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Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
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MAY 16 1986
Recorded in Official Records
of Riverside County, California
William E. Smith
RECORDER
Page 8

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW for C-13-634

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

2113

Property Owner(s): RIVERSIDE COMMUNITY HOSPITAL, a non-profit corporation,

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 17, 1985, 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 hereinafter described located in the City of Riverside, County of Riverside, State of California, which parcels thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

Parcel 1

All that portion of Lot 5 and the southeasterly one-half of Lot 6, of the Lands of Southern California Colony Association, as shown by map on file in Book 7 of Maps, at Page 3 thereof, records of San Bernardino County, California, together with a portion of Lot "A" and a portion of an unnamed street (vacated), 50.00 feet in width, lying between Lots 16, 17, 18, and Lot "A", as shown on map of B. S. Finch Subdivision, on file in Book 4 of Maps, at Page 87 thereof, records of Riverside County, California, described as follows:

Lot 5 and the southeasterly one-half of Lot 6, together with that portion more particularly described as follows:

COMMENCING at a point on the southwesterly line of Lot 17, as shown on said map of B. S. Finch Subdivision, that bears S. 60° 16' 04" E., a distance of 105.40 feet from the intersection of the centerline of a 10.00 foot alley (vacated), as shown on said B. S. Finch Subdivision, with the northwesterly prolongation of said southwesterly line;

114520

THENCE S. 29° 43' 56" W., a distance of 12.74 feet;

THENCE S. 60° 16' 04" E., a distance of 71.69 feet to the POINT OF BEGINNING of the parcel to be described;

THENCE continuing S. 60° 16' 04" E., a distance of 40.31 feet;

THENCE S. 29° 43' 56" W., a distance of 157.72 feet to the southwesterly line of said Lot "A"; also being the northeasterly line of Lot 155, as shown on said map of Southern California Colony Association Lands;

THENCE S. 60° 16' 04" E., along said southwesterly line, a distance of 87.39 feet to the southeasterly line of that certain parcel of land conveyed to Riverside Community Hospital, a non-profit corporation, by deed recorded May 29, 1973, as Instrument No. 68678, Official Records of said Riverside County;

THENCE N. 51° 43' 38" E., (formerly recorded as N. 51° 36' 10" E.), a distance of 47.10 feet;

THENCE S. 79° 20' 34" E., (formerly recorded as S. 70° 04' 50" E.), a distance of 94.88 feet to the southeasterly line of said Lot "A"; also being the northwesterly line of said southeasterly one-half of said Lot 6;

THENCE N. 29° 35' 24" E., along said southeasterly line, a distance of 208.80 feet; the previous three (3) courses being along said southeasterly line of said parcel of land conveyed to Riverside Community Hospital, by said deed recorded May 29, 1973, as Instrument No. 68678;

THENCE N. 60° 16' 04" W., a distance of 137.46 feet;

THENCE S. 29° 43' 56" W., a distance of 25.30 feet;

THENCE N. 60° 16' 04" W., a distance of 63.01 feet to the centerline of said unnamed street (vacated), 50.00 feet wide;

THENCE S. 48° 26' 15" W., along said centerline, 106.07 feet to said POINT OF BEGINNING.

EXCEPTING THEREFROM that portion lying southeasterly of the northwesterly lines of those certain parcels of land conveyed to the City of Riverside, by deed recorded July 26, 1909, in Book 288 of Deeds, at Page 390, et seq., records of said Riverside County, and by deed recorded March 6, 1915, in Book 410 of Deeds, at Page 314, et seq., records of said Riverside County, and by deed recorded July 23, 1914, in Book 400 of Deeds, at Page 135, et seq., records of said Riverside County;

114520

ALSO EXCEPTING THEREFROM that portion lying southwesterly of the southwesterly line of that certain parcel of land conveyed to Riverside Community Hospital, by deed recorded September 25, 1931, in Book 46 of Official Records, at Page 172, et seq., records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion lying southwesterly of the northeasterly line of that certain parcel of land conveyed to Calvary Presbyterian Church of Riverside, California, by deed recorded July 1, 1935, in Book 237 of Official Records, at Page 171, et seq., records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion lying southwesterly of the northerly line of that certain parcel of land conveyed to Calvary Presbyterian Church of Riverside, by deed recorded September 20, 1932, in Book 85 of Official Records, at Page 546, et seq., records of Riverside County, California;

ALSO EXCEPTING THEREFROM the northeasterly 17.00 feet.

ALSO EXCEPTING THEREFROM that portion of said southeasterly one-half of Lot 6, described as follows:

COMMENCING at the intersection of the centerline of said 10.00 foot alley (vacated), and a line parallel with and distant 55.00 feet southwesterly, as measured at right angles from the centerline of Fourteenth Street, as shown on said B.S. Finch Subdivision;

THENCE S. 60° 16' 04" E., along said parallel line, a distance of 252.01 feet to a point in the southeasterly line of said Lot "A"; said point also being the northwesterly line of the southeasterly one-half of said Lot 6, and the POINT OF BEGINNING of the parcel to be described;

THENCE N. 29° 35' 24" E., along said southeasterly line, a distance of 5.00 feet to a line parallel with and distant 50.00 feet southwesterly, as measured at right angles from said centerline of Fourteenth Street;

THENCE S. 60° 16' 04" E., along said last mentioned parallel line, a distance of 52.27 feet;

THENCE S. 29° 42' 01" W., a distance of 360.63 feet;

THENCE N. 60° 16' 04" W., a distance of 51.58 feet to said southeasterly line of said Lot "A";

THENCE N. 29° 35' 24" E., along said southeasterly line, a distance of 360.63 feet to said POINT OF BEGINNING.

Parcel 2

Those portions of Lots 23 through 26 and Lot "A", and a portion of an unnamed street (vacated), 50.00 feet in width, lying between Lots 23

114520

through 26 and Lot "A", all as shown on map of B. S. Finch Subdivision, on file in Book 4 of Maps, at Page 87 thereof, records of Riverside County, California, described as follows:

COMMENCING at the intersection of the centerline of a 10.00 foot alley (vacated), as shown by said B.S. Finch Subdivision, and a line parallel with and distant 55.00 feet southwesterly, as measured at right angles from the centerline of Fourteenth Street, as shown on said B. S. Finch Subdivision;

THENCE S. 60° 16' 04" E., along said parallel line, a distance of 47.01 feet to the POINT OF BEGINNING of the parcel of land to be described;

THENCE S. 29° 43' 56" W., a distance of 145.00 feet;

THENCE S. 60° 16' 04" E., a distance of 125.00 feet;

THENCE N. 29° 43' 56" E., a distance of 145.00 feet to said parallel line;

THENCE N. 60° 16' 04" W., along said parallel line, a distance of 125.00 feet to said POINT OF BEGINNING.

Parcel 3

Those portions of Lots 16 through 26 and Lot "A", a portion of a 10.00 foot alley (vacated), and a portion of an unnamed street (vacated), 50.00 feet in width, lying between Lots 16 through 26 and Lot "A", all as shown on map of B. S. Finch Subdivision, on file in Book 4 of Maps, at Page 87 thereof, records of Riverside County, California, together with that portion of the southeasterly one-half of Lot 6, as shown on map of Southern California Colony Association Lands, on file in Book 7 of Maps, at Page 3 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at the intersection of the centerline of said 10.00 foot alley (vacated), and a line parallel with and distant 55.00 feet southwesterly, as measured at right angles from the centerline of Fourteenth Street, as shown on said B. S. Finch Subdivision;

THENCE S. 60° 16' 04" E., along said parallel line, a distance of 47.01 feet;

THENCE S. 29° 43' 56" W., a distance of 145.00 feet;

THENCE S. 60° 16' 04" E., a distance of 125.00 feet;

THENCE N. 29° 43' 56" E., a distance of 145.00 feet to said parallel line;

THENCE S. 60° 16' 04" E., along said parallel line, a distance of 80.00 feet to the southeasterly line of said Lot "A";

114520

THENCE N. 29° 35' 24" E., along said southeasterly line, a distance of 5.00 feet to a line parallel with and distant 50.00 feet southwesterly, as measured at right angles from said centerline of Fourteenth Street;

THENCE S. 60° 16' 04" E., along said last mentioned parallel line, a distance of 52.27 feet;

THENCE S. 29° 42' 01" W., a distance of 189.46 feet;

THENCE N. 60° 16' 04" W., a distance of 100.00 feet;

THENCE S. 29° 42' 01" W., a distance of 171.17 feet;

THENCE N. 60° 16' 04" W., a distance of 89.04 feet;

THENCE N. 29° 43' 56" E., a distance of 58.71 feet;

THENCE S. 60° 16' 04" E., a distance of 25.50 feet;

THENCE N. 29° 43' 56" E., a distance of 35.00 feet;

THENCE N. 60° 16' 04" W., a distance of 198.00 feet;

THENCE S. 29° 43' 56" W., a distance of 119.00 feet;

THENCE S. 60° 16' 04" E., a distance of 109.49 feet to the centerline of said unnamed street (vacated), 50.00 feet wide;

THENCE S. 48° 26' 15" W., along said centerline, a distance of 106.07 feet;

THENCE N. 60° 16' 04" W., a distance of 71.69 feet;

THENCE N. 29° 43' 56" E., a distance of 12.74 feet to a point in the southwesterly line of said Lot 17 that bears S. 60° 16' 04" E., a distance of 105.40 feet from the intersection of northwesterly prolongation of said southwesterly line, with the centerline of said 10.00 foot alley (vacated);

THENCE N. 60° 16' 04" W., along said southwesterly line and said northwesterly prolongation thereof, a distance of 105.40 feet to said centerline of said 10.00 foot alley (vacated);

THENCE N. 48° 26' 15" E., along said centerline of said 10.00 foot alley (vacated), a distance of 494.79 feet to said POINT OF BEGINNING.

Parcel 4

That portion of Lot "A", as shown on map of B. S. Finch Subdivision, on file in Book 4 of Maps, at Page 87 thereof, records of Riverside County, California, and that portion of the southeasterly one-half of Lot 6, as shown on map of Southern California Colony Association Lands, on file in Book 7 of Maps, at Page 3 thereof, records of San Bernardino County, California, described as follows:

114520

COMMENCING at the intersection of the centerline of a 10.00 foot alley (vacated), as shown on said B.S. Finch Subdivision, and a line parallel with and distant 55.00 feet southwesterly, as measured at right angles from the centerline of Fourteenth Street, as shown on said B. S. Finch Subdivision;

THENCE S. 60° 16' 04" E., along said parallel line, a distance of 252.01 feet to the southeasterly line of said Lot "A";

THENCE N. 29° 35' 24" E., along said southeasterly line, a distance of 5.00 feet to a line parallel with and distant 50.00 feet southwesterly, as measured at right angles from said centerline of Fourteenth Street;

THENCE S. 60° 16' 04" E., along said last mentioned parallel line, a distance of 52.27 feet;

THENCE S. 29° 42' 01" W., a distance of 189.46 feet to the POINT OF BEGINNING of the parcel of land to be described;

THENCE N. 60° 16' 04" W., a distance of 100.00 feet;

THENCE S. 29° 42' 01" W., a distance of 171.17 feet;

THENCE S. 60° 16' 04" E., a distance of 100.00 feet;

THENCE N. 29° 42' 01" E., a distance of 171.17 feet to said POINT OF BEGINNING;

Parcel 5

Those portions of Lots 18 through 21 and Lot "A", and a portion of an unnamed street (vacated), 50.00 feet in width, lying between Lots 18 through 21 and Lot "A", all as shown on map of B. S. Finch Subdivision, on file in Book 4 of Maps, at Page 87 thereof, records of Riverside County, California, described as follows:

COMMENCING at the intersection of the centerline of a 10.00 foot alley (vacated), as shown on said B.S. Finch Subdivision, and a line parallel with and distant 55.00 feet southwesterly, as measured at right angles from the centerline of Fourteenth Street, as shown on said B. S. Finch Subdivision;

THENCE S. 60° 16' 04" E., along said parallel line, a distance of 252.01 feet to the southeasterly line of said Lot "A";

THENCE N. 29° 35' 24" E., along said southeasterly line, a distance of 5.00 feet to a line parallel with and distant 50.00 feet southwesterly, as measured at right angles from said centerline of Fourteenth Street;

THENCE S. 60° 16' 04' E., along said last mentioned parallel line, a distance of 52.27 feet;

THENCE S. 29° 42' 01" W., a distance of 189.46 feet;

114520

THENCE N. 60° 16' 04" W., a distance of 100.00 feet;

THENCE S. 29° 42' 01" W., a distance of 171.17 feet;

THENCE N. 60° 16' 04' W., a distance of 89.04 feet to the POINT OF BEGINNING of the parcel of land to be described;

THENCE N. 29° 43' 56" E., a distance of 58.71 feet;

THENCE S. 60° 16' 04" E., a distance of 25.50 feet;

THENCE N. 29° 43' 56" E., a distance of 35.00 feet;

THENCE N. 60° 16' 04" W., a distance of 198.00 feet;

THENCE S. 29° 43' 56' W., a distance of 119.00 feet;

THENCE S. 60° 16' 04" E., a distance of 172.50 feet;

THENCE N. 29° 43' 56" E., a distance of 25.29 feet to said POINT OF BEGINNING.

Parcel 6

Those portions of Lots 14, 15, 16, Lot "A" and a portion of an unnamed street (vacated), 50.00 feet in width, lying between Lots 14, 15, 16 and Lot "A", all as shown on map of B. S. Finch Subdivision, on file in Book 4 of Maps, at Page 87 thereof, records of Riverside County, California, together with those portions of Lots 155 and 6, as shown on map of Southern California Colony Association Lands, on file in Book 7 of Maps, at Page 3 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at a point on the southwesterly line of Lot 17, as shown on said map of B. S. Finch Subdivision, that bears S. 60° 16' 04" E., a distance of 105.40 feet from the intersection of the centerline of a 10.00 foot alley (vacated), as shown on said B. S. Finch Subdivision, and the northwesterly prolongation of said southwesterly line;

THENCE S. 29° 43' 56" W., a distance of 12.74 feet to the POINT OF BEGINNING of the parcel of land to be described;

THENCE continuing S. 29° 43' 56" W., a distance of 212.00 feet;

THENCE S. 60° 16' 04" E., a distance of 112.00 feet;

THENCE N. 29° 43' 56" E., a distance of 212.00 feet;

THENCE N. 60° 16' 04" W., a distance of 112.00 feet to said POINT OF BEGINNING.

114520

Parcel 7

Those portions of Lots 11 through 16, a portion of a 10.00 foot alley (vacated), and a portion of an unnamed street (vacated), 50.00 feet in width, lying between Lot 6 of the Southern California Colony Association Lands and Lot "A", as shown on map of B. S. Finch Subdivision, on file in Book 4 of Maps, at Page 87 thereof, records of Riverside County, California, together with those portions of Lots 6, 7, 155 and 156, as shown on map of Southern California Colony Association Lands, on file in Book 7 of Maps, at Page 3 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at a point on the southwesterly line of Lot 17, as shown on said map of B. S. Finch Subdivision, that bears S. 60° 16' 04" E., a distance of 105.40 feet from the intersection of the centerline of said 10.00 foot alley (vacated), and the northwesterly prolongation of said southwesterly line;

THENCE S. 29° 43' 56"W ., a distance of 224.74 feet;

THENCE S. 60° 16' 04" E., a distance of 112.00 feet;

THENCE N. 29° 43' 56" E., a distance of 54.28 feet to the northeasterly line of said Lot 155; also being the southwesterly line of said Lot "A";

THENCE S. 60° 16' 04" E., along said northeasterly line, a distance of 87.39 feet to the southeasterly line of that certain parcel of land conveyed to Riverside Community Hospital, a non-profit corporation, by deed recorded May 29, 1973, as Instrument No. 68678, Official Records of Riverside County, California;

THENCE S. 51° 43' 38" W., (formerly recorded S. 51° 36' 10" W.), a distance of 47.75 feet;

THENCE S. 66° 16' 16"W., (formerly recorded S. 66° 02' 10" W.), a distance of 66.56 feet;

THENCE S. 30° 12' 46" W., (formerly recorded S. 27° 54'10" W.), a distance of 248.71 feet to an angle point in the northeasterly line of that certain parcel of land conveyed to Riverside Community Hospital, a non-profit corporation, by deed by recorded June 25, 1976, as Instrument No. 91949, Official Records of Riverside County, California; the preceding three (3) courses being along the southeasterly line of said parcel of land conveyed to Riverside Community Hospital, a non-profit corporation, by said deed recorded May 29, 1973, as Instrument No. 68678;

THENCE S. 60° 08' 09" E., a distance of 55.06 feet;

THENCE S. 64° 30' 41" W., (formerly recorded as S. 64° 30' 36" W.), a distance of 4.19 feet to the most easterly corner of Parcel 1220-4A, as shown by map on file in Book 59 of Records of Survey, at Pages 12 through 17 thereof, records of Riverside County, California;

THENCE N. 60° 17' 23" W., a distance of 141.54 feet;

THENCE N. 57° 59' 59" W., a distance of 50.04 feet;

THENCE N. 60° 17' 23" W., a distance of 24.50 feet to the most westerly corner of said parcel of land conveyed to Riverside Community Hospital, a non-profit corporation, by said deed recorded June 25, 1976, as Instrument No. 91949; said corner also being in the southeasterly line of said Lot 156; the preceding five (5) courses being along the lines of said parcel of land conveyed to Riverside Community Hospital, a non-profit corporation, by said deed recorded June 25, 1976, as Instrument No. 91949;

THENCE S. 29° 35' 14" W., along said southeasterly line, a distance of 15.00 feet;

THENCE N. 60° 17' 23" W., a distance of 157.18 feet to the beginning of a tangent curve, concaving easterly, and having a radius of 50.00 feet;

THENCE northerly to the right along said curve, through an angle of 31° 43' 38", an arc length of 27.69 feet;

THENCE N. 28° 33' 45" W., a distance of 221.24 feet to a line parallel with and 44.00 feet southeasterly, as measured at right angles from the centerline of Brockton Avenue, as conveyed to the County of San Bernardino, by deed recorded February 8, 1877, in Book "R", Page 554, records of San Bernardino County, California;

THENCE N. 48° 26' 16" E., along said parallel line, a distance of 432.74 feet to the northeasterly line of said Lot 11;

THENCE S. 60° 16' 04" E., along said northeasterly line and the southeasterly prolongation thereof, and along said southwesterly line of said Lot 17, a distance of 256.47 feet to said POINT OF BEGINNING.

Parcel 8

That portion of Lot 156, as shown on map of Southern California Colony Association Lands, on file in Book 7 of Maps, at Page 3 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at the most southerly corner of said Lot 156;

THENCE N. 29° 35' 14" E., along the southeasterly line of said Lot 156, a distance of 296.87 feet to a point that bears S. 29° 35' 14" W., a distance of 15.00 feet from the most westerly corner of that certain parcel of land conveyed to Riverside Community Hospital, a non-profit corporation, by deed recorded June 25, 1976, as Instrument No. 91949, Official Records of Riverside County, California;

THENCE N. 60° 17' 23" W., a distance of 157.18 feet to the beginning of a tangent curve, concaving easterly, and having a radius of 50.00 feet;

THENCE northerly to the right along said curve, through an angle of 31° 43' 38", an arc length of 27.69 feet;

114520

THENCE N. 28° 33' 45" W., a distance of 221.24 feet to a line parallel with and 44.00 feet southeasterly, as measured at right angles from the centerline of Brockton Avenue, as conveyed to the County of San Bernardino, by deed recorded February 8, 1877, in Book "R", Page 554, records of San Bernardino County, California;

THENCE S. 48° 26' 16" W., along said parallel line, a distance of 445.25 feet to the southwesterly line of said Lot 156;

THENCE S. 60° 23' 59" E., along said southwesterly line, a distance of 515.25 feet to the most southerly corner of said Lot 156 and to said POINT OF BEGINNING.

DESCRIPTION APPROVAL
George J. Hutchings 5/14/86
Surveyor

This action does not supersede, modify or affect any requirement of provisions of the Riverside Municipal Code pertaining to building or zoning regulations.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: MAY 14, 1986

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA/
/ss.
COUNTY OF RIVERSIDE/

On this 16TH day of MAY, in the year 1986, before me, GUNARS SVIKA a Notary Public in and for said county and state, personally appeared ROBERT C. MEASE, personally known to me to be the person who executed this instrument as PRINCIPAL PLANNER of the City of Riverside on behalf of the Planning Commission of the City of Riverside and acknowledged to me that said Planning Commission executed the same.

Gunars Sviks
Notary Public in and for said County and State

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