

96113

Recording requested by

And when recorded, mail to:

City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92527

RECEIVED FOR RECORD  
AT 9:00 O'CLOCK A.M.  
At Request of  
SAFECO TITLE INSURANCE CO.

Book 1980, Page 96113  
MAY 22 1980

Recorded in Official Records  
of Riverside County, California  
D. D. Segura Recorder  
FEES \$

This space for Recorder's use

Order #476285-5  
Escrow No. 61774-LD

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE  
(Waiver of Parcel Map PMW-23-790)

Property Owner(s): Vincent W. Grubbs III

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on March 6, 1980, 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.

That portion of the Northwest Quarter of Section 24, Township 2 South, Range 5 West, San Bernardino Base and Meridian, being a portion of that certain 8.271 acre tract of land described in the Deed to the Southern Pacific Company, recorded March 13, 1928 in Book 755 Page 184 of Deeds records of Riverside County, described as follows:

The Southerly 400 feet of the Easterly 260 feet of the Westerly 310 feet of aforesaid 8.271 acre tract.

Together with the Northerly 200 feet of the Southerly 600 feet of the Easterly 260 feet of the Westerly 310 feet of aforesaid 8.271 acre tract.

DESCRIPTION APPROVAL  
By *[Signature]*  
3/24/80

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

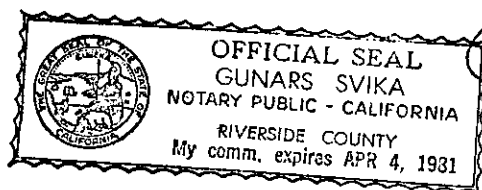
PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

Dated: MAR. 27, 1980

By *[Signature]*  
Planning Director  
City of Riverside

STATE OF CALIFORNIA)  
  ) ss.  
COUNTY OF RIVERSIDE)

On MAR. 27, 1980, 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

96114

Recording requested by

And when recorded, mail to:

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

RECEIVED FOR RECORD  
AT 9:00 O'CLOCK A.M.  
At Request of  
SAFECO TITLE INSURANCE CO.

Book 1980, Page 96114

MAY 22 1980

Recorded in Official Records  
of Riverside County, California

*Daniel S. Soggin*  
Recorder  
FEES \$

This space for Recorder's use

Order #476285-5  
Escrow #61774-LD

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE  
(Waiver of Parcel Map PMW-23-790)

Property Owner(s): Mazzetti Brandon Properties

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Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on March 6, 1980, 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.

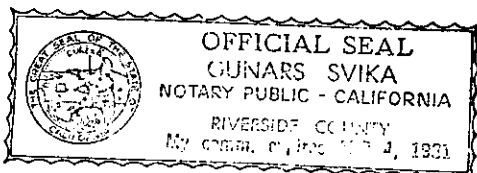
PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

Dated: MAR. 27, 1980

By *Brandon Mazzetti*  
Planning Director  
City of Riverside

STATE OF CALIFORNIA)  
) ss.  
COUNTY OF RIVERSIDE)

On MAR 27 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared *MERRLE 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

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That certain parcel of land situated in the Northwest quarter of Section 24, Township 2 South, Range 5 West, San Bernardino Base and Meridian, City of Riverside, County of Riverside, State of California, being a portion of that certain 8.271 acre parcel of land described in Deed dated December 31, 1927, from Cresmer Manufacturing Company to Southern Pacific Company, recorded March 13, 1928 in Book 755 of Deeds, Page 184, Riverside County Records, a portion of that certain 12.934 acre parcel of land described in Deed dated October 12, 1927, from Theresa Hall Brown, et al., to Southern Pacific Company, recorded March 13, 1928, in Book 755 of Deeds, Page 181, Records of Riverside County, and a portion of that certain 1.31 acre parcel of land described in deed dated August 4, 1950, from Southern Pacific Company to Southern Pacific Railroad Company, recorded August 17, 1950, in Book 1197 Page 376, Records of Riverside County, described as follows:

BEGINNING at a point in the northerly line of Third Street (formerly Blaine Street), said point being the southwesterly corner of said 8.271 acre parcel of land;

THENCE North 89° 14' 00" East along said northerly line, 50.00 feet to the westerly line of the easterly 260 feet of the westerly 310 feet of said 8.271 acre parcel of land;

THENCE North 0° 46' 00" West along said westerly line, 400.00 feet to the northerly line of the southerly 400 feet of said 8.271 acre parcel of land;

THENCE North 89° 14' 00" East along said northerly line, 260.00 feet to the easterly line of said westerly 310 feet of said 8.271 acre parcel of land;

THENCE South 0° 46' 00" East along said easterly line, 400 feet to the northerly line of said Third Street;

THENCE North 89° 14' 00" East along last said line, 50.00 feet to the westerly line of land described in deed dated September 12, 1962, from Southern Pacific Company to A. M. Lewis, Inc., recorded October 19, 1962, in Book 3242, Page 494, Records of said County;

THENCE along last said westerly line and the northwesterly line of last said land, as follows:

North 0° 46' 00" West, 853.54 feet, northerly and northeasterly along a tangent curve to the right having a radius of 384.51 feet, a central angle of 82° 04' 29", an arc distance of 550.80 feet, and North 89° 14' 00" East 104.41 feet to the easterly line of said 1.31 acre parcel of land;

THENCE North 0° 46' 00" West along last said line, 10.00 feet to the north-easterly corner of last said parcel of land;

THENCE along the northerly and northwesterly boundary line of said 1.31 acre parcel of land, as follows:

Westerly along a compound curve to the left (tangent to said curve at last said corner bears South 88° 08' 04" West) having the following Radii, Central Angles and Arc Distances:

<u>Radii</u>	<u>Central Angles</u>	<u>Arc Distances</u>
2840.83 feet	0° 27' 04"	22.38 feet
2267.87 feet	0° 45' 00"	29.69 feet
1885.91 feet	0° 54' 00"	29.62 feet
1613.09 feet	1° 03' 00"	29.56 feet
1408.47 feet	1° 12' 00"	29.50 feet
1249.32 feet	1° 21' 00"	29.44 feet
1122.01 feet	1° 30' 00"	29.37 feet
1017.84 feet	1° 39' 00"	29.31 feet
931.04 feet	32° 55' 00"	534.89 feet

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to a point, South 43° 38' 00" East along the radial line of last said curve from last mentioned point, 6.00 feet to a point southwesterly along a compound curve to the left (tangent to said curve at last said point bears South 46° 22' 00" West) having the following Radii, Central Angles and Arc Distances:

<u>Radii</u>	<u>Central Angles</u>	<u>Arc Distances</u>
925.04 feet	7° 36' 00"	122.70 feet
1011.84 feet	1° 39' 00"	29.14 feet
1116.01 feet	1° 30' 00"	29.22 feet
1243.32 feet	1° 21' 00"	29.30 feet
1402.47 feet	1° 12' 00"	29.37 feet
1607.09 feet	1° 03' 00"	29.45 feet
1879.91 feet	0° 41' 56"	22.93 feet

to a point, North 58° 40' 56" West along the northwesterly prolongation of the radial line of last said curve from last mentioned point, 9.80 feet and South 28° 52' 00" West, 120.05 feet to the southwesterly corner of said 1.31 acre parcel of land;

THENCE North 89° 14' East along the Southerly line of said 1.31 acre parcel of land and the southerly line of said 12.934 acre parcel of land, 150.20 feet to the northwest corner of said 8.271 acre parcel of land;

THENCE South 0° 46' 00" East along the westerly line of last said parcel of land, 660.00 feet to the point of beginning, containing 7.203 acres, more or less.

EXCEPTING therefrom the northerly 200 feet of the southerly 600 feet of the easterly 260 feet of the westerly 310 feet of aforesaid 8.271 acre parcel.

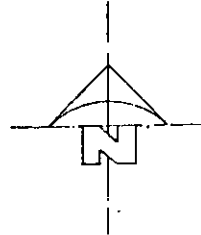
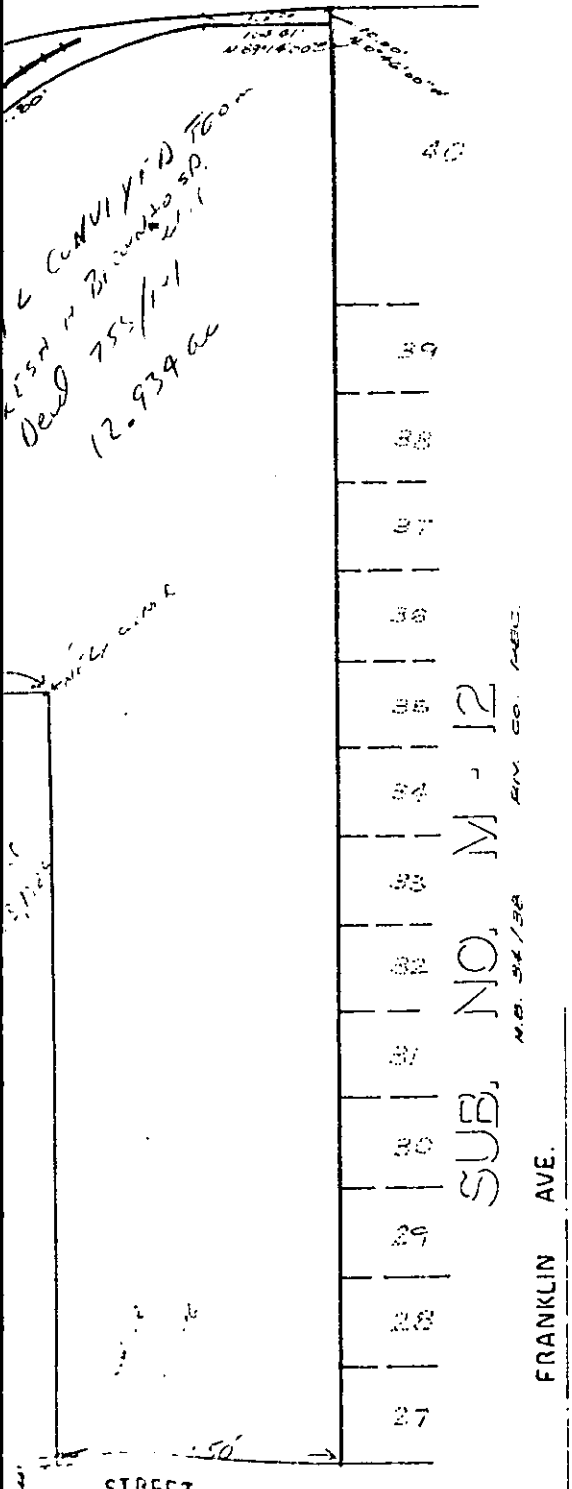
DESCRIPTION APPROVAL  
by *George P. Hutchinson* 9/24/82 by *DRD*  
SURVYOR

# GENERAL NOTES

## OWNERS

THOMAS L. MAZZETTI ET AL.  
 PO BOX 226  
 GIVERSIDE, CA 92502  
 (714) 686-2422

VINCENT W. GRUBBS  
 5267 STANWOOD CR.  
 GIVERSIDE, CA.  
 (714) 686-3051



MAP NUMBER PMW-23-790  
 RECEIVED \_\_\_\_\_  
 PAID \_\_\_\_\_  
 SUFFICIENT TO \_\_\_\_\_  
 CITY 1/13/80  
 ROUTED TO PWD

REVISIONS	DATE	BY

## TENTATIVE

### PARCEL MAP WAIVER

A PARCEL MAP WAIVER OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 24, T29, R5W, S02E 6M

SCALE 1"=100'	ALBERT A. WEBB ASSOCIATES	WO 79-119
DATE 12-9-79	STEVEN M. STANLEY	SHEET 1
DRAWN BY	ALBERT A. WEBB ASSOCIATES	

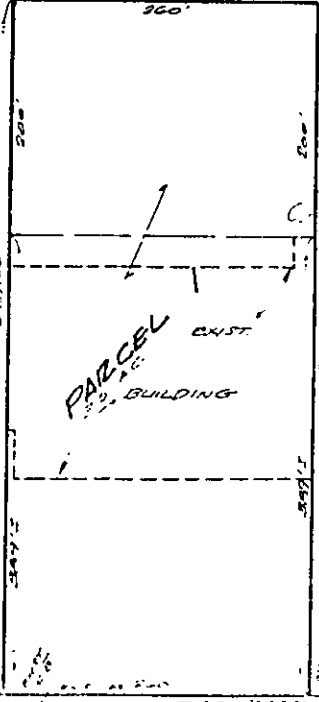
S.P. R.R.

PARCEL 2  
C-43 AC

PARCEL CONVEYED TO  
THIRDS & BROWN TO SP.  
DEED 755/181  
12-9-34 AC

180 20'  
N 69° 18' 00" E

N 0° 46' 00" W 589.00'  
N 0° 46' 00" W 589.00'



USE OF  
8 30  
DEED 755/181  
7-2-11-24

THIRDS

STREET

COMMER  
AVE

COMMER  
AVE

COMMER  
AVE