

42163

Recording requested by:

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

RECEIVED FOR RECORD
15 Min. Past 3 o'clock P. M.
At Request of
H & W Partnership
Book 1954, Page 42163

FEB 29 1984

Recorded in Official Records
of Riverside County, California

William S. Blomley
Recorder
Fees \$ 10.00

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

2/13

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-23-823)

Property Owner(s): H & W Partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on January 6, 1983, 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 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

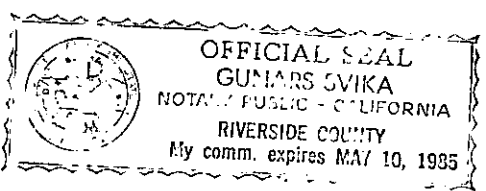
MERLE G. GARDNER
Planning Director

Dated: FEB. 23, 1984

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this 23RD day of FEBRUARY, in the year 1984, 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.



GUNARS SVIKA
Notary Public in and for said County and State

42163

Parcel 1

All those portions of Lots 1 through 10 and 12 through 19 inclusive of Syford's Business Block Addition, as shown by map on file in Book 14 of Maps, at Page 55 thereof, records of Riverside County, California, more particularly described as follows:

BEGINNING at the most easterly corner of said Lot 1, said point being in the northwesterly line of Stadium Avenue, as shown on said map (previously known as Cypress Avenue);

THENCE South 28° 54' 00" West along said northwesterly line, a distance of 500.66 feet to a point therein;

THENCE North 60° 48' 45" West, a distance of 136.16 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 467.00 feet;

THENCE Northwesterly along said curve, to the right, through a central angle of 07° 08' 18", an arc length of 58.18 feet to a point therein. The radial line at said point bears South 36° 19' 33" West;

THENCE North 02° 44' 53" West, a distance of 39.44 feet to a point in the southeasterly line of Magnolia Avenue, as shown on said map;

THENCE North 42° 20' 40" East along said southeasterly line, a distance of 270.40 feet to the beginning of a tangent curve, concave to the south, having a radius of 310.00 feet;

THENCE Northeasterly along said southeasterly line and along said curve, to the right, through a central angle of 47° 43' 20", an arc distance of 258.20 feet to the point of beginning. The radial line at said point bears North 00° 04' 00" East.

Parcel 2

All those portions of Lots 9 through 12 inclusive of Syford's Business Block Addition, as shown by map on file in Book 14 of Maps, at Page 55 thereof, records of Riverside County, California, together with that portion of Lot 154 of the Lands of the Southern California Colony Association, as shown by map recorded in Book 7 of Maps, at Page 3 thereof, records of San Bernardino County, California, said portions being more particularly described as a whole as follows:

COMMENCING at the most easterly corner of said Lot 1, said point being in the northwesterly line of Stadium Avenue, as shown on said map (formerly known as Cypress Avenue);

THENCE South 28° 54' 00" West along said northwesterly line, a distance of 500.66 feet to a point therein for the true point of beginning;

THENCE North 60° 48' 45" West, a distance of 136.16 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 467.00 feet;

THENCE Northwesterly along said curve, to the right, through a central angle of 07° 08' 18", an arc length of 58.18 feet to a point therein. The radial line at said point bears South 36° 19' 33" West;

THENCE North 02° 44' 53" West, a distance of 39.44 feet to a point in the southeasterly line of Magnolia Avenue, as shown on said map;

THENCE South 42° 20' 40" West along said southeasterly line, a distance of 122.53 feet to a point therein;

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THENCE North $81^{\circ} 28' 28''$ East, a distance of 35.97 feet to a point in a nontangent curve, concave to the northeast, having a radius of 533.00 feet, being concentric with said curve herein-before mentioned, having a radius of 467.00 feet. The radial line at said point bears South $37^{\circ} 38' 17''$ West;

THENCE Southeasterly along said curve, to the left, through a central angle of $08^{\circ} 27' 02''$, an arc length of 78.61 feet to the end thereof;

THENCE South $60^{\circ} 48' 45''$ East, a distance of 136.50 feet to a point in said northwesterly line of Cypress Avenue;

THENCE North $28^{\circ} 54' 00''$ East along said northwesterly line, a distance of 66.00 feet to the true point of beginning.

Parcel 3

That portion of Lot 11 of Syford's Business Block Addition, as shown by map on file in Book 14 of Maps, at Page 55 thereof, records of Riverside County, California, together with that portion of Lot 154 of the Lands of the Southern California Colony Association, as shown by map recorded in Book 7 of Maps, at Page 3 thereof, records of San Bernardino County, California, said portions being more particularly described as a whole as follows:

COMMENCING at the most easterly corner of said Lot 1, said point being in the northwesterly line of Stadium Avenue, as shown on said map (formerly known as Cypress Avenue);

THENCE South $28^{\circ} 54' 00''$ West along said northwesterly line, a distance of 566.66 feet to a point therein for the true point of beginning;

THENCE continuing South $28^{\circ} 54' 00''$ West, a distance of 67.57 feet to the most southerly corner of said Lot 11;

THENCE North $60^{\circ} 17' 20''$ West, a distance of 255.09 feet to a point in the southeasterly line of Magnolia Avenue;

THENCE North $42^{\circ} 20' 40''$ East along said southeasterly line, a distance of 50.34 feet to a point therein;

THENCE North $81^{\circ} 28' 28''$ East, a distance of 35.97 feet to a point in a nontangent curve, concave to the northeast, having a radius of 533.00 feet. The radial line at said point bears South $37^{\circ} 38' 17''$ West;

THENCE Southeasterly along said curve, to the left, through a central angle of $08^{\circ} 27' 02''$, an arc length of 78.61 feet to the end thereof;

THENCE South $60^{\circ} 48' 45''$ East, a distance of 136.50 feet to the true point of beginning.

DESCRIPTION APPROVAL
 by *George Hutchinson* 2/21/84 by *[Signature]*
 Surveyor

