

31201

31201

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
Mr. Past 2 o'clock

JAN 3 1989
Recorded in Official Records
of Riverside County, California
W. L. E. Smith
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW for R-8-889
Strong St. & Orange St.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): CALVARY BAPTIST CHURCH OF RIVERSIDE, CALIFORNIA, a California corporation, aka Calvary Baptist Church

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on September 22, 1988, 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 legal description Exhibit "A".

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: *January 29, 1989*

By *Robert C. Mease*
ROBERT C. MEASE
PRINCIPAL PLANNER

31201

November 17, 1988
Revised December 28, 1988
Revised January 18, 1989

W.O. 8810892

EXHIBIT "A"

CALVARY BAPTIST CHURCH PARCEL NO. 1

That portion of Lot 61 of the Lands of Southern California Colony Association, as shown by map on file in Book 7 of Maps, page 3 thereof, Records of San Bernardino County, California, in the City of Riverside, County of Riverside, State of California, described as follows:

Commencing at the common corner area of Lots 60, 61, 66, and 67 of said Lands of the Southern California Colony Association;

Thence S.60°12'31"E. along the Northeasterly line of said Lot 61, also being the centerline of Strong Street, a distance of 25.00 feet;

Thence parallel with the Northwesterly line of said Lot 61, also being the centerline of Orange Street, S.29°45'50"W., a distance of 25.00 feet to a point being the most Northerly corner of that parcel of land conveyed to the Temple Southern Baptist Church, Inc. by deed Recorded December 30, 1957, as Instrument No. 91725, Official Records of Riverside County, California, said point also being the True Point of Beginning;

Thence continuing S.29°45'50"W. along the Southeasterly line of said Orange Street (being 50.00 foot wide), a distance of 297.70 feet to the most Northerly corner of Parcel 1 as described in deed Recorded September 30, 1988 as Instrument No. 284528 of Official Records of Riverside County, California;

Thence S.69°19'10"E. along the Northeasterly line of said Parcel 1 and the Southeasterly prolongation of said Northeasterly line, a distance of 118.89 feet to a point on the Southeasterly line of said parcel of land conveyed to the Temple Southern Baptist Church, Inc.;

Thence parallel with said Southeasterly line of Orange Street, N.29°45'50"E. along said Southeasterly line of that parcel of land conveyed to the Temple Southern Baptist Church, Inc., a distance of 278.87 feet to the Southwesterly line of said Strong Street (being 50.00 foot wide), also being the most Easterly corner of said parcel of land conveyed to the Temple Southern Baptist Church, Inc.;

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Thence N.60°12'31"W. along said Southwesterly line of Strong Street, a distance of 117.40 feet to the True Point of Beginning.

EXCEPTING THEREFROM the Northeasterly 8.00 feet and the Northwesterly 8.00 feet as conveyed to the City of Riverside by deed Recorded April 23, 1958 as Instrument No. 29449, in Book 2259 of Official Records of Riverside County, page 306 thereof.

The above described parcel contains 0.70 acres, more or less.

MC/GRA/lb
EXH:AA2



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fountaine 1/18/89
Homer A. Fountaine Date
J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL
1/19/89
Homer A. Fountaine
SURVEYOR, CITY OF RIVERSIDE

November 17, 1988
Revised December 28, 1988
Revised January 18, 1989

W.O. 8810892

EXHIBIT "A"

CALVARY BAPTIST CHURCH PARCEL NO. 2

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That portion of Lot 61 of the Lands of Southern California Colony Association, as shown by map on file in Book 7 of Maps, page 3 thereof, Records of San Bernardino County, California, in the City of Riverside, County of Riverside, State of California, described as follows:

Beginning at a point on the Southwesterly line of Strong Street (being 50.00 wide), at the intersection of the Southeasterly line of that certain tract of land conveyed to Cornelia G. Potter and Carolyn M. Gilbert, by deed Recorded December 13, 1922, in Book 561 of deeds, page 524 thereof, Records of Riverside County, California;

Thence S.60°12'31"E. along said Southwesterly line of Strong Street, a distance of 80.00 feet;

Thence S.29°45'50"W. along the Southeasterly line of that parcel of land conveyed to the Temple Southern Baptist Church, Inc. by deed recorded December 20, 1957, as Instrument No. 90246 of Official Records of Riverside County, California, a distance of 266.05 feet;

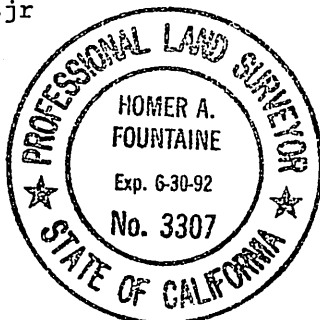
Thence N.69°19'10"W., a distance of 81.02 feet to a point on the Northwesterly line of said parcel conveyed to the Temple Southern Baptist Church, Inc.

Thence N.29°45'50"E. along said Northwesterly line, a distance of 278.87 feet to the point of beginning.

EXCEPTING THEREFROM the Northeasterly 8.00 feet as conveyed to the City of Riverside by deed Recorded April 23, 1958, as Instrument No. 29449, in Book 2259 of Official Records of Riverside County, page 306 thereof.

The above described parcel contains 0.48 acres, more or less.

MC/GRA/sjr
EXH:AA3



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fountaine 1/18/89
Homer A. Fountaine Date

J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 1/18/89
George P. Hutchins
SURVEYOR, CITY OF RIVERSIDE

PMW-140A