

200824

Recording requested by

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
AT Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE
Book 1984, Page 200824
SEP 14 1984
Recorded in Official Records
of Riverside County, California
William J. Egan
Recorder
Fees \$

This space for Recorder's use

Project: PMW-9-845

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE

1668407.5

Property Owner(s): UPLAND INDUSTRIES CORPORATION, a Nebraska Corporation
(successor in interest by merger to Las Vegas Land
and Water Company, a Nevada 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 9, 1984, 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 hereinafter described located in the City of Riverside,
County of Riverside, State of California, which parcels thereby created
comply with the California Subdivision Map Act and Title 18 of the
Riverside Municipal Code:

See attached description.

This action does not supersede, modify or affect any requirement of provi-
sions of the Riverside Municipal Code pertaining to building or zoning
regulations.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

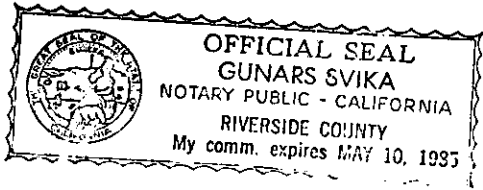
MERLE G. GARDNER
Planning Director

Dated: SEPT. 12, 1984

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
SS
COUNTY OF RIVERSIDE)

On this 12TH day of SEPTEMBER, in the year 1984, before me,
GUNARS SVIKA a Notary Public in
MEASE personally appeared ROBERT C.
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

200824

Those seven (7) certain parcels of land situated in the City of Riverside, County of Riverside, State of California, being portions of Lots 46, 47, 48, 49, 50, 51 52 and 53 of McClaskey Tract, filed in Book 10, Pages 36 and 37 of Maps, records of said County, being described as follows:

Parcel 1

BEGINNING at a point in the southerly line of Lot 46 of said McClaskey Tract, distant thereon North $89^{\circ} 59' 30''$ West, 404.68 feet from the southeast corner of said Lot 46, said point being on the northerly line of Central Avenue (Hanton Street), 60 feet wide as shown on said map of McClaskey Tract, said point also being on a curve, concave southeasterly, a radial line of said curve to said point bears North $10^{\circ} 26' 31''$ West, having a radius of 844.00 feet;

THENCE Northeasterly, along said curve through a central angle of $10^{\circ} 27' 01''$ an arc distance of 153.94 feet to a point that is 14.00 feet northerly, measured at right angles from the southerly line of said Lot 46;

THENCE parallel with said southerly line South $89^{\circ} 59' 30''$ East, 224.73 feet;

THENCE leaving said parallel line North $46^{\circ} 19' 48''$ East, 33.18 feet to a point that is 3.00 feet westerly, measured at right angles from the easterly line of Lot 46 of said McClaskey Tract;

THENCE parallel with the easterly line of Lots 46 and 53 of said McClaskey Tract, North $0^{\circ} 12' 47''$ East, 815.92 feet to a point hereby designated as Point "A", said point being the beginning of a non-tangent curve, concave southeasterly, a radial line of said curve to said point bears North $9^{\circ} 59' 00''$ West, having a radius of 459.276 feet;

THENCE leaving said parallel line, southwesterly, along said curve through a central angle of $15^{\circ} 39' 48''$ an arc distance of 125.56 feet;

THENCE South $64^{\circ} 21' 12''$ West, 60.00 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 459.276 feet;

THENCE Southwesterly, along said curve through a central angle of $15^{\circ} 39' 48''$ an arc distance of 125.56 feet to a point that is 375.43 feet southerly, measured at right angles from the northerly line of said Lot 53;

THENCE parallel with the northerly line of Lots 53, 52, and 51 of said McClaskey Tract, South $80^{\circ} 01' 00''$ West, 665.00 feet;

THENCE South $9^{\circ} 59' 00''$ East, 466.96 feet to a point hereby designated as Point "B";

THENCE South $68^{\circ} 27' 21''$ East, 476.65 feet to a point on the southerly line of Lot 46 of said McClaskey Tract;

THENCE along said southerly line South $89^{\circ} 59' 30''$ East, 18.19 feet to the point of beginning.

Containing an area of 609,840 square feet, more or less, 14.000 acres, more or less.

Parcel 2

BEGINNING at that certain point designated as Point "B" in the description for Parcel 1 above;

THENCE North $9^{\circ} 59' 00''$ West, 466.96 feet to a point that is 375.43 feet southerly, measured at right angles from the northerly line of said Lot 51;

200824

THENCE parallel with the northerly line of said Lots 51 and 52, South 80° 01' 00" West, 654.64 feet;

THENCE South 9° 59' 00" East, 65.36 feet;

THENCE South 68° 27' 21" East, 768.01 feet to the point of beginning.

Containing an area of 174,240 square feet, more or less, 4.000 acres, more or less.

Parcel 3

BEGINNING at that certain point designated as Point "B" in the description for Parcel 1, above;

THENCE South 68° 27' 21" East, 476.65 feet to a point on the southerly line of Lot 46 of said McClaskey Tract;

THENCE along the southerly line of Lot 46, 47 and 48 of said McClaskey Tract, North 89° 59' 30" West, 736.78 feet to a point on the northeasterly line of that certain parcel of land conveyed to the County of Riverside by deed, recorded July 1, 1954, as Instrument No. 32866 in Book 1604, Page 191, Official Records of said County;

THENCE along said northeasterly line North 49° 42' 10" West, 841.28 feet;

THENCE leaving said northeasterly line South 68° 27' 21" East, 1005.32 feet to the point of beginning.

Containing an area of 200,409 square feet, more or less, 4.601 acres, more or less.

Parcel 4

BEGINNING at that certain point designated as Point "A" in the description for Parcel 1, above;

THENCE continuing along said parallel line described in the description for Parcel 1, above, North 0° 12' 47" East, 277.25 feet;

THENCE leaving said parallel line North 50° 54' 15" West, 36.06 feet to a point that is 25.00 feet southerly measured at right angles from the northerly line of said Lot 53;

THENCE parallel with the northerly line of Lots 53 and 52 of said McClaskey Tract, South 80° 01' 00" West, 521.23 feet to a point hereby designated as Point "C";

THENCE leaving said parallel line South 9° 59' 00" East, 350.43 feet;

THENCE Parallel with said northerly line North 80° 01' 00" East, 190.00 feet to the beginning of a tangent curve, concave north-westerly, having a radius of 459.276 feet;

THENCE Northeasterly, along said curve through a central angle of 15° 39' 48" an arc distance of 125.56 feet;

THENCE North 64° 21' 12" East, 60.00 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 459.276 feet;

THENCE Northeasterly, along said curve through a central angle of 15° 39' 48" an arc distance of 125.56 feet to the point of beginning.

Containing an area of 173,752 square feet, more or less, 3.989 acres, more or less.

200824

Parcel 5

BEGINNING at that certain point designated as Point "C" in the description for Parcel 4, above;

THENCE continuing along a line being parallel with and 25.00 feet southerly, measured at right angles from the northerly line of Lots 52 and 51 of said McClaskey Tract, South 80° 01' 00" West, 475.00 feet to a point hereby designated as Point "D";

THENCE leaving said parallel line South 9° 59' 00" East, 350.43 feet;

THENCE parallel with said northerly line North 80° 01' 00" East, 475.00 feet;

THENCE North 9° 59' 00" West, 350.43 feet to the point of beginning.

Containing an area of 166,454 square feet, more or less, 3.921 acres, more or less.

Parcel 6

BEGINNING at that certain point designated as Point "D" in the description for Parcel 5, above;

THENCE continuing along said parallel line described in the description for Parcel 5, above, South 80° 01' 00" West, 460.00 feet to a point hereby designated as Point "E";

THENCE leaving said parallel line South 9° 59' 00" East, 350.43 feet;

THENCE parallel with the northerly line of said Lots 51 and 52, North 80° 01' 00" East, 460.00 feet;

THENCE North 9° 59' 00" West, 350.43 feet to the point of beginning.

Containing an area of 161,198 square feet, more or less, 3.701 acres, more or less.

Parcel 7

BEGINNING at that certain point designated as Point "E" in the description for Parcel 6, above;

THENCE continuing along a line being parallel with and 25.00 feet southerly, measured at right angles from the northerly line of Parcels 51 and 50 of said McClaskey Tract, South 80° 01' 00" West, 151.31 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 645.00 feet, said beginning of curve being South 9° 59' 00" East, 25.00 feet from the easterly terminus of that certain 670 foot radius curve, described in deed of conveyance to the County of Riverside by deed, recorded July 1 1954, as Instrument No. 32866 in Book 1604, Page 191, Official Records of said County, said tangent curve being concentric with the above described curve having a radius of 670 feet;

THENCE Southwesterly, along said concentric curve through a central angle of 31° 40' 02" an arc distance of 356.49 feet;

THENCE South 15° 28' 08" West, 58.95 feet to a point on the northeasterly boundary line of that certain parcel of land conveyed to the County of Riverside, described above;

THENCE along said northeasterly boundary line South 49° 42' 10" East, 185.19 feet;

THENCE leaving said northeasterly boundary line South 68° 27' 21" East, 237.31 feet;

THENCE North 9° 59' 00" West, 65.36 feet;

200824

THENCE parallel with the northerly line of said Lots 50 and 51,
North $80^{\circ} 01' 00''$ East, 194.64 feet;

THENCE North $9^{\circ} 59' 00''$ West, 350.43 feet to the point of
beginning.

Containing an area of 152,255 square feet, more or less, 3.495
acres, more or less.

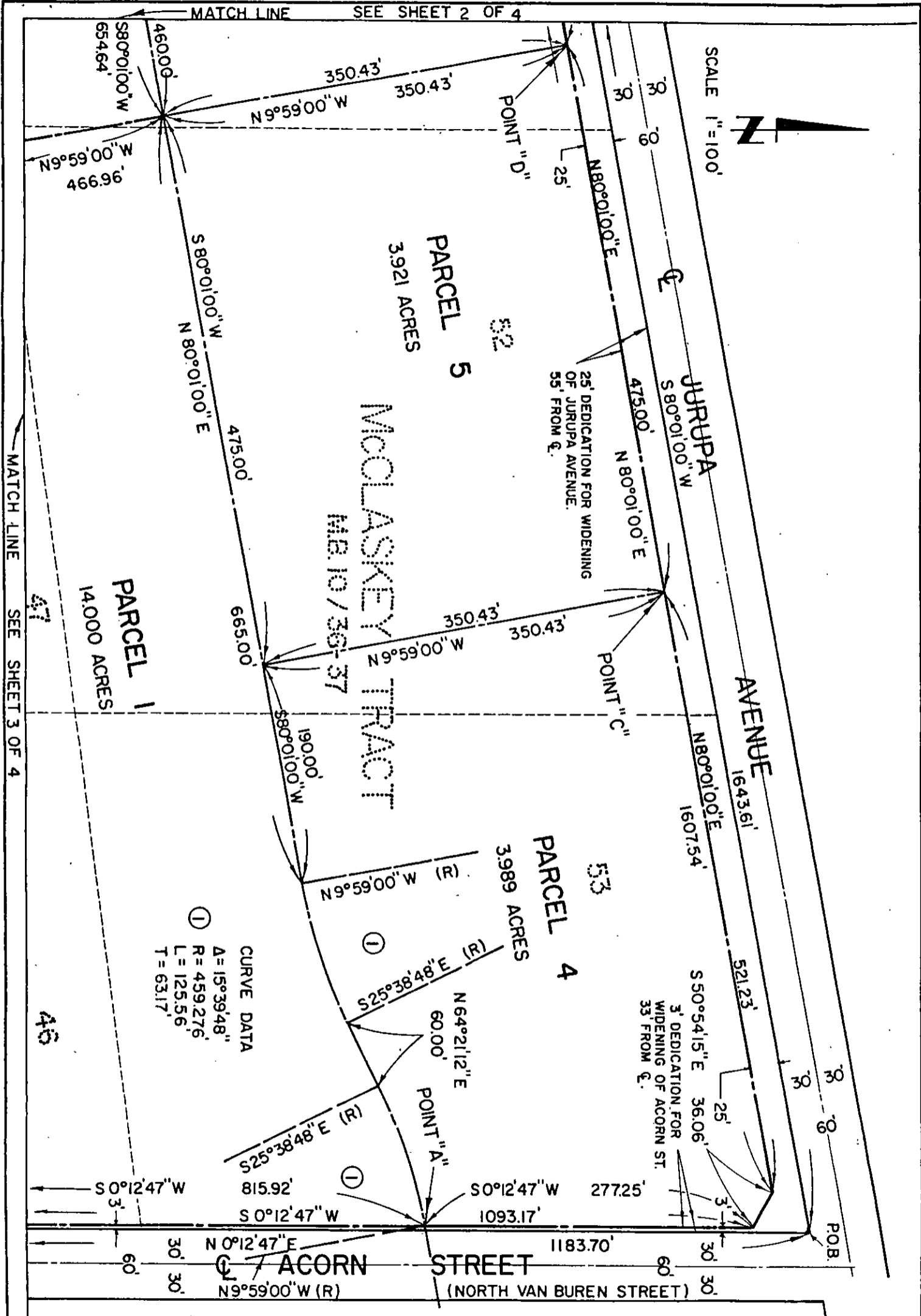
DESCRIPTION APPROVAL
BY *George L. Hutchins* 12/84 BY *[Signature]*
Surveyor

PMW 9-845

200824

MATCH LINE SEE SHEET 2 OF 4

SCALE 1" = 100'



• CITY OF RIVERSIDE, CALIFORNIA •

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

SHEET 1 OF 4

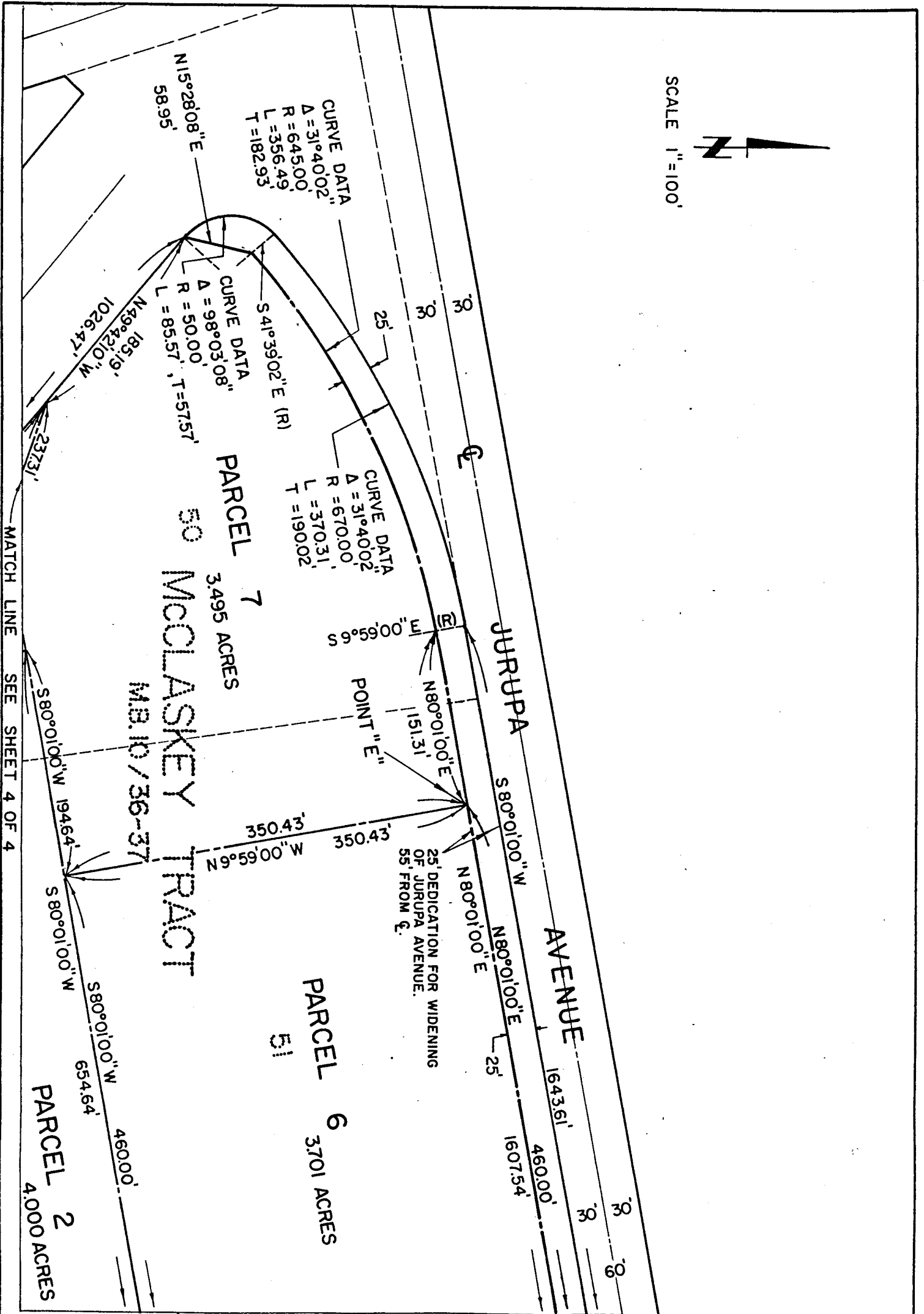
SCALE: 1" = 100'

DRAWN BY TYK DATE 8 / 15 / 84

SUBJECT SEVEN PARCELS, PMW-9-845

PMW 9-845

SCALE 1"=100'



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SHEET 2 OF 4

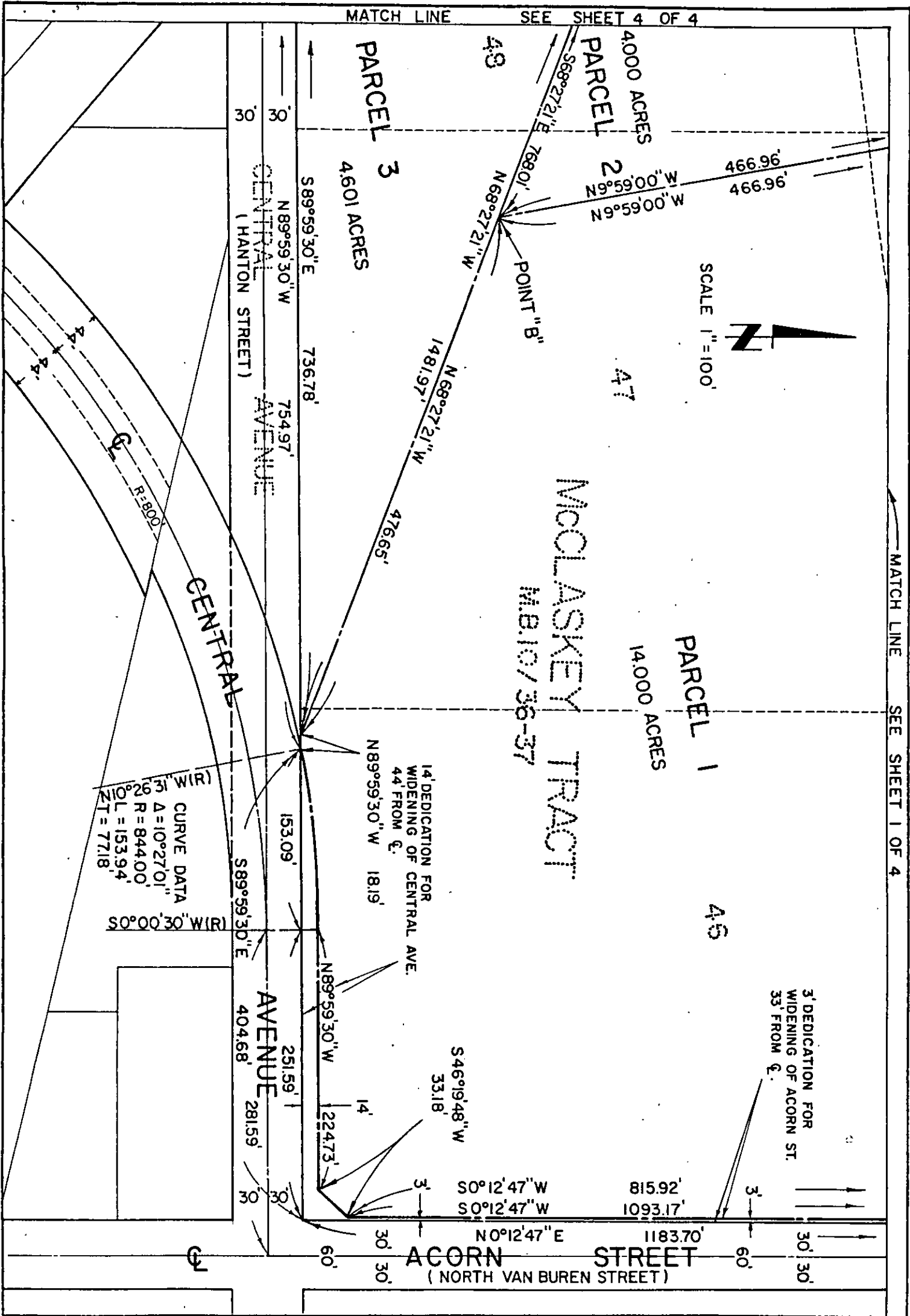
SCALE: 1" = 100'

DRAWN BY TYK DATE 8 / 15 / 84

SUBJECT SEVEN PARCELS, PMW-9-845

728002

MATCH LINE SEE SHEET 4 OF 4



• CITY OF RIVERSIDE, CALIFORNIA •

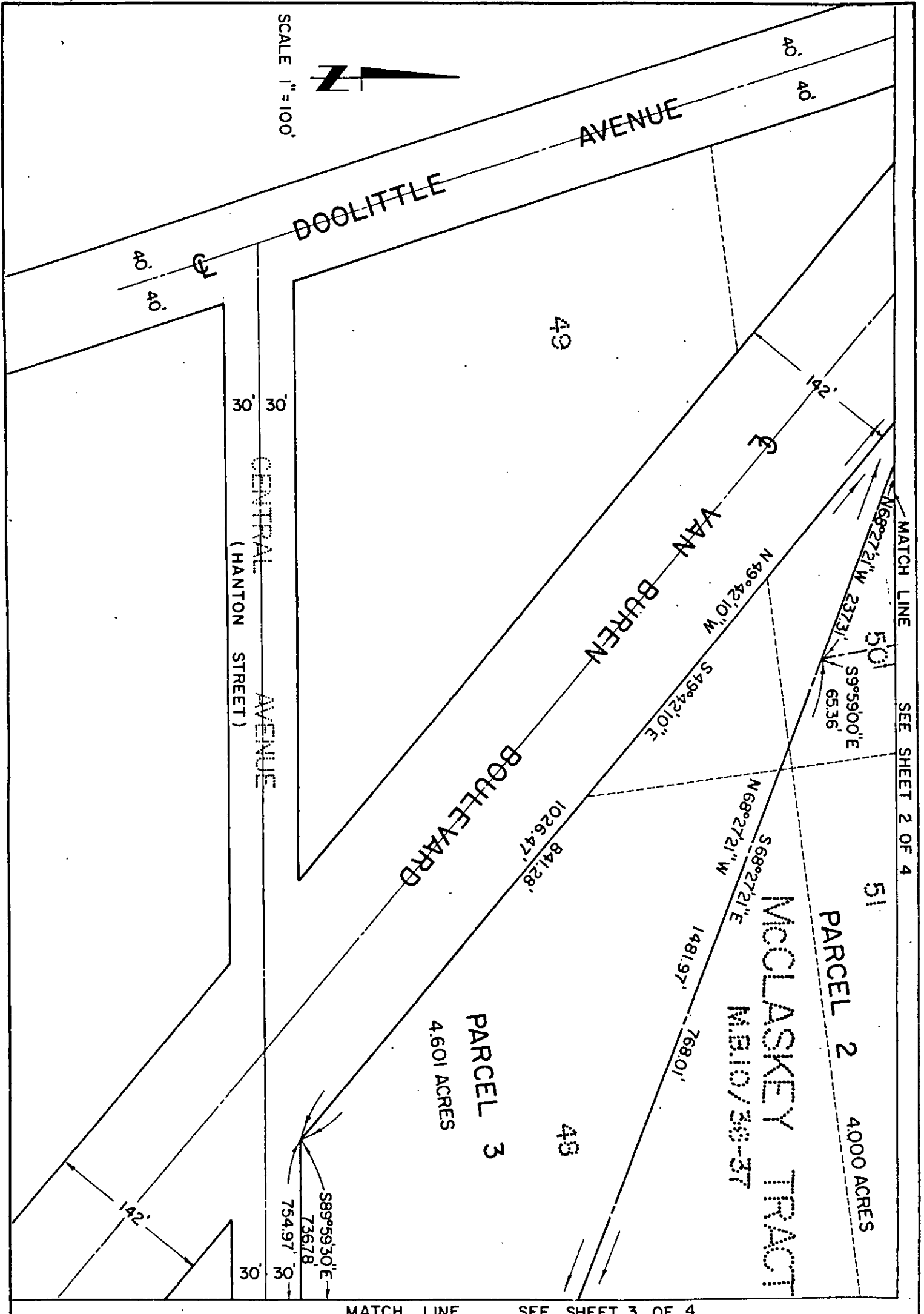
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SHEET 3 OF 4

SCALE: 1" = 100' DRAWN BY TYK DATE 8/15/84 SUBJECT SEVEN PARCELS, PMW-9-845

PMW 9-845

528002



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SHEET 4 OF 4

SCALE: 1" = 100'

DRAWN BY TYK DATE 8/15/84

SUBJECT SEVEN PARCELS, PMW-9-845

PMW 9-845