

Recording requested by:

And when recorded, mail to:

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

172116

PROJECT: Parcel Map Waiver Case
PMW-66-845

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.
At the request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

AUG-5 1985

Recorded in Official Records
of Riverside County, California

William E. Stoney
RECORDER
Fees \$

11/4

FOR RECORDER'S OFFICE USE ONLY

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): A.B.S. Development

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on June 20, 1985, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property hereinafter described located in the City of Riverside, County of Riverside, State of California, which parcels thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

Parcel 1

Lot 1 of Tract No. 14652, as shown by map on file in Book 119 of Maps at Pages 94 thru 96 inclusive thereof, records of Riverside County, California;

EXCEPTING THEREFROM that portion thereof described as follows:

BEGINNING at the most westerly corner of said Lot 1;

THENCE South 47° 39' 00" East, along the southwesterly line of said Lot 1, a distance of 105.00 feet to a point therein, said point being the most northerly corner of Lot 4 of said Tract No. 14652;

THENCE North 15° 10' 00" East, a distance of 62.80 feet;

THENCE North 45° 10' 00" East, a distance of 115.17 feet to a point in the northerly line of said Lot 1;

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THENCE North 82° 30' 08" West, along said northerly line, a distance of 83.92 feet to an angle point in said Lot 1;

THENCE South 48° 25' 57" West, along the northwesterly line of said Lot 1, a distance of 123.62 feet to the point of beginning.

Parcel 2

Lot 2 of Tract No. 14652, as shown by map on file in Book 119 of Maps, at Pages 94 thru 96 inclusive thereof, records of Riverside County, California.

TOGETHER with that portion of Lot 3 of said Tract No. 14652 described as follows:

COMMENCING at the most westerly corner of Lot 1 of said Tract No. 14652, said most westerly corner also being in the northeasterly line of said Lot 3;

THENCE North 47° 39' 00" West, along said northeasterly line, a distance of 210.00 feet to an angle point therein;

THENCE North 17° 00' 28" West, continuing along said northeasterly line of said Lot 3 a distance of 189.51 feet to the true point of beginning;

THENCE continuing North 17° 00' 28" West, along said northeasterly line of said Lot 3, a distance of 143.64 feet to an angle point therein;

THENCE 42° 23' 48" West, continuing along said northeasterly line of said Lot 3, a distance of 440.00 feet to the most northerly corner thereof;

THENCE South 36° 13' 39" East, a distance of 573.09 feet to said true POINT OF BEGINNING.

TOGETHER with that portion of Lot 1 of said Tract No. 14652 described as follows:

COMMENCING at the most westerly corner of said Lot 1;

THENCE North 48° 25' 57" East, along the northwesterly line of said Lot 1, a distance of 20.89 feet to a point therein for the TRUE POINT OF BEGINNING.

THENCE South 36° 13' 39" East, a distance of 104.86 feet to a point in the southwesterly line of said Lot 1, said point also being the most northerly corner of Lot 4 of said tract;

THENCE North 15° 10' 00" East, a distance of 62.80 feet;

THENCE North 45° 10' 00" East, a distance of 115.17 feet to a point in the northerly line of said Lot 1;

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THENCE North 82° 30' 08" West, along said northerly line, a distance of 83.92 feet to an angle point in said Lot 1;

THENCE South 48° 25' 57" West, a distance of 102.73 feet to the true POINT OF BEGINNING.

EXCEPTING therefrom that portion of said Lot 2 of said Tract No. 14652, described as follows:

BEGINNING at the most westerly corner of said Lot 1 of said Tract No. 14652;

THENCE North 47° 39' 00" West, along the southwesterly line of said Lot 2, a distance of 210.00 feet to an angle point therein;

THENCE North 17° 00' 28" West, continuing along said southwesterly line of said Lot 2, a distance of 189.51 feet to a point therein;

THENCE South 36° 13' 39" East, a distance of 382.84 feet to a point in the northwesterly line of said Lot 1;

THENCE South 48° 28' 57" West, along said northwesterly line, a distance of 20.89 feet to the point of beginning.

DESCRIPTION APPROVAL
BY *George P. Huettenauer* 8/1/85
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

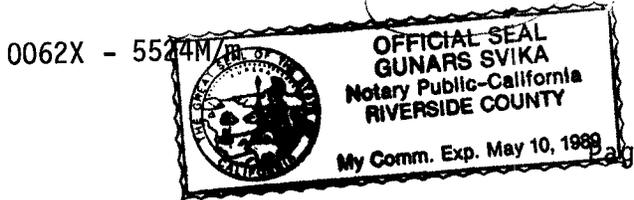
Dated: AUGUST 1, 1985

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

STATE OF CALIFORNIA/
/ss.
COUNTY OF RIVERSIDE/

On this 1ST day of AUGUST, in the year 1985, 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 Sviks
Notary Public in and for said County and State



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