

208299

Recording requested by:

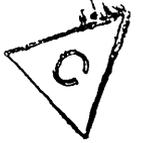
RECEIVED FOR RECORD
AT 8:00 O'CLOCK

And when recorded, mail to:

JUN - 5 1996

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

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$ 15



FOR RECORDER'S OFFICE USE ONLY

3/15/96 ME

Project: **CU-026-956**
Administrative PMW

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **SPRINGBROOK CENTER, a general partnership**

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 21, 1995**, 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.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: April 19, 1996

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

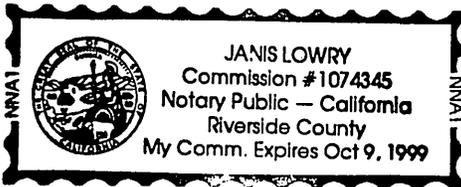
State of California }
County of Riverside } ss

On April 19, 1996 before me Janis Lowry
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron
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.



WITNESS my hand and official seal.

Janis Lowry
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)

(X) Other
Principal Planner

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

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

City of Riverside

EXHIBIT "A"

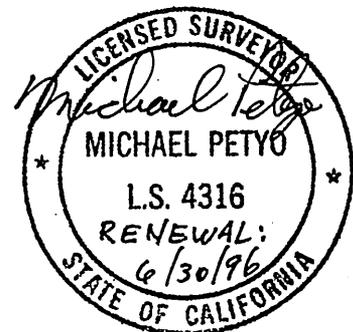
PARCEL 1

PARCEL 5 OF PARCEL MAP NO. 24758, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 184, PAGE 68 TO 70 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "N32°50'35"W 93.03'" ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 5; THENCE LEAVING SAID SOUTHWESTERLY LINE N67°41'32"E 241.75 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 5, SAID POINT BEING THE NORTHWESTERLY CORNER OF PARCEL 5 OF PARCEL MAP NO. 19327, AS PER MAP RECORDED IN BOOK 138, PAGE 72 TO 74, INCLUSIVE, OF SAID PARCEL MAPS; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF PARCEL 5 OF SAID PARCEL MAP NO. 24758 AND THE WESTERLY LINE OF PARCEL 5 OF SAID PARCEL MAP NO. 19327 THE FOLLOWING COURSES: S35°57'34"W, 42.94 FEET (SHOWN AS N35°57'11"E, 42.85 FEET PER P.M. 19327); THENCE S42°04'43"W 61.98 FEET (SHOWN AS N42°04'11"E, 62.00 FEET PER P.M. 19327); THENCE S19°32'40"W, 28.59 FEET (SHOWN AS N19°32'41"E, 28.60 FEET PER P.M. 19327); THENCE S57°17'28"W, 115.15 FEET (SHOWN AS N57°16'41"E, 115.20 FEET PER P.M. 19327) TO THE MOST SOUTHERLY CORNER OF PARCEL 5 OF SAID PARCEL MAP 24758; SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF PARCEL 5 OF SAID PARCEL MAP NO. 19327; THENCE ALONG THE SOUTHWESTERLY LINE OF PARCEL 5 OF SAID PARCEL MAP NO. 24758, N32°50'35"W 93.03 FEET TO THE POINT OF BEGINNING.

DESCRIPTION APPROVAL 4/15/96
Walter R. Ince
 SURVEYOR, CITY OF RIVERSIDE by



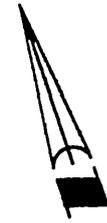
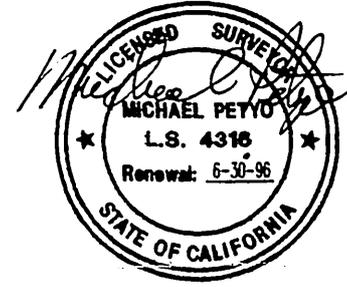
PARCEL MAP WAIVER

SHEET 1 OF 1 SHEET

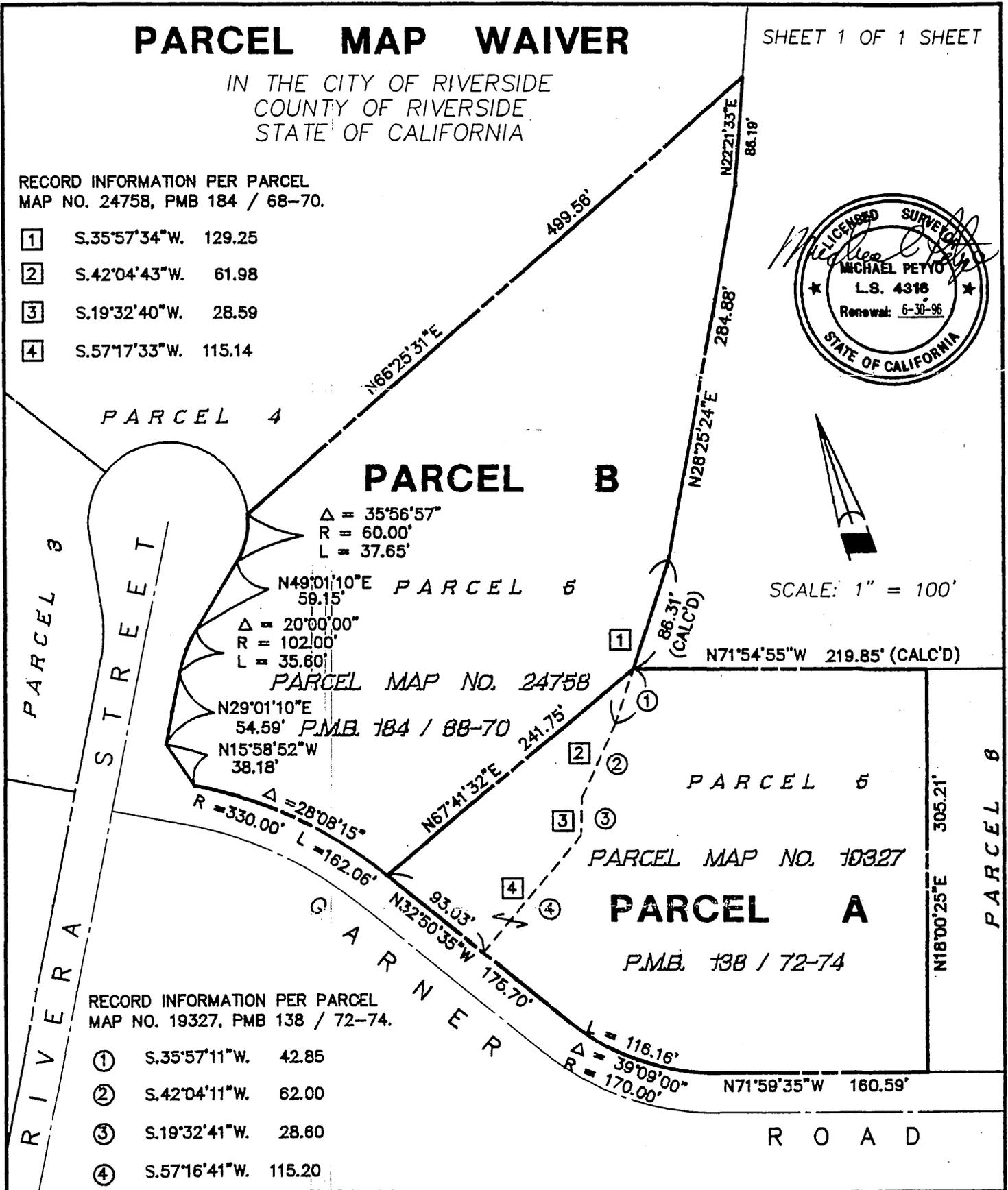
IN THE CITY OF RIVERSIDE
 COUNTY OF RIVERSIDE
 STATE OF CALIFORNIA

RECORD INFORMATION PER PARCEL
 MAP NO. 24758, PMB 184 / 68-70.

- ① S.35°57'34"W. 129.25
- ② S.42°04'43"W. 61.98
- ③ S.19°32'40"W. 28.59
- ④ S.57°17'33"W. 115.14



SCALE: 1" = 100'



PARCEL 4

PARCEL B

Δ = 35°56'57"
 R = 60.00'
 L = 37.65'

N49°01'10"E 59.15' PARCEL 5

Δ = 20°00'00"
 R = 102.00'
 L = 35.60'

PARCEL MAP NO. 24758

N29°01'10"E 54.59'
 N15°58'52"W 38.18'

Δ = 28°08'15"
 R = 330.00'
 L = 162.06'

N67°41'32"E 241.75'

PARCEL MAP NO. 19327

PARCEL A

PMB 138 / 72-74

RECORD INFORMATION PER PARCEL
 MAP NO. 19327, PMB 138 / 72-74.

- ① S.35°57'11"W. 42.85
- ② S.42°04'11"W. 62.00
- ③ S.19°32'41"W. 28.60
- ④ S.57°16'41"W. 115.20

L = 116.16'
 Δ = 39°09'00"
 R = 170.00'

N71°59'35"W 160.59'

R O A D

RIVERA STREET

GARNER ROAD

N18°00'25"E 305.21'

PARCEL 6