

197103

Recording requested by

And when recorded, mail to:

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

RECEIVED FOR RECORD
30 Min. Past 3 o'clock P.M.
Request of
Lawdon Properties
Book 1979, Page 197103
SEP 18 1979

Recorded in Official Records
of Riverside County, California
D. S. S. Recorder
FEES \$ 4-

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-13-789)

Property Owner(s): Lawdon Properties, a limited partnership.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 5, 1978, 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.

SEE ATTACHED DESCRIPTION

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

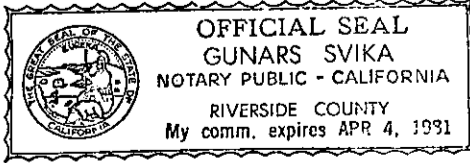
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: SEP 18, 1979

By [Signature]
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On SEP 18, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MERLE G. GARDNER, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



[Signature]
Notary Public in and for said County and State

197103

Those portions of Lots 11 and 12 in Block 6 of Tibbetts Tract as shown by map on file in Book 4 Page 91 of Maps, Records of Riverside County, California, described as follows:

Commencing on the Westerly line of North School Street as conveyed to the City of Riverside as shown by deed on file in Book 544 Page 500 of Deeds, Records of Riverside County, California at a point distant Southerly 290 feet from the center line of Central Avenue, as shown on said Map; thence Westerly and parallel with said center line of Central Avenue, to a point 32 feet Westerly from the Easterly line of said Lot 11, said point being the true point of beginning of this description; thence Easterly and parallel with the Northerly line of Lots 11, and 12, 50 feet; thence Southerly and parallel with the Easterly line of Lots 11 and its continuation Southerly to the Northerly line of School Circle as now located (said Northerly line being established by Resolution of Common Council of City of Riverside, a certified copy of which was recorded October 26, 1926 in Book 697 Page 99 of Deeds, Records of Riverside County, California, vacating the Northerly portion of School Circle shown on said Map;) thence Northwesterly on a curve of said Northerly line as so established, to a point 32 feet westerly, measured at right angles thereto from the Easterly line of Lot 11 produced Southerly; thence Northerly and parallel with the Easterly line of Lot 11 to the point of beginning.

DESCRIPTION APPROVAL
George H. Hutchinson 9/14/29 *DRJ*
Surveyor

Recording requested by

And when recorded, mail to:

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

197104

RECEIVED FOR RECORD
30 Min. Past 3 o'clock
At Request of
Lawdon
Book 1979, Page 197104
SEP 18 1979

Recorded in Official Records
of Riverside County, California

D. D. S. Recorder
FEES \$ 4-

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-13-789)

Property Owner(s): Lawdon Properties, a limited partnership.

revised

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 5, 1978, 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.

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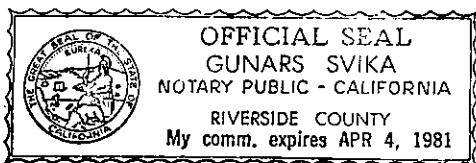
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: SEP. 18, 1979

By Mark Lawdon
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On SEP. 18, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MERLE G. GARDNER, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument 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

197104

The Westerly 28 feet of Lot 3 and the Easterly 32 feet of Lot 4 in Block 6 of Tibbetts Tract as shown by map on file in Book 4 Page 91 of Maps, Records of Riverside County, California;

Also the Southerly 15 feet of Central Avenue adjoining said property on the North, as vacated by the Common Council of the City of Riverside on March 5, 1914 by Resolution of Abandonment, a certified copy of which was recorded March 6, 1914 in Book 9 Page 335 of Miscellaneous Records of Riverside County, California.

Excepting therefrom all that portion of the South 14.00 feet of the North 39.00 feet of the Northwest quarter of the Southwest quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Base and Meridian, included between the Northerly prolongation of the West line of the East 22.00 feet of Lot 3 in Block 6 and the Northerly prolongation of the East line of the West 18.00 feet of Lot 4 in Block 6, as said lots are shown on Tibbetts Tract, recorded in Book 4 Page 91 of Maps, Records of Riverside County, California.

DESCRIPTION APPROVAL
BY *George P. Hutchinson* 9/16/79
SURVEYOR
DRJ

ing requested by

197105

And when recorded, mail to:

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

RECEIVED FOR RECORD
96 Min. Past 3 o'clock P.M.
At Request of
Lawdon Prop
Book 1979, Page 197105
SEP 18 1979

Recorded in Official Records
of Riverside County, California

Donald D. Spitzer - Recorder
FEES \$ 4-

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-13-789)

Property Owner(s): Lawdon Properties, a limited partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 5, 1978, 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.

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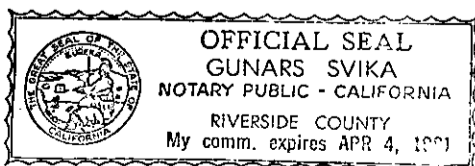
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: SEP 18, 1979

By Paul Lawdon
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On SEP 18, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARLENE G. GARDNER, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument 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

197105

The Westerly 60 feet of the following described property:

All that portion of Lots 11, 12, 13 and 14 in Block 6 of Tibbett's Tract and a portion formerly in Park Avenue (since abandoned) as shown by Map on file in Book 4, page 91 of Maps, Records of Riverside County, California, particularly described as follows:

Beginning on the Westerly line of North School Street as conveyed to the City of Riverside by Deed recorded June 29, 1926 in Book 544, page 500 of Deeds, Riverside County Records, at a point distant Southerly 250 feet from the center line of Central Avenue, as shown on said Map; thence Westerly and parallel with said center line of Central Avenue to a point 32 feet Westerly from the Easterly line of Lot 11; thence Northerly parallel with the said Easterly line of Lot 11 to the Northerly line of said Lot 11; thence Easterly on the Northerly line of Lots 11, 12 and 13 and 14 and the Easterly prolongation thereof to a point on the Westerly line of North School Street, as conveyed to the City of Riverside by Deed above described; thence Southerly on the Westerly line of North School Street to the point of beginning.

DESCRIPTION APPROVAL
by *George P. Hutchinson* 9/14/79 by *[Signature]*
Surveyor

197106

Those portions of Lots 9, 10 and 11 in Block 6 of Tibbetts Tract as shown by map on file in Book 4 Page 91 of Maps, Records of Riverside County, California described as follows:

Beginning at a point on the Northerly line of Park Avenue, distant 91.35 feet Easterly of the West line of Block 6, where there is an iron stake: thence Northerly and parallel with the West line of Block 6, a distance of 135 feet thence Easterly at right angles to the West line of Block 6, 91.35 feet;

Thence Southerly and parallel with the West line of Block 6, 135 feet, more or less, to the Northerly line of Park Avenue; thence Westerly along the Northerly line of Park Avenue, to the point of beginning.

Together with that portion of School Circle as vacated by Resolution of Common Council of the City of Riverside, a certified copy of which was recorded October 26, 1926 in Book 697 Page 99 of Deeds, Records of Riverside County, California.

DESCRIPTION APPROVAL
By George Hutchison 9/14/79 by DRF
Surveyor

197107

Lots 5 and 10 and a portion of Lots 4, 6, 9 and 11 in Block 6 of Tibbetts Tract as shown by map on file in Book 4 page 91 of Maps, Records of Riverside County, California described as follows:

Beginning on the Northerly line of said Block 6, at a point 91.35 feet Easterly from the Northwesterly corner thereof; Thence Northerly at right angles to the Northerly line of said Block, 15 feet to a point on the Southerly line of Central Avenue established by vote of City Council, March 5, 1914; Thence Easterly on the Southerly line of Central Avenue, as above established, 91.35 feet to an iron pipe; Thence Southerly on an angle to the right of way 90° 45' a distance of 240 feet, more or less, to the Northerly line of the property conveyed to Harry E. Bente, by Deed recorded March 23, 1940, of Official Records of Riverside County, California; Thence Westerly on said Northerly line 91.35 feet to a point distant 91.35 feet Easterly, measured at right angles to the Westerly line of said Block 6; Thence Northerly in a direct line to the point of beginning.

Excepting therefrom all that portion of the South 14.00 feet of the North 39.00 feet of the Northwest quarter of the Southwest quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Base and Meridian, include between the Northerly prolongation of the West line of the East 22.00 feet of Lot 3 in Block 6 and the Northerly prolongation of the East line of the West 18.00 feet of Lot 4 in Block 6, as said lots are shown on Tibbetts Tract, recorded in Book 4 Page 91 of Maps, Records of Riverside County, California.

DESCRIPTION APPROVAL
by George P. Hutchings 1/17/79 by AKF
Substator

Recording requested by:

And when recorded, mail to:

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

197108

RECEIVED FOR RECORD
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Lawdon Prop.
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Dwight D. Seaman - Recorder
FEES \$ 4-

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PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-13-789)

Property Owner(s): Lawdon Properties, a limited partnership

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SEE ATTACHED DESCRIPTION

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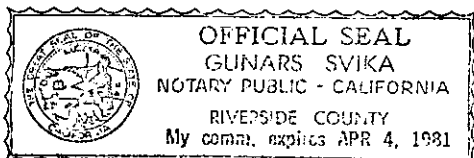
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: Sept. 18, 1979

By [Signature]
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On Sept. 18, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHAEL G. GARDNER, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



[Signature]
Notary Public in and for said County and State

197108

All that portion of Lots 11, 12, 13 and 14 in Block 6 of Tibbett's Tract and portion formerly in Park Avenue, (since abandoned) according to map on file in Map Book 4 page 91, records of Said Riverside County, said portion being described as follows:

Beginning on the Westerly line of North School Street as conveyed to City of Riverside by Deed recorded 6-29-26 in Book 544 page 500 of Deeds, records of said County, at a point distant Southerly 250 feet from the center line of Central Avenue, as shown on said map; thence Westerly and parallel with said center line of Central Avenue to a point 32 feet Westerly from the Easterly line of said Lot 11; thence Southerly and parallel with the said Easterly line of Lot 11, 40 feet; thence Easterly parallel with the Northerly line of said Lots 11, 12, 13 and 14 to a point on the Westerly line of North School Street, as conveyed to City of Riverside by the deed above described; thence Northerly on said Westerly line 40 feet to the point of beginning.

DESCRIPTION APPROVAL
BY *George P. Hutchinson* 9.14.79 *DRJ*
SURVAYOR