

119234

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
4:5 Min. Past 3 o'clock P.M.  
At Request of  
City of Riverside  
Book 1980, Page 119234  
JUN 8 0 1980

Recorded in Official Records  
of Riverside County, California  
Darryl S. Quinn Recorder  
FEES \$

This space for Recorder's use

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE  
(Waiver of Parcel Map PMW-44-790 )

Property Owner(s): JAMES E. JERMAIN, a married 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 May 8, 1980, 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.

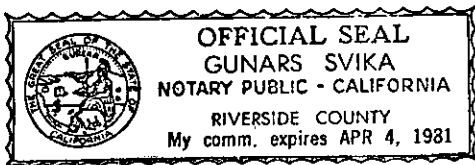
PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

Dated: JUNE 27, 1980

By [Signature]  
Planning Director  
City of Riverside

STATE OF CALIFORNIA)  
) ss.  
COUNTY OF RIVERSIDE)

On JUNE 27, 1980 before me, the undersigned, a Notary Public in and for said County and State, personally appeared [Signature], 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

119234

All that portion of Lot 4 in Block 44 of Arlington Heights, as shown by map on file in Book 11 of Maps, at Page 21 thereof, records of San Bernardino County, California, more particularly described as follows:

COMMENCING at the most westerly corner of said Lot 4;

THENCE North  $55^{\circ} 59' 30''$  East along the northwesterly line of said Lot 4, a distance of 400.00 feet to a point therein for the true point of beginning;

THENCE South  $34^{\circ} 01' 40''$  East, a distance of 680.41 feet to a point in the northwesterly line of Dufferin Avenue as shown on said map;

THENCE North  $56^{\circ} 00' 00''$  East along said northwesterly line of Dufferin Avenue, a distance of 320 feet to a point therein, said point being the most easterly corner of that certain parcel of land conveyed to James E. Jermain and Jolyne E. Jermain as Parcel 2 by deed recorded on November 22, 1974, as Instrument No. 150404, records of Riverside County, California;

THENCE North  $41^{\circ} 19' 19''$  West, a distance of 182.38 feet;

THENCE North  $27^{\circ} 46' 44''$  West, a distance of 292.04 feet;

THENCE North  $25^{\circ} 34' 57''$  West, a distance of 118.83 feet;

THENCE North  $30^{\circ} 37' 30''$  West, a distance of 91.86 feet to a point in the northwesterly line of said Lot 4, said point also being the most northerly corner of said parcel 2 of said parcel conveyed to James E. Jermain, et ux.;

The last four courses and distances follow the northeasterly line of said parcel 2 of said parcel conveyed to James Jermain, et ux.;

THENCE South  $55^{\circ} 59' 30''$  West along said northwesterly line of said Lot 4, a distance of 352.39 feet to the true point of beginning.

DESCRIPTION APPROVAL  
by *George P. Hutchinson* 6/27/80 by *[Signature]*  
Surveyor



119233

All that portion of Lot 4 in Block 44 of Arlington Heights, as shown by map on file in Book 11 of Maps, at Page 21 thereof, records of San Bernardino County, California, more particularly described as follows:

BEGINNING at the most westerly corner of said Lot 4;

THENCE North  $55^{\circ} 59' 30''$  East along the northwesterly line of Lot 4, a distance of 400.00 feet to a point therein;

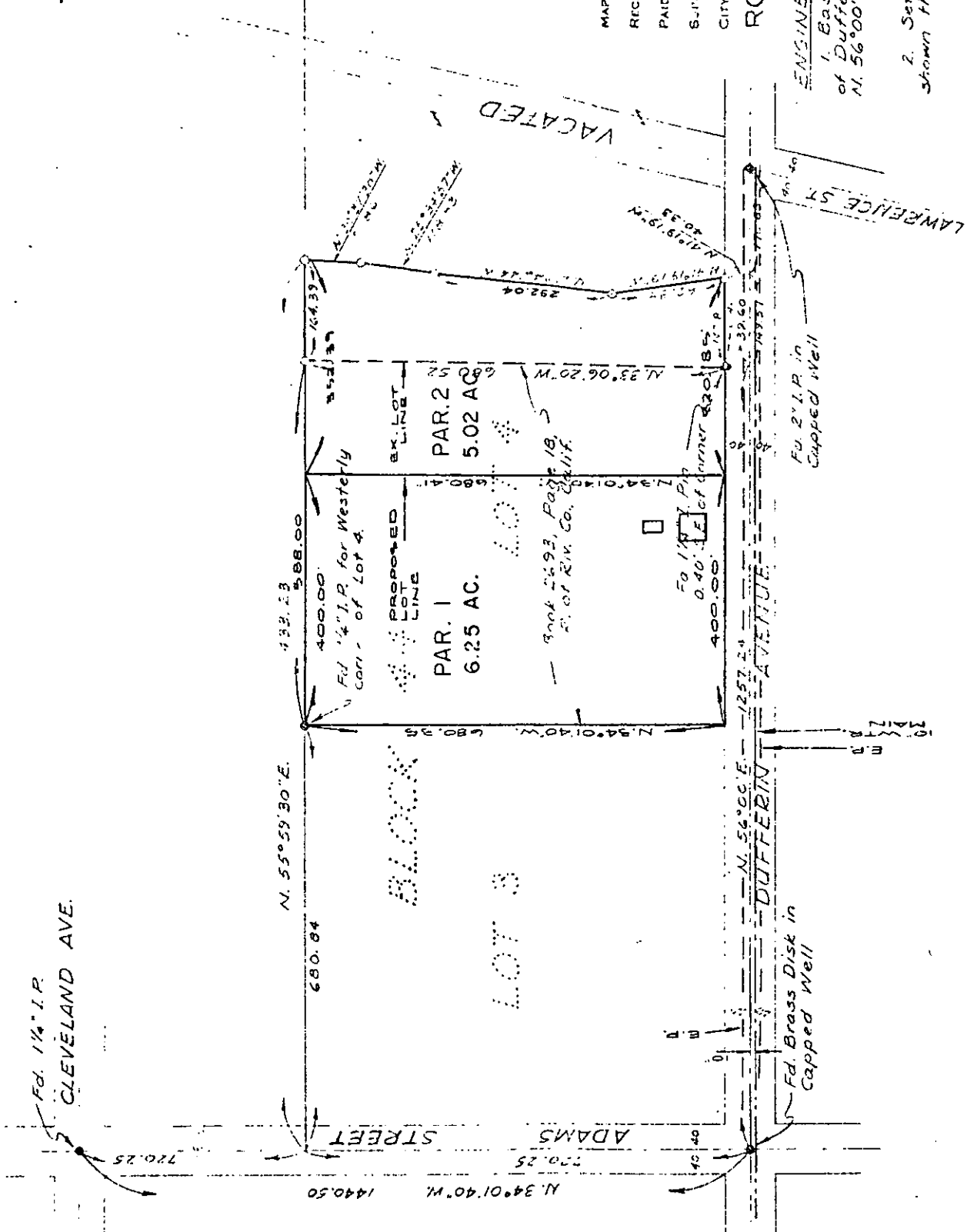
THENCE South  $34^{\circ} 01' 40''$  East, a distance of 680.41 feet to a point in the northwesterly line of Dufferin Avenue, as shown on said map;

THENCE South  $56^{\circ} 00' 00''$  West along said northwesterly line of Dufferin Avenue, a distance of 400.00 feet to the most southerly corner of said Lot 4;

THENCE North  $34^{\circ} 01' 40''$  West along the southwesterly line of said Lot 4, a distance of 680.35 feet to the point of beginning.

DESCRIPTION APPROVAL  
by *George P. Hutchinson* 6778, by *DLJ*  
Surveyor

Fd. 1 1/4" I.P.  
CLEVELAND AVE.



Scale: 1" = 200'

**OWNERS**  
JAMES E.  
SIOUX QUER  
RIVERSIDE

**ASSESSOR'S**  
237-120-0  
237-120-0

MAP NUMBER  
RECEIVED  
PAID  
SUNDAY JAN 20 1900  
CITY PLANNING DEPT.

**ROUTED TO**

**ENGINEER'S NOTES:**  
1. Basis of Bearing  
of Dufferin Avenue nr  
N. 56° 00' E.

2. Set 3/4" Iron Pipe  
shown thus O.

3. Found Monument  
shown thus @.

SCALE 1" = 200'  
DATE 4/1/80

**PARCEL MAP WAIVER**  
of a Portion of Lot 4 Block 44 Arlington Hts.  
City of Chicago