

100573

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

MAR 18 1993

Recorded in Official Records
of Riverside County, California

Recorder

William J. [Signature]

Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: R-9-923
Admin. Parcel Map Waiver

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): BERNARD C. ASBELL, an unmarried man

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on December 3, 1992, 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.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

4258

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: March 1, 1993

By *Kenneth R. Gutierrez*
KENNETH R. GUTIERREZ
DEPUTY PLANNING DIRECTOR

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }^{ss}

On March 1, 1993, before me Margaret I. Archambault/Notary
(date) (name) Public

a Notary Public in and for said State, personally appeared

Kenneth R. Gutierrez
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

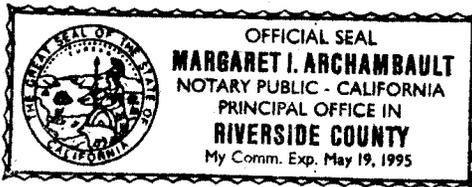
OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:



WITNESS my hand and official seal.

Margaret I. Archambault
Signature

ASBELL.COC/a

RCEL 1:

THAT PORTION OF LOT 5 IN BLOCK 17 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF ARLINGTON AVENUE AND THE EASTERLY LINE OF MADISON STREET;
 THENCE EAST, ALONG THE SOUTH LINE OF ARLINGTON AVENUE, 166.00 FEET, TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING EAST, ALONG THE SOUTH LINE OF ARLINGTON AVENUE, 84.81 FEET;
 THENCE SOUTH 33° 41' EAST, PARALLEL WITH THE EAST LINE OF MADISON STREET, 150.00 FEET;
 THENCE SOUTH 75° 29' WEST, 74.79 FEET;
 THENCE NORTH 33° 41' WEST, PARALLEL TO THE EAST LINE OF MADISON STREET, 172.52 FEET, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 5 IN BLOCK 17 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF ARLINGTON AVENUE AND THE EASTERLY LINE OF MADISON STREET;
 THENCE SOUTH 33° 41' EAST, (NOW RECORDED SOUTH 34° 00' EAST) ALONG THE EASTERLY LINE OF MADISON STREET, 216.59 FEET;
 THENCE NORTH 75° 29' EAST, 221.17 FEET (NOW RECORDED NORTH 75° 09' 40" EAST, 220.95 FEET) TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 33° 41' EAST PARALLEL WITH THE EASTERLY LINE OF MADISON STREET, 27.44 FEET (NOW RECORDED SOUTH 34° 00' EAST, 27.48 FEET);
 THENCE SOUTH 56° 19' WEST, 70.57 FEET (NOW RECORDED SOUTH 56° 00' WEST, 70.57 FEET);
 THENCE NORTH 34° 00' WEST, 51.98 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THAT PORTION CONVEYED TO CHRISTINE C. HOLMES, A WIDOW, BY DEED RECORDED JULY 23, 1952 AS INSTRUMENT NO. 30879, OFFICIAL RECORDS, SAID POINT BEING ALSO THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO ROBERT M. KING AND WIFE, BY DEED RECORDED AUGUST 23, 1961 AS INSTRUMENT NO. 72179, OFFICIAL RECORDS;
 THENCE NORTH 75° 29' EAST, (NOW RECORDED NORTH 75° 09' 40" EAST) ALONG THE NORTHERLY LINE OF SAID PARCEL CONVEYED TO CHRISTINE C. HOLMES, 74.73 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION DESCRIBED AS FOLLOWS:

THE NORTHEASTERLY 70.57 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF ARLINGTON AVENUE AND THE EASTERLY LINE OF MADISON STREET;
 THENCE SOUTH 33° 41' EAST ALONG THE EASTERLY LINE OF MADISON STREET, 316.59 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 56° 19' EAST, 208.7 FEET;
 THENCE SOUTH 33° 41' EAST, PARALLEL WITH THE EASTERLY LINE OF MADISON STREET, 75.00 FEET;
 THENCE SOUTH 56° 19' WEST, 208.7 FEET TO THE EASTERLY LINE OF MADISON STREET;
 THENCE NORTH 33° 41' WEST ALONG THE EASTERLY LINE OF MADISON STREET, 75.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 13.00 FEET AS CONDEMNED BY THE CITY OF RIVERSIDE FOR STREET PURPOSES, BY DECREE OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 22, 1945 IN BOOK 678, PAGE 200 OFFICIAL RECORDS;

ALSO EXCEPT THAT PORTION DEEDED TO THE CITY OF RIVERSIDE, BY DEED RECORDED MARCH 3, 1961 AS INSTRUMENT NO. 18814 AND MAY 27, 1976 AS INSTRUMENT NO. 74259, OFFICIAL RECORDS.

DESCRIPTION APPROVAL 2/23/03
 by
 Walter R. Jones
 SURVEYOR, CITY OF RIVERSIDE

Yes

Recording requested by:

And when recorded, mail to:

100572

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

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Fees \$
William E. [Signature]

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PROJECT: R-9-923
Admin. Parcel Map Waiver

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): MARGARET N. FULLER and WALLACE W. NICHOLS,
Co-Trustees of the Margaret L. Nichols Living Trust
dated June 26, 1991

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on December 3, 1992, 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.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

1/2/93

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: March 1, 1993

By *Kenneth R. Gutierrez*
KENNETH R. GUTIERREZ
DEPUTY PLANNING DIRECTOR

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California }
County of Riverside }^{ss}

CAPACITY CLAIMED BY SIGNER

On March 1, 1993, before me Margaret I. Archambault
(date) (name)

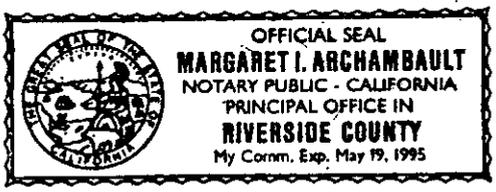
- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
- () Guardian/Conservator
Title _____
- () Individual(s)
- () Trustee(s)
- () Other
- () Partner(s)
() General
() Limited

a Notary Public in and for said State, personally appeared

Kenneth R. Gutierrez
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

The party(ies) executing this document is/are representing:



WITNESS my hand and official seal.

Margaret I. Archambault
Signature

FULLER.COC/a

EXHIBIT 'A'

PARCEL 1

THAT PORTION OF LOT 5 IN BLOCK 17 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF ARLINGTON AVENUE AND THE EASTERLY LINE OF MADISON STREET;
THENCE SOUTH $33^{\circ} 41'$ EAST ALONG THE EASTERLY LINE OF MADISON STREET, 316.59 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH $56^{\circ} 19'$ EAST, 208.7 FEET;
THENCE SOUTH $33^{\circ} 41'$ EAST, PARALLEL WITH THE EASTERLY LINE OF MADISON STREET, 75.00 FEET;
THENCE SOUTH $56^{\circ} 19'$ WEST, 208.7 FEET TO THE EASTERLY LINE OF MADISON STREET;
THENCE NORTH $33^{\circ} 41'$ WEST ALONG THE EASTERLY LINE OF MADISON STREET, 75.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHEASTERLY 70.57 FEET THEREOF.

DESCRIPTION APPROVAL 2/23/93

Walter R. Ince by _____
SURVEYOR, CITY OF RIVERSIDE

for