

473230

Recording requested by:

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And when recorded, mail to:

DEC 17 1996

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

Recorded in Official Records
of Riverside County, California

Recorder *[Signature]*
Fees \$ 15

FOR RECORDER'S OFFICE USE ONLY

Project: **RZ-043-956: Olivewood/Mulberry/Kane**
VC-005-956
Riverside DEA Site



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PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **WESTERN DEVCON INC., a California 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 **June 20, 1996**, 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.

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: December 10, 1996

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On DECEMBER 10, 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

PARCEL MAP WAIVER - LEGAL DESCRIPTION

That portion of Lots 6 through 14, inclusive, of Assessor's Map No. 19 on file in Book 1, Page 23 of Assessor's Maps, records of Riverside County, California, together with a portion of Lot 1 in Block 4 of D. C. Twogood's Orange Grove Tract as shown by map on file in Book 7, Page 42 of Maps, records of San Bernardino County, California, described as follows:

Beginning at the intersection of the northwesterly line of Mulberry Street, twenty five (25.00) foot half-width, and the southerly line of Lot 9 of said Assessor's Map No. 19, said Southerly line also being the southerly line of Lot 2 of the lands of the Southern California Colony Association, as shown by map on file in Book 7, Page 3 of Maps, records of San Bernardino County;

Thence along said southerly line, North $60^{\circ}58'37''$ West, 139.66 feet to the most westerly corner of said Lot 9, said point also being the most easterly corner of Lot 1 in Block 4 of D. C. Twogood's Orange Grove Tract, as shown by map on file in Book 7, Page 42 of Maps, records of San Bernardino County;

Thence southerly along the easterly line of said Lot 1, South $29^{\circ}00'50''$ West, 10.00 feet;

Thence parallel with and 10.00 foot, measured at right angles, southerly of said northerly line of Lot 1, North $60^{\circ}58'37''$ West, 131.65 feet to a point in the southeasterly line of Olivewood Avenue, as established per deed to the City of Riverside recorded January 24, 1969 as Instrument No. 7853, thirty three (33.00) foot half-width;

Thence parallel with the centerline of Olivewood Avenue, North $29^{\circ}02'41''$ East, 230.03 feet to the beginning of a tangent curve concave southeasterly, having a radius of 28.50 feet, said curve being the same as described in the deed to the City of Riverside, California, recorded January 10, 1969 as Instrument No. 2893 of Official Records of Riverside County;

Thence northeasterly, along said curve through a central angle of $90^{\circ}00'00''$ an arc distance of 44.77 feet;

Thence South $69^{\circ}28'26''$ East, a distance of 10.11 feet, to a point in the southerly line of Kane Street, twenty five (25.00) foot half-width;

Thence along said southerly line, South $60^{\circ}57'09''$ East, a distance of 94.97;

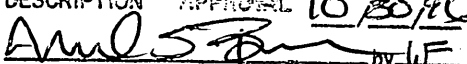
Thence continuing along said southerly line, South $65^{\circ}16'46''$ East, 40.35 feet to an angle point in said line, said point being 253 feet northeasterly, measured at right angles from the southerly line of said Lot 9;

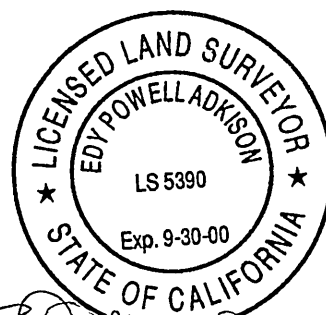
Thence parallel with said southerly line, South $60^{\circ}58'37''$ East, 78.51 feet;

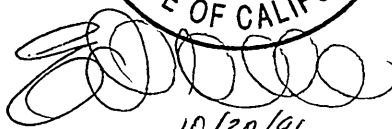
Thence South $18^{\circ}07'09''$ East, 25.68 feet to the northwesterly line of Mulberry Street;

Thence southwesterly along said northwesterly line, South $28^{\circ}58'59''$ West, 235.53 feet to the **POINT OF BEGINNING.**

Said parcel contains 1.5856 acres

DESCRIPTION APPROVAL 10/30/96

 SURVEYOR, CITY OF RIVERSIDE by WF




 10/30/96.

PW-316

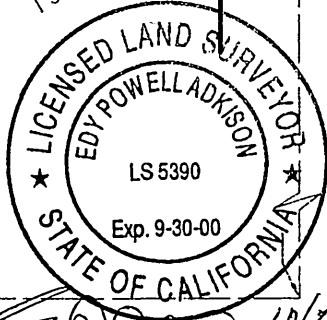
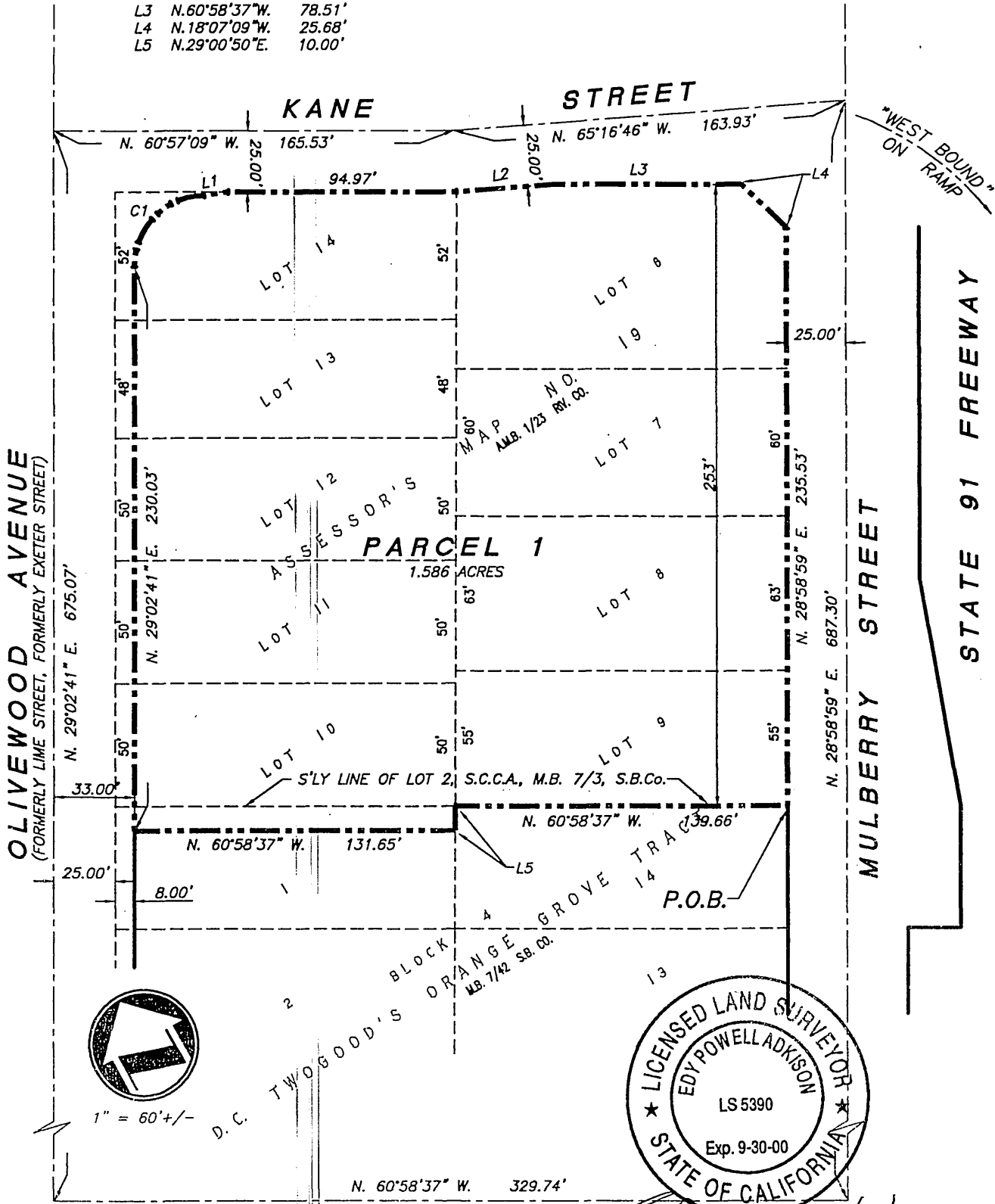
PARCEL MAP WAIVER - EXHIBIT 'A'

LINE TABLE

#	BEARING	DIST.
L1	N. 69°28'26" W.	10.11'
L2	N. 65°16'46" W.	40.35'
L3	N. 60°58'37" W.	78.51'
L4	N. 18°07'09" W.	25.68'
L5	N. 29°00'50" E.	10.00'

CURVE TABLE

#	RADIUS	ANGLE	LENGTH
C1	28.50'	90°00'00"	44.77'



10/23/95

39-4

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