

057477

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City of Riverside
Public Works Department
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Riverside, California 92522

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FEB 24 1989

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William S. Perry
Recorder

Fees \$

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PROJECT: PMW-VAC-15-867
Neva Place

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): JACOBS DEVELOPMENT COMPANY, a California corporation

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on May 21, 1987, 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 Exhibit "A" attached.

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: *February 22, 1989*

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

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1

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Portions of Lots 9, 10, 11, and 12, and Lot "C" (Neva Place), of Seid Tract, as shown by map on file in Book 24, Page 61 of Maps, Records of Riverside County, California, Lots 34, 35 and a portion of Lot 20 and Lot "A" (Neva Place) of Seid Tract No. 2, as shown by map on file in Book 26, Page 6 of Maps, Records of Riverside County, California, more particularly described as follows:

Beginning at a point on the East line of said Lot 12 of said Seid Tract, said point being on a line parallel with and distant 60.00 feet South, as measured at right angles, to the centerline of Central Avenue, as shown on said map of Seid Tract;

Thence South 00 degrees 04' 30" East on the East line of said Lot 12, a distance of 110.00 feet to the Northeast corner of Lot 34 of said Map of Seid Tract No. 2;

Thence South 19 degrees 11' 40" West on the southeasterly line of said Lots 34 and 35, a distance of 191.54 feet to the most southerly corner of said Lot 35;

Thence North 70 degrees 48' 20" West on the southwesterly line of said Lot 35, a distance of 101.11 feet to the most westerly corner thereof;

Thence North 74 degrees 42' 02" West on a radial line, a distance of 33.00 feet to a point on the centerline curve of Neva Place, concave westerly, and having a radius of 460.71 feet;

Thence southwesterly on said centerline curve, through a central angle of 01 degree 12' 27", an arc distance of 9.71 feet to a point of cusp with a curve, concave southwesterly and having a radius of 76.00 feet, a radial line to said point of cusp bears North 44 degrees 30' 22" East;

Thence northwesterly and westerly on last mentioned curve, through a central angle of 55 degrees 16' 54", an arc distance of 73.33 feet;

Thence South 79 degrees 13' 30" West, a distance of 18.94 feet to a point on the West line of said Lot 20, as shown on said map of Seid Tract No. 2;

Thence North 00 degrees 04' 30" West on the West line of said Lot 20, a distance of 127.59 feet to a point on the South line of Lot 10, as shown on said map of Seid Tract;

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Thence South 89 degrees 13' 30" West on the South line of said Lots 9 and 10, a distance of 68.76 feet to the Southwest corner of said Lot 9;

Thence North 00 degrees 04' 40" West on the West line of said Lot 9, a distance of 110.00 feet to a point on a line parallel with and distant 60.00 feet from the centerline of Central Avenue, as shown on said map of Seid Tract;

Thence North 89 degrees 13' 30" East on said parallel line a distance of 348.00 feet to the POINT OF BEGINNING.

The above described property contains 1.731 Acres.

DESCRIPTION APPROVAL 2/16/89
George P. Hutchinson by F.
SURVEYOR, CITY OF RIVERSIDE

