

184926

Recording requested by:

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MAY 20 1996

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

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$ 21

Handwritten notes: a triangle containing 'C', '2/3', and '1/5'.

FOR RECORDER'S OFFICE USE ONLY

Project: CO-004-945  
2525 Madison Street  
A.P.N. 237-100-014

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Handwritten: I .68 .4

Property Owner(s): CHRISTA ASPITTLE HOELZL, Surviving Trustee of the WALTER AND CHRISTA ASPITTLE HOELZL REVOCABLE TRUST, dated November 23, 1994.

Pursuant to Section 66499.35(b) of the Government Code of the State of California, a Certificate of Compliance waiving compliance to the California Subdivision Map Act and Title 18 of the Riverside Municipal Code is hereby granted by the Planning Commission of the City of Riverside, California, for the following described real property located in the City of Riverside, County of Riverside, State of California:

Parcel 1

All that portion of Block "A" of Arlington Heights, as shown by map on file in Book 11, Pages 20 and 21 of Maps, records of San Bernardino County, California, and all that portion of Blocks 71 and 87 of the lands of W.T. Sayward and S.C. Evans, as shown by map on file in Book 3, Page 2 of Maps, records of said San Bernardino County, also being portions of Parcel 2 of

Record of Survey on file in Book 35, Page 7 of Record of Surveys, records of Riverside County, California, and Parcel 1 of Record of Survey on file in Book 53, Page 6 of Record of Surveys, records of said Riverside County, described as follows:

BEGINNING at the most westerly corner of Parcel 2 of said Record of Survey on file in Book 35, Page 7 of Record of Surveys, records of said Riverside County;

THENCE North  $88^{\circ}19'00''$  East, along the northwesterly line of said Parcel 2, a distance of 56.15 feet;

THENCE North  $55^{\circ}47'00''$  East, along said northwesterly line, a distance of 50.77 feet;

THENCE North  $53^{\circ}44'07''$  East, a distance of 31.88 feet;

THENCE South  $65^{\circ}47'52''$  East, a distance of 19.67 feet;

THENCE South  $01^{\circ}56'28''$  East, a distance of 63.00 feet;

THENCE South  $15^{\circ}29'58''$  East, a distance of 72.98 feet;

THENCE South  $20^{\circ}40'08''$  East, a distance of 96.19 feet;

THENCE North  $61^{\circ}31'29''$  East, a distance of 75.55 feet;

THENCE North  $29^{\circ}36'51''$  West, a distance of 11.00 feet;

THENCE North  $65^{\circ}15'26''$  East, a distance of 38.10 feet;

THENCE South  $85^{\circ}00'12''$  East, a distance of 36.40 feet;

THENCE North  $70^{\circ}21'31''$  East, a distance of 11.84 feet;

THENCE North  $21^{\circ}14'26''$  East, a distance of 28.64 feet;

THENCE North  $01^{\circ}28'43''$  East, a distance of 66.58 feet;

THENCE North  $43^{\circ}22'10''$  East, a distance of 39.49 feet;

THENCE North  $19^{\circ}01'56''$  East, a distance of 23.02 feet;

THENCE North  $12^{\circ}55'47''$  West, a distance of 31.68 feet;

THENCE North  $01^{\circ}04'36''$  East, a distance of 14.58 feet;  
THENCE North  $22^{\circ}13'17''$  East, a distance of 16.03 feet;  
THENCE North  $36^{\circ}28'26''$  East, a distance of 26.10 feet;  
THENCE North  $60^{\circ}27'14''$  East, a distance of 21.80 feet;  
THENCE North  $75^{\circ}25'30''$  East, a distance of 24.79 feet;  
THENCE South  $75^{\circ}08'50''$  East, a distance of 31.26 feet;  
THENCE North  $77^{\circ}59'10''$  East, a distance of 28.74 feet;  
THENCE North  $71^{\circ}46'00''$  East, a distance of 41.14 feet;  
THENCE North  $46^{\circ}18'00''$  East, a distance of 23.55 feet;  
THENCE North  $66^{\circ}17'30''$  East, a distance of 18.87 feet;

The preceding 27 courses are along the northerly and northwesterly line of said Parcel 1, as shown by said Record of Survey on file in Book 53, Page 6 of Record of Surveys, records of said Riverside County;

THENCE South  $31^{\circ}17'24''$  East, a distance of 115.91 feet;  
THENCE South  $81^{\circ}35'54''$  East, a distance of 95.61 feet;  
THENCE North  $84^{\circ}25'40''$  East, a distance of 84.30 feet;  
THENCE North  $26^{\circ}26'58''$  East, a distance of 51.93 feet;  
THENCE South  $58^{\circ}42'45''$  East, a distance of 62.97 feet;  
THENCE South  $50^{\circ}41'30''$  East, a distance of 66.10 feet;  
THENCE South  $35^{\circ}39'25''$  East, a distance of 87.29 feet;  
THENCE South  $24^{\circ}28'25''$  West, a distance of 94.45 feet;  
THENCE South  $37^{\circ}08'05''$  West, a distance of 44.62 feet;  
THENCE South  $47^{\circ}16'46''$  West, a distance of 41.42 feet;

• THENCE South 64°52'16" West, a distance of 190.59 feet;

THENCE South 81°05'11" West, a distance of 70.33 feet;

THENCE North 86°45'14" West, a distance of 59.03 feet;

THENCE North 50°35'49" West, a distance of 23.58 feet;

THENCE North 82°15'20" West, a distance of 41.54 feet;

THENCE North 51°43'10" West, a distance of 36.83 feet;

THENCE North 61°59'00" West, a distance of 88.48 feet;

THENCE South 61°33'10" West, a distance of 322.49 feet to a point on the westerly line of said Parcel 2, being South 22°31'00" East, a distance of 383.11 feet from the Point of Beginning;

THENCE North 22°31'00" West, along the said westerly line, also being the easterly line of Madison Street, 55.00 feet wide, a distance of 383.11 feet to the POINT OF BEGINNING.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



*Mark S. Brown* Prep. *Kap*  
 Mark S. Brown, L.S. 5655 Date  
 License Expires 9/30/99

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: May 17, 1996

By J. Craig Aaron  
CRAIG AARON  
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California  
County of Riverside } ss

On May 17, 1996, before me Janis Lowry  
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron  
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.

Janis Lowry  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

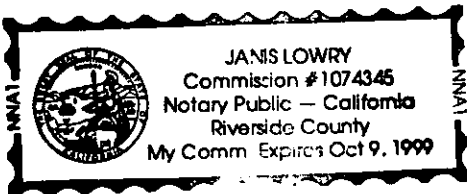
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- (X) Other

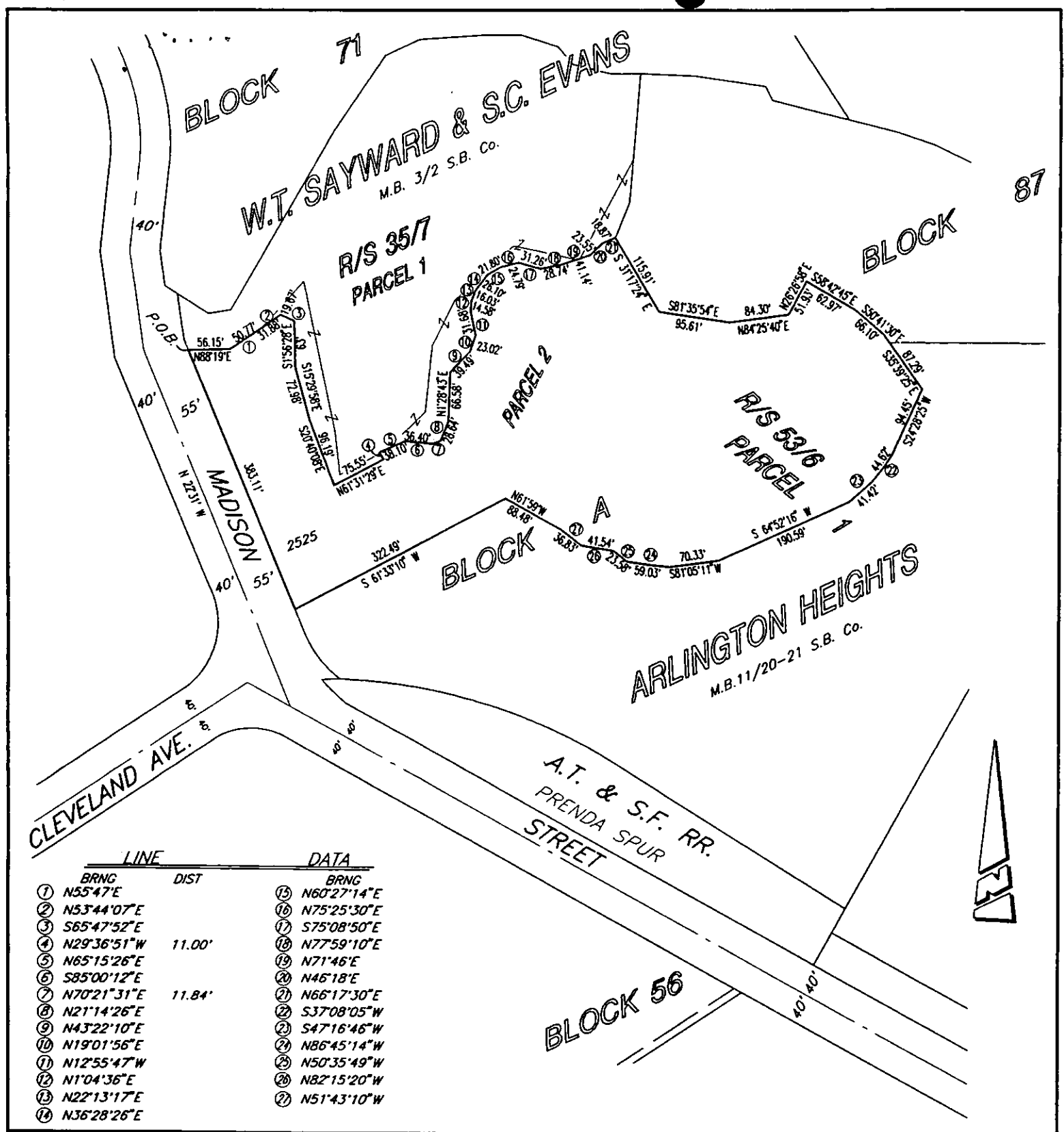
Principal Planner

- ( ) Partner(s)
- ( ) General
- ( ) Limited

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

City of Riverside  
396 Main Street  
Riverside, Ca 92522





LINE		DATA	
BRNG	DIST	BRNG	
①	N55°47'E	⑮	N60°27'14"E
②	N53°44'07"E	⑯	N75°25'30"E
③	S65°47'52"E	⑰	S75°08'50"E
④	N29°36'51"W	⑱	N77°59'10"E
⑤	N65°15'26"E	⑲	N71°46'E
⑥	S85°00'12"E	⑳	N46°18'E
⑦	N70°21'31"E	㉑	N66°17'30"E
⑧	N21°14'26"E	㉒	S37°08'05"W
⑨	N43°22'10"E	㉓	S47°16'46"W
⑩	N19°01'56"E	㉔	N86°45'14"W
⑪	N12°55'47"W	㉕	N50°35'49"W
⑫	N1°04'36"E	㉖	N82°15'20"W
⑬	N22°13'17"E	㉗	N51°43'10"W
⑭	N36°28'26"E		

• 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	68/6
SCALE: N.T.S.	DRAWN BY: <u>Kgs</u>	DATE: 8/25/95	SUBJECT: CO-004-945 2525 MADISON ST.