

411194

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee (Government Code 6103)

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK P.M.

NOV - 8 1990

Recorded in Official Records  
of Riverside County, California

W. J. [Signature] Recorder  
Fees \$

Ⓞ

FOR RECORDER'S OFFICE USE ONLY

Project: ZONING CASE R-53-890  
11510 Magnolia Ave.

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): CECILIA A. SALEM, Trustee of the SALEM FAMILY TRUST dated  
March 22, 1978

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning  
Commission of the City of Riverside hereby declares that on June 12, 1990, 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 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 parcels as described in said Exhibit "A" thereby created  
comply with the California Subdivision Map Act and Title 18 of the Riverside  
Municipal Code.



## PARCEL 1 Description

All that property located in the State of California, County of Riverside, City of Riverside, described as follows:

A portion of Parcel 2 as shown by Parcel Map on file in Book 5 Page 49 of Parcel Maps, Records of Riverside County, California and a portion of Lot 2 Block 46 of lands of Riverside Land and Irrigating Company, as shown by map on file in Book 1 Page 70 of Maps, Records of San Bernardino County, California, more precisely described as follows:

Beginning at the centerline intersection of Magnolia Avenue and Fillmore Street;  
 thence South 56 Degrees 22 Minutes 43 Seconds West a distance of 795.99 feet along the centerline of Magnolia Avenue;  
 thence South 33 Degrees 37 Minutes 17 Seconds East a distance of 66.00 feet to a point on the Southeast Right of Way of Magnolia Avenue, said point also being the TRUE POINT OF BEGINNING;  
 thence South 33 Degrees 37 Minutes 17 Seconds East a distance of 133.00 feet;  
 thence South 56 Degrees 22 Minutes 43 Seconds West a distance of 116.07 feet;  
 thence North 73 Degrees 12 Minutes 58 Seconds West a distance of 122.00 feet;  
 thence North 33 Degrees 37 Minutes 17 Seconds West a distance of 32.70 feet to a point on the Southeast Right of Way of Magnolia Avenue;  
 thence North 50 Degrees 47 Minutes 42 Seconds East a distance of 64.66 feet;  
 thence North 56 Degrees 22 Minutes 43 Seconds East a distance of 129.47 feet to the TRUE POINT OF BEGINNING.

PARCEL 1 contains 0.5033 acres

DESCRIPTION APPROVAL 10/4/90

Walter R. Fryc by           
 SURVEYOR, CITY OF RIVERSIDE



## PARCEL 2 Description

All that property located in the State of California, County of Riverside, City of Riverside, described as follows:

A portion of Parcel 2 as shown by Parcel Map on file in Book 5 Page 49 of Parcel Maps, Records of Riverside County, California and a portion of Lot 2 Block 46 of lands of Riverside Land and Irrigating Company, as shown by map on file in Book 1 Page 70 of Maps, Records of San Bernardino County, California, more precisely described as follows:

Beginning at the centerline intersection of Magnolia Avenue and Fillmore Street;  
 thence South 56 Degrees 22 Minutes 43 Seconds West a distance of 295.99 feet along the centerline of Magnolia Avenue;  
 thence South 33 Degrees 37 Minutes 17 Seconds East a distance of 66.00 feet to a point on the Southeast Right of Way of Magnolia Avenue, said point also being the TRUE POINT OF BEGINNING;  
 thence South 33 Degrees 37 Minutes 44 Seconds East a distance of 613.94 feet;  
 thence South 11 Degrees 17 Minutes 16 Seconds West a distance of 105.22 feet, to the beginning of a 3750.00 foot non-tangent curve, concave to the North, a radial to said beginning bears South 01 Degrees 35 Minutes 37 Seconds East said point on the Right of Way of State Highway 60;  
 thence Westerly, along said curve, through a central angle of 04 Degrees 49 Minutes 00 Seconds an arc distance of 315.25 feet, to the beginning of a 1500.00 foot compound curve, concave to the North, a radial to said beginning bears South 03 Degrees 13 Minutes 23 Seconds West;  
 thence Westerly, along said curve, through a central angle of 13 Degrees 33 Minutes 39 Seconds an arc distance of 355.02 feet;  
 thence North 73 Degrees 12 Minutes 58 Seconds West a distance of 323.79 feet to a point on the Southeast Right of Way of Magnolia Avenue;  
 thence North 50 Degrees 47 Minutes 42 Seconds East a distance of 103.56 feet along said Right of Way;  
 thence South 33 Degrees 37 Minutes 17 Seconds East a distance of 32.70 feet along said Right of Way;  
 thence South 73 Degrees 12 Minutes 58 Seconds East a distance of 122.00 feet;  
 thence North 56 Degrees 22 Minutes 43 Seconds East a distance of 116.07 feet;  
 thence North 33 Degrees 37 Minutes 17 Seconds West a distance of 133.00 feet to a point on the Southeast Right of Way of Magnolia Avenue;  
 thence North 56 Degrees 22 Minutes 43 Seconds East a distance of 500.00 feet along said Right of Way to the TRUE POINT OF BEGINNING.

PARCEL 2 contains 7.1772 acres



DESCRIPTION APPROVAL 10/4/20  
 \$ Walter R. Ayuc by \_\_\_\_\_  
 SURVEYOR, CITY OF RIVERSIDE

## PARCEL 3 Description

All that property located in the State of California, County of Riverside, City of Riverside, described as follows:

Parcel 1 together with a portion of Parcel 2 as shown by Parcel Map on file in Book 5 Page 49 of Parcel Maps, Records of Riverside County, California, more precisely described as follows:

Beginning at the centerline intersection of Magnolia Avenue and Fillmore Street;  
 thence South 56 Degrees 22 Minutes 43 Seconds West a distance of 295.99 feet along the centerline of Magnolia Avenue;  
 thence South 33 Degrees 37 Minutes 17 Seconds East a distance of 66.00 feet to a point on the Southeast Right of Way of Magnolia Avenue, said point also being the TRUE POINT OF BEGINNING;  
 thence South 33 Degrees 37 Minutes 44 Seconds East a distance of 613.94 feet;  
 thence South 11 Degrees 17 Minutes 16 Seconds West a distance of 105.22 feet, to the beginning of a 3750.00 foot non-tangent curve, concave to the North, a radial to said beginning bears South 01 Degrees 35 Minutes 37 Seconds East said point on the Right of Way of State Highway 60;  
 thence Easterly, along said curve, through a central angle of 05 Degrees 46 Minutes 50 Seconds an arc distance of 378.34 feet to a point on the Southwest Right of Way of Fillmore Street;  
 thence North 33 Degrees 37 Minutes 44 Seconds West a distance of 872.60 feet along said Right of Way to a point on the Northeast Right of Way of Magnolia Avenue;  
 thence South 56 Degrees 22 Minutes 43 Seconds West a distance of 256.00 feet along said Right of Way to the TRUE POINT OF BEGINNING.

PARCEL 3 contains 4.8353 acres

DESCRIPTION APPROVAL 10/4/90  
*Walter R. Frye* by         
 SURVEYOR, CITY OF RIVERSIDE

