

266058

Recording requested by:

And when recorded, mail to:

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

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SEP 14 1987

Recorded in Office of Recorder  
of Riverside County, California  
*William E. Stoney*  
RECORDER  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-T-21809

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): ALBERT S. JOHNSON, JR. and ELLENORE M. JOHNSON, husband and wife as joint tenants

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on July 17, 1986, 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.

Parcel 1

That portion of the southeast quarter of Section 34, Township 2 South, Range 6 West, San Bernardino Meridian, in the City of Riverside, State of California, as shown by United States Government survey, particularly described as follows:

BEGINNING at a point in the centerline of Arlington Avenue, as described by Deed to the County of Riverside, recorded February 4, 1925, in Book 629, Page 55 of Deeds, records of Riverside County, California, said point being the northeasterly corner of Twin Buttes Block, as shown by Map on file in Book 10, Page 39 of Maps, records of Riverside County, California;

THENCE North 01° 56' 05" East, 2,876.86 feet (recorded as North 01° 53' 00" East, 2,877.00 feet) to the northwesterly corner of the land described by Deed to Samuel P. Shores and Virginia W. Shores, recorded December 30, 1943 in Book 611, Page 121 of Official Records of Riverside County, California, said corner also being the northwesterly corner of a 52.34 acre parcel of land as set out in Deed to F. Von

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Ballvseck and A.M.C. Von Ballvseck recorded March 19, 1924 in Book 600, Page 418 of Deeds, records of Riverside County, California; said corner also being the northeast corner of the 25.09 acre parcel of land deeded to J. M. Hole recorded March 29, 1921, in Book 542, Page 476 of Deeds, records of Riverside County, California for the TRUE POINT OF BEGINNING;

THENCE South 01° 56' 05" West, along the westerly line of said parcel of land deeded to F. Bon Ballvseck, also being the westerly line of that said parcel deeded to Samuel P. Shores and Virginia W. Shores, a distance of 300.20 feet to the northwesterly corner of Parcel 3 as shown in Record of Surveys Book 23, Page 6, Riverside County, California;

THENCE South 78° 10' 33" East, along the northerly line of said Parcel 3, a distance of 428.48 feet to an angle point on the westerly line of Tract 21074 as recorded in Map Book 156, Pages 94 thru 97 inclusive; said point also being the northeasterly corner of said Parcel 3 as shown on said Record of Survey.

THENCE North 00° 53' 51" East, along the westerly line of said Tract 21074, a distance of 339.37 feet to a point on the northerly line of said parcel described to Samuel P. Shores and Virginia W. Shores, which said point bears South 80° 47' 17" West, (South 80° 45' 00" West per Deed), 330.60 feet from the northeasterly corner of said parcel;

THENCE South 80° 47' 21" West, along the northerly line of said property deeded to Samuel P. Shores and Virginia W. Shores, a distance of 25.18 feet to the beginning of a curve concave to the north and having a radius of 333.00 feet to which point a radial line bears North 09° 12' 39" West;

THENCE westerly along said curve through a central angle of 57° 03' 54" an arc length of 331.66 feet to which point a radial line bears South 47° 51' 15" West;

THENCE South 89° 19' 57" West, 17.98 feet to the beginning of a curve concave to the east having a radius of 166.65 feet to which point a radial line bears South 49° 11' 15" East;

THENCE southerly along said curve through a central angle of 21° 14' 52" an arc length of 61.80 to a point on the northerly line of said parcel of land deeded to Samuel P. Shores and Virginia W. Shores, to which point a radial line bears North 70° 26' 07" West;

THENCE North 89° 09' 39" West, along said northerly line of said parcel a distance of 40.84 feet to said TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM that portion granted to the City of Riverside, a municipal corporation by Deed, recorded July 11, 1975, as Instrument No. 83158 of Official Records of Riverside County, California.

DESCRIPTION APPROVAL 8/14/87  
*George P. Hole*  
SURVEYOR, CITY OF RIVERSIDE (CDA)

This action does not supersede, modify or affect any requirement of provisions of the Riverside Municipal Code pertaining to building or zoning regulations.

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PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

MERLE G. GARDNER  
PLANNING DIRECTOR

Dated: AUGUST 18, 1987

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

STATE OF CALIFORNIA)  
                                  )ss.  
COUNTY OF RIVERSIDE)

On this 18<sup>TH</sup> day of AUGUST, in the year 1987, 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 Sika  
Notary Public in and for said County and State

311.11 - SURVEY.81/k

