

306834

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.

AUG 17 1990

Recorded in Official Records
of Riverside County, California

Recorder
William J. [Signature]

Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: R-16-867
Administrative P.M.W.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): LONNIE JENKINS PROPERTIES INC. PARTNERSHIP NO. 8, a
California Limited Partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on August 21, 1986, a waiver of parcel map for a lot line adjustment was granted for the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which real property as described in said Exhibit "A" thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

EXHIBIT "A"

Parcel 1

That portion of Lot 6, in Block 30 of Riverside Land and Irrigating Company, as per map recorded in Book 1, Page 70, of Maps, in the Office of the County Recorder of San Bernardino County, described as follows:

COMMENCING at a point In the centerline of Gibson Street that is South 33° 37' East, 953.9 feet from the intersection of the centerline of Gibson Street with the centerline of Indiana Avenue;

THENCE South 56° 47' West 25 feet to a point on the southwesterly line of Gibson Street, said point being the easterly corner of that certain parcel of land conveyed to Flora Lopez Barron by deed recorded December 13, 1950 in Book 1227, Page 294 of Official Records, Riverside County Records;

THENCE South 33° 37' East on the southwesterly line of Gibson Street, 145.41 feet;

THENCE South 56° 47' West parallel with the northwesterly line of said Lot, 142 feet;

THENCE South 27° 09' East 136.95 feet, more or less, to the northerly right-of-way line of the Riverside Water Company's Canal;

THENCE South 52° 42' West along the northerly line of said canal 134.38 feet;

THENCE South 62° 23' West on the northerly right-of-way line of said canal, 89.29 feet;

THENCE North 33° 37' West and parallel with the northeasterly line of Lot 6, 137.04 feet to the most southerly corner of said parcel conveyed to Flora Lopez Barron;

THENCE North 56° 47' East parallel with the northwesterly line of said lot 111.71 feet to an easterly corner of said parcel conveyed to Flora Lopez Barron;

THENCE North 33° 37' West, 145.41 feet, parallel with the northeasterly line of said lot to an angle point in the southeasterly line of said parcel conveyed to Flora Lopez Barron;

THENCE North 56° 47' East 268.59 feet to the POINT OF BEGINNING;

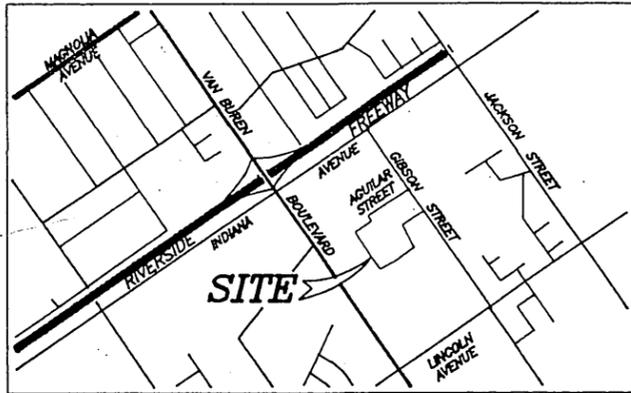
TOGETHER with that portion of Lot 6 in Block 30 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, San Bernardino County Records described as follows:

COMMENCING at a point in the southwesterly line of Gibson Street, as shown on said map, which bears South 33° 37' East 105.80 feet from the most northerly corner of said Lot 6;

THENCE South 56° 47' West and parallel with the northwesterly line of said lot, 380.30 feet;

THENCE South 33° 37' East, 178.40 feet to the southwest corner of that certain parcel conveyed to the City of Riverside by deed recorded December 2, 1960 as Instrument No. 102522, Official Records, said point being the TRUE POINT OF BEGINNING;

THENCE continuing South 33° 37' East, 112.41 feet to the southwest corner of that certain parcel conveyed to Teodoro Aguilar and Maria S. Aguilar, husband and wife, by deed recorded February 4, 1952 as Instrument No. 4832;



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1:

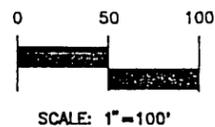
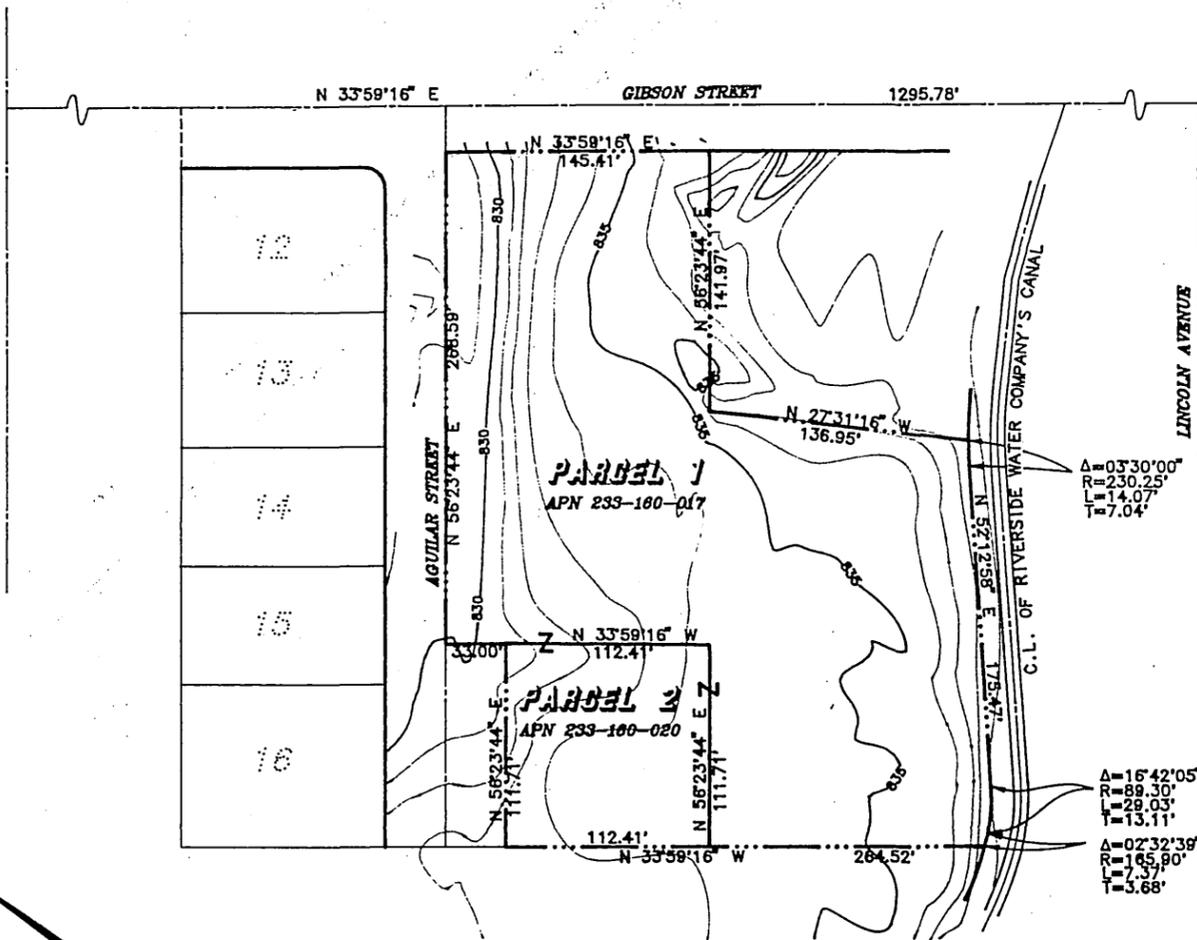
THAT PORTION OF LOT 6, IN BLOCK 30 OF RIVERSIDE LAND AND IRRIGATING COMPANY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER LINE OF GIBSON STREET THAT IS SOUTH 33°37' EAST, 953.9 FEET FROM THE INTERSECTION OF THE CENTER LINE OF GIBSON STREET WITH THE CENTER LINE OF INDIANA AVENUE; THENCE SOUTH 56°47' WEST 25 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF GIBSON STREET, SAID POINT BEING THE EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO FLORA LOPEZ BARRON BY DEED RECORDED DECEMBER 13, 1950 IN BOOK 1227, PAGE 294 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS; THENCE SOUTH 33°37' EAST ON THE SOUTHWESTERLY LINE OF GIBSON STREET, 145.41 FEET; THENCE SOUTH 56°47' WEST PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 142 FEET; THENCE SOUTH 27°09' EAST 136.95 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF THE RIVERSIDE WATER COMPANY'S CANAL; THENCE SOUTH 52°42' WEST ALONG THE NORTHERLY LINE OF SAID CANAL 134.38 FEET; THENCE SOUTH 62°23' WEST ON THE NORTHERLY RIGHT OF WAY LINE OF SAID CANAL, 89.29 FEET; THENCE NORTH 33°37' WEST AND PARALLEL WITH THE NORTHEASTERLY LINE OF LOT 6, 137.04 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL CONVEYED TO FLORA LOPEZ BARRON; THENCE NORTH 56°47' EAST, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 111.71 FEET TO AN EASTERLY CORNER OF SAID PARCEL CONVEYED TO FLORA LOPEZ BARRON; THENCE NORTH 33°37' WEST, 145.41 FEET, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, TO AN ANGLE POINT IN THE SOUTHEASTERLY LINE OF SAID PARCEL CONVEYED TO FLORA LOPEZ BARRON; THENCE NORTH 56°47' EAST 268.59 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 6 IN BLOCK 30 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHWESTERLY LINE OF GIBSON STREET, AS SHOWN ON SAID MAP, WHICH BEARS SOUTH 33°37' EAST, 105.80 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 6; THENCE SOUTH 56°47' WEST AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 380.30 FEET; THENCE SOUTH 33°37' EAST, 178.40 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED DECEMBER 2, 1960 AS INSTRUMENT NO. 102522, OFFICIAL RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 33°37' EAST, 112.41 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO TEODORO AGUILAR AND MARIA S. AGUILAR, HUSBAND AND WIFE BY DEED RECORDED FEBRUARY 4, 1952 AS INSTRUMENT NO. 4832; THENCE NORTH 56°47' EAST, 111.73 FEET; THENCE NORTH 33°37' WEST, 112.41 TO AN ANGLE POINT IN THE SOUTHWESTERLY LINE OF SAID PARCEL CONVEYED TO THE CITY OF RIVERSIDE; THENCE SOUTH 56°23'44" WEST ALONG SAID SOUTHEASTERLY LINE, 111.71 FEET TO THE TRUE POINT OF BEGINNING.



LONNIE JENKINS PROPERTIES,
PARTERSHIP NO. 8

23230 JOAQUIN RIDGE DR.
MAURRIETTA, CA 92362
(714) 6772234

PREPARED BY:

Community Engineering Services, Inc.
5225 CANYON CREST DRIVE
BLDG. 300, SUITE 360
RIVERSIDE, CA. 92507
(714) 781-0950

R.B.T.C. NO. 25497 EXP. DATE 7-25-91

DRAWN BY: D.E.C.

REVIEWED BY: _____

**PARCEL MAP
WAIVER**

APN 233-160-017 &
233-160-020

SCALE: AS SHOWN