

188225

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
4:5 Min. Past 1 o'clock P.M.
At Request of
Book 1983, Page 188225

SEP 14 1983

Recorded in Official Records
of Riverside County, California

William J. Egan
Recorder
Fees \$

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

2/13 + 16

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-16-823)

Property Owner(s): RIVERSIDE COMMUNITY COLLEGE

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 21, 1982, 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

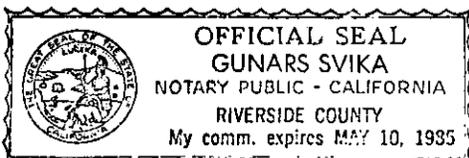
MERLE G. GARDNER
PLANNING DIRECTOR

Dated: AUG. 29, 1983

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this 29TH day of AUGUST, in the year 1983, before me, William J. Egan, 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.



William J. Egan
Notary Public in and for said County and State

REVISION
156

Parcel conveyed to RIVERSIDE JUNIOR COLLEGE SCHOOL DISTRICT By Deed Rec June 11, 1973 as Inst. No. 75437, O.R. Riv. Co., Calif.

SOUTHERN

CALIFORNIA

COLONY

Parcel conveyed to RIVERSIDE JUNIOR COLLEGE By Deed Rec Jan. 3, 1963 as Inst. No. 1036, O.R. Riv. Co., Calif.

Parcel conveyed to RIVERSIDE JUNIOR COLLEGE By Deed Rec Jan. 3, 1963 as Inst. No. 1035, O.R. Riv. Co., Calif.

PARCEL A
11.33 Ac.

Parcel conveyed to RIVERSIDE JUNIOR COLLEGE By Deed Rec Jan. 3, 1963 as Inst. No. 1037, O.R. Riv. Co., Calif.

Parcel conveyed to CALVARY PRESBYTERIAN CHURCH OF RIVERSIDE By Deed Rec Dec 14, 1931 in Book 59 Page 206, O.R. Riv. Co., Calif.

Parcel conveyed to CALVARY PRESBYTERIAN CHURCH By Deed Rec Jan. 14, 1959 as Inst. No. 3257, O.R. Riv. Co., Calif.

Parcel conveyed to RIVERSIDE COMMUNITY COLLEGE DISTRICT By Deed Rec May 7, 1982 as Inst. No. 78416, O.R. Riv. Co., Calif.

Parcel conveyed to THE RECTOR, CHURCH WARDENS AND VESTRYMEN OF ALL SAINTS CHURCH By Deed Rec July 16, 1927 in Book 720 Page 470 of Deeds, Records of Riv. Co., Calif.

Parcel conveyed to FRED A. CLARK, et al. By Deed Rec Dec. 24, 1942 in Book 584 Page 135, O.R. Riv. Co., Calif.

PARCEL B
2.62 Ac.

MORTON TRACT No. 2
M.B. 19/62

TERRACINA DRIVE

DRIVE

AVENUE

MAGNOLIA

164

165

166

8

7

6

5

4

3

2

1

SCALE
1"
DATE

188225

Those portions of Lots 154, 155, 165 and 166 of Southern California Colony Association as shown by map on file in Book 7 of Maps at Page 3 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at the most easterly corner of said Lot 165;

THENCE South $29^{\circ} 40' 44''$ West along the southeasterly line of said Lot 165, a distance of 276.00 feet to the point of beginning of the parcel of land to be described;

THENCE North $70^{\circ} 17' 19''$ West, a distance of 335.12 feet to a point in the northwesterly line of the southeasterly one-half of said Lot 165, said point being the most easterly corner of that certain parcel of land conveyed to Fred A. Clark, et al, by deed recorded May 24, 1943, in Book 584, Page 135, Official Records of Riverside County, California, also being the most southerly corner of that certain parcel of land conveyed to Riverside Community College District by deed recorded May 7, 1982 as Instrument No. 78416, Official Records of Riverside County, California;

THENCE North $60^{\circ} 14' 16''$ West, a distance of 100.58 feet;

THENCE North $14^{\circ} 18' 16''$ West, a distance of 176.82 feet;

THENCE South $69^{\circ} 42' 44''$ West, a distance of 30.43 feet;

THENCE North $43^{\circ} 26' 16''$ West, a distance of 62.41 feet;

THENCE North $19^{\circ} 59' 16''$ West, a distance of 35.88 feet to the northwesterly line of said Lot 165;

THENCE North $29^{\circ} 41' 45''$ East along said northwesterly line, a distance of 193.10 feet to the most northerly corner thereof, also being the most westerly corner of said Lot 155;

The preceding 6 courses being along the southwesterly and northwesterly lines of said parcel of land conveyed to Riverside Community College District.

THENCE North $29^{\circ} 35' 14''$ East along the northwesterly line of said Lot 155, a distance of 284.84 feet to the most northerly corner of that certain parcel of land conveyed to Riverside Junior College by deed recorded January 3, 1963 as Instrument No. 1036, Official Records of Riverside County, California;

THENCE South $59^{\circ} 55' 45''$ East along the northeasterly line of said parcel of land conveyed to Riverside Junior College, a distance of 197.72 feet to the most easterly corner thereof, said corner also being an angle point in the northwesterly line of that certain parcel of land conveyed to Riverside Junior College by deed recorded January 3, 1963 as Instrument No. 1035 Official Records of Riverside County, California;

188225

THENCE North 64° 30' 36" East, along said northwesterly line, a distance of 36.19 feet to the most westerly corner of that certain parcel of land conveyed to Calvary Presbyterian Church of Riverside by deed recorded December 14, 1931 in Book 59, Page 206, Official Records of Riverside County, California;

THENCE South 60° 08' 09" East, a distance of 135.34 feet;

THENCE South 78° 54' 09" East, a distance of 217.80 feet;

THENCE North 87° 21' 07" East, a distance of 105.21 feet to the most westerly corner of that certain parcel of land conveyed to Calvary Presbyterian Church by deed recorded January 14, 1959 as Instrument No. 3357, Official Records of Riverside County, California;

The preceding 3 courses being along the northerly line of said parcel of land conveyed to Riverside Junior College, also being the southerly line of said parcel of land conveyed to Calvary Presbyterian Church of Riverside.

THENCE South 47° 03' 16" East along the southwesterly line of said parcel of land conveyed to Calvary Presbyterian Church, a distance of 209.04 feet to the most southerly corner thereof, said corner being on the northwesterly line of Magnolia Avenue, 200.00 feet wide;

THENCE South 42° 56' 44" West along said northwesterly line, a distance of 815.69 feet to the northeasterly line of that certain parcel of land conveyed to the Rector, Church Wardens, and Vestrymen of All Saints Church, Riverside, California by deed recorded July 16, 1927 in Book 720, Page 470 of Deeds, Records of Riverside County, California;

THENCE North 76° 40' 16" West along said line, a distance of 5.07 feet to the southeasterly line of said Lot 165;

THENCE North 29° 40' 44" East along said southeasterly line, a distance of 124.38 feet to the point of beginning.

The above described parcel of land contains 11.33 acres, more or less.

DESCRIPTION APPROVAL
by *George P. Hutchinson* 1/28/83 by *[Signature]*
Surveyor

188226

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
4:5 Min. Past 10 o'clock P.M.
At Request of

[Signature]
Book 1993, Page 188226

SEP 14 1983

Recorded in Official Records
of Riverside County, California

[Signature]
Recorder
Fees \$

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

2/13+16

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-16-823)

Property Owner(s): ALL SAINTS CHURCH

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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

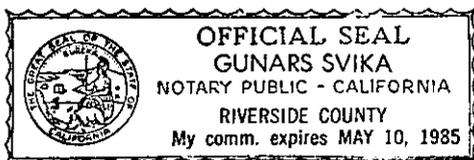
MERLE G. GARDNER
PLANNING DIRECTOR

Dated: AUG. 29, 1983

By *[Signature]*
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this 29TH day of AUGUST, in the year 1983, 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.



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

188226

Those portions of Lots 165 and 166 of Southern California Colony Association as shown by map on file in Book 7 of Maps at Page 3 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at the most easterly corner of said Lot 165;

THENCE South 29° 40' 44" West along the southeasterly line of said Lot 165, a distance of 276.00 feet to the point of beginning of the parcel of land to be described;

THENCE North 70° 17' 19" West, a distance of 335.12 feet to a point in the northwesterly line of the southeasterly one-half of said Lot 165, said point being the most easterly corner of that certain parcel of land conveyed to Fred A. Clark, et al, by deed recorded May 24, 1943 in Book 584, Page 135, Official Records of Riverside County, California;

THENCE South 29° 41' 14" West along the northwesterly line of the southeasterly one-half of said Lot 165, a distance of 295.18 feet to the northeasterly line of Terracina Drive, 60.00 feet wide;

THENCE South 60° 14' 16" East along said northeasterly line, a distance of 331.95 feet to the northwesterly line of Magnolia Avenue, being 50.00 feet northwesterly, measured at right angles from the centerline of said Magnolia Avenue;

THENCE North 42° 56' 44" East, along said northwesterly line, a distance of 238.69 feet;

THENCE Northeasterly and Northwesterly on a curve concave westerly, having a radius of 8.72 feet, through a central angle of 119° 37' 00", an arc length of 18.20 feet;

THENCE North 76° 40' 16" West, a distance of 47.60 feet to the southeasterly line of said Lot 165;

THENCE North 29° 40' 44" East, along said southeasterly line, a distance of 124.38 feet to the point of beginning.

The preceding 6 courses being along the northwesterly, southwesterly and southeasterly lines of said parcel of land conveyed to the Rector,

DESCRIPTION APPROVAL
by *George P. Hutchison* 1/23/83 BY *[Signature]*
Surveyor