

263709

Recording requested by:

*Fredrick's Development Corp*

And when recorded, mail to:

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

RECEIVED FOR RECORD  
3:00 Min. Past 2:00'clock PM

NOV 22 1985

Recorded in Official Records  
of Riverside County, California

*William E. Stoney*  
RECORDER

Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: R-47-834

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

6/16-2

330

Property Owner(s): FREDRICK'S DEVELOPMENT CORPORATION, a California corporation

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on April 5, 1984, a waiver of parcel map for a lot line adjustment was granted for the following described real property located in the City of Riverside, County of Riverside, State of California, which property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

Parcel 1

The Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 1, Township 3 South, Range 6 West, San Bernardino Meridian, as shown by United States Government Survey;

EXCEPTING the easterly 60.00 feet thereof;

ALSO EXCEPTING therefrom that portion described as follows:

COMMENCING at the northwest corner of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of said Section;

THENCE South 0° 14' 15" West, 96.97 feet to the true POINT OF BEGINNING, said True Point of Beginning being the beginning of a curve concave northwesterly having a radius of 127.00 feet; a radial line to said beginning of said curve bears South 0° 14' 15" West;

THENCE northeasterly, along said curve, through a central angle of 36° 52' 29" an arc length of 81.74 feet to a point of compound curve concave southerly having a radius of 39.00 feet;

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THENCE northerly, westerly and southerly, along said curve through a central angle of 221° 35' 34" an arc length of 150.83 feet to a reverse curve concave northwesterly having a radius of 18.00 feet;

THENCE southwesterly along said curve through a central angle of 68° 44' 01" an arc length of 21.59 feet.

THENCE South 0° 14' 15" West, 50.26 feet to said TRUE POINT OF BEGINNING;

ALSO EXCEPTING therefrom that portion described as follows:

COMMENCING at the northeast corner of the South half of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of said Section;

THENCE northerly on the east line of said Section, 40.00 feet;

THENCE westerly and parallel with the southerly line of said Section, 60.00 feet to the true POINT OF BEGINNING;

THENCE continuing westerly and parallel with said southerly line of said Section, 90.00 feet;

THENCE southerly and parallel with the easterly line of said Section, 75.00 feet;

THENCE easterly, parallel with the southerly line of said Section, 90.00 feet;

THENCE northerly, parallel with the easterly line of said Section, 75.00 feet to said true POINT OF BEGINNING.

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

DESCRIPTION APPROVAL  
*George Hutchinson* 11/19/85  
Surveyor

Dated: NOVEMBER 19, 1985

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

MERLE G. GARDNER  
PLANNING DIRECTOR

By *Robert C. Mease*  
ROBERT C. MEASE  
PRINCIPAL PLANNER

