

15524

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
5:00 Min. Past 3 o'clock P.M.
At Request of

Burkhart & Ryskamp
Book 1983, Page 15524

JAN 25 1983

Recorded in Official Records
of Riverside County, California

William S. Egan
Recorder

fees \$

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

4/22

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-19-823)

Property Owner(s): GORDON R. BURKHART & LINDA G. BURKHART, husband & wife as community property as to an undivided 2/5 interest; GEORGE R. RYSKAMP & PEGGY RYSKAMP, husband & wife as community property as to an undivided 2/5 interest; JAMES L. SOLTZ & ROBERTA C. SOLTZ, husband & wife as community property as to an undivided 1/10 interest; and RIX R. RYSKAMP & CLARICE M. RYSKAMP, husband & wife, as joint tenants as to an undivided 1/10 interest.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on December 9, 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

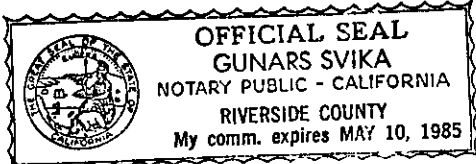
MERLE G. GARDNER
PLANNING DIRECTOR

By *Robert C. Mease*
ROBERT C. MEASE
PRINCIPAL PLANNER

Dated: *JAN. 18, 1983*

STATE OF CALIFORNIA)
SS
COUNTY OF RIVERSIDE)

On this *18TH* day of *JANUARY*, 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.



G. Svika
Notary Public in and for said County and State

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Lot 9 together with the northerly 40 feet of Lot 8 in Block 4 of Tibbetts Tract as shown by map on file in Book 4 Page 91 of Maps, Riverside County Records, together with the southerly 15 feet of Central Avenue adjacent to said Lot 9 as vacated by the City of Riverside.

EXCEPTING therefrom the Easterly 2 1/2 feet of said Lots 8 and 9 and said vacated portion of Central Avenue adjacent to said Lot 9;

ALSO EXCEPTING therefrom that portion thereof conveyed to the City of Riverside by deed recorded December 15, 1965 as Instrument No. 140644, records of Riverside County, California.

ALSO EXCEPTING therefrom that portion thereof described as follows:

BEGINNING at the southwest corner of the northerly 40.00 feet of said Lot 8;

THENCE North 00° 01' 00" East, along the westerly line of said Lot 8 and Lot 9, a distance of 64.35 feet to the most southerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded December 15, 1965 as Instrument No. 140644, Official Records of said Riverside County, said corner also being the beginning of a tangent curve, concave to the southeast and having a radius of 27.00 feet;

THENCE Northeasterly along said curve to the right through a central angle of 89° 15' 00" an arc length of 42.06 feet to a line which is parallel with and distant 1.00 feet northerly as measured at right angle from the northerly line of said Lot 9;

THENCE North 89° 16' 00" East, along said parallel line a distance of 120.85 feet to the easterly line of said parcel of land, conveyed to the City of Riverside, said easterly line lying 2.50 feet westerly as measured at right angle from the easterly line of said Lot 9;

THENCE South 00° 01' 00" West, along said easterly line a distance of 5.00 feet to a line which is parallel with and distant 4.00 feet southerly as measured at right angle from the northerly line of said Lot 9;

THENCE South 89° 16' 00" West, along said parallel line a distance of 128.68 feet to the beginning of a non-tangent curve concave to the southeast, having a radius of 39.50 feet, the radial line at said beginning bears North 29° 52' 33" West;

THENCE Southwesterly along said curve to the left, through a central angle of 30° 57' 58" an arc length of 21.35 feet, to a point in a line which is parallel with and distant 4.00 feet easterly as measured at right angle from the westerly line of said Lot 9, the radial line at said point bears North 60° 50' 31" West;

THENCE South 00° 01' 00" West along said parallel line a distance of 71.18 feet to the southerly line of said northerly 40.00 feet of said Lot 8;

THENCE South 89° 16' 00" West, along last said line a distance of 4.00 feet to the point of beginning.

DESCRIPTION APPROVAL
by *George P. H. [Signature]* Surveyor