

146752

Recording requested by:

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

RECEIVED FOR RECORD
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JUL - 3 1985
Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
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PROJECT: PMW-36-845

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

5/13/85

Property Owner(s): ERWIN FAMILY PARTNERSHIP, a 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 March 21, 1985, 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

All that portion of Lots 1 thru 5, inclusive, and Lot 7 of Birche's Subdivision, shown by map on file in Book 4, Page 98 of Maps, records of said Riverside County, and a portion of the Riverside Water Company Canal, described as follows:

COMMENCING at the most easterly corner of said Lot 1; said corner being in the northwesterly line of the Atchison, Topeka and Santa Fe Railroad Company right-of-way; said corner also being the beginning of a non-tangent curve with a radius of 5,679.65 feet and concaving northwesterly; the radial line of said curve at said corner bears South 40° 05' 16" East;

THENCE southwesterly along said curve an arc length of 15.09 feet, thru a central angle of 0° 09' 08" to a line which is parallel with and distant 55.00 feet southwesterly as measured at right angle from the centerline of Adams Street, and to the true POINT OF BEGINNING;

03-82459-02

THENCE North 34° 00' 00" West, along said parallel line 247.55 feet;

THENCE South 44° 42' 22" West, 455.04 feet to an angle point in the westerly lie of the Riverside Water Company Canal;

THENCE South 01° 10' 28" West, 100.89 feet;

THENCE South 10° 36' 44" West, 100.86 feet;

THENCE South 21° 01' 44" West, 60.37 feet to said northwesterly line the railroad right-of-way; the preceding three courses being along said westerly line of the Riverside Water Company Canal;

THENCE North 56° 00' 50" East, along said northwesterly line 35.95 feet to the beginning of a tangent curve with a radius of 5,679.65 feet and concaving northwesterly;

THENCE northeasterly continuing along said northwesterly line an arc length of 589.76 feet, thru a central angle of 05° 56' 58" to said true POINT OF BEGINNING.

Parcel 2

All that portion of Lots 5 thru 8, inclusive, of Birche's Subdivision, as shown by map on file in Book 4, Page 98 of Maps, records of said Riverside County, and a portion of the Riverside Water Company Canal, described as follows:

COMMENCING at the most easterly corner of Lot 1, said Birches Subdivision; said corner being in the northwesterly line of the Atchison, Topeka and Santa Fe Railroad Company right-of-way; said corner also being the beginning of a non-tangent curve with a radius of 5,679.65 feet and concaving northwesterly; the radial line of said curve at said corner bears South 40° 05' 16" East;

THENCE southwesterly along said curve an arc length of 15.09 feet, thru a central angle of 0° 09' 08" to a line which is parallel with and distant 55.00 feet southwesterly as measured at right angle from the centerline of Adams Street;

THENCE North 34° 00' 00" West, along said parallel line 247.55 feet to the true POINT OF BEGINNING;

THENCE South 44° 42' 22" West, 455.04 feet to an angle point in the westerly line of the Riverside Water Company Canal;

THENCE North 09° 30' 34" West, 339.83 feet;

THENCE North 03° 43' 44" East, 78.93 feet;

THENCE North 11° 47' 33" East, 69.48 feet;

THENCE North 16° 37' 34" East, 99.48 feet;

THENCE North 22° 37' 25" East, 156.09 feet to said parallel line with the centerline of Adams Street; the preceding five courses being along said westerly line of the Riverside Water Company Canal;

THENCE South 34° 00' 00" East, along said parallel line 480.00 feet to said true 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.

DESCRIPTION APPROVAL
George P. Hutchins 7/3/85
Notary Public

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: JULY 3, 1985

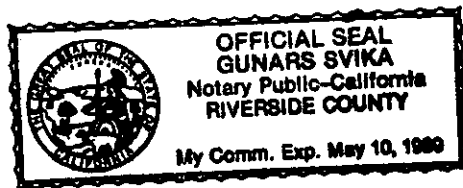
By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA/
/ss.
COUNTY OF RIVERSIDE/

On this 3RD day of JULY, in the year 1985, 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

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