

TICOR

200892

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.
At Request of
TICOR TITLE INSURANCE CO

JUL 20 1988
Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-28-878

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): THE MAGNON COMPANIES/HUNTER, LTD-1, a California limited partnership.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on April 21, 1988, 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 the Southwest Quarter of the Southwest Quarter of Section 8, Township 2 South, Range 4 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, according to the official plat thereof, described as follows:

BEGINNING at the Southwest corner of said Section 8;

THENCE North 89° 57' 00" East, on the South line of said Section, 579.30 feet to the southerly prolongation of the East line of the land described as Parcel 1 of the deed to the Hunter Partners recorded October 10, 1980 as Instrument No. 186908, Official Records of said Riverside County;

THENCE North 00° 02' 00" East, on said East line, 840.00 feet to a point therein lying 486.43 feet southerly of the northeast corner of said land, said point being the true POINT OF BEGINNING;

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This instrument filed for record by Title Insurance Company of California as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

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THENCE North 00° 02' 00" East, on said East line 486.43 feet to said northeast corner, said corner located in the North line of the Southwest Quarter of the Southwest Quarter of said section;

THENCE North 89° 55' 00" West, on said North line, 579.30 feet to the West line of said Section 8;

THENCE South 00° 02' 00" West, on said West line, 487.06 feet;

THENCE South 89° 58' 44" East, 579.30 feet to the true POINT OF BEGINNING;

EXCEPTING THEREFROM the West 33.00 feet thereof lying within Northgate Street (California Avenue).

Parcel 2

That portion of the Southwest Quarter of the Southwest Quarter of Section 8, Township 2 South, Range 4 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, according to the official plat thereof, described as follows:

BEGINNING at the southwest corner of said Section 8;

THENCE North 89° 57' 00" East, on the South line of said Section, 579.30 feet to the southerly prolongation of the East line of the land described as Parcel 1 of the deed to the Hunter Partners recorded October 10, 1980, as Instrument No. 186908, Official Records of said Riverside County;

THENCE North 00° 02' 00" East, on said East line, 840.00 feet to a point therein, lying 486.43 feet southerly of the northeast corner of said land;

THENCE North 89° 58' 44" West, 579.30 feet to a point in the West line of said Section 8 lying 487.06 feet southerly of the North line of the Southwest Quarter of the Southwest Quarter of said section;

THENCE South 00° 02' 00" West, on said West line, 840.72 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM the West 33.00 feet and the South 33.00 feet thereof;

ALSO EXCEPTING THEREFROM that portion thereof more particularly described as follows:

BEGINNING at the intersection of the easterly line of Northgate Street (California Avenue) with the northerly line of Palmyrita Avenue as both are shown as unnamed streets adjoining Lots 4 and 5 in Section 17, as shown on the Map of Lands of the East Riverside Land Company, on file in Book 6, Page 44 of Maps, Records of San Bernardino County, California;

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THENCE North 89° 57' 00" East on said northerly line, 15.00 feet;

THENCE North 00° 02' 00" East, parallel with the easterly line of said Northgate Street, 188.00 feet;

THENCE North 13° 34' 00" West, 63.79 feet to a point in said easterly line distant thereon North 00° 02' 00" East, 250.00 feet from the point of beginning;

THENCE South 00° 02' 00" West, 250.00 feet to the POINT OF BEGINNING.

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: JULY 11, 1988

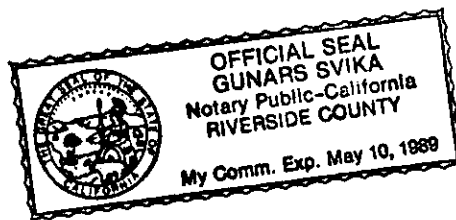
By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 11TH day of JULY, in the year 1988, 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

311.13/m - SURVEY.653/b



DESCRIPTION APPROVAL 7/8/88
George F. Hutchinson by [Signature]
SURVEYOR CITY OF RIVERSIDE