

111654

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

APR - 5 1991

Recorded in Official Records
of Riverside County, California
W. J. [Signature] Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: VAC-5-901
Le Conte Drive and Chicago Avenue

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): PAUL A. HARTMAN and PAULETTE M. HARTMAN, husband and wife as joint tenants

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on January 8, 1991, 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 real property thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

Parcel 1

Lot 1 of University Mesa Unit No. 1 as shown by map on file in Book 40, Pages 43 through 45, inclusive, of Maps, records of Riverside County, California, together with those portions of Lot A and Lot F of said University Mesa Unit No. 1 described as follows:

COMMENCING at the intersection of Chicago Avenue and Le Conte Drive (formerly South Street) as shown by said map;

THENCE North 89° 48' 30" East, along the centerline of said Le Conte Drive, a distance of 278.14 feet to the northerly prolongation of the most northwesterly line of Lot B as shown by said map;

THENCE South 2° 03' 54" East, along said prolongation, a distance of 33.02 feet to the northwesterly corner of said Lot B, said northwesterly corner also being the POINT OF BEGINNING;

Please record for the benefit of the City of Riverside
[Signature]
Real Property Services Manager

THENCE continuing South 2° 03' 54" East, along said northwesterly line of Lot B, a distance of 11.77 feet to the northeasterly corner of Lot 1 as shown by said map;

THENCE South 81° 39' 42" West, along the northerly line of said Lot 1, a distance of 78.84 feet to the easterly line of said Lot A;

THENCE South 3° 45' 53" East, along said easterly line, a distance of 172.60 feet to the southeasterly corner of said Lot A;

THENCE North 80° 35' 58" West, along the southerly boundary of said Lot A, a distance of 13.00 feet;

THENCE North 64° 02' 48" West, continuing along said southerly boundary, a distance of 36.07 feet to the beginning of a non-tangent curve concaving northeasterly having a radius of 2,442.00 feet, a radial line to which bears South 72° 34' 23" West;

THENCE northwesterly along said curve an arc length of 156.50 feet through a central angle of 3° 40' 19";

THENCE North 30° 55' 19" East, a distance of 11.82 feet;

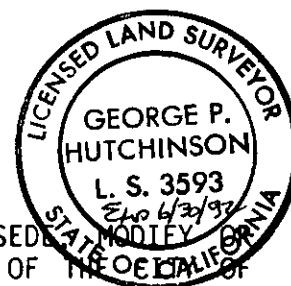
THENCE North 77° 01' 57" East, a distance of 15.22 feet to the beginning of a tangent curve concaving southeasterly having a radius of 517.00 feet;

THENCE northeasterly along said curve an arc length of 115.27 feet through a central angle of 12° 46' 33" to a line parallel with and distant 33.00 feet southerly, as measured at right angles, from said centerline of Le Conte Drive;

THENCE North 89° 48' 30" East, along said parallel line, a distance of 18.38 feet to the POINT OF BEGINNING;

Area - 25,899.1 square feet.

DESCRIPTION APPROVAL 2/27/91
George P. Hutchinson by SUR
 SURVEYOR, CITY OF RIVERSIDE



THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE
 CITY OF RIVERSIDE

MERLE G. GARDNER
 PLANNING DIRECTOR

By [Signature]
 KENNETH R. LUTIERREZ
 PRINCIPAL PLANNER

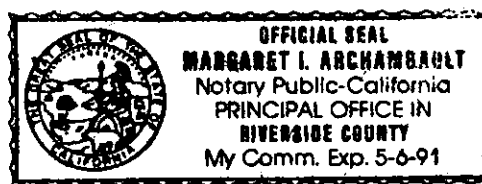
Dated: March 27, 1991

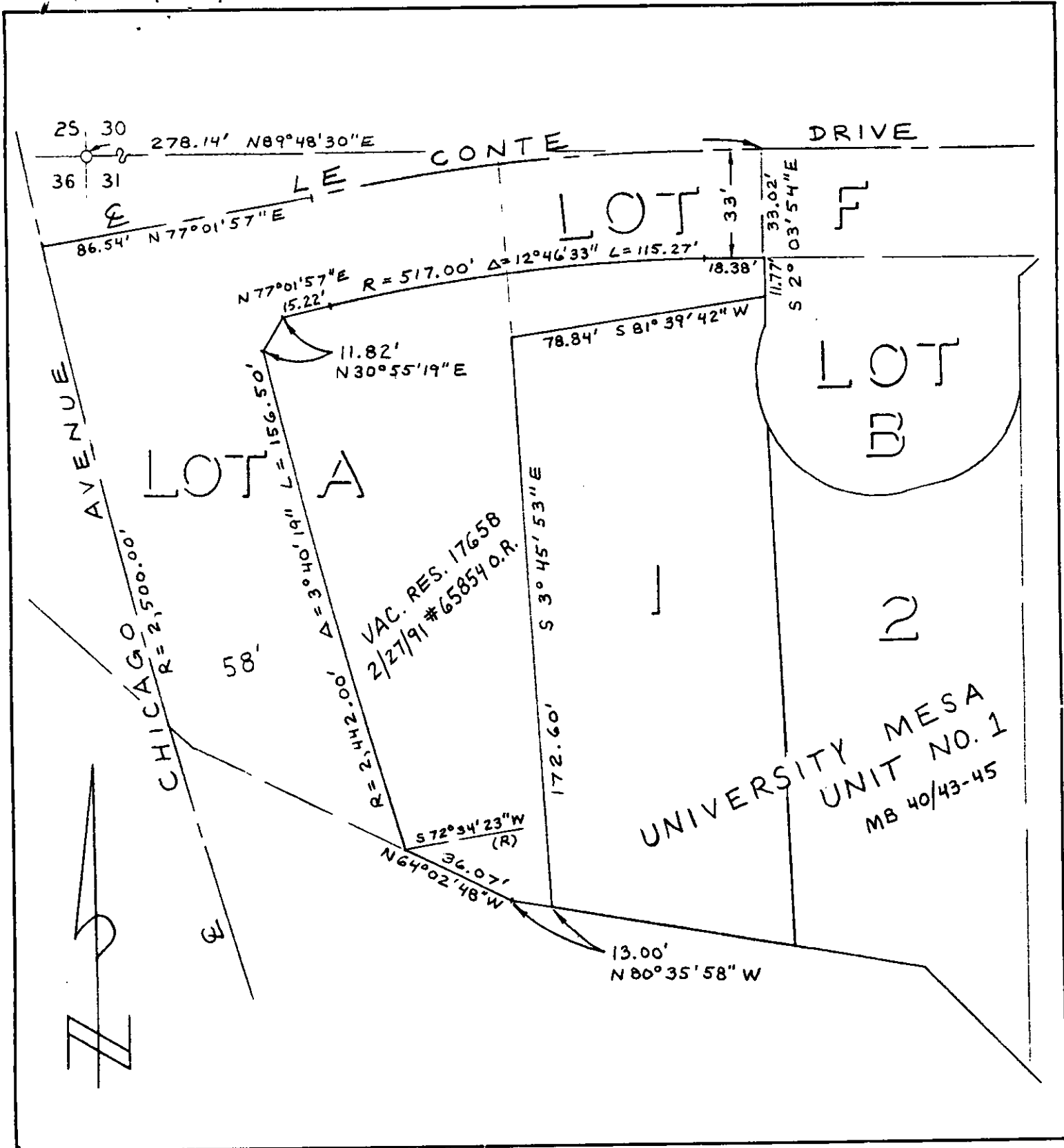
STATE OF CALIFORNIA)
)ss.
 COUNTY OF RIVERSIDE)

On this 27th day of March, in the year 1991, before me,
Margaret I. Archambault a Notary Public in and for said
 county and state, personally appeared Kenneth R. Gutierrez
 _____, personally known to me to be the
 person who executed this instrument as Principal Planner of the
 City of Riverside on behalf of the Planning Commission of the City of Riverside
 and acknowledged to me that said Planning Commission executed the same.

Margaret I. Archambault
 Notary Public in and for said County and State

1348u/b





• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

12/22-1

SCALE: 1" = 40'

DRAWN BY BJJ DATE 11/15/90

SUBJECT VAC-5-901