

138082

When recorded mail to:

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

RECEIVED FOR RECORD
AT 11:00 O'CLOCK

APR 14 1993

Recorded in Official Records
of Riverside County, California

W. J. [Signature]
Recorder
Fees \$ 117

FOR RECORDER'S OFFICE USE ONLY

*117
4
\$117*

Project: R-2-923, C-3-923
Wal-Mart
Van Buren between Philbin and Wells

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): WAL-MART STORES, INC., a Delaware corporation

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on August 6, 1992, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of 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 parcels as described in said Exhibit "A" thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

PMW-222

138082

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.

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: March 11, 1993

By *Kenneth R. Gutierrez*
KENNETH R. GUTIERREZ
DEPUTY PLANNING DIRECTOR

GENERAL ACKNOWLEDGEMENT

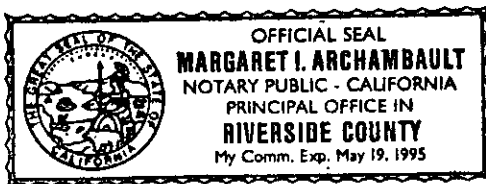
State of California }
County of Riverside }^{ss}

On March 11, 1993, before me Margaret I. Archambault
(date) (name)

a Notary Public in and for said State, personally appeared

Kenneth R. Gutierrez
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Margaret I. Archambault
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
- () Guardian/Conservator
Title _____
- () Individual(s)
- () Trustee(s)
- () Other
- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

WALMART.COC

Parcel 1

All that portion of the east half of the northeast quarter of the southeast quarter of Section 1, Township 3 South, Range 6 West, of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the east one-quarter corner of said Section 1, as shown by Record of Survey on file in Book 80, Page 14 of Record of Surveys, records of said Riverside County; said corner also being on the centerline of Van Buren Boulevard, as shown by said Record of Survey;

THENCE South 0° 17' 40" West, along said centerline, a distance of 202.71 feet;

THENCE North 89° 42' 20" West, a distance of 60.00 feet to a point on a line which is parallel with and distant 60.00 feet westerly, as measured at right angles, from said centerline; said point also being the POINT OF BEGINNING;

THENCE South 0° 17' 40" West, along said parallel line, a distance of 137.23 feet;

THENCE South 4° 06' 31" West, a distance of 135.30 feet to a line which is parallel with and distant 69.00 feet westerly, as measured at right angles, from said centerline;

THENCE South 0° 17' 40" West, along said parallel line, a distance of 190.02 feet;

THENCE South 89° 42' 20" East, a distance of 9.00 feet to said parallel line lying 60.00 feet westerly of said centerline;

THENCE South 0° 17' 40" West, along said parallel line, a distance of 326.66 feet to a point hereinafter referred to as Point "A";

THENCE North 89° 42' 20" West, a distance of 200.00 feet;

THENCE South 45° 17' 20" West, a distance of 12.71 feet;

THENCE South 0° 17' 40" West, a distance of 196.20 feet to the southerly line of that certain parcel of land described in deed recorded September 8, 1950, in Book 1203, Page 115 of Deeds, Official Records of said Riverside County;

THENCE South 89° 39' 39" West, along said southerly line, a distance of 42.00 feet to the southwesterly corner of said parcel of land;

THENCE South 0° 17' 40" West, a distance of 135.00 feet to the most southerly line of that certain parcel of land described in deed recorded

March 26, 1946, in Book 737, Page 218, et seq., of Deeds, Official Records of said Riverside County;

THENCE South $89^{\circ} 39' 39''$ West, along said southerly line, a distance of 349.76 feet to the easterly boundary of Sierra Foothills No. 11, as shown by map on file in Book 39, Pages 15 through 17, inclusive, of Maps, records of said Riverside County;

THENCE North $0^{\circ} 18' 15''$ East, along said easterly boundary, a distance of 753.69 feet;

THENCE North $0^{\circ} 17' 19''$ East, continuing along said easterly boundary, a distance of 373.50 feet to the northerly line of that certain parcel of land shown by said Record of Survey;

THENCE North $89^{\circ} 41' 54''$ East, along said northerly line, a distance of 600.67 feet to the POINT OF BEGINNING.

Parcel 2

All that portion of the east half of the northeast quarter of the southeast quarter of Section 1, Township 3 South, Range 6 West, of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the point described hereinabove as Point "A";

THENCE North $89^{\circ} 42' 20''$ West, a distance of 200.00 feet;

THENCE South $45^{\circ} 17' 20''$ West, a distance of 12.71 feet;

THENCE South $0^{\circ} 17' 40''$ West, a distance of 196.20 feet to the southerly line of that certain parcel of land described in deed recorded September 8, 1950, in Book 1203, Page 115 of Deeds, Official Records of said Riverside County;

THENCE North $89^{\circ} 39' 39''$ East, along said southerly line, a distance of 209.00 feet to a line which is parallel with and distant 60.00 feet westerly, as measured at right angles, from the centerline of Van Buren Boulevard, as shown by Record of Survey on file in Book 80, Page 14 of Record of Surveys, records of said Riverside County;

THENCE North $0^{\circ} 17' 40''$ East, along said parallel line, a distance of 202.88 feet to the POINT OF BEGINNING.

RANCHOLS. EXA
10/14/92

DESCRIPTION APPROVAL 3/4/93
George P. Hutchison, III
SURVEYOR CITY OF RIVERSIDE

138082



N0°17'19"E
373.59'

N0°18'15"E
753.69'

N89°41'54"E
600.67'

R/S 80/14

E 1/2 NE 1/4 SE 1/4
SEC 1, T3S, R6W

Rancho La Sierra
MB 6/70

PAR 1

S45°17'20"W
12.71'

N89°42'20"W
200'

PAR 2

S0°17'40"W
196.20'

9/8/50
BK 1203 PG 115
200' O.R.

3/26/46
BK 737 PG. 218
O.R.

S0°17'40"W
135'

S89°39'39"W

349.76'

S89°39'39"W

60.00'
202.71'
60'
135.30'
S4°06'31"W
137.23'
788.92'
190.02'
991.79' 6'
69'

S0°17'40"W

VAN BUREN BLVD.

TO PHILBIN AVE

TO WELLS AVE.

E'LY
BDY.

Sierra Foothills No. 11
MB 39/15-17

• 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

6/16-1

SCALE: 1" = N.T.S.

DRAWN BY JMS DATE 11/17/92

SUBJECT R-2-923, C-3-923

PMW-222