

125933

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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JUN 11 1985

Recorded in Official Records  
of Riverside County, California

*William E. Stroud*  
RECORDER  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: Parcel Map Waiver Case  
PMW-51-845

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): James R. Wells and Martha K. Wells

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on May 9, 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.

Lot 2 and 3 inclusive of Parcel Map 11907, as shown by parcel map on file in Book 63 of Parcel Maps at Pages 87 and 88 hereof, records of Riverside County, California, being more particularly described as follows:

BEGINNING at the southwesterly corner of said Parcel 2, said southwesterly corner also being in the easterly line of Box Springs Boulevard, as shown by said parcel map;

THENCE North 27° 12' 30" West, along the westerly line of said Parcels 2 and 3, a distance of 225.24 feet to the beginning of a curve, concave to the southwest, having a radius of 952.76 feet;

THENCE northwesterly, along said curve through a central angle of 06° 55' 04" an arc length of 115.03 feet to the end thereof, a radial line to said end bears North 54° 32' 48" East;

THENCE North 23° 24' 05" West, continuing along said westerly line of said Lot 2, a distance of 22.64 to a point in a non tangent curve, concave to the west, having a radius of 294.00 feet and said point also being the west corner of said Parcel 3, a radial line at said point bears South 51° 09' 36" East;

THENCE northeasterly, along said curve, through a central angle of 15° 39' 30", an arc length of 80.35 feet to the north corner of said Parcel 3;

THENCE South 66° 49' 06" East, a distance of 320.60 feet to an angle point in the Easterly line of said Parcel 2;

THENCE South 04° 47' 40" East, along the Easterly line of said Parcel 2, a distance of 170.68 feet to the southeasterly corner of said Parcel 2;

THENCE South 62° 47' 30" West, along the southerly line of said Parcel 2, a distance of 201.98 feet to the POINT OF BEGINNING.

DESCRIPTION APPROVAL  
*James R. Wells*  
Surveyor

PMW 51-845

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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: JUNE 11, 1985

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

STATE OF CALIFORNIA)  
                                  )ss.  
COUNTY OF RIVERSIDE)

On this 11<sup>TH</sup> day of JUNE, in the year 1985, before me, GUNARS SVIKA a Notary Public in and for said county and state, personally appeared ROBERT C. MEASE 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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