

240395

Recording requested by:

And when recorded, mail to:

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

RECEIVED
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PUBLIC WORKS

RECEIVED FOR RECORDER
AT 8:00 O'CLOCK

JUN 13 1994

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: **PW-026-912**
5712 Grand Ave.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

~~LARSON~~

TITLE WAS NOT ACQUIRED AS SUCH!

Property Owner(s): **RICHARD L. AND SUSAN P. LARSON**, husband and wife 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 18, 1992**, 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.

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: June 9, 1994

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On June 9, 1994, before me Margaret I. Archambault
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron

Names(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.

Margaret I. Archambault
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

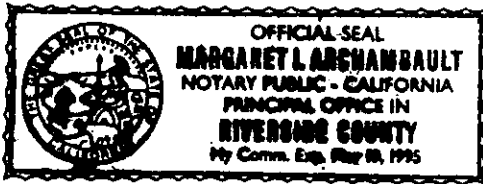
Title _____

Title _____

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

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

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



pw026912.coc

PARCEL "A"

THAT PORTION OF LOT 261 OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 75 OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 261, SAID CORNER ALSO BEING ON THE EAST LINE OF GRAND AVENUE (HAVING A WIDTH OF 66.00 FEET) AS SHOWN ON SAID MAP;

THENCE SOUTH 60°39'00" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 261, A DISTANCE OF 169.80 FEET;

THENCE SOUTH 29°00'00" WEST, PARALLEL WITH THE EAST LINE OF SAID LOT 261, A DISTANCE OF 82.27 FEET;

THENCE NORTH 60°39'00" WEST, PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 261, A DISTANCE OF 137.07 FEET;

THENCE NORTH 35°12'00" WEST A DISTANCE OF 65.36 FEET TO THE EAST LINE OF SAID GRAND AVENUE;

THENCE NORTH 54°48'00" EAST, ALONG THE EAST LINE OF SAID GRAND AVE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

PARCEL "A" CONTAINS 0.335 OF AN ACRE.

PARCEL "B"

THAT PORTION OF LOT 261 OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 75 OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 261, SAID CORNER ALSO BEING ON THE EAST LINE OF GRAND AVENUE (HAVING A WIDTH OF 66.00 FEET) AS SHOWN ON SAID MAP;

THENCE SOUTH 60°39'00" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 261, A DISTANCE OF 169.80 FEET;

THENCE SOUTH 29°00'00" WEST, PARALLEL WITH THE EAST LINE OF SAID LOT 261, A DISTANCE OF 82.27 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 29°00'00" WEST, PARALLEL WITH THE EAST LINE OF SAID LOT 261, A DISTANCE OF 121.63 FEET TO THE MOST EASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED TO JOHN B. ROSENKRANTZ AND IRENE M. ROSENKRANTZ RECORDED 17 APRIL 1946 IN BOOK 743, PAGES 177 AND 178 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 60°39'00" WEST, ALONG THE NORTH LINE OF SAID ROSENKRANTZ PARCEL, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED TO HARRY HIRST AND JULIE M. HIRST RECORDED 6 JANUARY 1960 IN BOOK 2610, PAGE 157, O.R., RIV. CO.;

THENCE NORTH 29°00'00" EAST ALONG THE EASTERLY LINE OF SAID HIRST PARCEL, A DISTANCE OF 63.00 FEET TO THE NORTHEAST CORNER OF SAID HIRST PARCEL;

THENCE NORTH 60°39'00" WEST ALONG THE NORTHERLY LINE OF SAID HIRST PARCEL; A DISTANCE OF 40.33 FEET;

THENCE NORTH 35°12'00" WEST CONTINUING ALONG THE NORTHERLY LINE OF SAID HIRST PARCEL, A DISTANCE OF 65.36 FEET TO THE EAST LINE OF SAID GRAND AVENUE (HAVING A WIDTH OF 66.00 FEET);

THENCE NORTH 54°48'00" EAST, ALONG THE EAST LINE OF SAID GRAND AVENUE, A DISTANCE OF 64.93 FEET TO A POINT THAT LIES 60.00 FEET SOUTHERLY OF THE MOST NORTHERLY CORNER OF SAID LOT 261;

THENCE SOUTH 35°12'00" EAST A DISTANCE OF 65.36 FEET;

THENCE SOUTH 60°39'00" EAST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 261, A DISTANCE OF 137.07 FEET TO THE POINT OF BEGINNING.

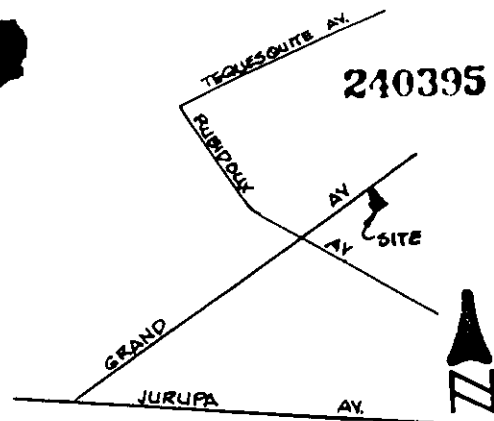
PARCEL "B" CONTAINS 0.482 OF AN ACRE.

DESCRIPTION APPROVAL 21 4 93
George P. Nutek
SURVEYOR, CITY OF RIVERSIDE



PW-026-912

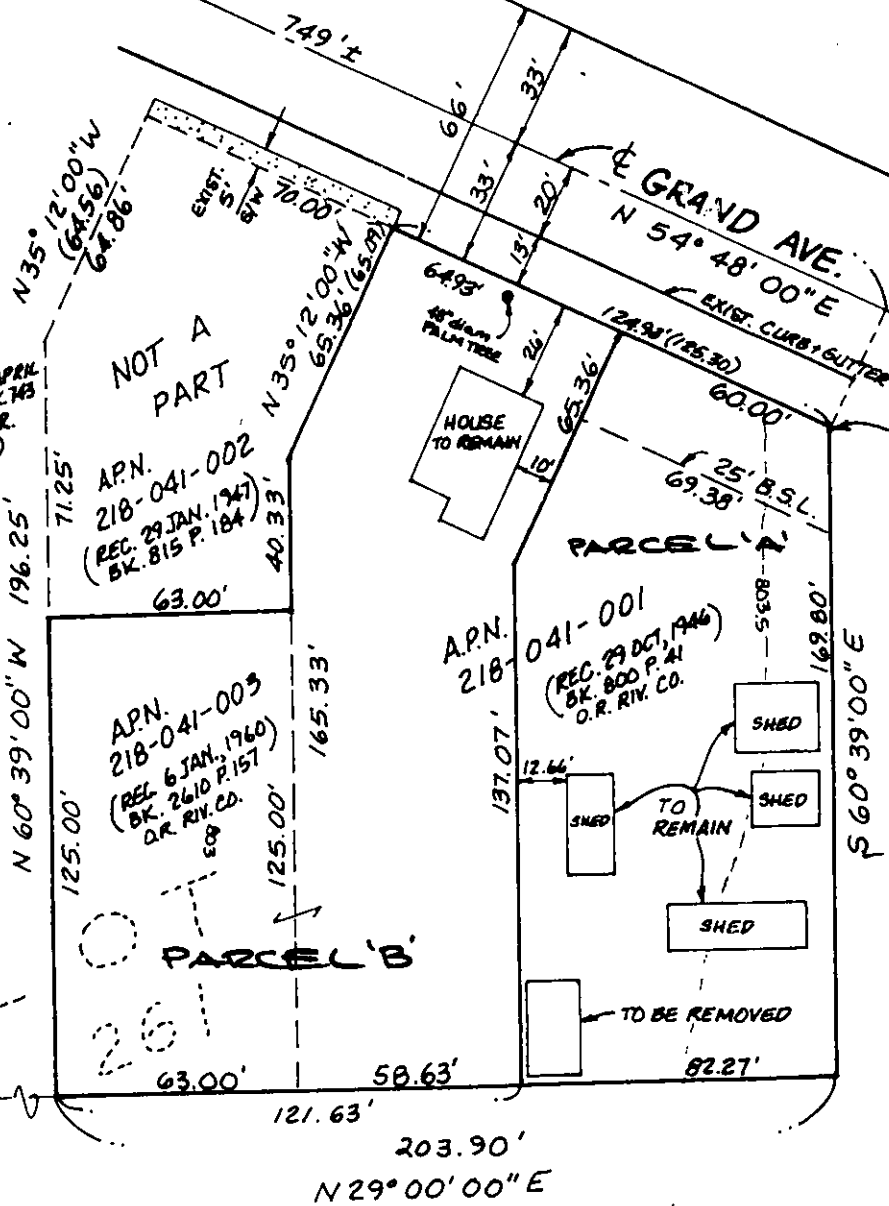
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VICINITY MAP

NO SCALE

RUBIDOUX AVE.

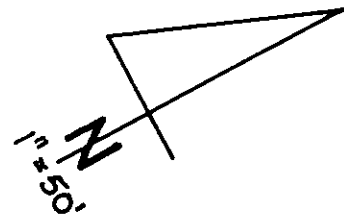


NORTHERLY CORNER
 LOT 26 AS SHOWN
 ON MAP ON FILE IN BOOK
 4, PAGE 75, O.R. RIVERSIDE
 COUNTY, CALIFORNIA.

GRAND AVE.
 ACRES
 MBI/57

() INDICATES DATA PER
 VESTING DEEDS

MB 56/8-9
 TRACT 3191



P.M.W. AND C.O.C. PLAT

PW-026-912