

197535

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
5 Min. Past 3 o'clock P.M.
At Request of

Albert J. ...

Book 1980, Page 197535
OCT 28 1980

Recorded in Official Records
of Riverside County, California
Dennis D. ...
Recorder
FEE \$ 4

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-3-801)

Property Owner(s): RIVERSIDE NATIONAL BANK

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on July 3, 1980, 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.

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.

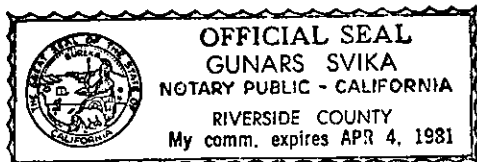
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: OCT. 20, 1980

By *Neil ...*
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On OCT. 20, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared *MEER ...* *GADNER*, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument 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

197535

Lots 13 through 16 of Seid Tract No. 2, as shown by map on file in Book 26 of Maps, at Pages 5 and 6 thereof, records of Riverside County, California, and those portions of Lots 4 through 7 of Seid Tract, as shown by map on file in Book 24 of Maps, at Page 61 thereof, records of Riverside County, California, and that portion of the northeast quarter of the southeast quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, more particularly described as follows:

BEGINNING at the southeast corner of said Lot 16;

THENCE South $89^{\circ} 13' 50''$ West, along the south line of Lots 13 through 16 and along the westerly prolongation of said south line, a distance of 372.76 feet to a point therein;

THENCE North $49^{\circ} 22' 49''$ West, a distance of 30.66 feet to a point in a line parallel with and distant easterly 44.00 feet, measured at right angles, to the centerline of Riverside Avenue;

THENCE North $00^{\circ} 06' 00''$ West along said parallel line, a distance of 99.79 feet to a point therein;

THENCE North $89^{\circ} 13' 30''$ East, a distance of 110.93 feet;

THENCE North $00^{\circ} 06' 00''$ West, a distance of 13.06 feet to an angle point in Lot 2 of said Seid Tract;

THENCE North $89^{\circ} 13' 30''$ East, along the south line of said Lot 2 and Lot 3 of said Seid Tract, a distance of 89.40 feet to the southwest corner of said Lot 4;

THENCE North $00^{\circ} 06' 00''$ West, along the west line of said Lot 4; a distance of 115.00 feet to a point in a line parallel with and distant southerly 55.00 feet, measured at right angles, to the centerline of Central Avenue;

THENCE North $89^{\circ} 13' 30''$ East along said parallel line, a distance of 261.91 feet to a point in the east line of said Lot 7;

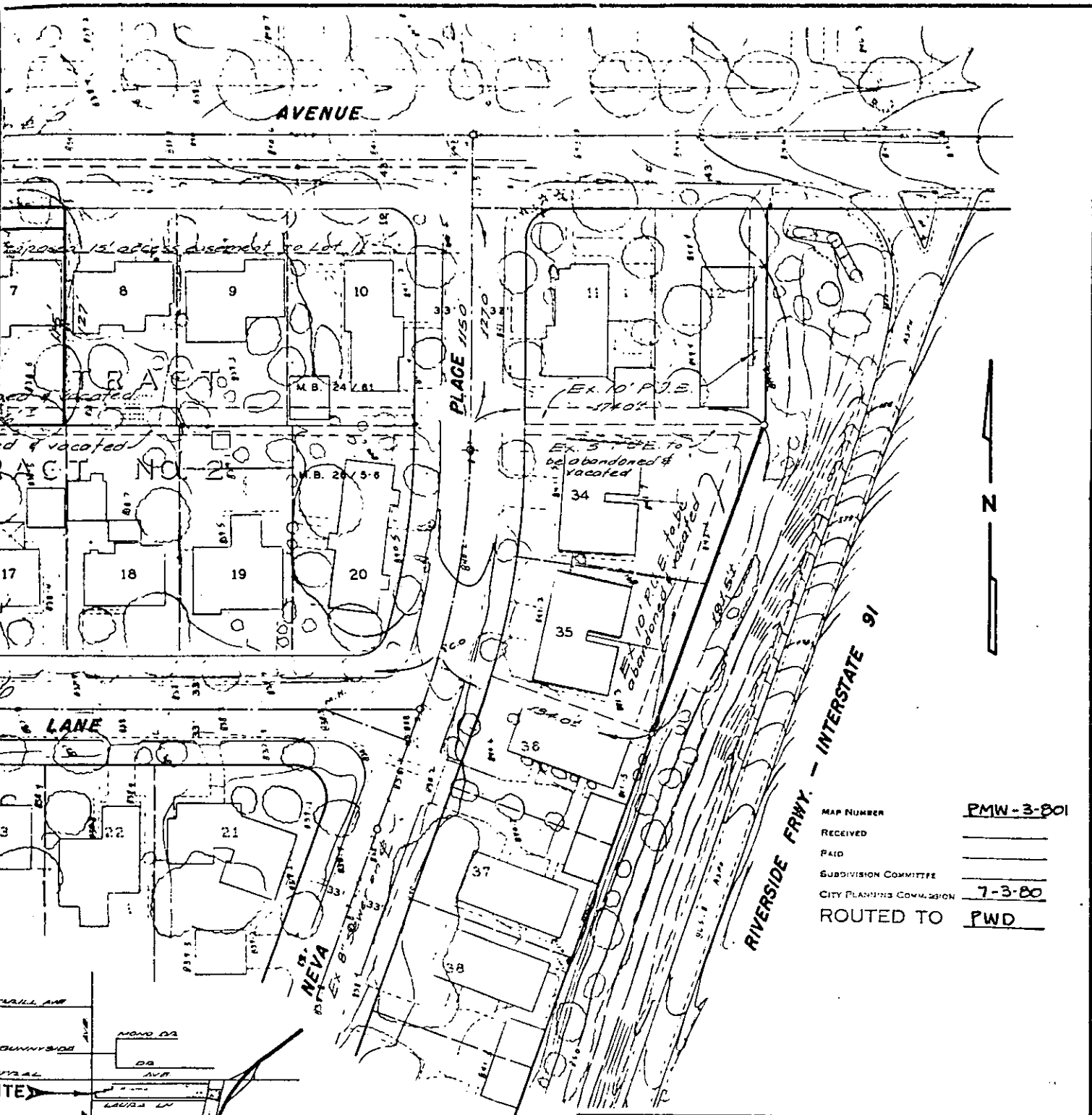
THENCE South $00^{\circ} 06' 00''$ East, along said east line, a distance of 115.00 feet to the southeast corner of said Lot 7;

THENCE South $89^{\circ} 13' 30''$ West, along the south line of said Lot 6 and Lot 7, a distance of 66.24 feet to the northeast corner of said Lot 16;

THENCE South $0^{\circ} 06' 00''$ East along the east line of said Lot 16 a distance of 133.16 feet to the point of beginning.

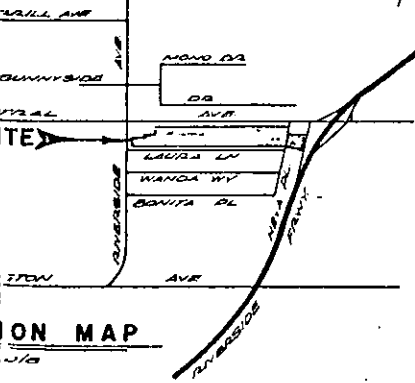
Containing 1.86 acres.

DESCRIPTION APPROVAL
by *George P. Hutchins* 10
Surveyor 17/80 by *Old*



MAP NUMBER PMW-3-801
 RECEIVED _____
 PAID _____
 SUBDIVISION COMMITTEE _____
 CITY PLANNING COMMISSION 7-3-80
 ROUTED TO PWD

CB 405

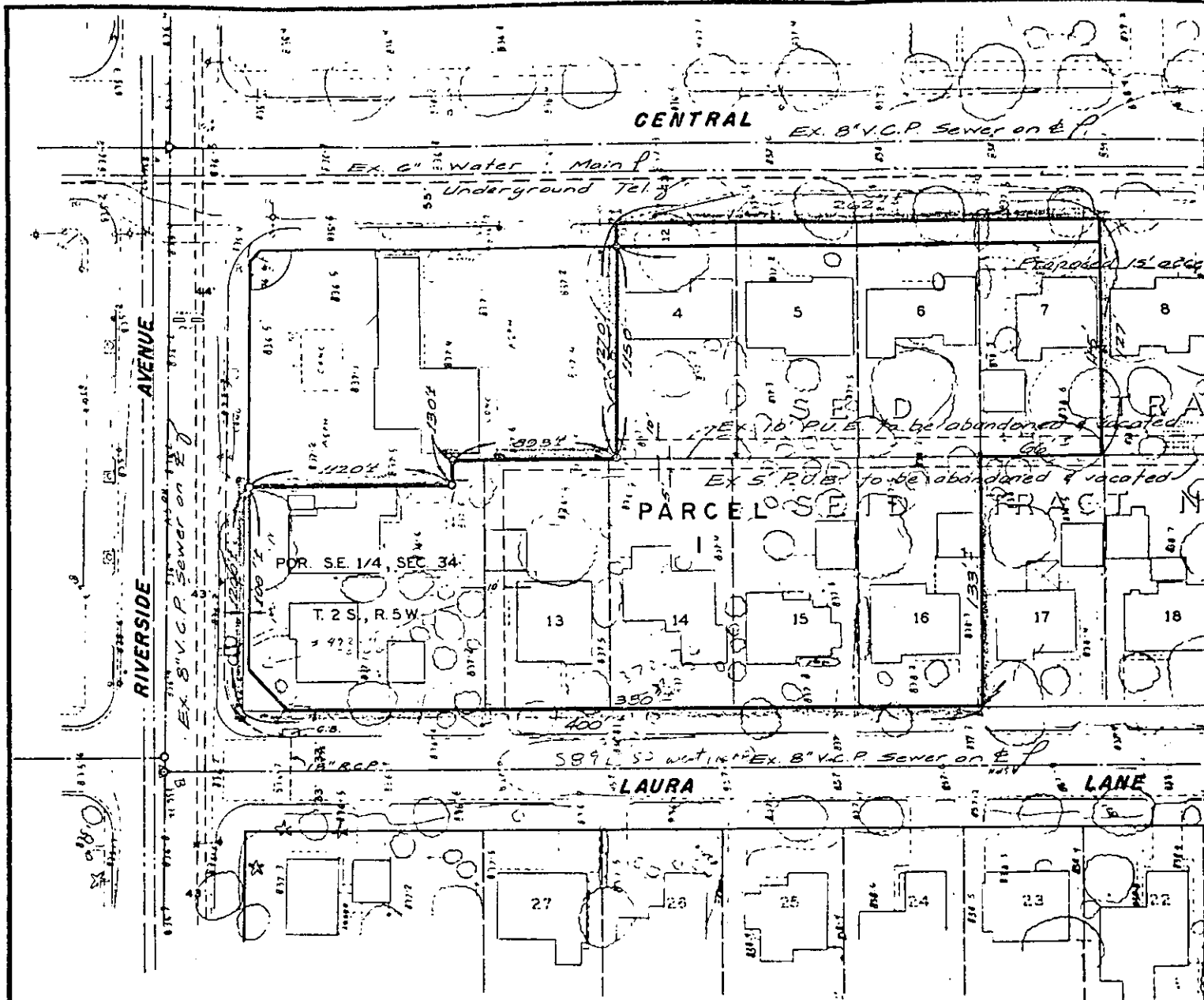


TENTATIVE MAP
 JULY 3 1980
PARCEL MAP (WAIVER)

SHOWING THE DIVISION OF LOTS 4-7 OF THE BEID TR PER M.B. 24/61
 & LOTS 13, 14 & 15 OF BEID TR NO 2 PER M.B. 26/5-6 & A POR.
 OF NEVA PL VACATED, BOTH RIVERSIDE CO RECORDS AND A
 POR. OF THE C.B. 14 OF SRC 34, T2S, R5W, S.B.M.

| | | |
|---------------------|---|--------------------|
| SCALE <u>1"=50'</u> | ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS 3708 McCray St. 686-1070 RIVERSIDE CALIFORNIA F. B. Webb - R.C.E. D.M. | WO 80-26 |
| DATE <u>Jun '80</u> | | SHEET <u>1</u> |
| DRAWN <u>P.M.</u> | | OF <u>1</u> SHEETS |
| TRACED <u>Alm</u> | | DWG NO |
| CHECKED _____ | | 80-26 |

| REVISIONS | DATE | BY |
|-----------|------|----|
| | | |
| | | |
| | | |



GENERAL NOTES

OWNER

Riverside National Bank
 P.O. Box 1279
 Riverside, Co. 92502
 Attn: Mike Billings
 (714) 686-9075

SUBDIVIDER

Same as above

UTILITIES

WATER } City of Riverside
 SEWER }
 ELECTRIC }
 GAS — So Calif Gas Co.
 TELEPHONE — Pacific Telephone
 TELEVISION — Individual recep.

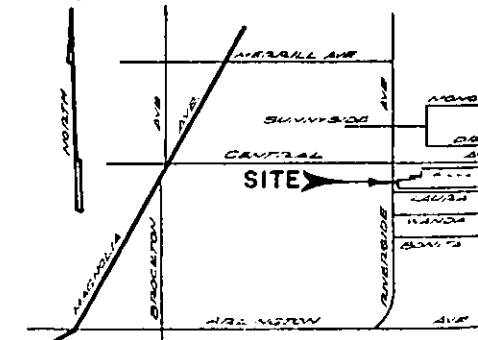
ACREAGE

1. Parcel
 1.0 ± Acres

LAND USE

Existing single family homes
 located zoning T-2 and P
 See zoning Code No 12-15-400

ASSESSORS PARCEL NOS.
 28271
 28272
 28273



LOCATION MAP