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Recording requested by:

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

RECEIVED FOR RECORD
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At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

APR 26 1985

Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: Parcel Map Waiver for
Rezoning Case R-42-834

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

58

Property Owner(s): CHARLOTTE A. BOEHM, a single woman

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on April 24, 1984, 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.

That portion of Lots 1 and 3 and Lot "T" in Block 57 of La Sierra Heights Tract No. 2, as shown by map on file in Book 7, page 66 of Maps, together with that portion of Parcel 2, as shown by map on file in Book 18, page 55 of Parcel Maps, both Records of Riverside County, California, more particularly described as a whole as follows:

COMMENCING at the most easterly corner of Lot 1 of said La Sierra Heights Tract No. 2;

THENCE South 56° 49' 48" West along the southeasterly line of said Lot 1, a distance of 250.20 feet to a point in the southwesterly line of Parcel 1 of said Parcel Map;

THENCE North 30° 51' 40" West along said southwesterly line of Parcel 1, a distance of 160.00 feet to the most southerly corner of Parcel 2 of said Parcel Map;

THENCE North 56° 49' 48" East, a distance of 251.70 feet to a point in a nontangent curve, concave to the northeast, having a radius of 2755.00 feet, the radial bearing to said point bears South 60° 12' 08" West;

THENCE northwesterly, along said curve, to the right, through a central angle of 01° 44' 14", an arc distance of 83.53 feet to a point therein for the TRUE POINT OF BEGINNING, the radial bearing to said point bears South 61° 56' 22" West;

The last two courses and distances following the boundary line of Parcel 2 of said Parcel Map;

THENCE, leaving said curve, South 59° 08' 20" West, a distance of 159.25 feet;

THENCE, at a right angle, North 30° 51' 40" West, a distance of 22.40 feet;

THENCE, at a right angle, South 59° 08' 20" West, a distance of 120.00 feet;

THENCE, at a right angle, South 30° 51' 40" East, a distance of 60.00 feet;

PMW-58

88050

THENCE, at a right angle, South 59° 08' 20" West, a distance of 50.00 feet to a point in the southwesterly line of that certain parcel of land conveyed to W. K. Newby, et ux, by deed recorded June 26, 1957 as Instrument No. 46478 of Official Records of said Riverside County, California;

THENCE North 30° 51' 40" West along said southwesterly line, a distance of 357.50 feet;

THENCE, at a right angle, North 59° 08' 20" East, a distance of 55.00 feet;

THENCE, at a right angle, South 30° 51' 40" East, a distance of 80.00 feet;

THENCE, at a right angle, North 59° 08' 20" East, a distance of 269.94 feet to a point in the southwesterly right-of-way line of La Sierra Avenue (formerly Holden Avenue) as shown by said map of La Sierra Heights Tract No. 2;

THENCE South 30° 51' 40" East along said southwesterly right-of-way line, a distance of 6.40 feet to the most northerly corner of Parcel 2 of said Parcel Map;

THENCE South 70° 51' 40" East, a distance of 18.79 feet to the beginning of a nontangent curve, concave to the southwest, having a radius of 2645.00 feet, the radial bearing to said point bears South 58° 57' 50" West;

THENCE southeasterly along said curve, to the right, through a central angle of 03° 50' 41", an arc distance of 177.49 feet to a point of reverse curvature, with a tangent curve, concave to the northeast, having a radius of 2755.00 feet, the radial bearing to said point bears South 62° 48' 31" West;

THENCE southeasterly along said curve, to the left, through a central angle of 00° 52' 09", an arc distance of 41.80 feet to said TRUE POINT OF BEGINNING.

The last three courses, and distances follow along the boundary line of Parcel 2 of said Parcel Map.

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

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

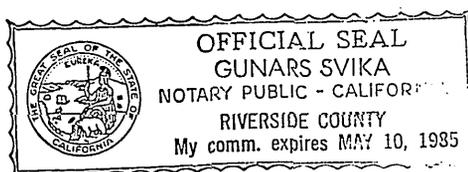
Dated: APRIL 19, 1985

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 19TH day of APRIL, in the year 1985, 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 _____ 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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pmw 58

DESCRIPTION APPROVAL
George P. ...
Surveyor