

146833

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
30 Min. Past 1 o'clock A.M.

MAY - 2 1991

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ _____
W. E. [Signature]

FOR RECORDER'S OFFICE USE ONLY

Project: R-15-901
Admin. PMW

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): SMITH'S FOOD AND DRUG CENTERS, INC., a DELAWARE CORPORATION

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on January 22, 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.


J.F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

December 19, 1990

W.O. 9012237

PARCEL MAP WAIVER

SMITH FOODS

PARCEL 1

That portion of Lot 9 and 16 in Block 10 of the lands of the Riverside Land and Irrigating Company as shown by map on file in Book 1 of Maps at page 70 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the intersection of the Southwesterly line of Van Buren Boulevard, 80.00 feet wide (formerly Van Buren Street), with the Northwesterly line of California Avenue, 80.00 feet wide as shown on said lands of the Riverside Land and Irrigating Company;

Thence S.55°38'12"W. along said Northwesterly line of California Avenue, a distance of 26.39 feet to the point of beginning of the parcel of land to be described;

Thence continuing S.55°38'12"W. along said Northwesterly line a distance of 470.61 feet to a line parallel with and 537.00 feet Southwesterly measured at right angles from the centerline of said Van Buren Boulevard;

Thence N.34°22'56"W. along said parallel line, a distance of 469.95 feet to the Westerly line of said Block 10, also being the Easterly line of the Northeast one-quarter of Section 12, Township 3 South, Range 6 West, San Bernardino Meridian;

Thence N.00°13'20"E. along said line, a distance of 341.65 feet to the Southeasterly line of the land conveyed to A to Z Printing Company by Deed recorded June 22, 1973 as Instrument No. 81996 Official Records, Riverside County, California;

Thence N.55°38'12"E. along said Southeasterly line, a distance of 295.97 feet to the Southwesterly line of Van Buren Boulevard as conveyed to the City of Riverside by deed recorded September 14, 1984 as Instrument No. 200818 Official Records, Riverside County, California;

Thence S.34°22'56"E. along said Southwesterly line and the Southwesterly line of Van Buren Boulevard as conveyed to the City of Riverside by deed recorded January 28, 1983, as Instrument No. 18229 Official Records, Riverside County, California, a distance of 722.48 feet;

Thence Southerly continuing along said Southwesterly line on a curve concave Westerly having a radius of 31.00 feet, through an angle of 68°00'16", an arc length of 36.79 feet to the point of beginning.

The above described parcel of land contains 7.820 acres, more or less.

PARCEL 2

That portion of Lot 16 in Block 10 of the lands of the Riverside Land and Irrigating Company as shown by map on file in Book 1 of Maps at page 70 thereof, Records of San Bernardino County, California, and that portion of the Northeast one-quarter of Section 12, Township 3 South, Range 6 West, San Bernardino Meridian, described as follows:

Commencing at the intersection of the Southwesterly line of Van Buren Boulevard 80.00 feet wide (formerly Van Buren Street), with the Northwesterly line of California Avenue, 80.00 feet wide as shown on said map of the lands of Riverside Land and Irrigating Company;

Thence S.55°38'12"W. along said Northwesterly line, a distance of 497.00 feet to a point on a line parallel with and 537.00 feet Southwesterly measured at right angles from the centerline of said Van Buren Boulevard, said point being the point of beginning of the parcel of land to be described;

Thence continuing S.55°38'12"W. along said Northwesterly line, a distance of 275.94 feet to the Northerly line of that certain parcel of land conveyed to Robert Noble Elder, et. al., by deed recorded October 20, 1947 in Book 868, page 407 Official Records, Riverside County California;

PARCEL MAP WAIVER
SMITH FOODS
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Thence N.34°23'32"W. along said Northerly line a distance of 89.99 feet;

Thence S.89°38'18"W. continuing along said Northerly line a distance of 115.11 feet;

Thence S.55°27'58"W. continuing along said Northerly line a distance of 248.08 feet to the Easterly line of Lionhead Avenue (Virginia Avenue) as shown on La Granada by map on file in Book 12 of Maps at pages 42 through 51 thereof, Records of Riverside County, California;

Thence N.00°15'31"E. along said Easterly line and the Northerly prolongation thereof, a distance of 909.59 feet to the Northwesterly prolongation of the Southwesterly line of that certain parcel of land conveyed to Marco N. Charles, et. al., by deed recorded December 28, 1956 as Instrument No. 87458, Official Records, Riverside County, California;

Thence S.37°32'29"E. along said Southwesterly line, a distance of 151.15 feet to the Southwesterly prolongation of the Southeasterly line of the land conveyed to A to Z Printing Company by deed recorded June 22, 1973 as Instrument No. 81996 Official Records, Riverside County, California;

Thence N.55°38'12"E. along said prolongation and said Southeasterly line a distance of 288.10 feet to the Westerly line of said lands of the Riverside Land and Irrigating Company, also being the Easterly line of said Northeast one-quarter of Section 12;

Thence S.00°13'20"W. along said line, a distance of 341.65 feet to a line parallel with and 537.00 feet Southwesterly, measured at right angles from the centerline of said Van Buren Boulevard;

Thence S.34°22'56"E., along said parallel line, a distance of 469.95 feet to the point of beginning.

The above described parcel of land contains 7.528 acres, more or less.

MWC:HAF:klg
leg/ed4



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

James H. Farsane 4/8/91
Homer A. Fountaine Date

J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 4/30/91
George P. Hutchinson by WF
SURVEYOR, CITY OF RIVERSIDE

PMW-199

