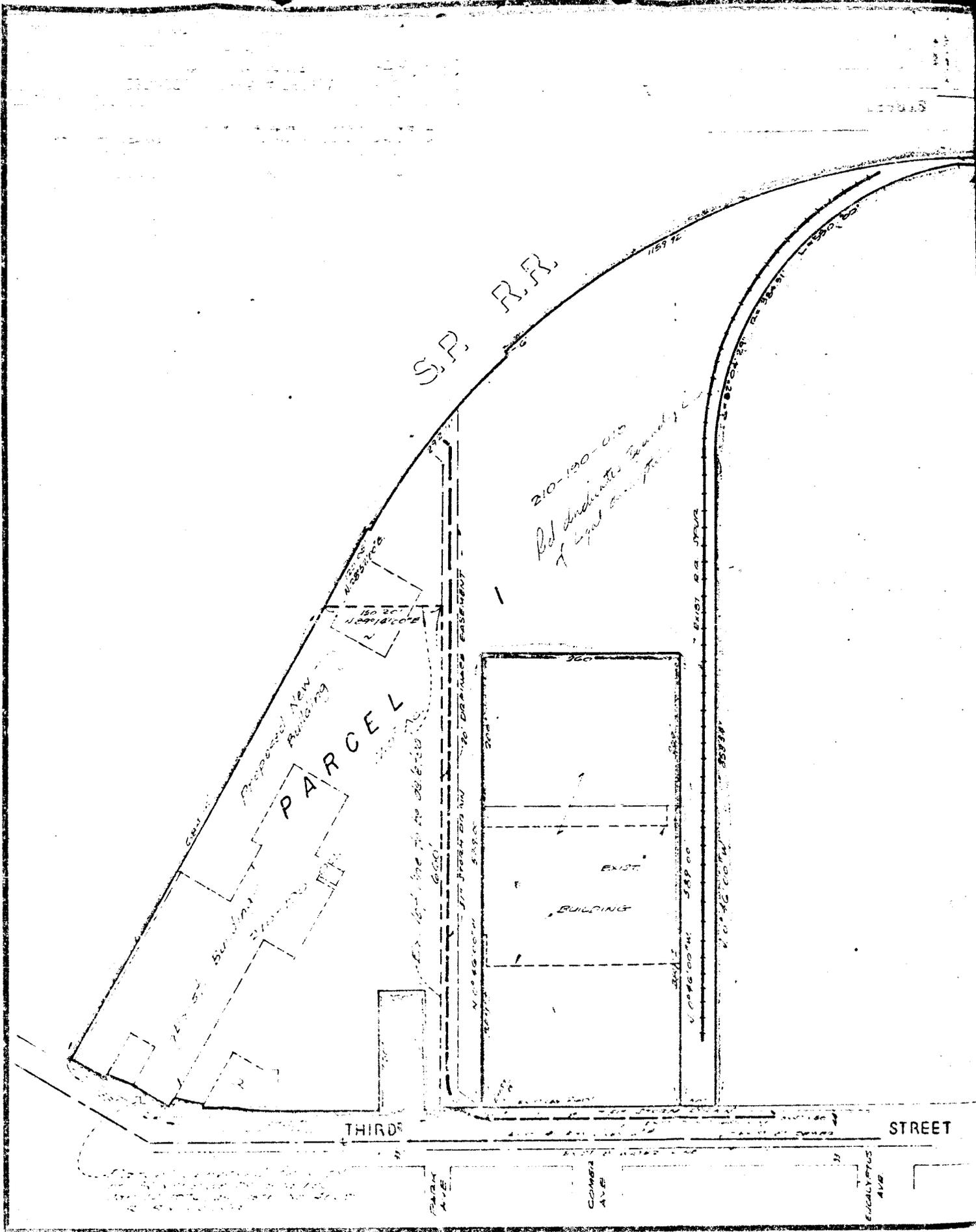
THENCE, at a right angle, West 60 feet;

THENCE, at a right angle, South 160 feet to the north line of Blaine Street;

THENCE East along the north line of Blaine Street, 60 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion thereof conveyed to the City of Riverside by deed recorded January 12, 1976 as Instrument No. 4009, Official Records Riverside County, California.

DESCRIPTION APPROVAL
George H. Johnson, Surveyor



PMW 53-801

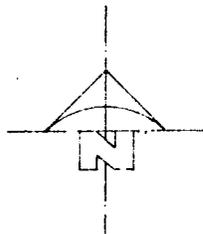
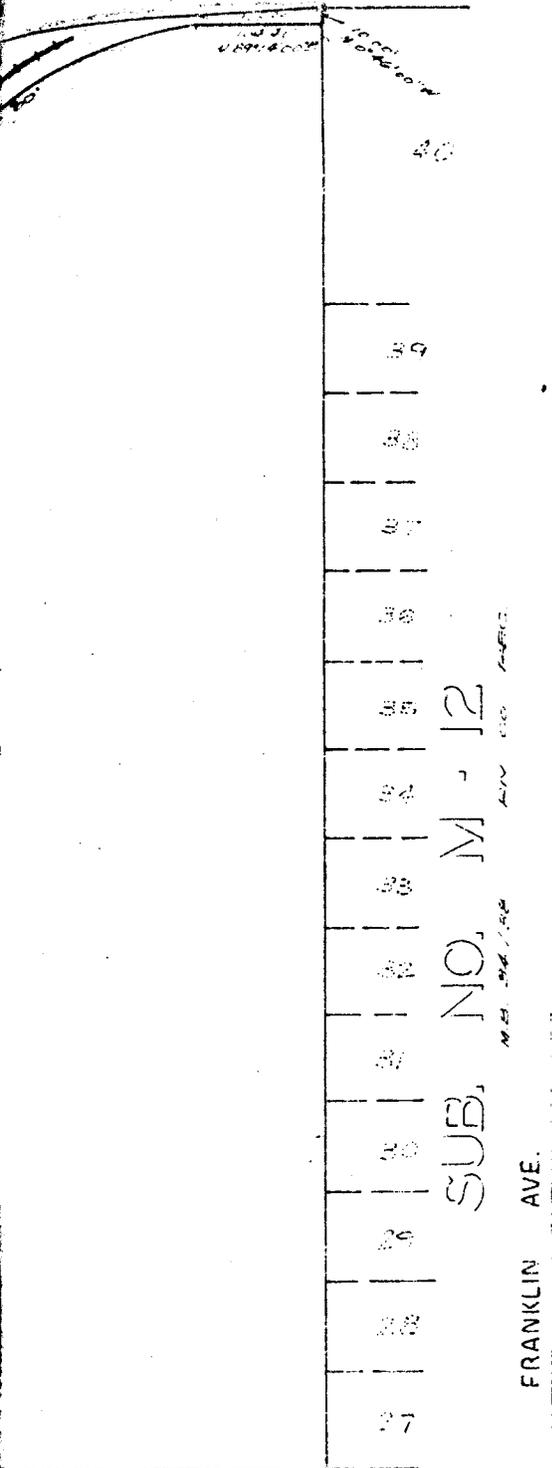
PMW 53-801

GENERAL NOTES

OWNERS

THOMAS L. MAZZETTI ET AL.
PO BOX 226
RIVERSIDE, CA 92502
(714) 986-2422

Blue Sunier
PO BOX 226
RIVERSIDE, CA 92502
(714) 986-2422



MAP NUMBER PMW-53-201

RECEIVED _____

PAID _____

SUBDIVISION COMMITTEE _____

CITY PLANNING COMMISSION 12-19-81

ROUTED TO Pw

REVISIONS	DATE	BY

TENTATIVE JAN 20 1981

PARCEL MAP WAIVED

A PARCEL MAP WAIVED OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 24, T2S, R5W, S8E, 6M

DATE <u>1/16/81</u>	ALBERT A. WEBB ASSOCIATES STEVE M. CHASE 1000 N. GARDEN ST. RIVERSIDE, CA 92507 (714) 986-2422	NO. <u>72 149</u>
PROJECT <u> </u>		DATE <u> </u>
SCALE <u> </u>	PROJECT <u> </u>	DWG. NO. <u> </u>

PMW-53-801 5