

184927

Recording requested by:

City of Riverside

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

And when recorded, mail to:

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

MAY 20 1996

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$



FREE RECORDING (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: PMW-21-789
Diana w'ly of Adams
A.P.N. 231-070-007

H .67.3

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): FIRST FREE METHODIST CHURCH OF RIVERSIDE, a corporation.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on December 21, 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 real property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

Parcel 1

The northwesterly one-half of Lot 15 in Block 23 and that portion of Lot 10 in Block 23 lying southeasterly of the lower Canal of the Riverside Water Company in Block 23 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, records of San Bernardino County, California;

EXCEPT FROM said Lot 15 that portion thereof conveyed to the State of California for freeway purposes by Deed recorded April 22, 1955, in Book 1726, Page 421 of Official Records of Riverside County, California;

ALSO EXCEPTING from the remainder of said land the southwesterly 5 acres thereof; the northeasterly line of said southwesterly 5 acres being parallel to the northeasterly line of said Lot;

ALSO EXCEPTING THEREFROM that portion described in deed to the City of Riverside by document recorded March 15, 1963, as Instrument No. 26396 of Official Records of said Riverside County;

ALSO EXCEPTING THEREFROM that portion described in deed to Dana B. Horn, Trustee of the DBH TRUST, by document recorded December 21, 1979, as Instrument No. 271020 of Official Records of said Riverside County.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

W. L. Kraisosky 5/16/96 Prep. Kap
 W. L. Kraisosky, R.C.E. 23391 Date
 License Expires 12/31/97



THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: May 17, 1996

By J. Craig Aaron
 J. CRAIG AARON
 PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

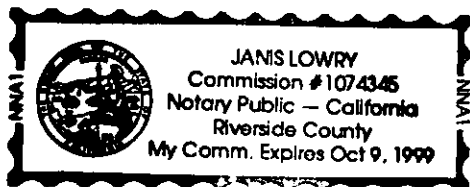
State of California }
County of Riverside } ss

On May 17, 1996 before me Janis Lowry
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Janis Lowry
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

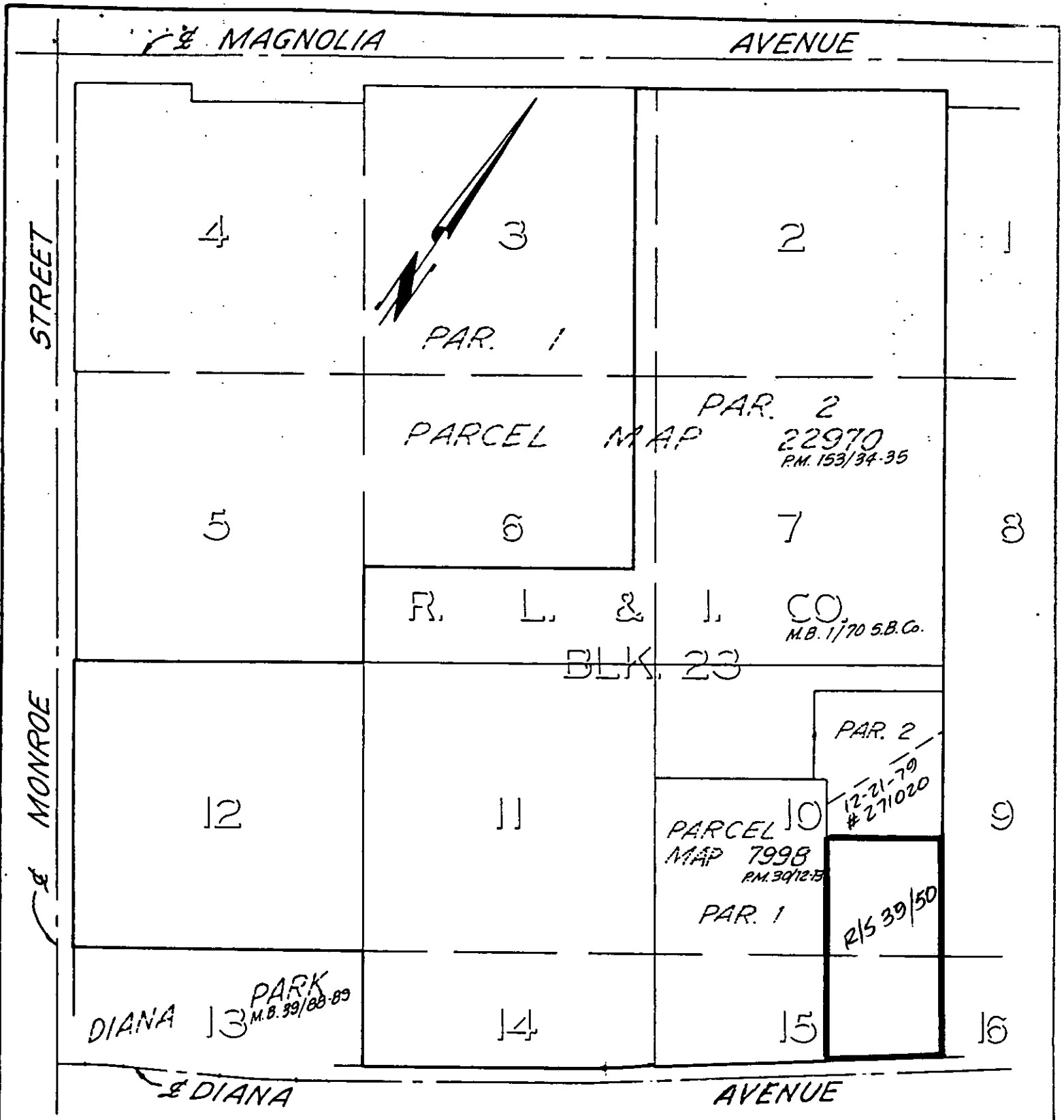
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)

Other
Principal Planner

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

City of Riverside
3960 Main Street
Riverside Ca 92520



• 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 1

5/27-1

SCALE: 1" = 300'

DRAWN BY M.C. DATE 4/15/96

SUBJECT PMW-21-789

184928

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Project: PMW-21-789
Diana w'ly of Adams
A.P.N. 231-070-009

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

H. 67.3

Property Owner(s): CALIFORNIA BAPTIST COLLEGE, a California corporation.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on December 21, 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 real property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

Parcel 1

That portion of Lot 10 in Block 23 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, **TOGETHER WITH** Parcel 2 of Parcel Map 7998, as shown by map on file in Book 30, Pages 12 and 13 of Parcel Maps, records of Riverside County, California, described as a whole as follows:

BEGINNING at the north corner of Parcel 2 as shown on said Parcel Map 7998;

THENCE South 56°00'00" West, along the northwesterly line of said Parcel 2,

a distance of 299.05 feet to the most westerly corner of said Parcel 2;

THENCE South 34°00'00" East, along the southwesterly line of said Parcel 2, a distance of 200.77 feet to the northwesterly line of Parcel 1 of said Parcel Map 7998;

THENCE North 56°03'00" East, along said northwesterly line of Parcel 1 of said Parcel Map 7998, a distance of 30.00 feet to the most northerly corner of said Parcel 1;

THENCE South 34°00'00" East, along the northeasterly line of said Parcel 1 of Parcel Map 7998, a distance of 133.51 feet to the most southerly corner of that certain parcel of land described in deed to California Baptist College Corporation, by document recorded December 21, 1979, as Instrument No. 271021 of Official Records of said Riverside County;

THENCE North 56°00'00" East, along the southeasterly line of said parcel as described in deed recorded December 21, 1979, a distance of 269.05 feet to the northeast line of Parcel 1 of Record of Survey on file in Book 39, Page 50 of Record of Surveys, records of said Riverside County;

THENCE North 34°00'00" West, along said northeast line of Parcel 1 of said Record of Survey, and along the northeasterly line of said Parcel 2 of said Parcel Map 7998, a distance of 334.31 feet to the POINT OF BEGINNING.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

W. L. Kraisosky 5/16/96 Prep. Kep
 W. L. Kraisosky, R.C.E. 23391 Date
 License Expires 12/31/97



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PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: May 17, 1996

By J. Craig Aaron
J. CRAIG AARON

PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On May 17, 1996, before me Janis Lowry
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Janis Lowry
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

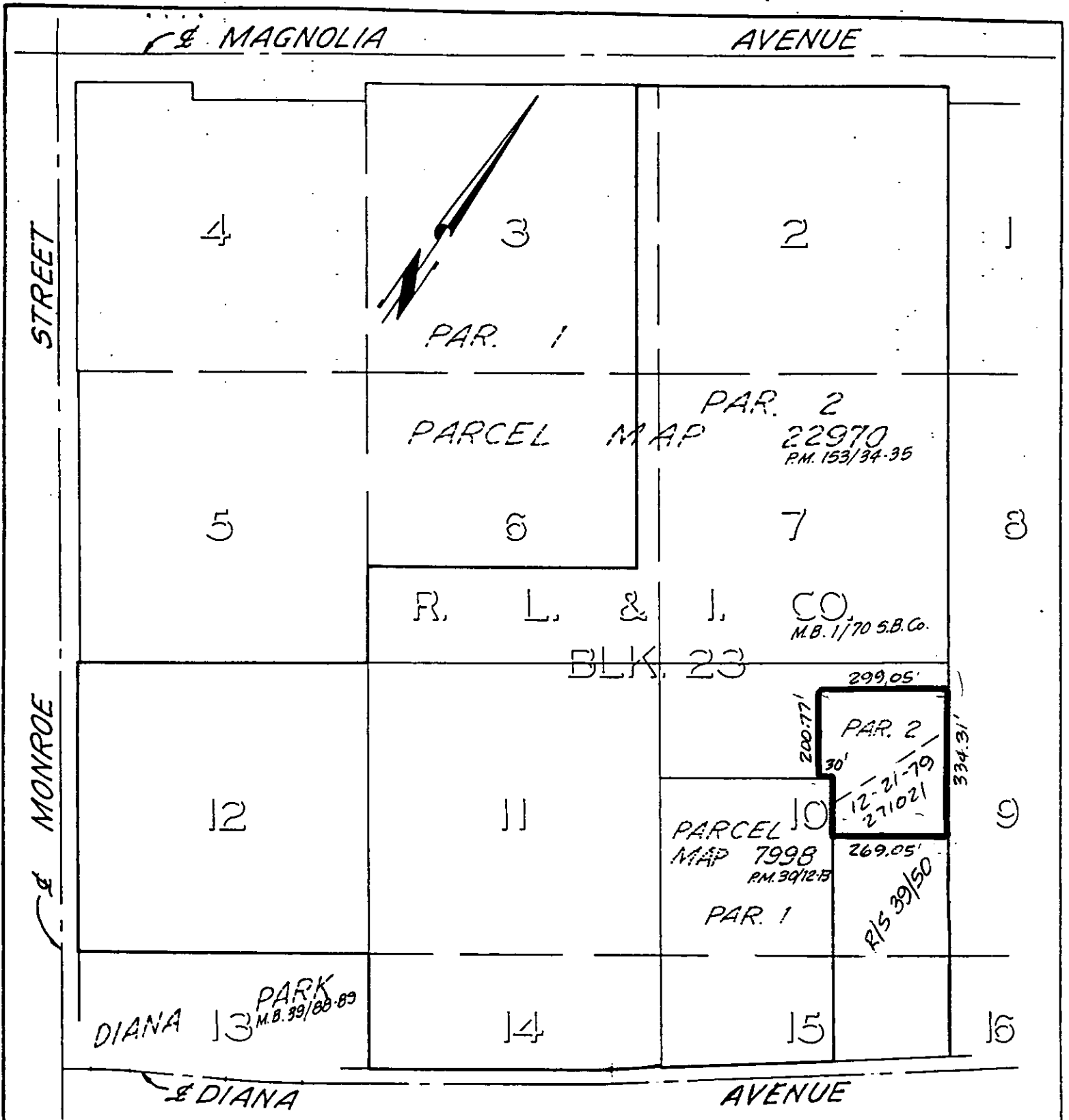
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Principal Planner

- () Partner(s)
- () General
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The party(ies) executing this document is/are representing:

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Riverside Ca 92502



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