

138925

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 3:00 O'CLOCK P.M.

MAY 18 1987

Recorded in Official Records
of Riverside County, California

William E. Smith
RECORDER
Fee \$

279

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-27-790

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): HENRY MUNKSGAARD and ICIE V. MUNKSGAARD, husband and wife as joint tenants, as to an undivided 1/2 interest and KYLE MULLINS and MABEL E. MULLINS, husband and wife as joint tenants as to an undivided 1/2 interest,

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on January 17, 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.

Parcel 1

That portion of Lot 5 in Block 4 of the Lands of THE RIVERSIDE LAND AND IRRIGATING CO., as shown by map on file in Book 1 of Maps at Page 70 thereof, records of San Bernardino County, California, more particularly described as follows:

COMMENCING at the intersection of the southwesterly line of said Lot 5 with a line that is parallel with and distant 33.00 feet southerly from, as measured at a right angle to, the centerline of Arlington Avenue; said intersection also being the most westerly corner of that certain parcel of land conveyed to George M. Osborn, et ux, by a deed recorded October 21, 1960, as Instrument No. 91054 of Official Records of Riverside County, California;

1750702-5

138925

THENCE easterly along the said parallel line, being the southerly line of Arlington Avenue, a distance of 233.7 feet to the true POINT OF BEGINNING, said point also being the northeast corner of that certain parcel of land 11.00 feet wide, conveyed to George M. Osborn, et ux, by deed recorded August 11, 1980, as Instrument No. 144537 of Official Records of Riverside County, California;

THENCE continuing easterly along said southerly line of Arlington Avenue a distance of 169.00 feet to the northeast corner of that certain parcel of land conveyed to Kyle Mullins, et al, by deed recorded October 30, 1970, as Instrument No. 109863 of Official Records of Riverside County, California;

THENCE at a right angle southerly along the easterly line of the parcel so conveyed to Mullins a distance of 190.00 feet to the southeast corner thereof;

THENCE at a right angle westerly, parallel with said southerly line of Arlington Avenue a distance of 275.59 feet, more or less, to said southwesterly line of Lot 5 in Block 4;

THENCE northwesterly along said southwesterly line of Lot 5 a distance of 24.06 feet, more or less, to a point in a line parallel with and distance 170.00 feet southerly from , as measured at a right angle to, said southerly line of Arlington Avenue;

THENCE easterly along said parallel line a distance of 119.97 feet, more or less, to the southeast corner of the parcel of land 11.00 feet wide conveyed to Osborn as aforesaid;

THENCE at a right angle northerly along the easterly line of said parcel of land 11.00 feet wide, a distance of 170.00 feet to said true POINT OF BEGINNING.

DESCRIPTION APPROVAL 4/10/87
George P. Hutchins by WF
SURVEYOR, CITY OF RIVERSIDE

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: APRIL 10, 1987

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

RECEIVED FOR RECORD
AT 3:00 O'CLOCK P.M.

MAY 18 1987

Recorded in Official Records
of Riverside County, California

William E. Jones
RECORDER
Fees \$

219

138926

Recording requested by:

And when recorded, mail to:

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

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-27-790

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): GEORGE M. OSBORN and LILY A. OSBORN, husband and wife,
Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning
Commission of the City of Riverside hereby declares that on January 17, 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.

Parcel 1

That portion of Lot 5 in Block 4 of the Lands of THE RIVERSIDE LAND AND
IRRIGATING CO., as shown by map on file in Book 1 of Maps at Page 70
thereof, records of San Bernardino County, California, described as
follows:

BEGINNING at a point on the southerly line of Arlington Avenue, as
widened by Decree of Condemnation, a certified copy of said Decree
having been recorded May 22, 1945 in Book 678, Page 200 of Official
Records, Riverside County, California, 162.7 feet easterly from the
intersection of said southerly line with the easterly line of Monroe
Street, said point being the northeasterly corner of that certain
parcel of land conveyed to Louis A. Wass and Alice Wass, his wife, by
Deed filed for record December 26, 1952 as Instrument No. 55189;

THENCE at right angles southerly 190.00 feet to the southeast corner of
said parcel so conveyed to Louis A. Wass, et ux;

THENCE easterly and parallel with the southerly line of Arlington
Avenue, 60.00 feet to the southwest corner of that certain parcel of
land conveyed to Charles D. Bennett, a widower, by Deed filed for
record July 18, 1949, as Instrument No. 1958;

1750702-5

138926

THENCE at right angles northerly 190.00 feet to a point on the southerly line of Arlington Avenue as widened, said point being the northwest corner of said parcel so conveyed to Charles D. Bennett;

THENCE westerly on the southerly line of Arlington Avenue, so widened, 60.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the southerly 20.00 feet thereof;

TOGETHER WITH the westerly 11.00 feet of the following described property;

All that portion of Lot 5 in Block 4 of the Lands of THE RIVERSIDE LAND AND IRRIGATING CO., as shown by map on file in Book 1 of Maps at Page 70 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at the intersection of the westerly line of said Lot 5 and the southerly line of Arlington Avenue as now shown by Records of Riverside County, California;

THENCE easterly along the said southerly line of Arlington Avenue, a distance of 222.7 feet to the TRUE POINT OF BEGINNING;

THENCE southerly and at right angle to the said southerly line, a distance of 190.00 feet;

THENCE easterly and parallel with said southerly line, a distance of 90.00 feet;

THENCE northerly and at a right angle to said southerly line, a distance of 190.00 feet to the southerly line of Arlington Avenue;

THENCE westerly along said southerly line, a distance of 90.00 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the southerly 20.00 feet;

ALSO EXCEPTING THEREFROM any portion lying in Arlington Avenue.

Parcel 2

All that portion of Lot 5, Block 4 of Lands of Riverside Land and Irrigating Company, as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, more particularly described as follows:

BEGINNING at the intersection of the westerly line of said Lot 5 and the southerly line of Arlington Avenue, now shown by records of Riverside County, California;

THENCE easterly along the southerly line of Arlington Avenue, a distance of 162.7 feet;

THENCE southerly and at right angles to the southerly line of Arlington Avenue, a distance of 190.00 feet;

138926

DESCRIPTION APPROVAL 4/2/87

George P. Hutehewer
SURVEYOR, CITY OF RIVERSIDE

THENCE westerly and parallel with the southerly line of Arlington Avenue, a distance of 35.00 feet, more or less, to the westerly line of said Lot 5;

THENCE northwesterly along said westerly line, a distance of 245.00 feet, more or less, to the POINT OF BEGINNING.

EXCEPTING THEREFROM the southerly 20.00 feet;

ALSO EXCEPTING THEREFROM the portion in Arlington Avenue conveyed to the City of Riverside by deed recorded May 11, 1973, as Instrument No. 61722 of Official Records of Riverside County, California.

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: APRIL 8, 1987

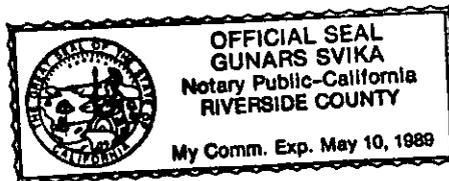
By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 8TH day of APRIL, in the year 1987, 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 Svikas
Notary Public in and for said County and State

311.11 - legal.281/m



PAID 4/7/87