

146841

Recording requested by

And when recorded, mail to:

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

RECEIVED FOR RECORD
40 Min. Past 2 o'clock P.M.
At Request of
City of Riverside
Book 1984, Page 146841

JUL 6 1984

Recorder in Official Records
of Riverside County, California

William J. Conroy
Recorder

Fees \$

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
WAIVER OF PARCEL MAP PMW-56-834

Property Owner(s): HYROSEN PROPERTIES, INC., a California corporation,

Please record for the benefit of the City of
Riverside
[Signature]
Property Services Manager

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on June 21, 1984, 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 Exhibit "A"

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 29, 1984

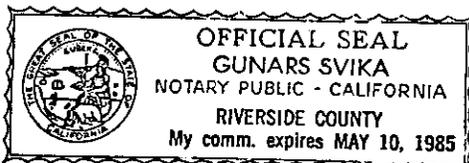
By *Robert C. Mease*
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)

SS

COUNTY OF RIVERSIDE)

On this 29TH day of JUNE, in the year 1984, 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 Svikas
Notary Public in and for said County and State

EXHIBIT "A"

HYROSEN PROPERTIES, INC., a California corporation

146841

That portion of Lot 4 in Block 28 of the Lands of the Riverside Land & Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, more particularly described as follows:

COMMENCING at the most westerly corner of said Lot;

THENCE North $56^{\circ} 00' 00''$ East, along the northwesterly line of said Lot a distance of 364.20 feet to the most northerly corner of that certain parcel of land conveyed to Hyrosen Properties, Inc., by a deed recorded June 13, 1978, as Instrument No. 119838 of Official Records of Riverside County;

THENCE South $34^{\circ} 00' 00''$ East, along the northeasterly line of said parcel a distance of 4.00 feet to a line which is parallel with and distant 4.00 feet southeasterly as measured at right angle from said northwesterly line and to the true point of beginning;

THENCE South $56^{\circ} 00' 00''$ West, along said parallel line 293.29 feet to the beginning of a non-tangent curve with a radius of 140.00 feet and concaving southeasterly; the radial line of said non-tangent curve at said beginning bears North $43^{\circ} 41' 47''$ West;

THENCE Southwesterly along said non-tangent curve an arc length of 21.05 feet, thru a central angle of $8^{\circ} 37' 00''$ to the beginning of a compound curve with a radius of 40.00 feet and concaving easterly; the radial line of said compound curve at said beginning bears North $52^{\circ} 18' 47''$ West;

THENCE Southwesterly along said compound curve an arc length of 37.27 feet, thru a central angle of $53^{\circ} 22' 55''$ to the beginning of a compound curve with a radius of 140.00 feet and concaving easterly;

THENCE Southeasterly along last mentioned compound curve an arc length of 44.75 feet, thru a central angle $18^{\circ} 18' 47''$ to the beginning of a reverse curve with a radius of 120.00 feet and concaving southwesterly;

THENCE Southeasterly along said reverse curve an arc length of 27.75 feet, thru a central angle of $13^{\circ} 15' 00''$ to the end thereof;

THENCE South $17^{\circ} 37' 24''$ East, 38.31 feet to a line which is parallel with and distant 4.00 feet northeasterly as measured at right angle from the southwesterly line of said Lot;

THENCE South $34^{\circ} 00' 29''$ East, along said parallel line 60.23 feet to the northwesterly right of way line of the Atchinson, Topeka & Santa Fe Railroad;

THENCE North $67^{\circ} 33' 30''$ East, along said northwesterly line 367.63 feet to said northeasterly line of said parcel of land so conveyed to Hyrosen Properties Inc.;

THENCE North $34^{\circ} 00' 00''$ West, along said northeasterly line 272.64 feet to said true point of beginning.

DESCRIPTION APPROVAL
By *George P. Hatcher* 6/27/84
Surveyor

PMW 56-834

RIVERSIDE



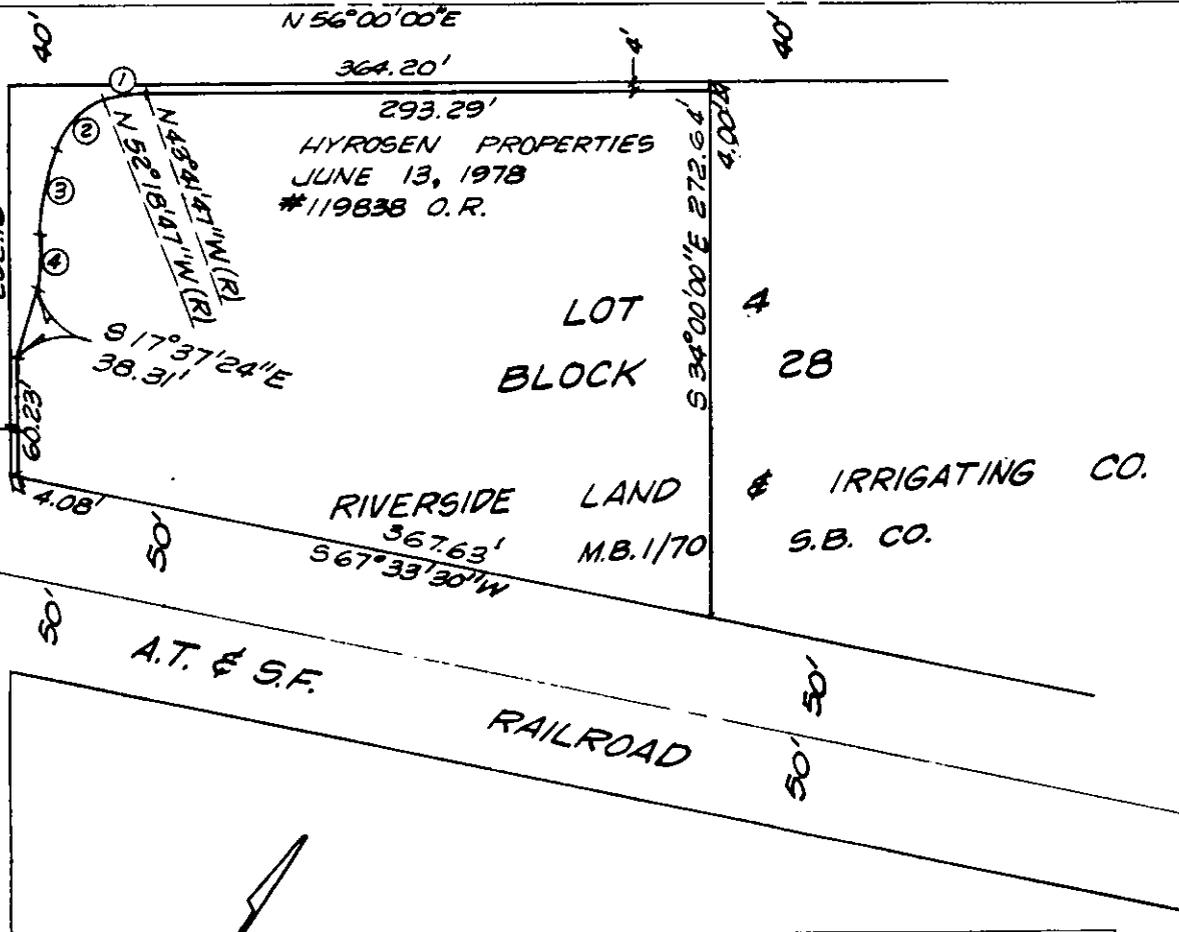
FREEWAY

INDIANA

AVENUE

STREET

TYLER



NO.	R	Δ	L
1	140'	6°37'00"	21.05'
2	40'	33°22'55"	37.27'
3	140'	18°18'47"	44.75'
4	120'	13°15'00"	27.75'

• 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

5/41-4

SCALE: 1" = 100'

DRAWN BY KGS DATE 6/22/84

SUBJECT ZONING CASES R-33-77B & R-60-77B

PMW 56-83A