

393786

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PROJECT: PMW-18-890

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): JAMES L. COX, JR.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on September 21, 1989, 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 EXHIBIT "A" attached.

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: October 25, 1989

By 
KENNETH R. GUTIERREZ
PRINCIPAL PLANNER

EXHIBIT "A"

PARCEL A

Lot 2 of Tract 2904, as shown by map on file in Book 53 of maps at pages 14 and 15 thereof, Records of Riverside County, California.

TOGETHER WITH that portion of Lot 3 of said Tract 2904 described as follows:

Beginning at the most southerly corner of said Lot 3;

Thence North 46° 09' 57" East along the southeasterly line of said Lot 3, a distance of 102.56 feet to an angle point therein;

Thence North 04° 43' 30" West along said southeasterly line, a distance of 62.00 feet to an angle point therein;

Thence North 28° 16' 30" East along said southeasterly line, a distance of 59.00 feet to an angle point therein;

Thence South 35° 12' 30" West, a distance of 51.00 feet;

Thence South 47° 23' 22" West, a distance of 145.43 feet to a point in the southwesterly line of said Lot 3;

Thence South 41° 35' 06" East along said southwesterly line, a distance of 59.69 feet to the point of beginning.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb

Matthew E. Webb, L.S. 5529

10/10/89
Date

Prepared by: EDW
Checked by: MEW

DESCRIPTION APPROVAL 10/12/89
George P. Hutchinson by E
SURVEYOR, CITY OF RIVERSIDE



PARCEL B

Lot 3 of Tract 2904, as shown by map on file in Book 53 of maps at pages 14 and 15 thereof, Records of Riverside County, California.

EXCEPTING THEREFROM that portion of said Lot 3 described as follows:

Beginning at the most southerly corner of said Lot 3;

Thence North $46^{\circ} 09' 57''$ East along the southeasterly line of said Lot 3, a distance of 102.56 feet to an angle point therein;

Thence North $04^{\circ} 43' 30''$ West along said southeasterly line, a distance of 62.00 feet to an angle point therein;

Thence North $28^{\circ} 16' 30''$ East along said southeasterly line, a distance of 59.00 feet to an angle point therein;

Thence South $35^{\circ} 12' 30''$ West, a distance of 51.00 feet;

Thence South $47^{\circ} 23' 22''$ West, a distance of 145.43 feet to a point in the southwesterly line of said Lot 3;

Thence South $41^{\circ} 35' 06''$ East along said southwesterly line, a distance of 59.69 feet to the point of beginning.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb

Matthew E. Webb, L.S. 5529

10/10/89

Date

Prepared by: MEW
Checked by: MEW

DESCRIPTION APPROVAL 10/12/89
George P. Hutchinson by E
SURVEYOR, CITY OF RIVERSIDE

