

410611

Recording requested by:

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OCT 25 1996

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

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

FOR RECORDER'S OFFICE USE ONLY

15
3
8

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Project: **PW-010-956**
3745 Comer Avenue

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **RICHARD B. LYBARGER, a single man and EDWARD C. ROCCI, a single man, as joint tenants**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **June 6, 1996**, 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: September 5, 1996

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On September 5, 1996 before me Janis Lowry
(date) (name)

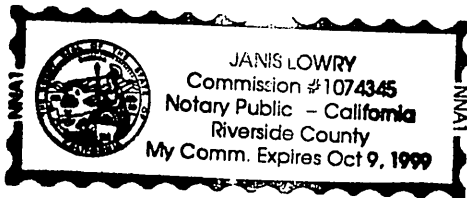
a Notary Public in and for said State, personally appeared

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)
- Other

Principal Planner

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

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

City of Riverside

410611

EXHIBIT "A"

ALL THAT PORTION OF BLOCK 15 OF H.P. KYE'S TRACT, AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS AT PAGE 27 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 4 IN SAID BLOCK 15, SAID CORNER BEING ON THE WESTERLY RIGHT OF WAY LINE OF COMER AVENUE (32.5 FOOT HALF WIDTH);

THENCE SOUTH 89°36'56" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 146.95 FEET TO THE SOUTHWESTERLY CORNER THEREOF;

THENCE NORTH 00°01'14" EAST, ALONG THE WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 50.00 FEET TO THE NORTHWESTERLY CORNER THEREOF, SAID NORTHWESTERLY CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 5 IN SAID BLOCK 15;

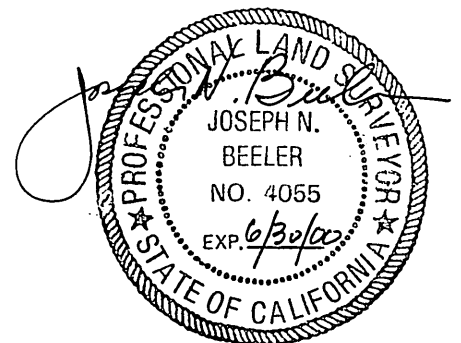
THENCE SOUTH 89°36'56" WEST, ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 11.90 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID BLOCK 15;

THENCE NORTH 00°01'14" EAST, ALONG THE WESTERLY LINE OF SAID BLOCK 15 TO THE POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 5;

THENCE EASTERLY ALONG LAST MENTIONED WESTERLY PROLONGATION AND THE NORTHERLY LINE OF SAID LOT 5 TO THE NORTHEASTERLY CORNER THEREOF, SAID NORTHEASTERLY CORNER BEING ON THE WESTERLY RIGHT OF WAY LINE OF SAID COMER AVENUE (32.5 FOOT HALF WIDTH);

THENCE SOUTH 00°01'35" WEST, ALONG THE EASTERLY LINES OF SAID LOTS 5 AND 4 AND SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.09 FEET TO THE **POINT OF BEGINNING**.

DESCRIPTION APPROVAL 81596
Amelia by UF
SURVEYOR, CITY OF RIVERSIDE



410611



WESTERLY LINE OF BLOCK 15

32.5'

AVENUE

> TO SEVENTH STREET >

NORTHERLY LINE OF LOT 5

BLK. 15 TRACT
M.B. 7/27
S.B. CO.

50.09'

S.89°36'56"W.
11.90'

N.00°01'14"E.
50.00'

50.00'

H.P. KYE'S

S.89°36'56"W. 146.95'

50'

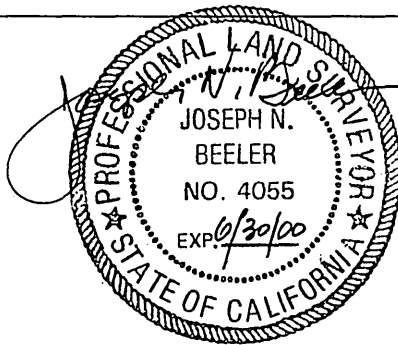
100.09'

N.00°01'35"E.

COMER P.O.B.

< TO UNIVERSITY AVENUE

32.5'



CITY OF RIVERSIDE, CALIFORNIA

95-545-01

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=40'

DRAWN BY ME DATE 7 / 30 / 96

SUBJECT 3745 COMER AVENUE / DR-001-956

40-1

PW-010-956