

115634

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
AT 8:30 O'CLOCK A.M.

APR 13 1989  
Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$ 77  
*William J. Emery*

17/6

FOR RECORDER'S OFFICE USE ONLY

PROJECT: MP-5-889

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): EDM EQUITIES, INC., a California corporation as to a 60% interest, and CROOKALL AND ASSOCIATES, a California general partnership as to a 40% interest, as tenants-in-common

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on September 3, 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 property description as described in Exhibit "A" attached hereto and made a part hereof.

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 30, 1989*

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



PARCEL MAP WAIVER 151PARCEL 1:

A PORTION OF PARCEL 4, SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 52 AND 53 OF MCCLASKEY TRACT, FILED IN BOOK 10, PAGES 36 AND 37 OF MAPS, OFFICIAL RECORDS OF SAID COUNTY, BEING DESCRIBED IN CERTIFICATE OF COMPLIANCE APPROVED BY THE PLANNING COMMISSION OF THE CITY OF RIVERSIDE, RECORDED SEPTEMBER 14, 1984 AS INSTRUMENT NO. 84-200824, OFFICIAL RECORDS OF SAID COUNTY, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF LOT 53 OF SAID MCCLASKEY TRACT, DISTANT THEREON SOUTH 0° 12' 47" WEST, 330.88 FEET FROM THE NORTHEAST CORNER OF SAID LOT 53; THENCE AT RIGHT ANGLES FROM SAID EASTERLY LINE NORTH 89° 47' 13" WEST, 3.00 FEET TO THE "TRUE POINT OF BEGINNING", SAID "TRUE POINT OF BEGINNING" BEING ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY QUITCLAIM DEED, RECORDED SEPTEMBER 12, 1984 AS INSTRUMENT NO. 84-199129, OFFICIAL RECORDS OF SAID COUNTY, SAID TRUE POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY GRANT DEED, RECORDED SEPTEMBER 28, 1984 AS INSTRUMENT NO. 84-210873, OFFICIAL RECORDS OF SAID COUNTY; THENCE PARALLEL WITH SAID EASTERLY LINE AND ALONG THE WESTERLY LINE OF SAID LAND OF THE CITY OF RIVERSIDE, NORTH 0° 12' 47" EAST, 277.25 FEET; THENCE LEAVING SAID PARALLEL LINE NORTH 50° 54' 15" WEST, 36.06 FEET TO A POINT THAT IS 25.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID LOT 53; THENCE PARALLEL WITH THE NORTHERLY LINE OF LOTS 53 AND 52 OF SAID MCCLASKEY TRACT, SOUTH 80° 01' 00" WEST, 416.74 FEET TO A POINT HEREBY DESIGNATED AS POINT "A"; THENCE LEAVING SAID PARALLEL LINE SOUTH 9 59' 00" EAST, 350.43 FEET TO A POINT ON THE NORTHERLY LINE OF LATTER DESCRIBED LAND OF THE CITY OF RIVERSIDE; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 80° 01' 00" EAST 85.51 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 459.276 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 39' 48" AN ARC DISTANCE OF 125.56 FEET; THENCE NORTH 64° 21' 12" EAST, 60.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 459.276 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 39' 48" AN ARC DISTANCE OF 125.56 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 137,137 SQUARE FEET, MORE OR LESS, 3.148 ACRES, MORE OR LESS.

PARCEL 2:

A PORTION OF PARCEL 4 AND A PORTION OF PARCEL 5, SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 52 AND 53 OF MCCLASKEY TRACT, FILED IN BOOK 10, PAGES 36 AND 37 OF

MAPS, OFFICIAL RECORDS OF SAID COUNTY, BEING DESCRIBED IN CERTIFICATE OF COMPLIANCE APPROVED BY THE PLANNING COMMISSION OF THE CITY OF RIVERSIDE, RECORDED SEPTEMBER 14, 1984 AS INSTRUMENT NO. 84-200824, OFFICIAL RECORDS OF SAID COUNTY, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THAT CERTAIN POINT DESIGNATED AS POINT "A" IN THE DESCRIPTION FOR PARCEL 1, ABOVE; THENCE CONTINUING ALONG A LINE BEING PARALLEL WITH AND 25.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF LOTS 52 AND 51 OF SAID MCCLASKEY TRACT, AND ALONG THE SOUTHERLY LINE OF SAID LAND OF THE CITY OF RIVERSIDE, DESCRIBED FIRST IN PARCEL 1, ABOVE, SOUTH 80° 01' 00" WEST, 433.00 FEET TO A POINT HEREBY DESIGNATED AS POINT "B"; THENCE LEAVING SAID PARALLEL LINE SOUTH 9° 59' 00" EAST, 350.43 FEET TO A POINT ON SAID NORTHERLY LINE OF LAND OF THE CITY OF RIVERSIDE, DESCRIBED LATTER IN PARCEL 1, ABOVE; THENCE ALONG SAID NORTHERLY LINE NORTH 80° 01' 00" EAST, 433.00 FEET; THENCE NORTH 9 59' 00" WEST, 350.43 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 151,736 SQUARE FEET, MORE OR LESS, 3.483 ACRES, MORE OR LESS.

PARCEL 3:

A PORTION OF PARCEL 5 AND A PORTION OF PARCEL 6, SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 51 AND 52 OF MCCLASKEY TRACT, FILED IN BOOK 10, PAGES 36 AND 37 OF MAPS, OFFICIAL RECORDS OF SAID COUNTY, BEING DESCRIBED IN CERTIFICATE OF COMPLIANCE APPROVED BY THE PLANNING COMMISSION OF THE CITY OF RIVERSIDE, RECORDED SEPTEMBER 14, 1984 AS INSTRUMENT NO. 84-200824, OFFICIAL RECORDS OF SAID COUNTY, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THAT CERTAIN POINT DESIGNATED AS POINT "B" IN THE DESCRIPTION FOR PARCEL 2 ABOVE; THENCE CONTINUING ALONG A LINE BEING PARALLEL WITH AND 25.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF LOTS 50 AND 51 OF SAID MCCLASKEY TRACT, AND ALONG THE SOUTHERLY LINE OF SAID LAND OF THE CITY OF RIVERSIDE, DESCRIBED FIRST IN PARCEL 1, ABOVE SOUTH 80° 01' 00" WEST, 422.88 FEET TO A POINT HEREBY DESIGNATED AS POINT "C"; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 9° 59' 00" EAST, 350.43 FEET TO A POINT ON SAID NORTHERLY LINE OF LAND OF THE CITY OF RIVERSIDE, DESCRIBED LATTER IN PARCEL 1, ABOVE; THENCE ALONG SAID NORTHERLY LINE NORTH 80° 01' 00" EAST, 422.88 FEET; THENCE NORTH 9° 59' 00" WEST, 350.43 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 148,190 SQUARE FEET, MORE OR LESS, 3.402 ACRES, MORE OR LESS.

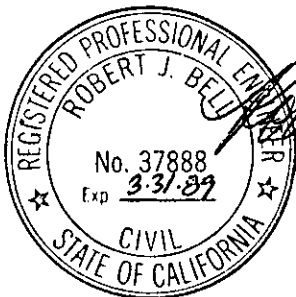
PARCEL 4:

ALL OF PARCEL 7 AND A PORTION OF PARCEL 6 SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 50 AND 51, OF MCCLASKEY TRACT, FILED IN BOOK 10, PAGES 36 AND 37 OF MAPS, OFFICIAL RECORDS OF SAID COUNTY, BEING DESCRIBED IN CERTIFICATE OF COMPLIANCE APPROVED BY THE PLANNING COMMISSION OF THE CITY OF RIVERSIDE, RECORDED SEPTEMBER 14, 1984 AS INSTRUMENT NO. 84-200824, OFFICIAL RECORDS OF SAID COUNTY, BEING DESCRIBED AS FOLLOWS:

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BEGINNING AT THAT CERTAIN POINT DESIGNATED AS POINT "C" IN THE DESCRIPTION FOR PARCEL 3 ABOVE; THENCE CONTINUING ALONG A LINE BEING PARALLEL WITH AND 25.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF PARCELS 50 AND 51 OF SAID MCCLASKEY TRACT, AND ALONG THE SOUTHERLY LINE OF SAID LAND OF THE CITY OF RIVERSIDE, DESCRIBED FIRST IN PARCEL 1, ABOVE, SOUTH 80° 01' 00" WEST, 334.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 645.00 FEET, SAID BEGINNING OF CURVE BEING SOUTH 9° 59' 00" EAST, 25.00 FEET FROM THE EASTERLY TERMINUS OF THAT CERTAIN 670 FOOT RADIUS CURVE DESCRIBED IN DEED OF CONVEYANCES TO THE COUNTY OF RIVERSIDE BY DEED, RECORDED JULY 01, 1954, AS INSTRUMENT NO. 32866 IN BOOK 1604, PAGE 191, OFFICIAL RECORDS OF SAID COUNTY, SAID TANGENT CURVE BEING CONCENTRIC WITH THE ABOVE DESCRIBED CURVE HAVING A RADIUS OF 670 FEET; THENCE SOUTHWESTERLY, ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 31° 40' 02" AN ARC DISTANCE OF 356.49 FEET; THENCE SOUTH 15° 28' 08" WEST, 58.95 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE, DESCRIBED ABOVE; THENCE ALONG SAID NORTHEASTERLY BOUNDARY LINE SOUTH 49° 42' 10" EAST, 185.19 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE, RECORDED NOVEMBER 30, 1984 AS INSTRUMENT NO. 84-256839, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF LAST DESCRIBED LAND OF THE CITY OF RIVERSIDE SOUTH 68° 27' 21" EAST, 237.31 FEET TO A SOUTHWEST CORNER OF LAND OF THE CITY OF RIVERSIDE DESCRIBED IN DOCUMENT NO. 84-210873, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID LAND TO THE CITY OF RIVERSIDE NORTH 9° 59' 00" WEST, 65.36 FEET TO THE NORTHWEST CORNER OF SAID LAND OF THE CITY OF RIVERSIDE; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOTS 50 AND 51 AND ALONG THE NORTHERLY LINE OF SAID LAND OF THE CITY OF RIVERSIDE, NORTH 80° 01' 00" EAST, 378.25 FEET; THENCE NORTH 9° 59' 00" WEST, 350.43 FEET TO THE POINT OF BEGINNING.

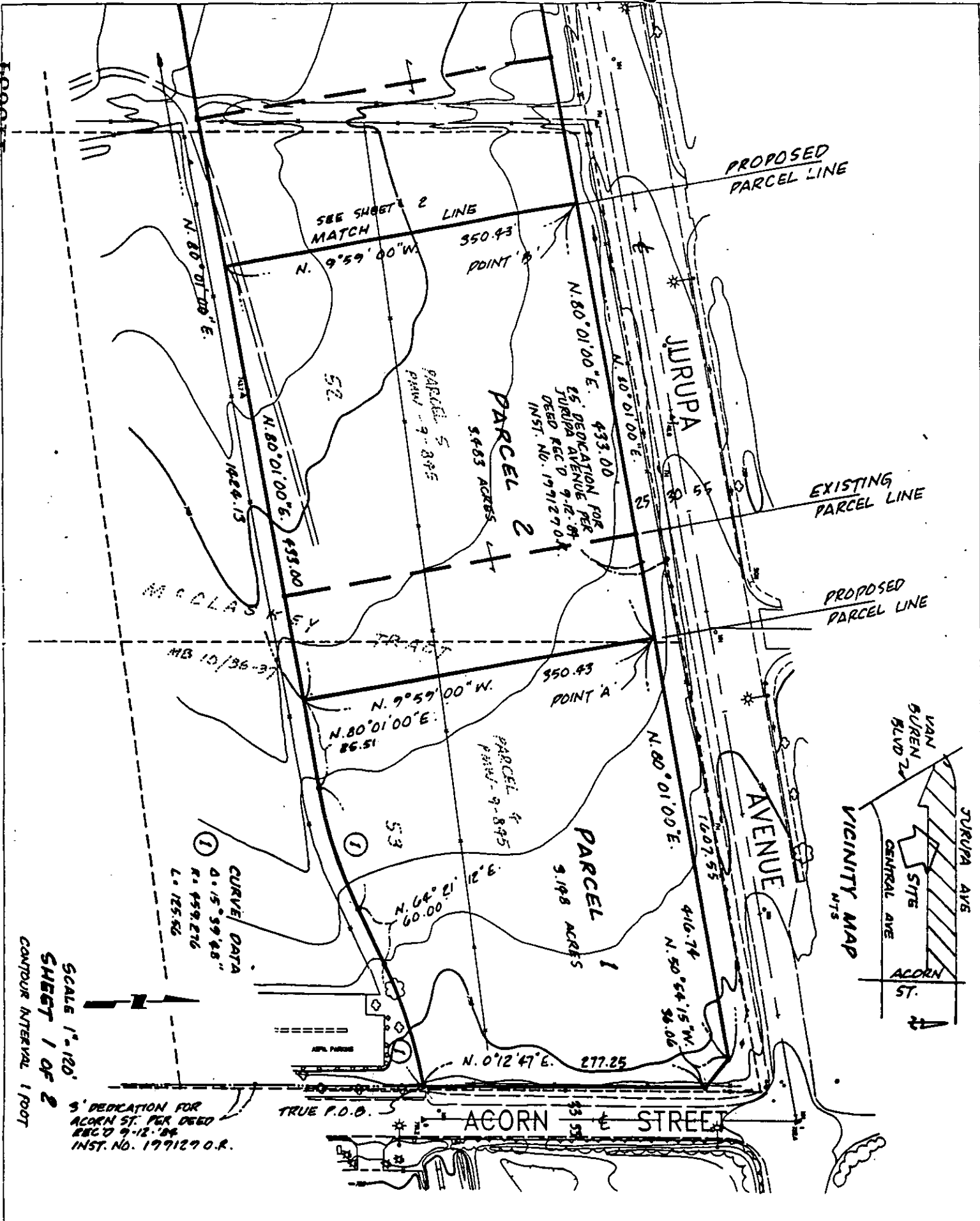
CONTAINING AN AREA OF 216,600 SQUARE FEET, MORE OR LESS, 4.972 ACRES, MORE OR LESS.



DESCRIPTION APPROVAL 3/27/89  
George P. Hutchinson by [Signature]  
 SURVEYOR, CITY OF RIVERSIDE

PMU-151

115634

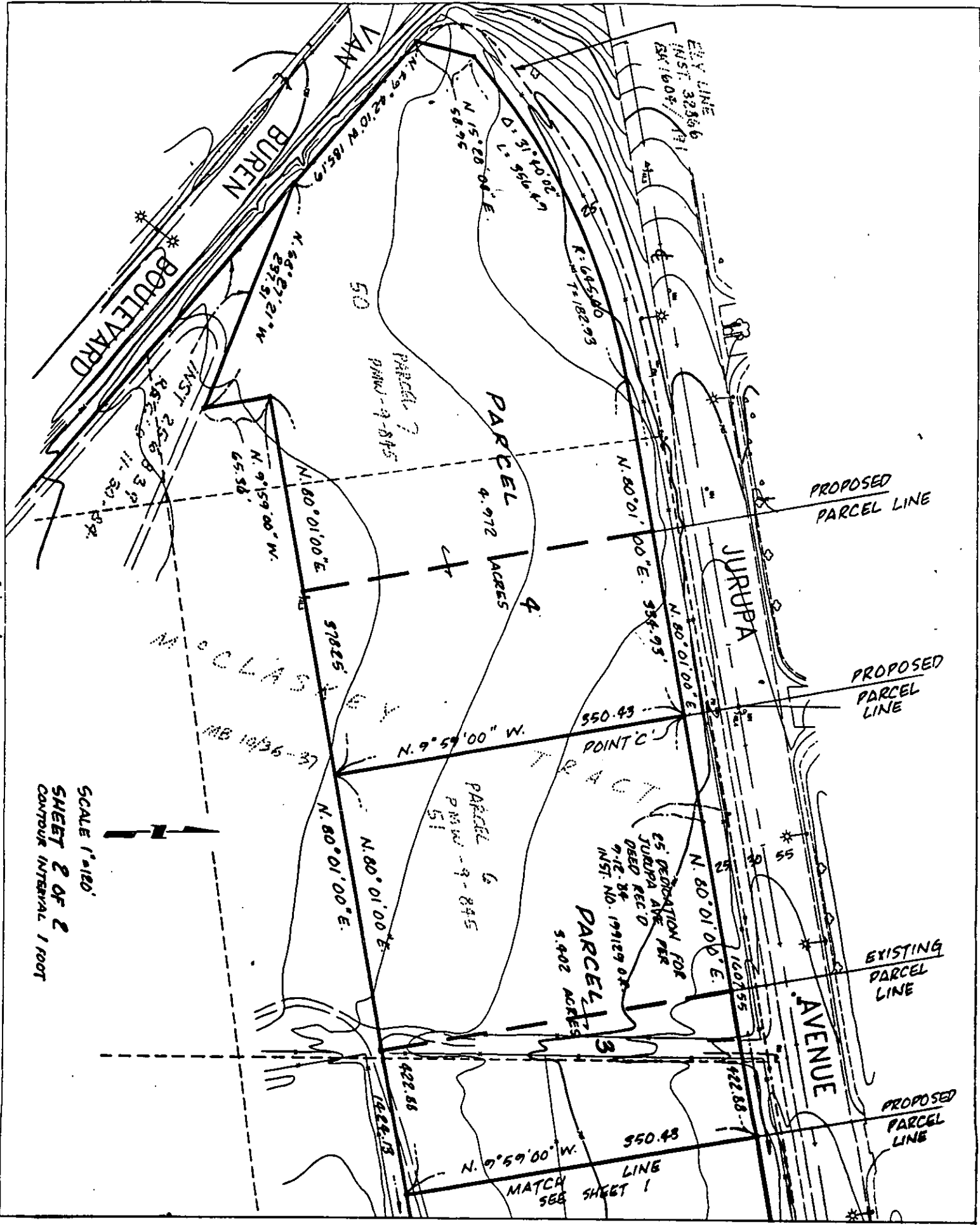


CURVE DATA  
 1. R. 459.276  
 L. 125.52  
 2. R. 459.276  
 L. 125.52

SCALE 1"=120'  
 SHEET 1 OF 2  
 CONTOUR INTERVAL 1 FOOT

5' DEDICATION FOR  
 ACORN ST. PER DEED  
 REC'D 9-12-'84  
 INST. NO. 17912700

PMU-151



SCALE 1"=120'  
SHEET 2 OF 2  
CONTOUR INTERVAL 1 FOOT