

301609

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
Min. Fee 2.00/day

SEP - 11 1989
Recorded in Official Records
of Riverside County, California
William E. Stewart
RECORDER
Fee \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-4-878 - Adams St./Auto Center
NW'ly of Lincoln Ave.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

2130

Property Owner(s): ATOMIC INVESTMENTS, INC., 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 August 6, 1987, 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

Parcel 3 of Parcel Map on file in Book 9, Page 23 of Parcel Maps, records of Riverside County, California, together with that portion of Lot 7 (storm ditch) in Block 41, as shown by map entitled "Map of Subdivision of Lots 3, 4, 5 and 6, Block 41, Arlington Heights," on file in Book 6, Page 86 of Maps, records of said Riverside County, said portion of Lot 7 more particularly described as follows:

BEGINNING at the most southerly corner of Lot 3 in said Block 41; said corner also being in the northerly line of said Lot 7;

THENCE North 46° 30' West, 46.80 feet to the beginning of a tangent curve, having a radius of 110.00 feet and concaving southwesterly;

THENCE northwesterly along said curve an arc length of 97.72 feet through a central angle of 50° 54' 00";

THENCE South 82° 36' West, 310.70 feet to the beginning of a tangent curve having a radius of 65.00 feet and concaving northeasterly;

Please record for the benefit of the City of Riverside
Property Services Manager

THENCE northwesterly along the last mentioned curve an arc length of 46.26 feet through a central angle of 40° 46' 48" to a line which is parallel with and distant 55.00 feet northeasterly as measured at right angle from the centerline of Adams Street; the preceding four courses being along said northerly line of Lot 7;

THENCE South 34° 00' East, along said parallel line 35.21 feet to the beginning of a non-tangent curve having a radius of 85.00 feet, concaving northeasterly and being concentric with hereinabove described curve having a radius of 65.00 feet; the radial line of said non-tangent curve at said beginning bears South 10° 54' 03" West;

THENCE easterly along said non-tangent curve an arc length of 27.15 feet through a central angle of 18° 18' 03";

THENCE North 82° 36' East, 310.70 feet to the beginning of a tangent curve having a radius 90.00 feet, concaving southwesterly and being concentric with hereinabove described curve having a radius of 110.00 feet;

THENCE southeasterly along the last mentioned curve an arc length of 79.95 feet through a central angle of 50° 54' 00";

THENCE South 46° 30' East, 42.37 feet to the southwesterly prolongation of the southeasterly line of said Lot 3; the preceding four courses being along the southerly line of said Lot 7;

THENCE North 56° 00' East, along said southwesterly prolongation of the southeasterly line of Lot 3, a distance of 20.49 feet to the 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.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

Dated: March 9, 1989

DESCRIPTION APPROVAL 3/8/89
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE



301608

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Min. Past 8'clock

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William E. Tandy
RECORDER
Fee 3

Please record for the benefit of The City of Riverside
Property Services Manager

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-4-878 - Adams St./Auto Center Dr. NW'ly of Lincoln Ave.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): LEONARD E. TEYSSIER and MONICA TEYSSIER, 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 hereby declares that on August 6, 1987, 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

That portion of Lots 5, 6 and 7 (storm ditch) in Block 41, as shown by map entitled "Map of Subdivision of Lots 3, 4, 5 and 6, Block 41, Arlington Heights," on file in Book 6, Page 86 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the most southerly corner of said Lot 5;

THENCE North 34° 00' West, along the southwesterly line of said Lot 5, a distance of 457.80' to a point in a line parallel with and distant 78.00 feet northwesterly, as measured at right angle, from the northwesterly line of that certain parcel of land conveyed to Russell E. Walling, et ux., as Parcel D of Grant Deed recorded November 8, 1982, as Instrument No. 193781 of Official Records of said Riverside County;

THENCE North 56° 00' East, along said parallel line, a distance of 15.00 feet to a point in a line parallel with and distant 15.00 northeasterly, as measured at right angle, from said southwesterly line of Lot 5; said point being the POINT OF BEGINNING:

THENCE continuing North 56° 00' East, parallel with the southeasterly line of said Lot 5, a distance of 565.00 feet;

THENCE North 34° 00' West, parallel with the southwesterly line of said Lot 5, a distance of 202.20 feet to a point in the southeasterly line of Lot 3 of said map;

THENCE South 56° 00' West, along said southeasterly line of Lot 3 and the southwesterly prolongation thereof, a distance of 206.44 feet to a point in the southwesterly line of said Lot 7 (storm ditch);

THENCE North 46° 30' West, along said southwesterly line of Lot 7, a distance of 42.37 feet to the beginning of a tangent curve concaving southwesterly and having a radius of 90.00 feet;

THENCE westerly along said curve through a central angle of 50° 54' 00", an arc length of 79.95 feet;

THENCE South 82° 36' West, a distance of 310.70 feet to the beginning of a tangent curve concaving northerly and having a radius of 85.00 feet;

THENCE westerly along said last mentioned curve through a central angle of 18° 18' 03", an arc length of 27.15 feet to a point in a line parallel with and distant 15.00 feet northeasterly, as measured at right angle, from the southwesterly line of said Lot 5; the preceding three courses being along the southerly line of said Lot 7;

THENCE South 34° 00' East, along said last mentioned parallel line to said 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.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: *March 9, 1989*

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

DESCRIPTION APPROVAL 3/8/89
George P. Hutchinson by *[Signature]*
SURVEYOR, CITY OF RIVERSIDE



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William E. Young
RECORDER
Fees \$

301610

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-4-878 - NE cor. of Lincoln Ave. at Adams St./Auto Center Dr.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): RUSSELL E. WALLING and LOU ELLA WALLING, husband and wife as community property

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on August 6, 1987, 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

That portion of Lots 5, 6 and 7 (storm ditch), in Block 41, as shown by map entitled "Map of Subdivision of Lots 3, 4, 5 and 6, Block 41, Arlington Heights", on file in Book 6, Page 86 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the most southerly corner of said Lot 5;

THENCE North 56° 00" East, along the southeasterly line of said Lot 5, a distance of 580.00 feet to the most southerly corner of that certain parcel of land conveyed to the City of Riverside Municipal Improvements Corporation, a California non-profit public corporation, by Deed recorded October 23, 1987, as Instrument No. 306152, Official Records of said Riverside County;

THENCE North 34° 00' West, parallel with the southwesterly line of said Lot 5, a distance of 457.80 feet;

Please record for the benefit of the City of Riverside
Property Services Manager

