

083685

Recording requested by:

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

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MAR 17 1989  
Recorded in Official Records  
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William E. Shroy  
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PROJECT: PMW-VAC-4-867

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): THE PRESS ENTERPRISE 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 March 25, 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: *March 16, 1989*

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



83685



**J.F. Davidson Associates, Inc.**

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

January 7, 1987  
Revised March 13, 1989

W.O. 8609374

EXHIBIT "A"

PRESS ENTERPRISE

PMW-VAC-4-867

PROPERTY OF THE PRESS ENTERPRISE COMPANY

PARCEL 1

All of Lots 7, 8, and 9 and those portions of Lots 1, 5, and 6, in Block 2, all of Lots 1 and 2, and those portions of Lots 3, 4, and 5, in Block 3 of D. C. TWOGOOD'S ORANGE GROVE TRACT, as shown by map on file in Book 7 of Maps, at page 42 thereof, Records of San Bernardino County, California, that portion of Lot 2, all of Lots 3 through 13, 15 through 24, and 27 through 29, and those portions of Lots 14, 25, 26, and 30 through 36 of SCOTIA PLACE, as shown by map on file in Book 4 of Maps, at page 14 thereof, Records of San Bernardino County, California, and those portions of Lots 3 through 8 of BEDFORD PLACE, as shown by map on file in Book 2 of Maps, at page 10 thereof, Records of Riverside County, California, and that portion of LEMON STREET (vacated), described as follows:

Beginning at the corner common to Lots 8 and 9 of said BEDFORD PLACE, and to Lots 8 and 9 of said SCOTIA PLACE;

Thence S.29°02'12"W. along the Southeasterly lines of Lots 9 through 12 of said SCOTIA PLACE and Lots 1, 2, and 3, in Block 3 of said D. C. TWOGOOD'S ORANGE GROVE TRACT, a distance of 334.50 feet;

Thence N.61°08'35"W., a distance of 132.13 feet to a line parallel with and 33.00 feet Southeasterly, measured at right angles from the centerline of said LEMON STREET (vacated);

Thence S.29°01'33"W. along said parallel line, a distance of 142.15 feet to a line parallel with and 33.00 feet Northeasterly, measured at right angles from the centerline of PROSPECT AVENUE;

3880 Lemon Street, Suite 300  
PO Box 493  
Riverside, CA 92502  
(714) 686-0844  
FAX 714 686-5954

10511-D S Mt Vernon Avenue  
Corona, CA 92324  
(714) 825-1082  
FAX 714 825-9583

73-080 El Paseo Suite 106  
Palm Desert, CA 92260  
(818) 346-5691  
FAX 818-340-0839

PMW-143

83685

Thence N.27°54'46"W. along said parallel line, a distance of 29.02 feet to an intersection with the Southeasterly prolongation of the Northeasterly line of Parcel 3 conveyed to the CITY OF RIVERSIDE by deed recorded July 31, 1981, as Instrument No. 176759, Official Records of Riverside County, California;

Thence N.54°28'55"W. along said Southeasterly prolongation of said Northeasterly line, a distance of 175.04 feet to the most Northerly corner of said Parcel 3, said corner being on the Northwesterly line of said Lot 5 in Block 2 of D. C. TWOGOOD'S ORANGE GROVE TRACT;

Thence N.28°58'47"E. along the Northwesterly lines of said Lots 5, 7, and 8, in Block 2 of D. C. TWOGOOD'S ORANGE GROVE TRACT, a distance of 190.86 feet to the most Northerly corner of said Lot 8, said corner also being the most Southerly corner of Lot 1 in Block 2 of D. C. TWOGOOD'S ORANGE GROVE TRACT;

Thence N.60°57'51"W. along the Southwesterly line of said Lot 1, a distance of 132.40 feet to the most Southerly corner of Parcel 1 conveyed to the CITY OF RIVERSIDE by deed recorded July 31, 1981, as Instrument No. 176759, Official Records of Riverside County, California;

Thence N.28°56'02"E. along the Southeasterly line of said Parcel 1, a distance of 380.01 feet to the most Easterly corner thereof;

Thence N.61°03'58"W. along the Northeasterly line of said Parcel 1, a distance of 8.00 feet to the most Northerly corner thereof, said corner also being on the Northwesterly line of said Lot 30 of SCOTIA PLACE;

Thence N.28°56'02"E. along the Northwesterly line of said Lots 30, 29, 28, 27, and 26 of SCOTIA PLACE, a distance of 314.96 feet to the most Westerly corner of that certain parcel of land conveyed to the CITY OF RIVERSIDE by deed recorded February 11, 1966, as Instrument No. 16064, Official Records of Riverside County, California;

Thence S.61°00'00"E. along the Southwesterly line of said parcel conveyed to the CITY OF RIVERSIDE, a distance of 211.43 feet to the most Southerly corner thereof, said corner being on the Northwesterly line of said Lot 13 of SCOTIA PLACE;

Thence N.29°00'00"E. along the Southeasterly line of said parcel conveyed to the CITY OF RIVERSIDE, said line also being the Northwesterly

83685

line of Lot 13, a distance of 17.00 feet to the most Easterly corner of said parcel conveyed to the CITY OF RIVERSIDE, said corner also being the most Northerly corner of said Lot 13;

Thence S.61°00'00"E. along the Northeasterly line of said Lot 13, a distance of 70.49 feet to the most Easterly corner thereof;

Thence S.29°01'33"W. along the Southeasterly line of said Lot 13, a distance of 17.00 feet to a line parallel with and 50.00 feet Southwesterly, measured at right angles from the centerline of Fourteenth Street;

Thence S.61°00'00"E. along said parallel line, a distance of 120.14 feet to the Southeasterly line of Lot 2 of said SCOTIA PLACE;

Thence S.29°01'53"W. along said Southeasterly line, a distance of 134.82 feet to the most Southerly corner of said Lot 2, said corner being on the Northeasterly line of said Lot 3, all of SCOTIA PLACE;

Thence S.61°08'34"E. along said Northeasterly line and the Northeasterly line of Lot 3 of said BEDFORD PLACE; a distance of 184.43 feet to the most Westerly corner of that certain parcel of land conveyed to the CITY OF RIVERSIDE by deed recorded December 24, 1986, as Instrument No. 330881, Official Records of Riverside County, California;

Thence Southwesterly along the Northwesterly line of said parcel conveyed to the CITY OF RIVERSIDE on a non-tangent curve concave Northwesterly, having a radius of 396.00 feet through an angle of 07°34'31", an arc length of 52.36 feet (the initial radial line bears S.68°31'39"E.);

Thence S.29°02'52"W. continuing along said Northwesterly line, and the Northwesterly line of that certain parcel of land conveyed to the CITY OF RIVERSIDE by deed recorded December 5, 1986, as Instrument No. 310107, Official Records of Riverside County, California, a distance of 257.78 feet to the Southwesterly corner thereof, said corner also being on the Southwesterly line of said Lot 8 of BEDFORD PLACE;

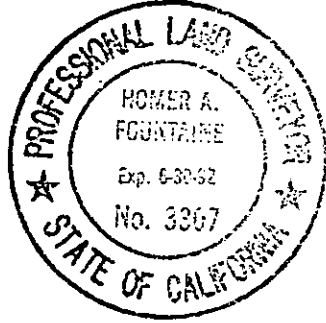
Thence N.61°08'34"W. along said Southwesterly line, a distance of 117.70 feet to the point of beginning.

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EXCEPTING THEREFROM that portion lying within that certain parcel of land conveyed to the CITY OF RIVERSIDE by deed recorded July 13, 1987, as Instrument No. 222034, Official Records of Riverside County, California.

JTS/MWC/lb  
LEG:CE9



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fountaine 3/14/89  
Homer A. Fountaine Date  
J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 3/16/89  
George P. Hutchinson by E  
SURVEYOR, CITY OF RIVERSIDE

083684

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
Min. Past 10'clock

MAR 17 1989  
Recorded in Official Records  
of Riverside County, California  
William E. Sherry  
RECORDER  
Fee \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-VAC-4-867

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): CORPORATION OF THE PRESIDENT OF THE LOS ANGELES STAKE OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a corporation sole

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on March 25, 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

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

Dated: March 16, 1989







**J.F. Davidson Associates, Inc.**

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

83684

February 23, 1987  
Revised March 13, 1989

W.O. 8609374

EXHIBIT "A"

PRESS ENTERPRISE

PMW-VAC-4-867

PROPERTY OF CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PARCEL 1

Those portions of Lots 3, 4, 5, and 6, in Block 3 of D. C. TWOGOOD'S ORANGE GROVE TRACT, as shown on file in Book 7 of Maps, at page 42 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the corner common to Lots 8 and 9 of BEDFORD PLACE, as shown BY map on file in Book 2 of Maps, at page 10 thereof, Records of Riverside County, California; and to Lots 8 and 9 of SCOTIA PLACE, as shown by map on file in Book 4 of Maps, at page 14 thereof, Records of San Bernardino County, California;

Thence S.29°02'12"W. along the Southeasterly lines of Lots 9 through 12 of said SCOTIA PLACE and Lots 1, 2, and 3, in Block 3 of said D. C. TWOGOOD'S ORANGE GROVE TRACT, also being the Northwesterly lines of Lots 9 through 12 of said BEDFORD PLACE and Lots 13, 12, and 11, in Block 3 of said D.C. TWOGOOD'S ORANGE GROVE TRACT, a distance of 334.50 feet to the point of beginning of the parcel of land to be described;

Thence N.61°08'35"W., a distance of 132.13 feet to a line parallel with and 33.00 feet Southeasterly, measured at right angles from the centerline of LEMON STREET (vacated);

Thence S.29°01'33"W. along said parallel line, a distance of 145.73 feet to the Southwesterly line of said Lot 5;

Thence S.27°54'46"E. along said Southwesterly line and the Southwesterly line of said Lot 6, a distance of 157.61 feet to the most Southerly corner of said Lot 6;

3880 Lemon Street, Suite 300  
PO Box 493  
Riverside, CA 92502  
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FAX 714-686-5954

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Colton, CA 92324  
(714) 825-1082  
FAX 714-825-9583

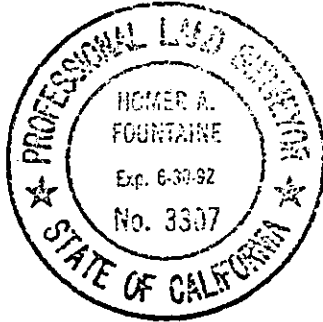
73-080 El Paseo Suite 106  
Palm Desert, CA 92260  
(619) 346-5691  
FAX 619-340-0529

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Thence N.29°02'12"E. along the Southeasterly line of said Lots 6, 4,  
and 3, a distance of 232.10 feet to the point of beginning.

TT/MWC/lb  
LEG:CF0



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fountaine 3/14/89  
Homer A. Fountaine Date  
J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 3/16/89  
George P. Hutchinson by F  
SURVEYOR, CITY OF RIVERSIDE