

145294

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
30 Min. Past 10 o'clock

JUL - 2 1985

Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: Parcel Map Waiver Case
PMW-46-845

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): JOHN W. BEST, JR.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on April 4, 1985, 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.

All that portion of the west one-half of the southeast one-quarter of the northwest one-quarter of Section 34, Township 2 South, Range 5 West, S.B.M. described as follows:

COMMENCING at the centerline intersection of Central Avenue and Brockton Avenue;

THENCE North 00° 06' 00" West, along said centerline of Brockton Avenue, a distance of 986.82 feet;

THENCE North 89° 18' 00" East, a distance of 44.00 feet to a point in the easterly line of said Brockton Avenue as established in deed to the City of Riverside recorded November 16, 1979 as Instrument No. 245873, Official Records of Riverside County, California; said point being the POINT OF BEGINNING of the parcel of land to be described;

THENCE continuing North 89° 18' 00" East, a distance of 141.00 feet to the easterly line of that certain parcel of land conveyed to RICHARD SHAFT MARTIN, Trustee by deed recorded April 22, 1975 as Instrument No. 45771, Official Records of Riverside County, California;

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145294

THENCE North 00° 06' 00" West, along the easterly line of said parcel of land and the easterly line of that certain parcel of land conveyed to John W. Best, Jr., by deed recorded October 28, 1980 as Instrument No. 200473, Official Records of Riverside County, California, a distance of 55.18 feet to the northeast corner of said last mentioned parcel of land;

THENCE South 89° 18' 00" West, along the northerly line of said parcel of land, a distance of 150.00 feet to the northwest corner of said parcel of land;

THENCE South 00° 06' 00" East, along the westerly line of said parcel of land, a distance of 50.00 feet to the southwest corner of said parcel of land, said corner also being the northwest corner of said parcel of land conveyed to the City of Riverside;

THENCE North 89° 18' 00" East, along the northerly line of said last mentioned parcel of land a distance of 9.00 feet to the northeast corner thereof;

THENCE South 00° 06' 00" East, along the easterly line of said parcel of land, a distance of 5.18 feet to the POINT OF BEGINNING.

DESCRIPTION APPROVED
George Hutchinson 7/1/85 BY [Signature]

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

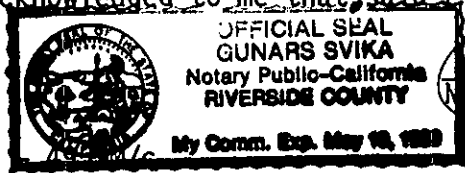
MERLE G. GARDNER
PLANNING DIRECTOR

Dated: JULY 2, 1985

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 2ND 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 _____ 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

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Fees \$ 7

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PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

4-2

Property Owner(s): RICHARD SHAFT MARTIN

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on April 4, 1985, 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.

All that portion of the west one-half of the southeast one-quarter of the northwest one-quarter of Section 34, Township 2 South, Range 5 West, S.B.M. described as follows:

COMMENCING at the centerline intersection of Central Avenue and Brockton Avenue;

THENCE North 00° 06' 00" West, along said centerline of Brockton Avenue, a distance of 892.34 feet;

THENCE South 89° 58' 00" East, a distance of 44.00 feet to a point in the easterly line of said Brockton Avenue as established in deed to the City of Riverside recorded January 25, 1980 as Instrument No. 17218, Official Records of Riverside County, California; said point being the POINT OF BEGINNING of the parcel of land to be described;

THENCE continuing South 89° 58' 00" East, a distance of 141.00 feet to the easterly line of that certain parcel of land described as Parcel 3 in deed to WOODSTOCK INVESTMENTS, INC., recorded May 30, 1980 as Instrument No. 100116, Official Records of Riverside County, California;

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THENCE North 00° 06' 00" West, along said easterly line of Parcel 3 and the easterly lines of those certain parcels of land conveyed to RICHARD SHAFT MARTIN, Trustee by deeds recorded April 22, 1975 as Instrument No. 45770 and No. 45771, Official Records of Riverside County, California; a distance of 96.85 feet to the southeast corner of that certain parcel of land conveyed to John W. Best, Jr., by deed recorded April 30, 1985 as Instrument No. 91129, Official Records of Riverside County, California;

THENCE South 89° 18' 00" West, along the southerly line of said parcel, a distance of 141.00 feet to the southwest corner of said parcel, said corner being on the easterly line of said Brockton Avenue as established in deed to the City of Riverside recorded November 16, 1979 as Instrument No. 245873, Official Records of Riverside County, California;

THENCE South 00° 06' 00" East, along said easterly line and the easterly line of said Brockton Avenue as established in deed to the City of Riverside recorded November 16, 1979 as Instrument No. 245872, Official Records of Riverside County, California, a distance of 95.04 feet to the POINT OF BEGINNING.

DESCRIPTION APPROVAL
By *George P. H. ...*
Surveyor

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: JULY 2, 1985

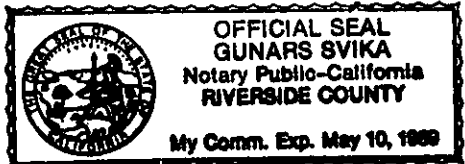
By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 2ND 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 Sviks
Notary Public in and for said County and State

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PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

A-21

Property Owner(s): MICCA CONSTRUCTION COMPANY, INC.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on April 4, 1985, 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.

All that portion of the west one-half of the southeast one-quarter of the northwest one-quarter of Section 34, Township 2 South, Range 5 West, S.B.M. described as follows:

COMMENCING at the centerline intersection of Central Avenue and Brockton Avenue;

THENCE North 00° 06' 00" West, along said centerline of Brockton Avenue, a distance of 892.34 feet;

THENCE South 89° 58' 00" East, a distance of 44.00 feet to a point in the easterly line of said Brockton Avenue as established in deed to the City of Riverside recorded January 25, 1980 as Instrument No. 17218, Official Records of Riverside County, California; said point being the POINT OF BEGINNING of the parcel of land to be described;

THENCE continuing South 89° 58' 00" East, a distance of 141.00 feet to the easterly line of that certain parcel of land described as Parcel 3 in deed to WOODSTOCK INVESTMENTS, INC., recorded May 30, 1980 as

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145295

Instrument No. 100116, Official Records of Riverside County, California said easterly line also being the westerly line of Parcel 1 as described in deed to WOODSTOCK INVESTMENTS, INC.;

THENCE North 00° 06' 00" West, along said westerly line a distance of 52.03 feet to the northwest corner of said Parcel 1;

THENCE North 89° 18' 00" East, along the northerly line of said Parcel 1, a distance of 50.00 feet to the northeast corner of said parcel;

THENCE South 00° 06' 00" East, along said easterly line of said Parcel 1, a distance of 158.00 feet to the southeast corner thereof;

THENCE South 89° 18' 00" West, along the southerly line of said Parcel 1 and the southerly line of Parcel 2 as described in said deed to WOODSTOCK INVESTMENTS, INC., a distance of 191.00 feet to said easterly line of Brockton Avenue;

THENCE North 00° 06' 00" West, along said easterly line, a distance of 99.87 feet to the 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.

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

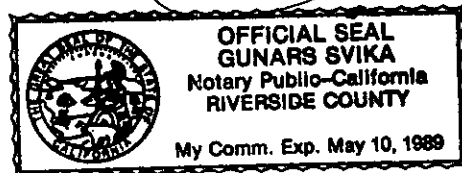
Dated: JULY 2, 1985

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 2ND 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

0053X - 4961M/c



DESCRIPTION APPROVAL
George P. Hitchcock
July 1, 1985
Surveyor

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