

271278

Recording requested by

And when recorded, mail to:

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

RECEIVED FOR RECORD  
Min. Past 2:28 clock PM  
At Request of  
FIRST AMERICAN TITLE CO.  
Book 1983; Page 271278  
DEC 30 1983  
Recorded in Official Records  
of Riverside County, California  
William S. Suike  
Recorder  
Fees \$

This space for Recorder's use

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

4150

CERTIFICATE OF COMPLIANCE  
(Waiver of Parcel Map PMW-31-823)

Property Owner(s): DONALD L. JOLLY, an unmarried man, as his sole and separate property,

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

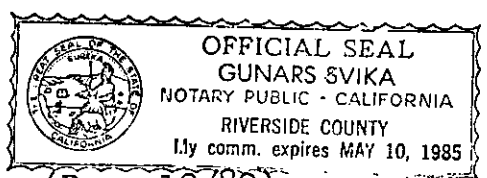
MERLE G. GARDNER  
PLANNING DIRECTOR

Dated: DEC. 14, 1983

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

STATE OF CALIFORNIA)  
SS  
COUNTY OF RIVERSIDE)

On this 14<sup>TH</sup> day of DECEMBER, in the year 1983, 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 Sviaka  
Notary Public in and for said County and State

271278

All that portion of Lot 1 of Pachappa Knolls, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 17, Page 29 of Maps, in the Office of the County Recorder of said County, particularly described as follows:

BEGINNING at the northeasterly corner of said Lot 1;

THENCE North 55° 18' West along the northerly line of said Lot, 4.64 feet;

THENCE North 70° 59' West along the northerly line of said Lot, 42.00 feet;

THENCE North 86° 03' West along the northerly line of said Lot, 54.65 feet;

THENCE South 71° 24' West along the northerly line of said Lot, 24.72 feet to a point which bears North 71° 24' East, 90.00 feet from the southwesterly corner of said Lot;

THENCE South 17° 54' East parallel with the westerly line of said Lot, 146.20 feet to the angle corner in the southerly line of said Lot;

THENCE North 86° 04' East along the southerly line of said Lot, 140.00 feet to the southeasterly corner of said Lot;

THENCE North 29° 07' West along the easterly line of said Lot to the point of beginning.

Together with all that portion of Lot 235 of the Lands of the Southern California Colony Association, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 7, Page 3 of Maps, in the Office of the County Recorder of San Bernardino County, particularly described as follows:

COMMENCING at the most westerly corner of Lot "B" of Pachappa Knolls as per map recorded in Book 17, Page 29 of Maps, in the Office of the County Recorder of said County;

THENCE North 71° 24' East on the northwesterly line of said Lot "B", a distance of 9.00 feet to the most westerly corner of Lot 1 of Pachappa Knolls;

THENCE North 71° 24' East along the northerly line of said Lot 1, a distance of 90.00 feet to the true point of beginning;

THENCE North 71° 24' East along the northerly line of said Lot, 24.72 feet;

THENCE South 86° 03' East along the northerly line of said Lot, 54.65 feet;

THENCE South 70° 59' East along the northerly line of said Lot, 42.00 feet to a point on the southerly line of Jurupa Way as conveyed to the City of Riverside, by Deed recorded in Book 544, Page 491 of Deeds, Records of Riverside County, California;

THENCE North 55° 24' West on the southerly line of Jurupa Way, a distance of 58.09 feet;

THENCE South 78° 29' West on said southerly line of Jurupa Way, a distance of 36.08 feet;

THENCE North 67° 45' West on the southerly line of Jurupa Way, a distance of 22.00 feet to the easterly corner of the parcel of land conveyed to Paul R. Ely and Helen Ely, his wife, by Deed recorded September 20, 1941 in Book 512, Page 570 of Official Records of Riverside County, California;

THENCE South 72° 00' West along the southeasterly line of said Ely parcel, 21.00 feet to a point North 72° 00' East, 99.00 feet from the southwesterly corner of said Ely parcel;

THENCE South 17° 54' East parallel with the easterly line of Olivewood Avenue, a distance of 18.96 feet to the true point of beginning.

271278

TOGETHER with all those portions of Lot 1 of Pachappa Knolls as shown by map on file in Book 17 of Maps, at Page 29 thereof, records of Riverside County, California and Lot 235 of the Lands of the Southern California Colony Association as shown by map on file in Book 7 of Maps, at Page 3 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at a point on the easterly line of Olivewood Avenue, a distance of 113.08 feet southerly from the intersection of the easterly line of said Olivewood Avenue with the southerly line of Pachappa Drive, said point being the most southerly corner of that certain parcel of land conveyed to Paul R. Ely and Helen Ely by Deed recorded September 12, 1941 in Book 512 of Official Records, at Page 570 thereof, records of Riverside County, California, said corner also being the northwest corner of that certain parcel of land conveyed to Wendell M. Jones, et ux by Deed recorded March 22, 1961 as Instrument No. 24017, Official Records of Riverside County, California;

THENCE North 72° 00' 00" East along the southerly line of said parcel conveyed to Paul R. Ely and Helen Ely, also being the northerly line of said parcel conveyed to Wendell M. Jones, et ux, a distance of 99.00 feet to the northeast corner of said parcel conveyed to Wendell M. Jones, et ux, said corner also being the northwest corner of that certain parcel of land conveyed to Donald L. Jolly by Deed recorded December 21, 1978 as Instrument No. 269038, Official Records of Riverside County, California and said corner also being the point of beginning of the parcel of land to be described;

THENCE South 17° 52' 29" East along the easterly line of said parcel conveyed to Wendell M. Jones, et ux., also being the westerly line of said parcel conveyed to Donald L. Jolly, a distance of 79.62 feet;

THENCE North 56° 40' 57" West, a distance of 41.27 feet;

THENCE North 04° 13' 10" East, a distance of 35.84 feet;

THENCE North 06° 37' 27" West, a distance of 14.51 feet to said northerly line of said parcel of land conveyed to Wendell M. Jones, et ux;

THENCE North 72° 00' 00" East, along said northerly line, a distance of 9.55 feet to the point of beginning.

DESCRIPTION APPROVAL  
by *[Signature]* Surveyor  
11/21/83



621279

All that portion of Lot 1 of Pachappa Knolls Tract, as shown by map on file in Book 17, Page 29 of Maps, records of Riverside County, California, particularly described as follows:

BEGINNING at the northwesterly corner of said Lot 1;

THENCE North  $71^{\circ} 24'$  East along the northwesterly line of said Lot, a distance of 90.00 feet;

THENCE South  $17^{\circ} 54'$  East parallel with the southwesterly line of said Lot, 146.20 feet to the angle corner in the southerly line of said Lot;

THENCE North  $86^{\circ} 59'$  West along the southerly line of said Lot, 96.38 feet to the southwesterly corner of said Lot;

THENCE North  $17^{\circ} 54'$  West along the westerly line of said Lot, 110.71 feet to the point of beginning;

TOGETHER with all that portion of Lot 235 of the Land of the Southern California Colony Association, as shown by map on file in Book 7, Page 3 of Maps, records of San Bernardino County, California, particularly described as follows:

BEGINNING at a point on the easterly line of Olivewood Avenue, 113.08 feet southerly from the intersection of the easterly line of said Olivewood Avenue with the southerly line of Pachappa Drive, said point being the most southerly corner of that certain parcel of land conveyed to Paul R. Ely and Helen Ely by deed recorded September 12, 1941 in Book 512, Page 570 of Official Records, records of Riverside County, California;

THENCE North  $72^{\circ} 00'$  East along the easterly line of said parcel 99.00 feet;

THENCE South  $17^{\circ} 54'$  East parallel with the easterly line of Olivewood Avenue, 18.96 feet to the northwesterly line of Lot 1 of Pachappa Knolls, as shown by map on file in Book 17, Page 29 of Maps, records of Riverside County;

THENCE South  $71^{\circ} 24'$  West along the northwesterly line of said Lot, 99.00 feet to the easterly line of Olivewood Avenue;

THENCE North  $17^{\circ} 54'$  West along the easterly line of Olivewood Avenue, 20.00 feet to the point of beginning.

EXCEPTING therefrom all those portions of Lot 1 of Pachappa Knolls as shown by map on file in Book 17 of Maps, at Page 29 thereof, records of Riverside County, California and Lot 235 of the Lands of the Southern California Colony Association as shown by map on file in Book 7 of Maps, at Page 3 thereof, records of San Bernardino County, California, described as follows:

COMMENCING at a point on the easterly line of Olivewood Avenue, a distance of 113.08 feet southerly from the intersection of the easterly line of said Olivewood Avenue with the southerly line of Pachappa Drive, said point being the most southerly corner of that certain parcel of land conveyed to Paul R. Ely and Helen Ely by Deed recorded September 12, 1941 in Book 512 of Official Records, at Page 570 thereof, records of Riverside County, California, said corner also being the northwest corner of that certain parcel of land conveyed to Wendell M. Jones, et ux by Deed recorded March 22, 1961 as Instrument No. 24017, Official Records of Riverside County, California;

THENCE North  $72^{\circ} 00' 00''$  East along the southerly line of said parcel conveyed to Paul R. Ely and Helen Ely, also being the Northerly line of said parcel conveyed to Wendell M. Jones, et ux, a distance of 99.00 feet to the northeast corner of said parcel conveyed to Wendell M. Jones, et ux, said corner also being the northwest corner of that certain parcel of land conveyed to Donald L. Jolly by Deed recorded December 21, 1978 as Instrument No. 269038, Official Records of Riverside County, California and said corner also being the point of beginning of the parcel of land to be described.

271279

THENCE South 17° 52' 29" East along the easterly line of said parcel conveyed to Wendell M. Jones, et ux, also being the westerly line of said parcel conveyed to Donald L. Jolly, a distance of 79.62 feet;

THENCE North 56° 40' 57" West, a distance of 41.27 feet;

THENCE North 04° 13' 10" East, a distance of 35.84 feet;

THENCE North 06° 37' 27" West, a distance of 14.51 feet to said northerly line of said parcel of land conveyed to Wendell M. Jones, et ux;

THENCE North 72° 00' 00" East, along said northerly line, a distance of 9.55 feet to the point of beginning.

DESCRIPTION. APPROVAL  
BY *[Signature]* 12/13/83 BY *[Signature]*  
Surveyor