

370060

When recorded mail to:

Public Works Department
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 8:30 O'CLOCK

OCT 25 1991

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$
W. J. Blum

FOR RECORDER'S OFFICE USE ONLY

Project: V-158-901
Beacon Way

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): VIRGIL C. HANE, an unmarried man and BETTE J. GRAFF, an unmarried woman, as TENANTS IN COMMON

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on July 23, 1991, 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.

EXHIBIT "A"

PARCEL "1"

LOT 14 OF BEACON HEIGHTS TRACT AS SHOWN BY MAP ON FILE IN BOOK 15, PAGES 84 AND 85 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THOSE PORTIONS OF LOTS 15 AND 18 OF SAID BEACON HEIGHTS TRACT LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 18; THENCE SOUTH 24°10'00" WEST, ALONG THE NORTHWEST LINE OF LOT 18 AS SHOWN ON SAID MAP, A DISTANCE OF 145.62 FEET TO THE TRUE POINT OF BEGINNING, HEREINAFTER REFERRED TO AS POINT "A", AND ALSO BEING ON THE NORTHWEST LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO THE CITY OF RIVERSIDE, RECORDED 24 MAY 1932 IN BOOK 77, PAGES 248 TO 251, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 59°05'00" WEST A DISTANCE OF 85.06 FEET TO THE NORTHWEST LINE OF LOT 15 OF BEACON HEIGHTS TRACT AND BEING THE NORTHWESTERLY TERMINUS OF THE LINE HEREIN DESCRIBED.

THENCE, RETURNING TO POINT "A", SOUTH 59°05'00" EAST A DISTANCE OF 85.06 FEET;

THENCE SOUTH 24°10'00" WEST, ALONG THE NORTHWEST LINE OF THE LAND OF THE CITY OF RIVERSIDE, A DISTANCE OF 12.00 FEET TO SOUTHWEST CORNER OF SAID LAND;

THENCE SOUTH 79°20'00" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LAND OF THE CITY OF RIVERSIDE, A DISTANCE OF 31.00 FEET TO THE SOUTHEAST CORNER OF SAID LAND;

THENCE NORTH 24°10'00" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LAND OF THE CITY OF RIVERSIDE, A DISTANCE OF 11.30 FEET;

THENCE SOUTH 61°50'00" EAST A DISTANCE OF 75.04 FEET TO THE SOUTHEAST LINE OF LOT 18 OF BEACON HEIGHTS TRACT AND THE SOUTHEASTERLY TERMINUS OF THE LINE HEREIN DESCRIBED.

PARCEL "A" CONTAINS 0.40 OF AN ACRE, MORE OR LESS

PARCEL "2"

LOT 16 OF BEACON HEIGHTS TRACT AS SHOWN BY MAP ON FILE IN BOOK 15, PAGES 84 AND 85 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THOSE PORTIONS OF LOTS 15 AND 18 LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 18;

THENCE SOUTH 24°10'00" WEST, ALONG THE NORTHWEST LINE OF LOT 18 AS SHOWN ON SAID MAP, A DISTANCE OF 145.62 FEET TO THE POINT OF BEGINNING, HEREINAFTER REFERRED TO AS POINT "A", AND ALSO BEING ON THE NORTHWEST LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO THE CITY OF RIVERSIDE, RECORDED 24 MAY 1932, IN BOOK 77, PAGES 248 TO 251, OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 59°05'00" WEST A DISTANCE OF 85.06 FEET TO THE NORTHWEST LINE OF LOT 15 OF BEACON HEIGHTS TRACT AND BEING THE NORTHWESTERLY TERMINUS OF THE LINE HEREIN DESCRIBED,

THENCE, RETURNING TO POINT "A", SOUTH 59° 05'00" EAST A DISTANCE OF 85.06 FEET;

THENCE NORTH 24°10'00" EAST, ALONG THE NORTHWEST LINE OF THE LAND OF THE CITY OF RIVERSIDE, A DISTANCE OF 30.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LAND;

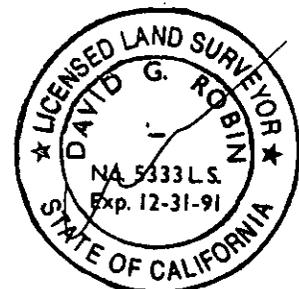
THENCE SOUTH 79°20'00" EAST, ALONG THE NORTH LINE OF SAID LAND OF THE CITY OF RIVERSIDE, A DISTANCE OF 31.00 FEET TO THE NORTHEAST CORNER OF SAID LAND;

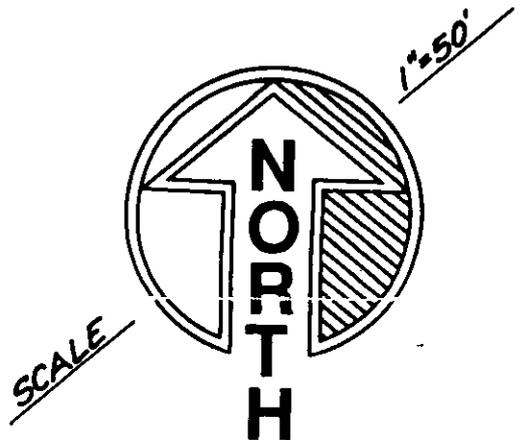
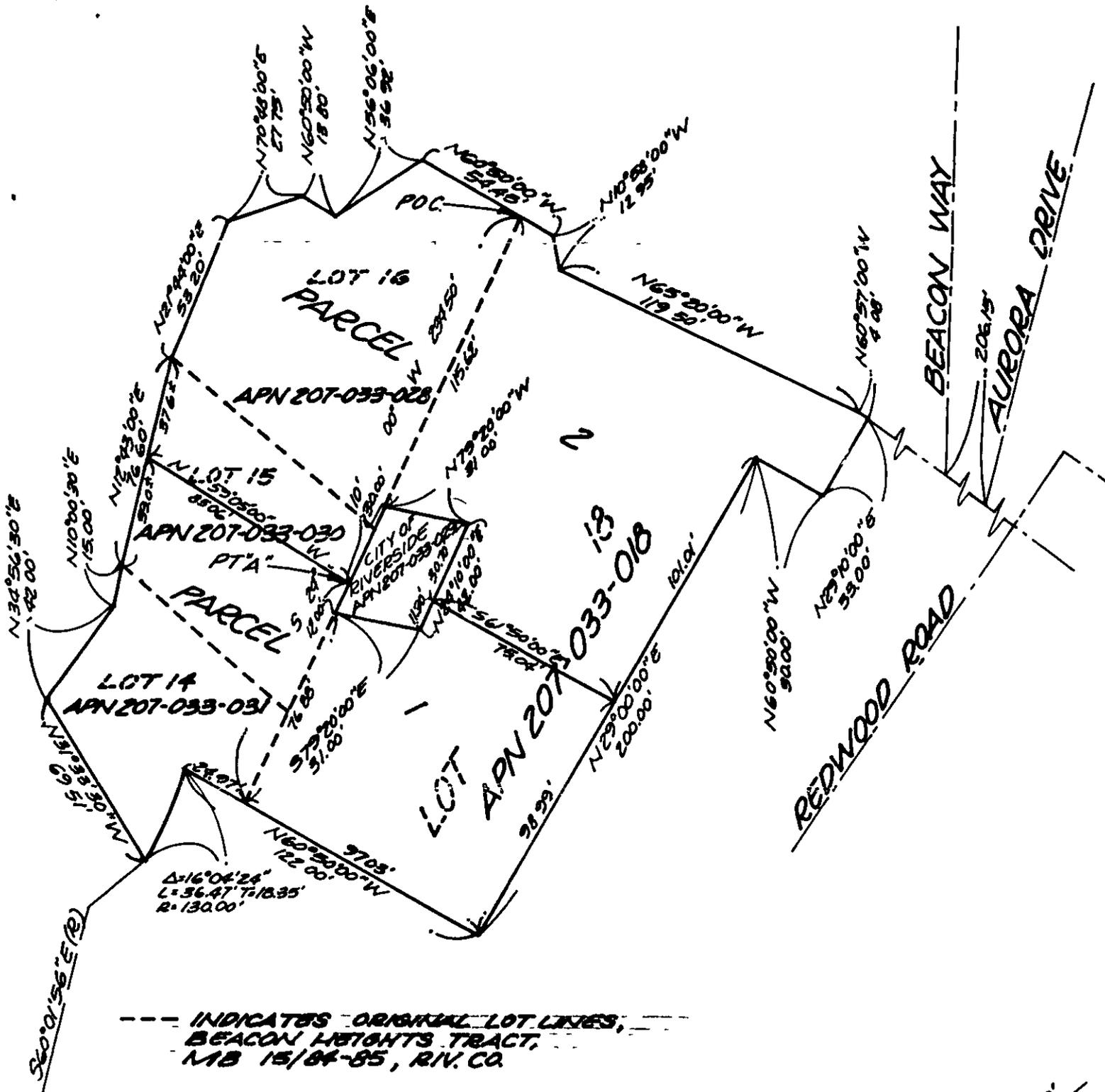
THENCE SOUTH 24°10'00" WEST, ALONG THE SOUTHEAST LINE OF SAID LAND OF THE CITY OF RIVERSIDE, A DISTANCE OF 30.70 FEET;

THENCE SOUTH 61°50'00" EAST A DISTANCE OF 75.04 FEET TO THE SOUTHEAST LINE OF LOT 18 OF BEACON HEIGHTS TRACT AND THE SOUTHEASTERLY TERMINUS OF THE LINE HEREIN DESCRIBED.

PARCEL "B" CONTAINS 0.60 OF AN ACRE, MORE OR LESS.

DESCRIPTION APPROVAL 3/22/91
Walter R. Ince by _____
 SURVEYOR, CITY OF RIVERSIDE





IN THE CITY OF RIVERSIDE, CALIFORNIA.

PARCEL MAP WAIVER

1/17



GABEL, COOK & BECKLUND

647 North Main Street Suite 1 B Riverside Calif 92501
Telephone (714) 788 8092 FAX (714) 788 5184

W.A. 1259

APN. 207-033-018;028;-031

SCALE: 1"=50'

DATE: 8/91

SHEET

1
OF 1