

| PUBLIC WORKS DEPT. |         |       |        |
|--------------------|---------|-------|--------|
|                    | Initial | Info. | Action |
| Director           |         |       |        |
| Assistant          | WJG     |       | ✓      |
| Building           |         |       |        |
| Traffic            |         |       |        |
| Transp.            |         |       |        |
| Cap. Proj.         |         |       |        |
| Off. Eng.          | WJG     |       | ✓      |
| 1911 Acts          |         |       |        |
| Plan Chk.          |         |       |        |
| Land Rec.          | WJG     |       |        |
| Inspection         |         |       |        |
| San. Eng.          |         |       |        |
| Clerical           | WJG     |       |        |
| File:              |         |       |        |
| X-Ref:             |         |       |        |
| F.U. Date:         |         |       |        |

Today is February 15, 1977,  
and it's a great day!

P.M.W. - 6-767

**Arlington Community Hospital  
Corporation  
3865 Jackson Street  
Riverside, California 92503**

**Attention: Mr. Bob Byrne  
Administrator**

**Re: PMW-6-767  
Jackson at Miller**

**Dear Mr. Byrne:**

Your Parcel Map Waiver has now been completed to the satisfaction of the City of Riverside. The new parcel number has been assigned by the County Assessor as 193-221-016.

Should you have any questions, please feel free to call this office.

Very truly yours,

**J. F. MARTINEK  
Public Works Director**

By WILLIAM D. GARDNER  
Chief Public Works Engineer

**cc: Planning Department**



**MERLE G. GARDNER**  
Planning Director

PLANNING DIVISION  
787-7371

BUILDING DIVISION  
787-7361

**RECEIVED**

OCT 1 1976

DEPT. OF PUBLIC WORKS

Date: 9/29/76

| PUBLIC WORKS DEPT. |         |       |        |
|--------------------|---------|-------|--------|
|                    | Initial | Info. | Action |
| Director           |         |       |        |
| Assistant          |         |       |        |
| Traffic            |         |       |        |
| Transp.            |         |       |        |
| Cap. Proj.         |         |       |        |
| Off. Eng.          |         |       |        |
| 1911 Acts          |         |       |        |
| Plan. Div.         |         |       |        |
| Land R. c.         |         |       |        |
| Inspection         |         |       |        |
| San. Eng.          |         |       |        |
| Clerical           |         |       |        |
| File:              |         |       |        |
| X-Ref:             |         |       |        |
| F.U. Date          |         |       |        |

Name: Arlington Community Hospital Corp.

Address: 3865 Jackson St.  
Riverside, CA 92503

Subject: Parcel Map Waiver PMW-6-767

Location: NE'ly side Miller Street between Jackson & Wheeler Sts.

Date of City Planning Commission approval: 9/23/76

The City Planning Commission has approved the above Parcel Map Waiver, and Commission approval was made subject to the attached conditions.

To complete the Parcel Map Waiver process, please contact Mr. George Hutchinson, Public Works Department, for instructions. (Phone: 787-7341.)

Very truly yours,

CITY PLANNING COMMISSION

*Robert C. Mease*

Robert C. Mease  
Principal Planner

RCM:iw

Attachment

CC: Engineer - Webb Assoc.

Public Works Engineer ✓

Public Util. --- Elec.

Request to waive filing of a parcel map to make a minor lot line adjustment involving four parcels, situated on the northeasterly side of Miller Street between Jackson and Wheeler Streets in the R-1-65 - Single Family Residential Zone.

The subject property consists of four parcels situated on the northeasterly side of Miller Street between Jackson and Wheeler Streets in the R-1-65 Zone. The two parcels fronting only on Jackson Street comprise a portion of the Arlington Medical Center, while the remaining two parcels are a part of Park View Community Hospital.

The purpose of this parcel map waiver is to convey about 6800 square feet of land owned by the Arlington Medical Center to Park View Community Hospital. This would straighten the common boundary between the hospital and medical center. The exchange has been previously approved by both parties.

Since no new lots are being created and the map meets the parcel map waiver criteria, the staff recommends approval of this parcel map waiver subject to the following conditions:

CONDITIONS

1. Concurrently with the property conveyance, the applicant shall obtain approval of the Riverside County Assessor's Office so that no additional parcels for tax assessment purposes are created by this transition.
2. The processing of this minor lot line adjustment shall be completed in conformance with the procedures adopted by the Planning Commission.

**P.M.W. 6 – 767**

Parcels prior to merger:

Parcel 1:

Those portions of Lots 12 and 13 in Block 13 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, San Bernardino County Records, described as follows:

COMMENCING at the most southerly corner of the northwesterly 1/2 of said Lot 13, said point also being the most southerly corner of that certain parcel of land conveyed to the city of Riverside, as Parcel 2, by deed recorded December 30, 1957 as instrument No. 91783;

thence north 56° 00' 00" east, along the southeasterly boundary line of said Parcel 2, a distance of 4.00 feet to the most easterly corner thereof;

thence north 34° 00' 00" west, along the northeasterly boundary line of said Parcel 2, a distance of 43.00 feet to the true point of beginning; said point being the most northerly corner of that certain parcel of land conveyed to the city of Riverside, by deed recorded March 1, 1963 as Instrument No. 21140;

thence course (1) continuing north 34° 00' 00" west, along said northeasterly boundary line of the parcel conveyed to the city of Riverside, as Parcel 2, by said deed recorded December 30, 1957, as Instrument No. 91783, a distance of 153.85 feet to a point therein;

thence course (2) at a right angle, north 56° 00' 00" east, a distance of 236.24 feet;

thence course (3) at a right angle, north 34° 00' 00" west, a distance of 125.00 feet;

thence course (4) at a right angle, north 56° 00' 00" east, a distance of 120.00 feet;

thence course (5), at a right angle, north 34° 00' 00" west, a distance of 100.00 feet to a point in the northwesterly line of the southeasterly 91.53 feet of said Lot 12;

thence course (6), at a right angle, south 56° 00' 00" west, along said northwesterly line, a distance of 68.06 feet to the most easterly corner of that certain parcel of land conveyed to Dale A. Curtis, et ux, by deed recorded June 3, 1964, as Instrument No. 67587 and to Leland J. Hansen, et ux, by deed recorded June 3, 1964, as Instrument No. 67586;

thence course (7), at a right angle, north 34° 00' 00" west, along the northeasterly line of the parcel conveyed to Curtis and Hansen, as aforesaid, a distance of 236.12 feet to a point in the southeasterly boundary line of Parcel 2, as shown by map on file in book 36 page 18 of Records of Survey, Riverside County Records;

thence course (8) north 56° 00' 00" east, along the southeasterly boundary line of said Parcel 2, and along the southeasterly line of Parcel 3, of said Record of Survey, a distance of 335.06 feet to the most, easterly corner of said Parcel 3; said point being the

southwesterly boundary line of that certain parcel of land conveyed to the city of Riverside, as Parcel 3, by said deed recorded December 30, 1957, as Instrument No. 91783;

thence course (9) south 34°00'00" east, along the southwesterly boundary line of Parcel 3, so conveyed to the city of Riverside, a distance of 674.97 feet to an angle point therein;

thence course (10) at a right angle, south 56° 00' 00" west, along the northwesterly boundary line of said Parcel 3, conveyed to the city of Riverside, as aforesaid, and along the southeasterly boundary line of that certain parcel of land vacated by Resolution No. 8343 of the City Council of the City of Riverside, State of California, recorded August 28, 1958, as Instrument No. 62399, and along the northwesterly boundary line of that certain parcel of land conveyed to the city of Riverside, by deed recorded July 24, 1958, as Instrument No. 53276, a distance of 613.24 feet to the most easterly corner of said parcel conveyed to the city of Riverside, by deed recorded March 1, 1963, as Instrument No. 21140;

thence course (11) north 79° 00' 00" west, along the northerly boundary line of said last mentioned parcel conveyed to the city of Riverside, a distance of 14.14 feet to the true point of beginning.

#### Parcel 2:

Those portions of Lots 12 and 13 in Block 13 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in book 1 page 72 of Maps, San Bernardino County Records, described as follows:

Commencing at the most southerly corner of the northwesterly 1/2 of said Lot 13, said point also being the most southerly corner of that certain parcel of land conveyed to the city of Riverside, as Parcel 2, by deed recorded December 30, 1957, as Instrument No. 91783;

thence north 56° 00' 00" east, along the southeasterly boundary line of said Parcel 2, a distance of 4.00 feet to the most easterly corner thereof;

thence north 34° 00' 00" west, along the northeasterly boundary line of said Parcel 2, a distance of 43.00 feet to the most northerly corner of that certain parcel of land conveyed to the city of Riverside, by deed recorded March 1, 1963, as Instrument No. 21140;

thence continuing north 34° 00' 00" west, along said northeasterly boundary line of the parcel conveyed to the city of Riverside, as Parcel 2, by said deed recorded December 30, 1957, as Instrument No. 91783, a distance of 153.85 feet to a point therein;

thence at a right angle, north 56° 00' 00" east, a distance of 236.24 feet;

thence at a right angle, north 34° 00' 00" west, a distance of 125.00 feet;

thence at a right angle, north 56° 00' 00" east, a distance of 120.00 feet to the true point of beginning;

thence at a right angle, north 34' 00' 00" west, a distance of 100.00 feet to a point in the northwesterly line of the southeasterly 91.53 feet of said Lot 12;

thence at a right angle, south 56° 00' 00" west, along said northwesterly line, a distance of 68.06 feet to the most easterly corner of that certain parcel of land conveyed to Dale A. Curtis, et ux, by deed recorded June 3, 1964, as Instrument No. 67587, and to Leland J. Hansen, et ux, by deed recorded June 3, 1964, as Instrument No. 67586;

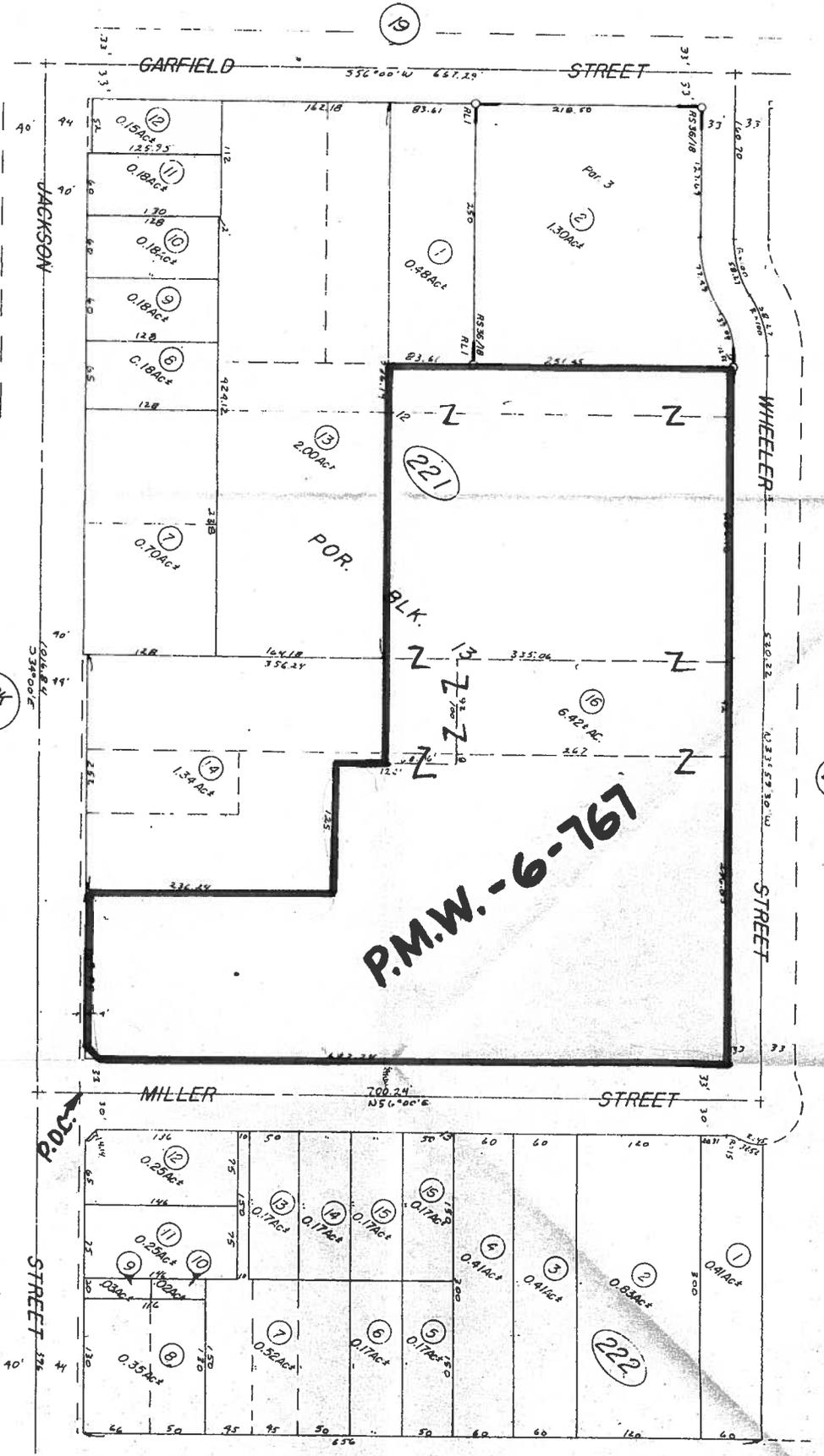
thence at a right angle, south 34° 00' 00" east, a distance of 100 feet;

thence at a right angle, north 56° 00' 00" east, a distance of 68.06 feet to the true point of beginning.

Said land is also situated in the city of Riverside.

**FOR PARCEL CONFIGURATION AFTER MERGER, SEE PLAT ATTACHED**

ASSESSOR'S MAP BK 193 PG 22  
 RIVERSIDE COUNTY, CALIF.



**P.M.W. - 6-761**

POR. CITY OF RIVERSIDE, T3SR5W

M.B. 1/705B. R.L.B.I. CO. LANDS  
 R.S. 36/18

JUN. 1974

| DATE  | OLD NO. | NEW NO. |
|-------|---------|---------|
| 11/16 | 221-8   | 14/13   |
| 12/18 | 221-8   | 15      |
|       |         |         |
|       |         |         |
|       |         |         |
|       |         |         |
|       |         |         |
|       |         |         |
|       |         |         |
|       |         |         |

T.P. A. 902

193022

BK 233

BK 191

4/3/1972

MAGNOLIA AVENUE

MAGNOLIA AVENUE

WHEELER STREET

WHEELER STREET

GARFIELD STREET

MILLER STREET

JACKSON STREET

JACKSON STREET

556°00'W 657.29'

709.24' N56°00'E

N56°00'E

Lot 1: 0.25Ac±  
 Lot 2: 1.30Ac±  
 Lot 3: 2.00Ac±  
 Lot 4: 0.70Ac±  
 Lot 5: 0.18Ac±  
 Lot 6: 0.18Ac±  
 Lot 7: 0.18Ac±  
 Lot 8: 0.18Ac±  
 Lot 9: 0.18Ac±  
 Lot 10: 0.18Ac±  
 Lot 11: 0.18Ac±  
 Lot 12: 0.15Ac±  
 Lot 13: 0.17Ac±  
 Lot 14: 0.17Ac±  
 Lot 15: 0.17Ac±  
 Lot 16: 6.92± AC  
 Lot 221: 2.00Ac±  
 Lot 222: 0.83Ac±