

108855

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.
AT REQUEST OF
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

APR 21 1987
Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
Fees \$ 43

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-9-867

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): A.S.D. a California Limited Partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on August 7, 1986, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property hereinafter described located in the City of Riverside, County of Riverside, State of California, which parcels thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

Parcel 1

That portion of Lots 1 and 4 in Block 26, Lots 1, 2, and 4 in Block 36 and all of Lot 3 in Block 36, and portion of Gentian Avenue and Barton Street all being within the Alessandro Tract as shown by map on file in Book 6 of Maps, at Page 13 thereof, records of San Bernardino County, California, together with a portion of Gentian Avenue and Barton Street all being described as follows:

BEGINNING at the intersection of the Northerly line of Van Buren Boulevard, 110.00 feet wide, as conveyed to the County of Riverside by deed recorded May 29, 1970 as Instrument No. 50422, Official Records of Riverside County, California, with the centerline of said Barton Street, also being the Easterly line of Section 20, Township 3 South, Range 4 West, S.B.M.;

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THENCE North $00^{\circ} 13' 50''$ East along the centerline of said Barton Street, also being the Easterly line of said Section 20, a distance of 2355.34 feet to the centerline intersection of said Barton Street and Gentian Avenue, also being the East one-quarter corner of said Section 20;

THENCE North $00^{\circ} 13' 40''$ East continuing along said line, a distance of 57.01 feet to a line parallel with and 57.00 feet Northerly, measured at right angles from the centerline of said Gentian Avenue, said centerline also being the East-West center section line of said Section 20;

THENCE South $88^{\circ} 57' 51''$ West along said parallel line, a distance of 1678.41 feet to a line parallel with and 1678.00 feet Westerly, measured at right angles from the Easterly line of the Southeast one-quarter of said Section 20;

THENCE South $00^{\circ} 13' 50''$ West along said parallel line, a distance of 1027.43 feet;

THENCE South $26^{\circ} 48' 14''$ East, a distance of 1118.10 feet to the Northeasterly line of Trautwein Road as conveyed to the County of Riverside by deed recorded June 28, 1956 as Instrument No. 45067, Official Records of Riverside County, California;

THENCE Southeasterly along said Northeasterly line on a non-tangent curve concave Northeasterly, having a radius of 1460.00 feet, through an angle of $08^{\circ} 36' 35''$, an arc length of 219.39 feet to the Northerly line of said Van Buren Boulevard as conveyed to the County of Riverside, (the initial radial line bears South $31^{\circ} 26' 23''$ West);

THENCE Easterly along said Northerly line on a non-tangent curve concave Southerly, having a radius of 3055.00 feet, through an angle of $01^{\circ} 15' 12''$, an arc length of 66.82 feet, (the initial radial line bears North $13^{\circ} 33' 35''$ East);

THENCE South $75^{\circ} 11' 13''$ East continuing along said Northerly line, a distance of 939.76 feet to said POINT OF BEGINNING.

Parcel 2

Lots 1, 2 and 4 in Block 36 of the Alessandro Tract as shown by Map on file in Book 6 of Maps at Page 13 thereof, records of San Bernardino County, California, together with the Easterly one-half of Cole Avenue adjacent to said Block 36 and the Southerly one-half of Gentian Avenue adjacent to said Block 36.

EXCEPTING THEREFROM that portion lying Southwesterly of the Northeasterly line of Trautwein Road as conveyed to the County of Riverside by deed recorded June 28, 1956 as Instrument No. 45067, Official Records of Riverside County, California;

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ALSO EXCEPTING THEREFROM that portion lying Southerly of the Northerly line of Van Buren Boulevard as conveyed to the County of Riverside by deed recorded May 29, 1970 as Instrument No. 50422, Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion described as follows:

That portion of Lots 1 and 4 in Block 26, Lots 1, 2 and 4 in Block 36 and all of Lot 3 in Block 36, all being within the Alessandro Tract as shown by map on file in Book 6 of Maps, at Page 13 thereof, records of San Bernardino County, California, together with a portion of Gentian Avenue and Barton Street, all being described as follows:

BEGINNING at the intersection of the Northerly line of Van Buren Boulevard, 110.00 feet wide, as conveyed to the County of Riverside by deed recorded May 29, 1970 as Instrument NO. 50422, Official Records of Riverside County, California, with the centerline of said Barton Street, also being the Easterly line of Section 20, Township 3 South, Range 4 West, S.B.M.;

THENCE North $00^{\circ} 13' 50''$ East along the centerline of said Barton Street, also being the Easterly line of said Section 20, a distance of 2355.34 feet to the centerline intersection of said Barton Street and Gentian Avenue, also being the East one-quarter corner of said Section 20;

THENCE North $00^{\circ} 13' 40''$ East continuing along said line, a distance of 57.01 feet to a line parallel with and 57.00 feet Northerly, measured at right angles from the centerline of said Gentian Avenue, said centerline also being the East-West center section line of said Section 20;

THENCE South $88^{\circ} 57' 51''$ West along said parallel line, a distance of 1678.41 feet to a line parallel with and 1678.00 feet Westerly, measured at right angles from the Easterly line of the Southeast one-quarter of said Section 20;

THENCE South $00^{\circ} 13' 50''$ West along said parallel line, a distance of 1027.43 feet;

THENCE South $26^{\circ} 48' 14''$ East, a distance of 1118.10 feet to the Northeasterly line of Trautwein Road as conveyed to the County of Riverside by deed recorded June 28, 1956 as Instrument NO. 45067, Official Records of Riverside County, California;

THENCE Southeasterly along said Northeasterly line on a non-tangent curve concave Northeasterly, having a radius of 1460.00 feet, through an angle of $08^{\circ} 36' 35''$, an arc length of 219.39 feet to the Northerly line of said Van Buren Boulevard as conveyed to the County of Riverside, (the initial radial line bears South $31^{\circ} 26' 23''$ West);

THENCE Easterly along said Northerly line on a non-tangent curve concave Southerly, having a radius of 3055.00 feet, through an angle of

01° 15' 12", an arc length of 66.82 feet, (the initial radial line bears North 13° 33' 35" East);

THENCE South 75° 11' 13" East continuing along said Northerly line, a distance of 939.76 feet to said POINT OF BEGINNING.

Parcel 3

Lots 1 and 4 in Block 26 of the Alessandro Tract as shown by map on file in Book 6 of Maps at Page 13 thereof, records of San Bernardino County, California, together with the Easterly one-half of Cole Avenue adjacent to said Lot 1 in Block 26, the Northerly one-half of Gentian Avenue adjacent to said Block 26 and the Westerly one-half of Barton Street adjacent to said Lot 4 in Block 26.

EXCEPTING THEREFROM that portion described as follows:

That portion of Lots 1 and 4 in Block 26, Lots 1, 2 and 4 in Block 36 and all of Lot 3 in Block 36, all being within the Alessandro Tract as shown by map on file in Book 6 of Maps, at Page 13 thereof, records of San Bernardino County, California, together with a portion of Gentian Avenue and Barton Street, all being described as follows:

BEGINNING at the intersection of the Northerly line of Van Buren Boulevard, 110.00 feet wide, as conveyed to the County of Riverside by deed recorded May 29, 1970 as Instrument NO. 50422, Official Records of Riverside County, California, with the centerline of said Barton Street, also being the Easterly line of Section 20, Township 3 South, Range 4 West, S.B.M.;

THENCE North 00° 13' 50" East along the centerline of said Barton Street, also being the Easterly line of said Section 20, a distance of 2355.34 feet to the centerline intersection of said Barton Street and Gentian Avenue, also being the East one-quarter corner of said Section 20;

THENCE North 00° 13' 40" East continuing along said line, a distance of 57.01 feet to a line parallel with and 57.00 feet Northerly, measured at right angles from the centerline of said Gentian Avenue, said centerline also being the East-West center section line of said Section 20;

THENCE South 88° 57' 51" West along said parallel line, a distance of 1678.41 feet to a line parallel with and 1678.00 feet Westerly, measured at right angles from the Easterly line of the Southeast one-quarter of said Section 20;

THENCE South 00° 13' 50" West along said parallel line, a distance of 1027.43 feet;

THENCE South 26° 48' 14" East, a distance of 1118.10 feet to the Northeasterly line of Trautwein Road as conveyed to the County of Riverside by deed recorded June 28, 1956 as Instrument No. 45067, Official Records of Riverside County, California;

