

199643

Recording requested by:

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

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JUL 13 1987

Recorded in Official Records
of Riverside County, California

William E. Stoney
RECORDED
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW for C-26-834
Arlington Ave. Easterly of Pegasus Dr.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): CHARLES W. WARE, a married man as his separate property.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on August 7, 1986, 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

That portion of Parcel 2 of Parcel Map 21047, as shown by map on file in Book 133, Pages 3 and 4 of Parcel Maps, records of said Riverside County, which lies southerly of the following described line:

BEGINNING at the most southeasterly corner of Parcel 1 of said Parcel Map 21047;

THENCE North 55° 36' 20" East, a distance of 194.04 feet, more or less, to a point in the northeasterly line of said Parcel 2 of Parcel Map 21047 and to the END of this line description;

TOGETHER WITH that portion of Lots 1 and 2 in Block 3 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:

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BEGINNING at a point in the southeasterly line of said Lot 2, which bears North 56° 09' 00" East, 470.00 feet from the most southerly corner of said Lot 2; said corner being the most southerly corner of that certain parcel of land conveyed to Charles W. Ware as Schedule "B" by Grant Deed recorded December 9, 1983, as Instrument No. 255523 of Official Records of said Riverside County;

THENCE North 33° 51' 00" West, along the westerly line of said parcel conveyed to Charles W. Ware as Schedule "B", a distance of 573.40 feet, more or less, to the southerly line of Arlington Avenue as conveyed to the City of Riverside by deed recorded October 21, 1943, in Book 601, Page 213 of Official Records of said Riverside County;

THENCE easterly along said southerly line of Arlington Avenue, a distance of 325.95 feet;

THENCE South 33° 51' 00" East, a distance of 391.84 feet, more or less, to a point in the southerly line of said Lot 1; said point being the most easterly corner of that certain parcel of land conveyed to Charles W. Ware by Grant Deed recorded October 25, 1983 as Instrument No. 221152 of Official Records of said Riverside County;

THENCE southwesterly along the southerly line of said Lots 1 and 2, a distance of 270.70 feet, more or less, to said POINT OF BEGINNING;

EXCEPTING THEREFROM that portion thereof more particularly described as follows:

BEGINNING at a point in the southerly line of Arlington Avenue and the northerly line of said Lot 2, said point being the northeasterly corner of the southwesterly 470.00 feet of said Lot 2; said point also being 33.00 feet southerly from the centerline of said Arlington Avenue and being the most westerly corner of that certain parcel of land conveyed to Charles W. Ware as Parcel 2 by Grant Deed recorded January 10, 1979, as Instrument No. 6185 of Official Records of said Riverside County;

THENCE easterly along said southerly line of Arlington Avenue, a distance of 108.00 feet;

THENCE southerly at right angle from said southerly line of Arlington Avenue, a distance of 161.33 feet to a point in the easterly line of said southwesterly 470.00 feet of Lot 2; said easterly line also being the westerly line of said parcel of land conveyed to Charles W. Ware as Parcel 2;

THENCE northwesterly along said easterly line of said southwesterly 470.00 feet of Lot 2, a distance of 194.14 feet to said POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM that portion thereof as conveyed to the City of Riverside by Grant Deed recorded November 2, 1984, as Instrument No. 238146 of Official Records of said Riverside County.

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Parcel 2

Parcel 2 of Parcel Map 21047 as shown by map on file in Book 133, Pages 3 and 4 of Parcel Maps, records of said Riverside County;

EXCEPTING THEREFROM that portion which lies southerly of the following described line:

BEGINNING at the most southeasterly corner of Parcel 1 of said Parcel Map 21047;

THENCE North 55° 36' 20" East, a distance of 194.04 feet, more or less, to a point on the northeasterly line of said Parcel 2 of Parcel Map 21047 and to the END of this line description.

DESCRIPTION APPROVAL 6/30/87
George P. Hildebrand
SURVEYOR, CITY OF RIVERSIDE

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: JULY 1, 1987

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 1st day of JULY, in the year 1987, before me, GUNAR SVIF, 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.

Gunar Svif
Notary Public in and for said County and State

311.13/m - legal.408/k

