

35698

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD

AT 9:00 O'CLOCK A.M.

At Request of

TICOR TITLE INSURANCE CO.

Book 1984, Page 35698

FEB 23 1984

Recorded in Official Records  
of Riverside County, California

*William S. Conroy*  
Recorder

Fees \$

24

This space for Recorder's use

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE  
(Waiver of Parcel Map 17974 )

Property Owner(s): NORMAN E. ELROD and JANICE ELROD

444622-262V

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on November 3, 1984, 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 hereinafter described located in the City of Riverside, County of Riverside, State of California, which parcels thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code:

See attached description.

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

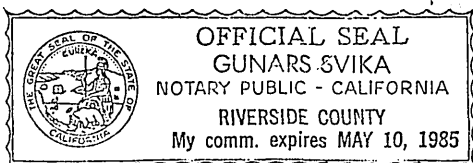
MERLE G. GARDNER  
Planning Director

Dated: FEB. 16, 1984

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

STATE OF CALIFORNIA) SS  
COUNTY OF RIVERSIDE)

On this 16<sup>TH</sup> day of FEBRUARY, in the year 1984, before me, GUNARS SVIKA a Notary Public in and for said county and state, personally appeared ROBERT C. MEASE 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.



Gunars Svika  
Notary Public in and for said County and State

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Parcel 1

Those portions of Lots 1 and 2 in Block 8 of La Granada as shown by map on file in Book 12 of Maps at Pages 42 through 51 thereof, records of Riverside County, California, described as follows:

COMMENCING at the most westerly corner of said Lot 1;

THENCE North 54° 11' 00" East along the northwesterly line of said Lot 1, a distance of 194.98 feet to the point of beginning of the parcel of land to be described;

THENCE South 35° 49' 00" East, a distance of 19.00 feet;

THENCE Easterly on a non-tangent curve concave southerly, having a radius of 39.50 feet, through a central angle of 37° 55' 48", an arc length of 261.15 feet (the initial radial line bears North 06° 40' 30" West);

THENCE South 29° 36' 12" East, a distance of 118.88 feet;

THENCE South 60° 23' 11" West, a distance of 103.00 feet;

THENCE South 29° 36' 12" East, a distance of 216.00 feet to the southeasterly line of said Lot 1;

THENCE North 60° 23' 11" East along said southeasterly line and the southeasterly line of said Lot 2, a distance of 288.00 feet to the most easterly corner of said Lot 2;

THENCE North 29° 35' 21" West along the northeasterly line of said Lot 2, a distance of 393.34 feet to the most northerly corner thereof;

THENCE South 54° 11' 00" West along the northwesterly line of said Lots 2 and 1, a distance of 207.48 feet to the point of beginning.

Parcel 2

Those portions of Lots 1 and 2 in Block 8 of La Granada as shown by map on file in Book 12 of Maps at Pages 42 through 51 thereof, records of Riverside County, California, described as follows:

BEGINNING at the most westerly corner of said Lot 1;

THENCE North 54° 11' 00" East along the northwesterly line of said Lot 1, a distance of 194.98 feet;

THENCE South 35° 49' 00" East, a distance of 19.00 feet;

THENCE Easterly on a non-tangent curve concave southerly, having a radius of 39.50 feet, through a central angle of 37° 55' 48", an arc length of 26.15 feet (the initial radial line bears North 06° 40' 30" West);

THENCE South 29° 36' 12" East, a distance of 118.88 feet;

THENCE South 60° 23' 11" West, a distance of 103.00 feet;

THENCE South 29° 36' 12" East, a distance of 216.00 feet to the southeasterly line of said Lot 1;

THENCE South 60° 23' 11" West along said southeasterly line, a distance of 112.00 feet to the most southerly corner thereof;

THENCE North 29° 36' 12" West along the southwesterly line of said Lot 1, a distance of 349.85 feet to the point of beginning.

DESCRIPTION APPROVAL  
By *George H. Hutchinson* 2/14/84 by *[Signature]*  
Surveyor