

126413

Lot 61, and a portion of Lot 62 of Division "B" of Halls Addition to Riverside as shown by map recorded in Book 9, Page 2 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at a point on the southeasterly line of said Lot 62, being the northwesterly line of Park Avenue which bears South $29^{\circ} 42' 32''$ West, a distance of 113.80 feet southwesterly from the most southerly corner of Lot 61 of said Division "B";

THENCE North $64^{\circ} 06' 40''$ West, a distance of 123.18 feet to a point in the southeasterly line of that certain parcel conveyed to W.B. Garrison et ux., by deed recorded March 7, 1940 as Instrument No. 401 in Book 454, Page 142 of Official Records, Riverside County Records, said point being the true point of beginning.

THENCE North $2^{\circ} 43' 59''$ East, a distance of 89.24 feet;

THENCE North $12^{\circ} 53' 11''$ West, a distance of 287.38 feet to a point in the southerly line of the northerly 9.93 acres of said Lot;

THENCE South $83^{\circ} 50' 16''$ East, a distance of 131.85 feet to a point on the westerly line of Lot 60 of said Division "B";

THENCE South $0^{\circ} 14' 40''$ West, along the westerly line of Lot 60, a distance of 45.17 feet to the southwesterly corner of Lot 60 of said Halls Addition;

THENCE South $60^{\circ} 17' 28''$ East, along the southwesterly line of said Lot 60, a distance of 214.79 feet, to the northwesterly line of Park Avenue;

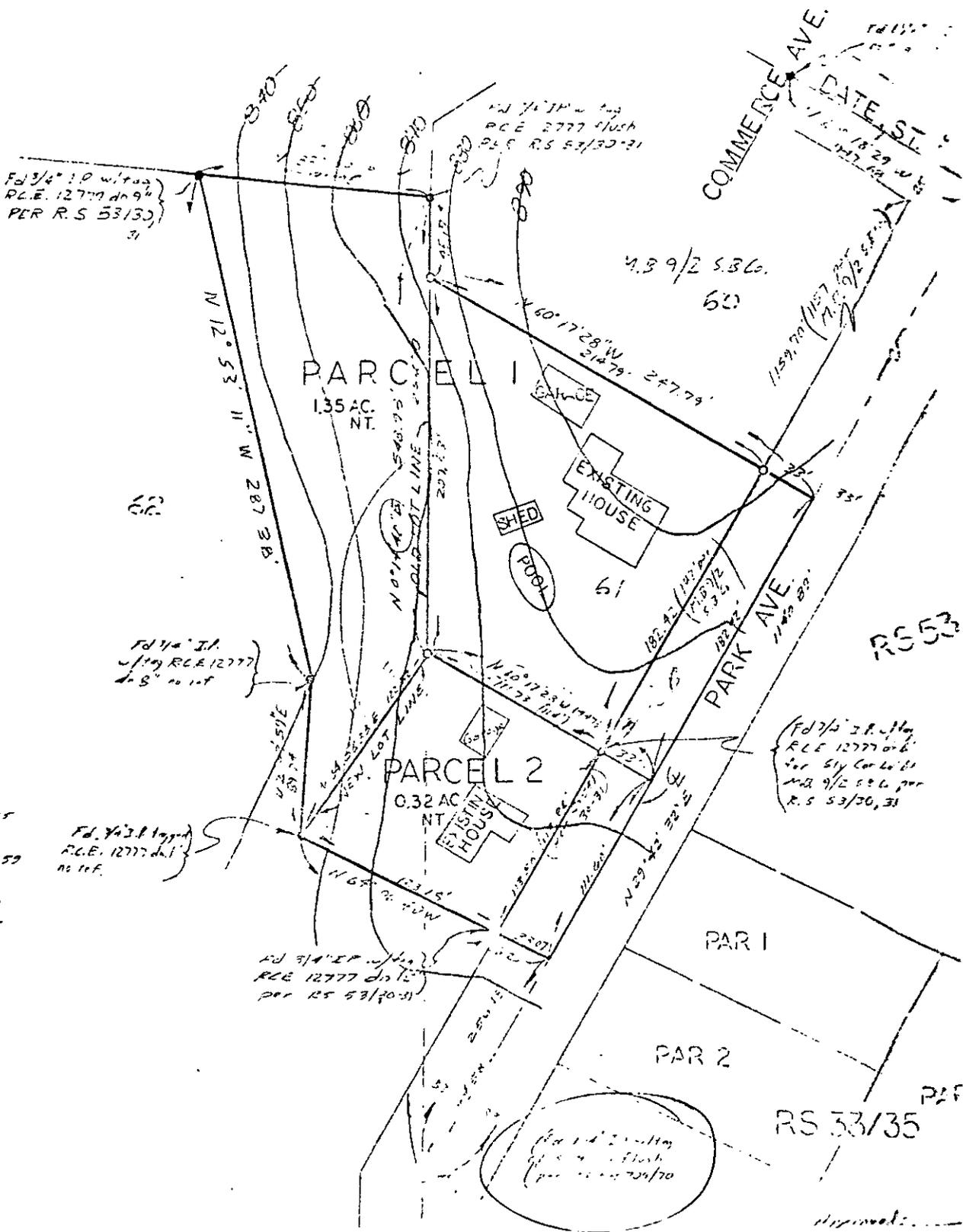
THENCE South $29^{\circ} 42' 32''$ West, along the northwesterly line of Park Avenue, a distance of 182.42 feet to the most southerly corner of Lot 61 of said Division "B";

THENCE North $60^{\circ} 17' 28''$ West, along the southwesterly line of said Lot 61, a distance of 111.73 feet to the southwesterly corner of said Lot 61;

THENCE South $34^{\circ} 56' 33''$ West, a distance of 122.52 feet, to the true point of beginning.

Area - 58,990 square feet.

DESCRIPTION APPROVAL
by *George P. Hutchinson* 5/15/80 by *AB*
Surveyor



Fd 3/4" I.P. w/ing
R.C.E. 12777 dn 9"
PER R.S. 53/30, 31

Fd 7/4" I.P. w/ing
R.C.E. 2777 dn 1/4"
R.C.E. R.S. 53/30, 31

4.3 9/2 S.B.L.
60

PARCEL 1
1.35 AC
NT.

PARCEL 2
0.32 AC
NT.

COMMERCIAL AVE
DATE ST
1829
1227

PARK AVE
1145 82'

Fd 7/4" I.P. w/ing
R.C.E. 12777 dn 6"
See S1/4 Cor 26' 6"
MB 9/2 S.B.L. per
R.S. 53/30, 31

Fd 7/4" I.P. w/ing
R.C.E. 12777 dn 15"
No ref.

Fd 7/4" I.P. w/ing
R.C.E. 12777 dn 15"
per R.S. 53/30, 31

(Found 2 existing
houses on this
lot per R.S. 53/30, 31)

RS 33/35

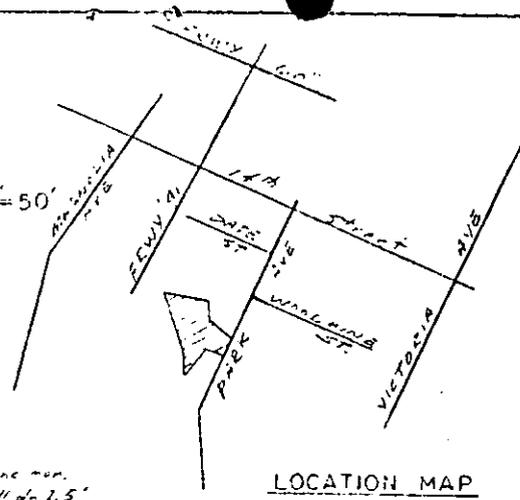
YOR'S NOTES

BEARINGS:
15 of Bearings for this
is the E of Park
being N 29° 42' 30" E per
130

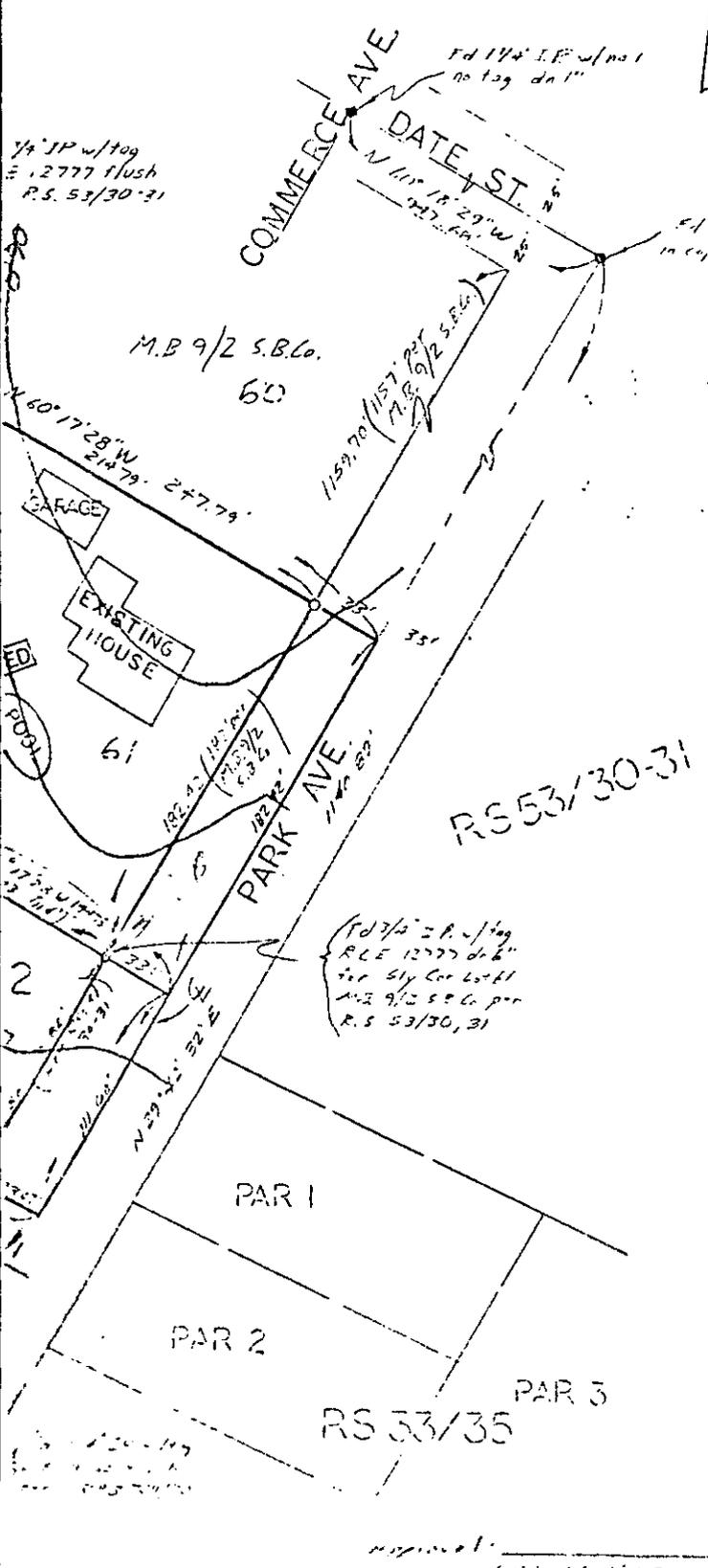
Found monuments as
set 1" I.P. w/ing L.S. 9259
unless otherwise noted
Records per M.B. 7/2
Records unless other-
noted

Approved: _____

SCALE 1" = 50'



LOCATION MAP



GENERAL NOTES

Owner's: Vincent & Michelle A. Arroyo
4929 Park Ave.
Riverside, Ca. 92507

Grace Hamblen
4947 Park Ave.
Riverside, Ca. 92507

PMW-36-790

Lot:

PAID _____
SUBMITTED _____
DATE _____ 4-17-00
PRINTED TO PWD

Subdivider:
Vincent Arroyo

Land use: ZONING R-2
or Residential Medium
Low Density

Utilities:
Water }
Electric }
Sewer }
Gas }
Telephone }

Assessor's Parcel No.
219-201-008
219-191-004

City of Riverside
So California Gas Co
Pacific Telephone

PARCEL MAP WAIVER

FOR ALL PURPOSES OF THE SUBDIVISION ACT
THE MAPS ALL INFORMATION IS AS PER THE
RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA

BY _____ PINITOR LAND SURVEYOR

Riverside, Ca 92507
Phone (714) 682-1222

Recording requested by:

126412

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
At Request of

AMERICAN TITLE COMPANY

Book 1980, Page 126412

JUL 14 1980

Recorded in Official Records
of Riverside County, California

David D. Spitzer, Recorder
FEES \$

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-36-790)

Property Owner(s): Grace Hamblen

38-06061-02

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on April 17, 19 80, 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.

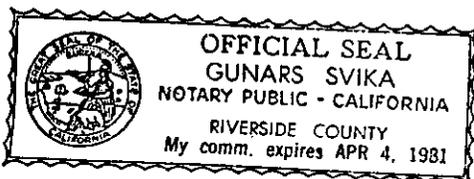
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: MAY 23, 1980

By [Signature]
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On MAY 23, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MERLE G. GARDNER, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



[Signature]
Notary Public in and for said County and State

126412

That portion of Lot 62 of Division "B" of Halls Addition to Riverside as shown by map recorded in Book 9, Page 2 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at a point on the southeasterly line of said Lot 62, being the northwesterly line of Park Avenue which bears south $29^{\circ} 42' 32''$ West, a distance of 113.80 feet from the most southerly corner of Lot 61 of said Division "B";

THENCE North $64^{\circ} 06' 40''$ West, a distance of 123.18 feet to a point on the southeasterly line of that certain parcel conveyed to W.B. Garrison et ux., by deed recorded March 7, 1940 as Instrument No. 401 in Book 454, Page 142 of Official Records, Riverside County, Records;

THENCE North $34^{\circ} 56' 33''$ East, a distance of 122.52 feet to the southwesterly corner of Lot 61;

THENCE South $60^{\circ} 17' 28''$ East, along the southwesterly line of Lot 61, a distance of 111.73 feet to the most southerly corner of Lot 61;

THENCE South $29^{\circ} 42' 32''$ West, along the southeasterly line of Lot 62, being the northwesterly line of Park Avenue a distance of 113.80 feet to the point of beginning.

Area - 13,809 square feet.

DESCRIPTION APPROVAL
by *George Hutchinson* 5/15/82 by *R.R.*
REGISTERED