

47123

Recording requested by:

J. F. Davidson & Assoc.

And when recorded, mail to:

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

RECEIVED FOR RECORD
5:02 Min. Past 5:00 clock

MAR - 7 1985

Recorded in Official Records
of Riverside County, California

William E. Gray
RECORDER
Page 5

FOR RECORDER'S OFFICE USE ONLY

PROJECT: Parcel Map Waiver
PMW-24-790

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE

Property Owner(s): DARRILL E. YAEGER and FRANCES E. YAEGER

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on February 9, 1984, 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.

Parcel 1

That portion of Lot 3 and all of Lot 4 of Rockledge Park as shown by map on file in Book 14 of Maps, at page 90 thereof, Records of Riverside County, California, and that portion of Lot 92 in Division "C" of Halls Addition to Riverside as shown by map on file in Book 9 of Maps, at page 3 thereof, Records of San Bernardino County, California, described as follows:

COMMENCING at the most Southerly corner of said Lot 4, also being most Southerly corner of Parcel 2 of that certain parcel of land as conveyed to Derrill E. Yaeger and Frances E. Yaeger by Deed recorded April 2, 1975 as Instrument No. 37524, Official Records of Riverside County, California;

THENCE N. 54° 40' 48" E. along the Southeasterly line of said Lot 4, also being the Southeasterly line of said Parcel 2, a distance of 5.02 feet to a line concentric with and 5.00 feet Northeasterly measured radially from the Southwesterly line of said Lot 4, also being the point of beginning of the parcel of land to be described;

THENCE continuing N. 54° 40' 48" E. along the Southeasterly line of said Lot 4, also being the Southeasterly line of said Parcel 2, a distance of 263.93 feet to the most Easterly corner thereof;

THENCE N. 47° 30' 00" E., a distance of 187.56 feet to the Northerly line of Parcel 3 of said parcel of land conveyed to Derrill E. Yaeger et ux;

THENCE S. 87° 41' 47" W. along said Northerly line, a distance of 113.87 feet to an angle point therein;

THENCE N. 65° 49' 50" W. continuing along said Northerly line, a distance of 204.80 feet to the Northwest corner thereof;

THENCE S. 06° 29' 13" W. along the Westerly line of said Parcel 3, a distance of 114.15 feet (formerly recorded 120.62 feet) to the Southwest corner thereof, also being a point on the Northeasterly line of said Lot 3;

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THENCE N. 62° 09' 12" W. along said Northeasterly line, a distance of 3.95 to the most Northerly corner of Parcel 1 of said parcel of land as conveyed to Derrill E. Yaeger et ux;

THENCE S. 36° 29' 32" W. along the Northwesterly line of said Parcel 1, a distance of 218.86 feet to a line concentric with and 5.00 feet Northeasterly, measured radially from the Southwesterly line of said Lots 3 and 4, also being the Southwesterly line of said Parcels 1 and 2;

THENCE Southeasterly along said concentric line on a non-tangent curve concave Southwesterly, having a radius of 151.98 feet, through an angle of 45° 28' 07", an arc length of 120.61 feet to the point of beginning (the initial radial line bears N. 14° 29' 12" E.).

Parcel 2

That portion of Lot 92 in Division "C" of Halls Addition to Riverside as shown by map on file in Book 9 of Maps, at page 3 thereof, and that portion of Lot 83 in Division "D" of Halls Addition to Riverside as shown by map on file in Book 9 of Maps, at page 4 thereof, Records of San Bernardino County, California, described as follows:

COMMENCING at the Southeast corner of said Lot 83, also being the Southeast corner of Parcel 4 of that certain parcel of land as conveyed to Derrill E. Yaeger and Frances E. Yaeger by Deed recorded April 2, 1975 as Instrument No. 37524, Official Records of Riverside County, California;

THENCE S. 89° 50' 22" W., a distance of 139.73 feet;

THENCE Southwesterly along a curve concave Southeasterly, having a radius of 233.00 feet, through an angle of 21° 23' 37", an arc length of 87.00 feet to the true point of beginning of the parcel of land to be described;

THENCE continuing Southwesterly along said curve having a radius of 233.00 feet, through an angle of 59° 58' 57", an arc length of 243.93 feet (the initial radial line bears N. 21° 33' 15" W.);

THENCE S. 08° 27' 48" W., a distance of 66.31 feet to the most Southerly corner of said Parcel 4;

The preceding four (4) courses are along the Southerly and Southeasterly line of said Lot 83 and said Parcel 4;

THENCE N. 02° 37' 38" W., along the Westerly line of said Parcel 4, a distance of 332.95 feet to the Northwest corner thereof, also being a point on the Southeasterly line of Parcel 3 of said parcel of land as conveyed to Derrill E. Yaeger et ux;

THENCE S. 75° 34' 22" W., along said Southeasterly line, a distance of 169.48 feet to the most Southerly corner of said Parcel 3, also being the most Easterly corner of Lot 4 of Rockledge Park as shown by map on file in Book 14 of Maps, at page 90 thereof, Records of Riverside County, California;

THENCE N. 47° 30' 00" E., a distance of 187.56 feet to the Northerly line of said Parcel 3;

THENCE N. 87° 41' 47" E., along said Northerly line, a distance of 127.03 feet to a point in a line which bears N. 21° 33' 15" W. from the point of beginning;

THENCE S. 21° 33' 15" W., a distance of 187.20 feet to said true point of beginning.

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Parcel 3

That portion of Lot 92 in Division "C" of Halls Addition to Riverside as shown by map on file in Book 9 of Maps, at page 3 thereof, and that portion of Lot 83 in Division "D" of Halls Addition to Riverside, as shown by map on file in Book 9 of Maps, at page 4 thereof, both Records of San Bernardino County, California, described as follows:

BEGINNING at the Southeast corner of said Lot 83, also being the Southeast corner of Parcel 4 of that certain parcel of land as conveyed to Derrill E. Yaeger and Frances E. Yaeger by Deed recorded April 2, 1975 as Instrument No. 37524, Official Records of Riverside County, California;

THENCE S. 89° 50' 22" W., a distance of 139.73 feet;

THENCE Southwesterly along a curve concave Southeasterly, having a radius of 233.00 feet, through an angle of 21° 23' 37", an arc length of 87.00 feet;

The preceding two (2) courses are along the Southerly line of said Lot 83 and said Parcel 4;

THENCE N. 21° 33' 15" W., a distance of 187.29 feet to the Northerly line of Parcel 3 of said parcel of land as conveyed to Derrill E. Yaeger et ux;

THENCE N. 87° 41' 47" E., along said Northerly line, a distance of 293.24 feet to the most Easterly corner thereof, also being the Northeast corner of said Lot 83 and said Parcel 4;

THENCE S. 00° 09' 38" E., along the Easterly line of said Lot 83 and said Parcel 4, a distance of 169.30 feet to the point of beginning.

DESCRIPTION APPROVAL
George P. Nutschinski
Surveyor

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: MARCH 6, 1985

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 6TH day of MARCH, in the year 1985, 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.

OFFICIAL SEAL
GUNARS SVIKA
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My comm. expires MAY 10, 1985

3M/Hm 1/ME/Vc

GUNARS SVIKA
Notary Public in and for said County and State

OFFICIAL SEAL
GUNARS SVIKA
My comm. expires

OFFICIAL SEAL
SVIKA
My comm. expires