

459232

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

DEC - 2 1992

Recorded in Official Records
of Riverside County, California

Will E. [Signature] Recorder
Fees \$ 14 -

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-37-767
Magnolia & Donald Avenues
A.P.N. 191-232-014

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): McMAHAN FURNITURE Co.-RIVERSIDE, a partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on May 5, 1977, 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 real property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

Parcel 1

That portion of Lots 33 and 35 in Block 12 of the Village of Arlington, as shown by map on file in Book 1, Page 62 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the most southerly corner of Parcel 1 of Parcel Map 12438, as shown by map on file in Book 76, Pages 4 and 5 of Parcel Maps, records of Riverside County, California;

THENCE North $33^{\circ} 59' 35''$ West, along the southwesterly line of said Parcel 1, a distance of 11.00 feet to a line parallel with and distant 11.00 feet northwesterly, as measured at right angles, from the southeasterly line of said Lots 33 and 35 and the POINT OF BEGINNING of the parcel of land being described;

THENCE South $56^{\circ} 01' 00''$ West, along said parallel line, a distance of 328.38 feet to the beginning of a non-tangent curve concaving northerly having a radius of 20.00 feet and to which the radial line bears South $29^{\circ} 16' 23''$ West;

THENCE northwesterly to the right along said curve through a central angle of $26^{\circ} 44' 07''$ an arc length of 9.33 feet to the northeasterly line of Donald Avenue as shown by map of the Kruse Tract, on file in Book 28, Page 2 of Maps, records of said Riverside County;

THENCE North $33^{\circ} 59' 30''$ West, along said northeasterly line, a distance of 280.00 feet to the most southerly corner of Lot 28 of Donald Avenue Extension Tract, as shown by map on file in Book 25, Pages 98 and 99 of Maps, records of said Riverside County;

THENCE North $56^{\circ} 01' 00''$ East, along the southeasterly line of said Lot 28, a distance of 132.00 feet to the most easterly corner of said Lot 28;

THENCE North $33^{\circ} 59' 30''$ West, along the northeasterly line of said Lot 28, a distance of 57.00 feet to angle point in the northwesterly boundary of that certain parcel of land described in deed to McMahan Furniture Co.-Riverside by document recorded April 28, 1972, as Instrument No. 55040 of Official Records of said Riverside County;

THENCE North $56^{\circ} 01' 00''$ East, along said northwesterly boundary, and parallel with said southeasterly line of Lots 33 and 35, a distance of 168.51 feet;

THENCE North $33^{\circ} 59' 35''$ West, continuing along said northwesterly boundary, a distance of 10.00 feet to a point in the southeasterly line of Lafayette Street (Lot A) of said Kruse Tract; said point also being a point in the northwesterly line of Parcel 1 of that certain parcel of land described in deed to Safeway Stores, Incorporated, by document recorded January 20, 1955, in Book 1683, Page 10 of Official Records of said Riverside County;

THENCE North 56° 01' 00" East, along said last mentioned southeasterly line, a distance of 30.00 feet to said southwesterly line of Parcel 1 of Parcel Map 12438;

THENCE South 33° 59' 35" East, along said southwesterly line, a distance of 356.00 feet to the POINT OF BEGINNING.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: November 10, 1992

By *Kenneth R. Gutierrez*
KENNETH R. GUTIERREZ
PRINCIPAL PLANNER

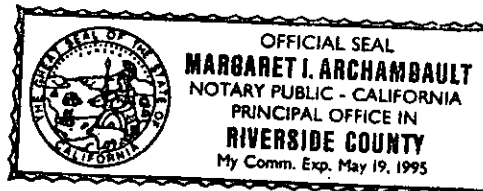
STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

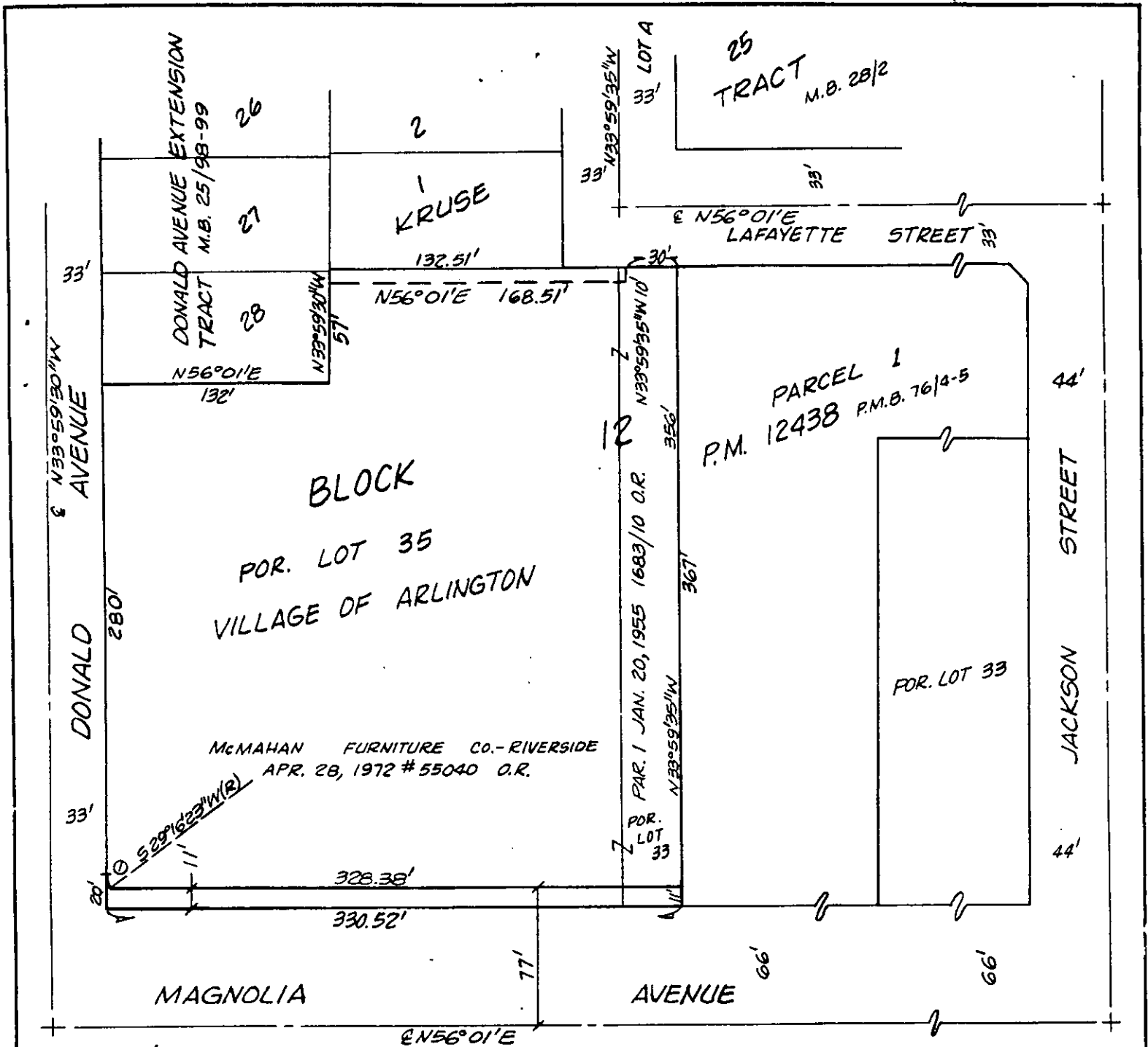
On this 10th day of November, in the year 1992, before me, Margaret I. Archambault a Notary Public in and for said County and State, personally appeared Kenneth R. Gutierrez personally known to me to be the person who executed this instrument as Principal Planner of the City of Riverside, on behalf of the Planning Commission of the City of Riverside and acknowledged to me that said Planning Commission executed the same.

Margaret I. Archambault
Notary Public in and for said County and State

MCMAHAN.COC/a

DESCRIPTION APPROVAL 10/13/92
George P. Hutchinson, Jr.
SURVEYOR, CITY OF RIVERSIDE





CURVE DATA

NO.	R	Δ	L
1	20'	26°44'07"	9.33'

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

5/17

SCALE: 1" = NTS DRAWN BY K96 DATE 9/18/92 SUBJECT 9185 MAGNOLIA AVENUE