

162901

Recording requested by:

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

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JUN - 9 1987
Recorded in Official Records
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William E. Stoney
RECORDER
Fees \$

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PROJECT: PMW-58-867
Magnolia Avenue and Harrison Street

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): THE 1986 BREWER TRUST, BENJAMIN J. BREWER and GALETA M. BREWER, TRUSTEES.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on March 19, 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 Lot 1 in Block 27 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at a point in the westerly line of Harrison Street, as shown by said map, 1120 feet northerly from the southeasterly corner of Lot 8 in said Block 27; said point being 201.6 feet southerly from the northeast corner of said Lot 1;

THENCE westerly at right angles to the westerly line of said Harrison Street, South 55° 41' 37" West, 550 feet to the POINT OF BEGINNING of the parcel of land being described;

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THENCE northerly parallel with said westerly line of Harrison Stret, North 34° 18' 23" West, 201.67 feet (formerly recorded as 201.6 feet) to the southerly line of Magnolia Avenue, as shown by said map;

THENCE along said southerly line North 55° 42' 05" East, 105.00 feet to a point which lies in a line parallel with said westerly line of Harrison Street and passing through a point which lies South 55° 42' 05" West, 445.00 feet along a line parallel with said southerly line of Magnolia Avenue from the point of commencement;

THENCE along said line parallel with said westerly line of Harrison Street, South 34° 18' 23" East, 201.60 feet to said last mentioned point;

THENCE along a line parallel with said southerly line of Magnolia Avenue, South 55° 42' 05" West, 50.00 feet;

THENCE parallel with said westerly line of Harrison Street, South 34° 18' 23" East, 0.07 feet to a line which is parallel with said southerly line of Magnolia Avenue and passes through the point of beginning;

THENCE along said line parallel with said southerly line of Magnolia Avenue, South 55° 42' 05" West, 55.00 feet to said POINT OF BEGINNING;

EXCEPTING THEREFROM that portion as conveyed to the City of Riverside by Grant Deed recorded May 22, 1987 as Instrument No. 145160 of Official Records of said Riverside County.

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 8, 1987*

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

DESCRIPTION APPROVAL *6/15/87*
Robert P. Hutchinson
SURVEYOR CITY OF RIVERSIDE

