

111260

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

APR - 5 1991

Recorded in Official Records
of Riverside County, California

W. J. Nejedly
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: R-60-889
6947-6971 Indiana Avenue

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): A. C. Nejedly

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on June 20, 1989, a waiver of parcel map for a lot line adjustment was granted for the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which real property as described in said Exhibit "A" thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

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

*ORIGINAL
APR 1991*

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: March 27, 1991

By 

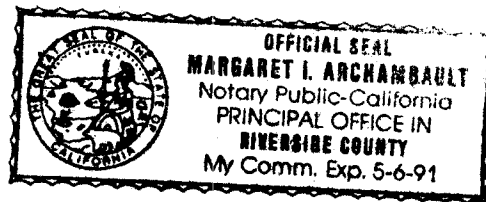
KENNETH R. GUTIERREZ
PRINCIPAL PLANNER

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.


Notary Public in and for said County and State

1489u/b



PARCEL 1

LOTS 4, 5, 6 AND 33 IN BLOCK 3 OF ORANGE ACRES, AS SHOWN BY MAP ON FILE IN BOOK 13 OF MAPS, AT PAGE 7 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION LYING SOUTHEASTERLY OF A LINE PARALLEL WITH AND DISTANT 44.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF INDIANA AVENUE.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE STATE OF CALIFORNIA IN DEED RECORDED JULY 26, 1955, BOOK 1772, PAGE 78 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE STATE OF CALIFORNIA IN DEED RECORDED JULY 1, 1955, BOOK 1760, PAGE 280 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NEXT NORTHERLY CORNER OF SAID LOT 33, SAID POINT BEING ALSO THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JULY 1, 1955, IN BOOK 1760, PAGE 280 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH $33^{\circ} 39' 12''$ EAST, ALONG THE NORTHWESTERLY LINE OF SAID STATE OF CALIFORNIA PARCEL OF LAND 49.79 FEET TO THE SOUTHEASTERLY CORNER OF SAID STATE OF CALIFORNIA PARCEL OF LAND;

THENCE SOUTH $52^{\circ} 38' 56''$ EAST, 49.79 FEET ALONG THE SOUTHWESTERLY LINE OF SAID STATE OF CALIFORNIA PARCEL OF LAND TO THE SOUTHWESTERLY LINE OF SAID LOT 33;

THENCE NORTH $33^{\circ} 39' 14''$ WEST, ALONG SAID NORTHWESTERLY LINE, 49.69 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT;

THENCE NORTH $56^{\circ} 20' 03''$ EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT, 49.69 FEET TO THE POINT OF BEGINNING.

DESCRIPTION APPROVAL 3/5/91
George P. Hutchinson by LF
 SURVEYOR, CITY OF RIVERSIDE



OWNER / DEVELOPER

A.C. NEIBOLD
 14000 RIVERSIDE AVENUE # 3
 RIVERSIDE, CALIF. 92506
 (714) 280-7181

UTILITIES

WATER _____ CITY OF RIVERSIDE
 SEWER _____
 GAS _____ SOUTHERN CALIFORNIA
 TELEPHONE _____ SOUTHERN CALIFORNIA
 TELEVISION _____ CABLE / INDIVIDUAL

ASSESSOR'S PARCEL NUMBER

229-042-04, 05, 06

ACREAGE

0.72 ± ACRES (GROSS)

ZONING

EXISTING: P-10-02
 PROPOSED: P-10-02

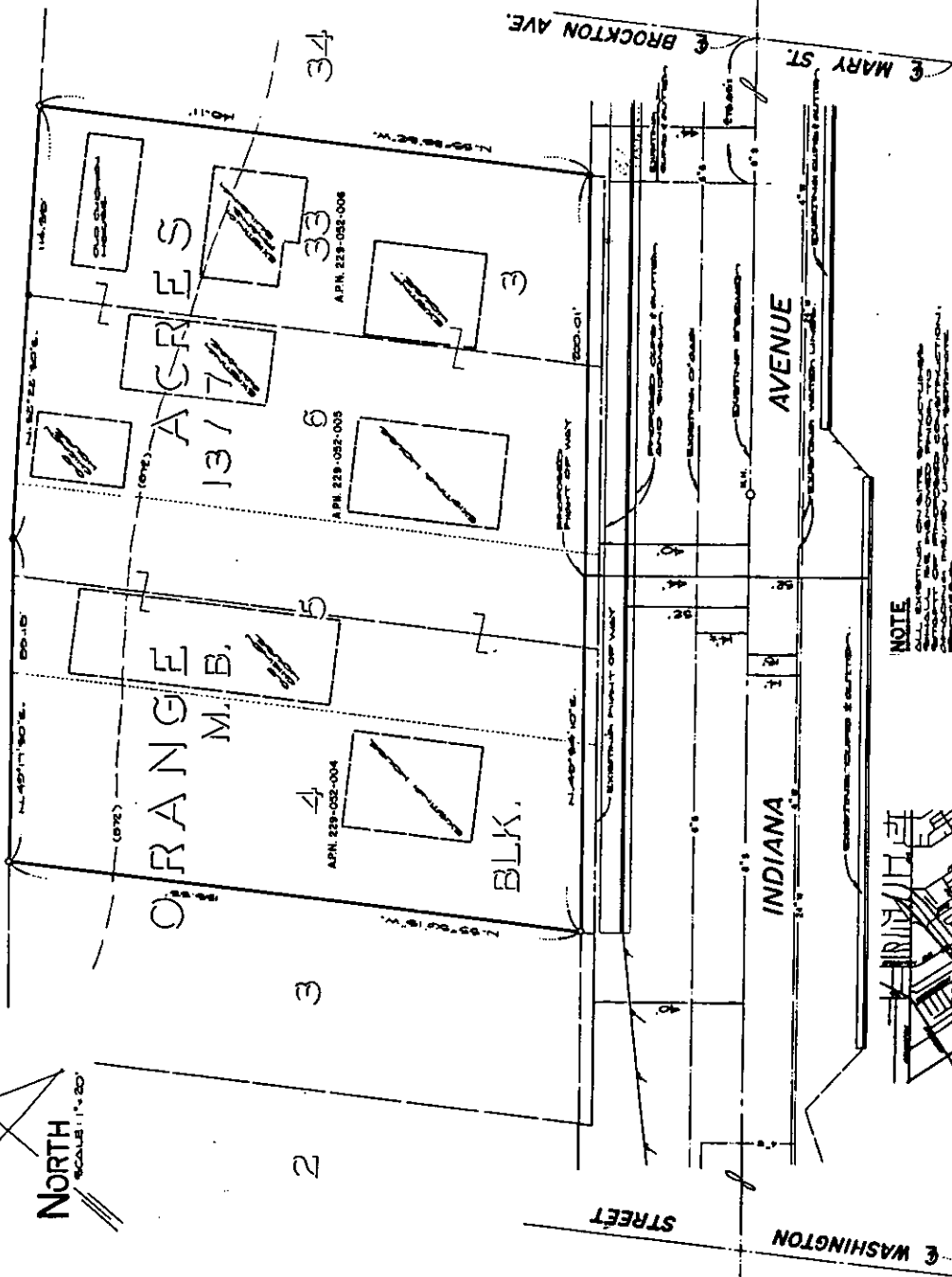
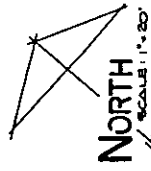
LAND USE

SINGLE FAMILY - EXISTING
 OFFICE BUILDING - PROPOSED

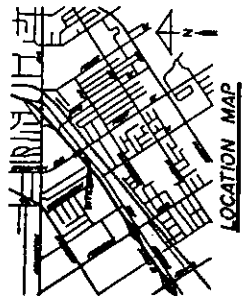
LEGAL DESCRIPTION

LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

STATE HIGHWAY NO. 91 (RIVERSIDE FREEWAY)



NOTE
 THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE FINAL PLAN SHALL BE FILED WITH THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA.



| | |
|---|----------------|
| PARCEL MAP WAIVER | |
| I, the undersigned, being the owner of the above described parcel, do hereby certify that the above described parcel is not subject to any of the provisions of the Subdivided Lands Act, Chapter 489, Statutes of California, and that the same is not being subdivided for sale or lease. | |
| SCALE: 1" = 20' | DATE: MAR 1991 |
| DESIGNED BY: | DRAWN BY: |
| CHECKED BY: | |
| JIN BRECHLER LAND SURVEYING AND MAPPING 1144 WILSON AVENUE, SUITE 6 RIVERSIDE, CA 92506 (714) 941-2318 | |
| PLANS FILED UNDER THE SUPERVISION OF: | DATE: 2-28-91 |
| REVISOR: | DATE: |