

423503

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD

Min. Post 3 o'clock P.M.

DEC - 4 1989

Recorded in Official Records  
of Riverside County, California

*William S. Conroy*  
Recorder

Fees

FOR RECORDER'S OFFICE USE ONLY

PROJECT: R-37-889  
Van Buren Blvd. & Garfield St.

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): BLOOD BANK OF SAN BERNARDINO AND RIVERSIDE COUNTIES, a non-profit organization

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on January 19, 1989, 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: November 6, 1989

By *Kenneth R. Gutierrez*  
KENNETH R. GUTIERREZ  
PRINCIPAL PLANNER



## EXHIBIT "A"

PARCEL 1

LOTS 11 AND 12 TOGETHER WITH PORTIONS OF LOTS 1 AND 2 IN BLOCK 1 OF GARFIELD PARK TRACT, AS SHOWN BY MAP ON FILE IN BOOK 22 OF MAPS, AT PAGE 30 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 11, SAID CORNER BEING ON A LINE PARALLEL WITH AND DISTANT 33.00 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF ACACIA STREET;

THENCE NORTH  $56^{\circ} 00' 00''$  EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 11 AND 2, A DISTANCE OF 260.50 FEET TO THE POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT 60.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF VAN BUREN BOULEVARD;

THENCE SOUTH  $34^{\circ} 01' 00''$  EAST, ALONG LAST MENTIONED PARALLEL LINE, A DISTANCE OF 118.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 47.50 FEET, A RADIAL LINE AT SAID POINT BEARS SOUTH  $76^{\circ} 27' 20''$  WEST;

THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 47.50 FEET, THROUGH A CENTRAL ANGLE OF  $26^{\circ} 07' 23''$ , AN ARC DISTANCE OF 21.66 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 40.00 FEET NORTHWESTERLY AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF GARFIELD AVENUE, SAID POINT ALSO BEING ON THE SOUTHEASTERLY LINE OF SAID LOT 1, A RADIAL LINE AT SAID POINT BEARS NORTH  $77^{\circ} 25' 17''$  WEST;

THENCE SOUTH  $56^{\circ} 00' 00''$  WEST, ALONG LAST MENTIONED PARALLEL LINE AND THE SOUTHEASTERLY LINE OF LOTS 1 AND 12, A DISTANCE OF 228.64 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET;

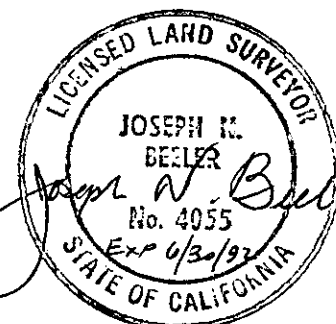
THENCE WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF  $89^{\circ} 59' 00''$ , AN ARC DISTANCE OF 31.41 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 12, SAID POINT ALSO BEING ON SAID LINE PARALLEL WITH AND DISTANT 33.00 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID ACACIA STREET;

THENCE NORTH  $34^{\circ} 01' 00''$  WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 12 AND 11 AND LAST MENTIONED PARALLEL LINE, A DISTANCE OF 116.01 FEET TO THE POINT OF BEGINNING.

DESCRIPTION APPROVAL 10/26/89  
*George P. Hutchinson* by *Kep*  
 SURVEYOR, CITY OF RIVERSIDE

RECEIVED  
 OCT 24 1989

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 PUBLIC WORKS



PMW-165