

143335

Recording requested by

And when recorded, mail to:

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

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At Request of
Albert O. White
Book 1983, Page 143335

JUL 18 1983
Recorded in Official Records
of Riverside County, California
William E. Bondy
Recorder
Fees \$

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-24-812)

Property Owner(s): PALM AVENUE CO. and ANNE F. ROOS

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on May 19, 1983, 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

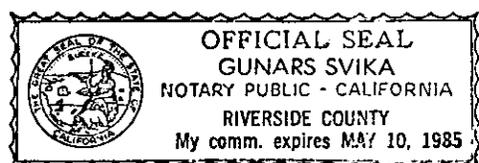
MERLE G. GARDNER
PLANNING DIRECTOR

Merle Gardner
Merle G. Gardner
Planning Director

Dated: JULY 13, 1983

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this 13TH day of JULY, in the year 1983, before me, GUNARS SVIKA a Notary Public in and for said county and state, personally appeared MERLE G. GARDNER personally known to me to be the person who executed this instrument as PLANNING DIRECTOR 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 Svikas
Notary Public in and for said County and State

PALM AVENUE CO.

143335

PARCEL 1

That portion of the northwest quarter of Section 31, Township 2 South, Range 4 West, San Bernardino Base and Meridian, according to the Official Plat thereof, and that portion of Lot 5 of Martin and Ormand Tract, as shown by map on file in Book 6 of Maps, at Page 84 thereof, Records of Riverside County, California, more particularly described as follows:

Beginning at the southwest corner of Tract No. 8435, as shown by map on file in Book 118 of Maps, at Pages 29 through 31 inclusive thereof, Records of Riverside County, California;

Thence North 06° 53' 40" West along the westerly line of said Tract No. 8435, a distance of 234.32 feet to an angle point therein;

Thence North 24° 33' 40" West along the westerly line of said Tract No. 8435, a distance of 338.15 feet to the most westerly corner thereof, said point also being an angle point in Parcel 1 as conveyed to Palm Avenue Company by deed recorded January 30, 1976 as Instrument No. 13322, Official Records, Riverside County, California;

Thence South 83° 56' 20" West along the northerly line of said Parcel 1, a distance of 175.00 feet to the most easterly corner of Parcel 3 conveyed to Palm Avenue Company as aforesaid;

Thence North 78° 16' 55" West along the northerly line of said Parcel 3, a distance of 266.25 feet to the northwest corner thereof, said point also being the northeast corner of Parcel 10, as shown by map on file in Book 36 of Record of Surveys, at Pages 39 and 40 thereof, Records of Riverside County, California;

Thence South 18° 11' 40" East along the northeasterly line of said Parcel 10, a distance of 969.45 feet to a point therein, said point being the most northerly corner of Parcel 12, as shown by map on file in Book 52 of Record of Surveys, at Pages 4 through 8 inclusive thereof, Records of Riverside County, California;

Thence South 21° 45' 35" East along the boundary line of said Parcel 12, a distance of 129.74 feet;

Thence South 48° 00' 40" East along said boundary line, a distance of 21.38 feet to a point therein;

Thence North 87° 51' 21" East, a distance of 143.77 feet to the beginning of a tangent curve, concave to the south, having a radius concentric with the centerline of Central Avenue, having a radius of 1100.00 feet, as shown on said Record of Survey;

Thence easterly along said curve with a radius of 1155.00 feet, to the right, through a central angle of 13° 09' 22", an arc distance of 265.21 feet to a point therein, the radial line at said point bears North 11° 00' 43" East, said point also being in the northerly line of Parcel 6, acquired by the City of Riverside by Final Order of Condemnation recorded June 9, 1965 as Instrument No. 66796 of Official Records of Riverside County, California;

Thence North 68° 41' 45" East along said northerly line of Parcel 6, a distance of 218.86 feet to the most northerly corner thereof, said point also being the southwest corner of Lot 13 of Tract No. 7924, as shown by map on file in Book 118 of Maps, at Pages 32 through 34 inclusive thereof, Records of Riverside County, California;

Thence North 14° 51' 40" West along the boundary line of Tract No. 7924, a distance of 190.00 feet;

Thence North 61° 18' 40" West along said boundary line of Tract No. 7924, a distance of 36.90 feet;

Thence North 68° 13' 40" West along said boundary line and along the boundary line of said Tract No. 8435, a distance of 42.60 feet to the southwest corner of Lot 11 of said Tract No. 8435;

Thence North 00° 58' 20" East along said boundary line of Tract No. 8435, a distance of 198.40 feet;

Thence North 89° 59' 40" West along said boundary line, a distance of 257.40 feet to the point of beginning.

DESCRIPTION APPROVAL
George P. Hutchins
Surveyor

11/23/73
W 21