

040540



RECEIVED FOR RECORD
AT 8:00 O'CLOCK

Recording requested by:

FEB - 5 1997

And when recorded, mail to:

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

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$ 0

FOR RECORDER'S OFFICE USE ONLY

Project: **RZ-006-956**
Administrative P.M.W.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **HENRY J. BASTIAANS, a married man as his separate property, PATRICIA A. BASTIAANS, a married woman as her separate property and BART BASTIAANS, a single man, each as to an undivided 1/3 interest**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **September 21, 1995**, 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: August 20, 1996

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

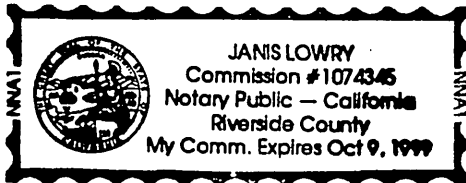
State of California }
County of Riverside } ss

On August 20, 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 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)
- Other:

Principal Planner

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

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

City of Riverside



July 17, 1996
Revised August 7, 1996

W.O. 95-13246

EXHIBIT "A"

**GP-004-956 and Zoning Case RZ-006-956
Parcel Map Waiver, Parcel 1**

That portion of Lots 43 and 46 of Alamo Tract, as shown by Map on file in Book 9, Page 5 of Maps, Riverside County Records, particularly described as follows:

COMMENCING at the most Northerly corner of said Lot 46;

Thence S.60°57'00"E. along the Northeasterly line of Lot 46, a distance of 268.17 feet to the POINT OF BEGINNING;

Thence continuing S.60°57'00"E. along the Northeasterly line of Lot 46, a distance of 336.00 feet;

Thence S.29°02'00"W., a distance of 635.54 feet to the Southwesterly line of said Lot 43;

Thence N.60°57'00"W. along the Southwesterly line of said Lot 43, a distance of 307.94 feet (formerly 308.00 feet) to a point 171.92 feet S.60°57'00"E. from the most Westerly corner of Lot 43;

Thence Northeasterly to the Point of Beginning.

EXCEPTING THEREFROM that portion of said Lots 43 and 46 as shown on map of Alamo Tract, described as follows:

COMMENCING at the most Northerly corner of said Lot 46;

Thence S.60°57'00"E., on the Northeasterly line of said Lot 46, a distance of 268.17 feet to the POINT OF BEGINNING;

Thence continuing S.60°57'00"E. on the Northeasterly line of said Lot 46, a distance of 186.00 feet;

Thence S.29°02'00"W., a distance of 455.00 feet;

Thence N.60°57'00"W., and parallel with the Southwesterly line of said Lot, to a point in a line drawn from a point on the Southwesterly line of said Lot 43, a distance of 171.92 feet Southeasterly



LEGAL DESCRIPTION
Parcel Map Waiver
July 17, 1996
Revised August 7, 1996
Page 2

from the most Westerly corner of said Lot, to a point on the Northeasterly line of said Lot 46, a distance of 268.17 feet Southeasterly from the most Northerly corner of said Lot 46;

Thence Northeasterly on said last described line to the Point of Beginning.

ALSO EXCEPTING THEREFROM that portion of Lot 46, as shown on Map of Alamo Tract, on file in Book 9, Page 5 of Maps, Riverside County Records, described as follows:

COMMENING at the most Northerly corner of said Lot 46, said corner being on the Southwesterly line of Alamo Street as shown by said Map of Alamo Tract;

Thence S.60°57'00"E. along the Northeasterly line of said Lot 46, also being along said Southwesterly line of Alamo Street, a distance of 454.17 feet, to the POINT OF BEGINNING;

Thence S.60°57'00"E. continuing along said Northeasterly and Southwesterly lines, a distance of 150.00 feet;

Thence S.29°02'00"W., a distance of 8.00 feet to a line parallel with and 8.00 feet Southwesterly, measured at right angles from said Northeasterly and Southwesterly lines;

Thence N.60°57'00"W. along said parallel line, a distance of 150.00 feet;

Thence N.29°02'00"E., a distance of 8.00 feet to the Point of Beginning;

The above described parcel of land contains 2.832 acres, more or less.



J. F. DAVIDSON ASSOCIATES, INC.
Prepared Under the Supervision of:

Marissa Crowther

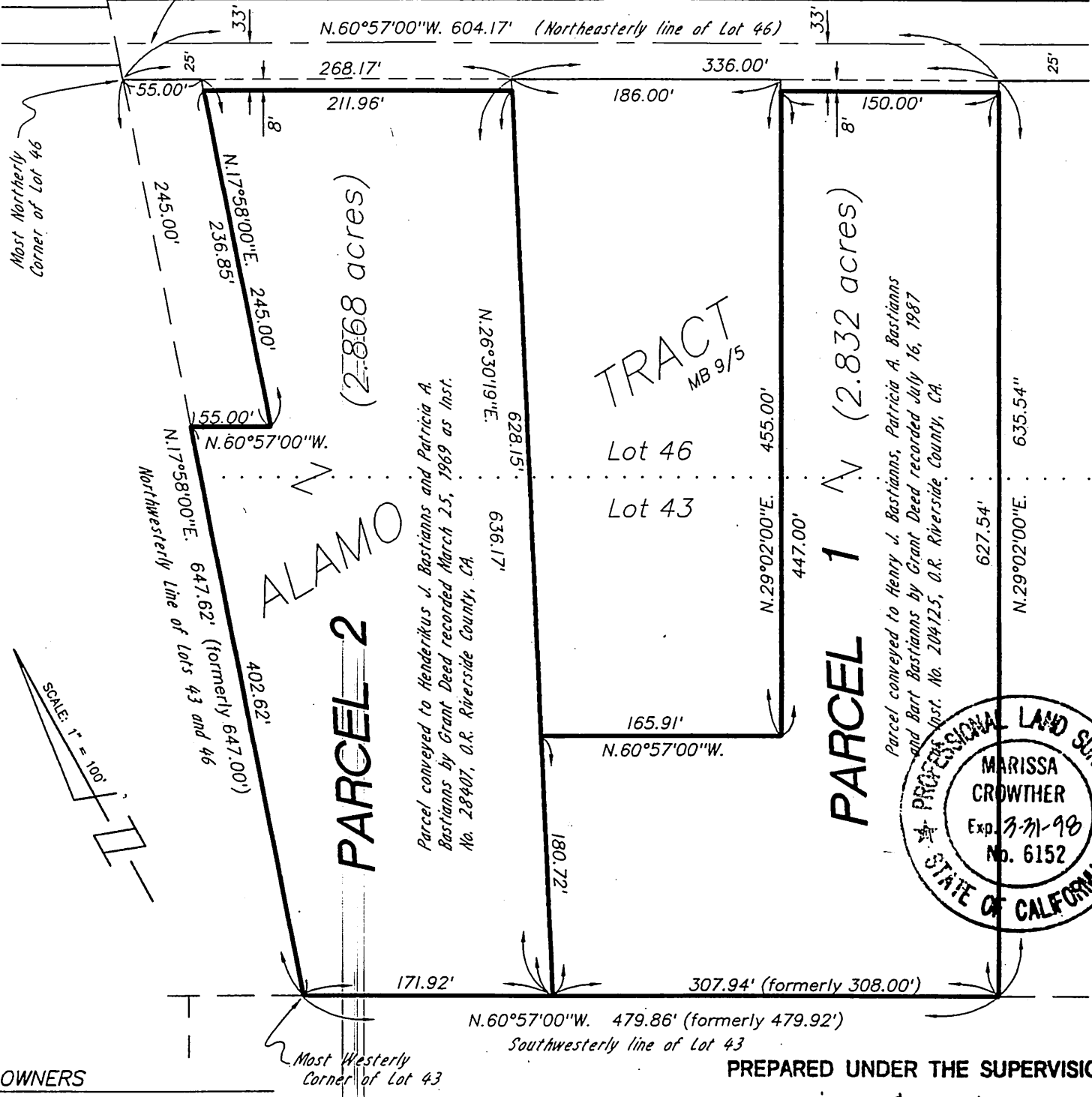
Marissa Crowther, PLS No. 6152

Date: 8-9-96

LMM/MC/yb

DESCRIPTION APPROVAL. 8,1296
Chas. B. ... by WF
SURVEYOR, CITY OF RIVERSIDE

ALAMO STREET



OWNERS

Parcel 1: APN 246-030-026
 APN 206-030-005

Henry J. Bastianns, Patricia A. Bastianns, and Bart Bastianns
 4220 Alamo Street
 Riverside, CA. 92501

Parcel 2: APN 246-030-024
 APN 206-030-003

Henry J. Bastianns and Patricia A. Bastianns
 4220 Alamo Street
 Riverside, CA. 92501

PREPARED UNDER THE SUPERVISION OF

Marissa Crowther 8-9-96

J. F. Davidson Associates, Inc. Date

GP-004-956 and ZONING CASE RZ-006-956

Parcel Map Waiver (Parcel Merger)

J.F. DAVIDSON ASSOCIATES, INC.
 -CIVIL ENGINEERS - SURVEYORS - PLANNERS-

1777 ATLANTA AVENUE RIVERSIDE, CA. 92507 (909)836-0844 FAX (909)836-5954

77-564 COUNTRY CLUB DR. #4008 PALM DESERT, CA. 92260 (619)360-3780 FAX (619)360-3780

27349 JEFFERSON AVE. #115 TEMECULA, CA. 92590 (909)678-7710 FAX (909)678-1981

JULY 23, 1996

PAGE 1 OF 1

95-13246

Rev. 8/7/96