

36256.

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
22 Min. Past 3 o'clock P.M.

FEB 14 1986

Recorded in Official Records
of Riverside County, California

William E. Sturdy
RECORDER
Fees \$

(5) ⁹/₃

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-5-856

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

415

Property Owner(s): THE TORO COMPANY, a Minnesota corporation

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on July 18, 1985,, 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

All that portion of Lot 26 in Block 10 and that portion of Backus Drive (vacated, formerly Riverview Drive) of Tract No. 4 of the Riverview Addition to the City of Riverside as shown by map on file in Book 7, Page 6 of Maps, records of said Riverside County, more particularly described as follows:

BEGINNING at the most southerly corner of that certain parcel of land conveyed to Moist O'Matic, Inc., as Parcel 2 by a deed recorded July 28, 1965 as Instrument No. 86998 of Official Records of said Riverside County; said corner also being in the northwesterly line of that certain parcel of land conveyed to United States of America by a deed recorded in Book 568, Page 580, et seg., of Official Records of said Riverside County;

THENCE North 27° 33' 02" west, along the southwesterly line of said Parcel 2 a distance of 23.81 feet to a point in the non-tangent curve with a radius of 95.00 feet and concaving northerly; the radial line of said curve at said beginning bears South 27° 33' 02" East; said curve also being the centerline of said Backus Drive;

36256

THENCE westerly to the right along said centerline an arc length of 72.15 feet, through a central angle at 43° 30' 52";

THENCE North 74° 02' 10" West, tangent to said curve a distance of 35.10 feet to the beginning of a tangent curve with a radius of 95.00 feet and concaving southerly;

THENCE westerly to the left along said curve an arc length of 94.67 feet, through a central angle of 57° 05' 42";

THENCE South 86° 47' 52" East, 37.12 feet;

THENCE South 70° 34' 21" East, 140.87 feet to said northwesterly line of that certain parcel of land so conveyed to the United States of America;

THENCE North 36° 39' 58" East, along said northwesterly line 56.17 feet to the POINT OF BEGINNING;

TOGETHER with all that portion as conveyed to the Toro Company, a Minnesota corporation, by a deed recorded September 13, 1979 as Instrument No. 193378 of Official Records of said Riverside County;

EXCEPTING therefrom those portions conveyed to the City of Riverside by documents recorded March 11, 1975 as Instrument Nos. 28063 and 28065; and recorded April 21, 1980 as Instrument No. 75487, all of Official Records of said Riverside County;

Also excepting therefrom all that portion more particularly described as follows:

COMMENCING at the most southerly corner of that certain parcel of land conveyed to Moist O'Matic, Inc., a Minnesota corporation, as Parcel 2 by a deed recorded July 28, 1965 as Instrument No. 86998 of Official Records of said Riverside County;

THENCE North 27° 33' 02" West, along the southwesterly line of said Parcel 2 a distance of 23.81 feet to a point in a nontangent curve with a radius at 95.00 feet and concaving northerly; the radial line of said curve at said beginning bears South 27° 33' 02" East; said curve also being the centerline of said Backus Drive;

THENCE westerly to the right along said centerline an arc length of 72.15 feet, through a central angle of 43° 30' 52";

THENCE North 74° 02' 10" West, tangent to said curve a distance of 35.10 feet to the beginning of a tangent curve with a radius of 95.00 feet and concaving southerly;

THENCE westerly to the left along said curve an arc length of 94.67 feet, through a central angle of 57° 05' 42" and to the true POINT OF BEGINNING;

36256

THENCE continuing westerly along said curve an arc length of 17.26 feet, through a central angle of 10° 24' 42";

THENCE South 38° 27' 26" West, tangent to the last described curve 89.57 feet to the beginning of a tangent curve with a radius of 100.00 feet and concaving northwesterly;

THENCE southwestery to the right along said curve an arc length at 97.62 feet, through a central angle of 55° 55' 56" to the intersection with the northerly prolongation of the easterly line of Dales Street (vacated, formerly Ivy Street);

THENCE North 0° 02' 21" West, along said prolongation 44.51 feet;

THENCE North 56° 03' 30" East, 91.58 feet;

THENCE North 71° 55' 52" East, 79.33 feet;

THENCE South 86° 47' 52" East, 2.21 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.

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: 10/1/85

DESCRIPTION APPROVAL
George M. Hutchinson 10/1/85
Surveyor

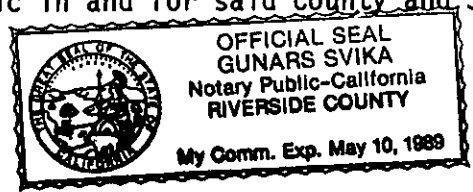
By *Robert C. Mease*
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 1st day of OCTOBER, in the year 1985, before me, GUNARS SVIKA a Notary Public in and for said county and state, personally appeared ROBERT C. MEASE personally known to me to be the person who executed this instrument as PRINCIPAL PLANNER of the City of Riverside on behalf of the Planning Commission of the City of Riverside and acknowledged to me that said Planning Commission executed the same.

Gunars Svika
Notary Public in and for said County and State

0053X - 7157M/c



36257

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
Min. Past 10'clock AM

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of Riverside County, California

William E. Smith
RECORDER
Fees \$

6 2/2

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PROJECT: PMW-5-856

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

415

Property Owner(s): BUTTERFIELD LAND COMPANY, 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 July 18, 1985, 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

All that portion of Lot "F" and that portion of Backus Drive (vacated, formally Riverview Drive) of Tract No. 4 of the Riverview addition to the City of Riverside, as shown by map on file in Book 7, Page 6 of Maps, records of said Riverside County, more particularly described as follows:

COMMENCING at the most southerly corner of that certain parcel of land conveyed to Moist O'Matic, Inc., a Minnesota corporation, as Parcel 2 by a deed recorded July 28, 1965 as Instrument No. 86998 of Official Records of said Riverside County;

THENCE North 27° 33' 02" West, along the southwesterly line of said Parcel 2 a distance of 23.81 feet to a point in a non-tangent curve with a radius of 95.00 feet and concaving northerly; the radial line of said curve at said beginning bears South 27° 33' 02" East; said curve also being the center line at said Backus Drive;

THENCE westerly to the right along said center line an arc length of 72.15 feet, thru a central angle of 43° 30' 52";

36257

THENCE North $74^{\circ} 02' 10''$ West, tangent to said curve a distance of 35.10 feet to the beginning of a tangent curve with a radius of 95.00 feet and concaving southerly;

THENCE westerly to the left along said curve an arc length of 94.67 feet, thru a central angle of $57^{\circ} 05' 42''$ and to the TRUE POINT OF BEGINNING;

THENCE continuing westerly along said curve an arc length of 17.26 feet, thru a central angle of $10^{\circ} 24' 42''$;

THENCE South $38^{\circ} 27' 26''$ West, tangent to the last described curve 89.57 feet to the beginning of a tangent curve with a radius of 100.00 feet and concaving northwesterly;

THENCE southwesterly to the right along said curve an arc length of 97.62 feet thru a central angle of $55^{\circ} 55' 56''$ to the intersection with the northerly prolongation of the easterly line of Dales Street (vacated, formerly Ivy Street);

THENCE North $0^{\circ} 02' 21''$ West, along said prolongation 44.51 feet;

THENCE North $56^{\circ} 03' 30''$ East, 91.58 feet;

THENCE North $71^{\circ} 55' 52''$ East, 79.33 feet;

THENCE South $86^{\circ} 47' 52''$ East, 2.21 feet to said true POINT OF BEGINNING;

TOGETHER with all that portion as conveyed to Butterfield Land Company by a deed recorded May 12, 1980 as Instrument No.88635 of Official records of said Riverside County;

EXCEPTING THEREFROM all that portion more particularly described as follows:

BEGINNING at the most southerly corner of that certain parcel of land conveyed to Moist O'Matic, Inc., as Parcel 2 by a deed recorded July 28, 1965 as Instrument No. 86998 of Official Records of said Riverside County; said corner also being in the northwesterly line of that certain parcel of land conveyed to United States of America by a deed recorded in Book 568, Page 580, et seq., of Official Records of said Riverside County;

THENCE North $27^{\circ} 33' 02''$ West, along the southwesterly line of said Parcel 2 a distance of 23.81 feet to a point in the non-tangent curve with a radius of 95.00 feet and concaving northerly; the radial line of said curve at said beginning bears South $27^{\circ} 33' 02''$ East; said curve also being the center line of said Backus Drive;

THENCE westerly to the right along said center line an arc length of 72.15 feet, thru a central angle of $43^{\circ} 30' 52''$;

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THENCE North 74° 02' 10" West, tangent to said curve a distance of 35.10 feet to the beginning of a tangent curve with a radius of 95.00 feet and concaving southerly;

THENCE westerly to the left along said curve an arc length of 94.67 feet, thru a central angle of 57° 05' 42";

THENCE South 86° 47' 52" East, 37.12 feet;

THENCE South 70° 34' 21" East, 140.87 feet to said northwesterly line of that certain parcel of land so conveyed to United States of America;

THENCE North 36° 39' 58" East, along said northwesterly line 56.17 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

DESCRIPTION APPROVAL
George [Signature] 9/27/85 By OS
Subscribed

Dated: OCTOBER 1, 1985

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 1st day of OCTOBER, in the year 1985, before me, GUNARS SVIKA a Notary Public in and for said county and state, personally appeared ROBERT C. MEASE, personally known to me to be the person who executed this instrument as PRINCIPAL PLANNER of the City of Riverside on behalf of the Planning Commission of the City of Riverside and acknowledged to me that said Planning Commission executed the same.

Gunars Svika
Notary Public in and for said County and State

0053X - 6997M/k

