

437774

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.

DEC 15 1989

Recorded in Official Records  
of Riverside County, California

*William F. Boney*  
Recorder

Fees \$     

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-10-890

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): JIMMIE L. DYKES and DONNA D. DYKES, husband and wife, as joint tenants

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on August 3, 1989, 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 EXHIBIT "A" attached.

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

MERLE G. GARDNER  
PLANNING DIRECTOR

Dated: September 6, 1989

By *Kenneth R. Gutierrez*  
KENNETH R. GUTIERREZ  
PRINCIPAL PLANNER



## EXHIBIT "A"

## PARCEL 1

THAT PORTION OF LOT 32 OF ALHAMBRA ADDITION AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS AT PAGES 78 AND 79 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 32;

THENCE NORTH 28°47'50" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 32, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 57°58'32" WEST, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 32, A DISTANCE OF 203.02 FEET;

THENCE NORTH 28°47'50" WEST, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 32, A DISTANCE OF 110.00 FEET;

THENCE NORTH 57°58'32" EAST, PARALLEL WITH SAID SOUTHEASTERLY LINE OF LOT 32, A DISTANCE OF 203.02 FEET TO THE NORTHEASTERLY LINE OF SAID LOT;

THENCE SOUTH 28°47'50" EAST, ALONG SAID NORTHEASTERLY LINE OF SAID LOT 32, A DISTANCE OF 110.00 FEET TO SAID TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED AUGUST 2, 1968, AS INSTRUMENT NUMBER 75095 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY.

## PARCEL 2

THAT PORTION OF LOT 32 OF ALHAMBRA ADDITION AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS AT PAGES 78 AND 79 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 32;

THENCE NORTH 28°47'50" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 57°58'32" WEST, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 203.02 FEET;

THENCE NORTH 28°47'50" WEST, PARALLEL WITH SAID NORTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 110.00 FEET;

THENCE SOUTH 57°58'32" WEST, PARALLEL WITH SAID SOUTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 117.32 FEET TO A POINT IN THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JIMMIE L. DYKES, ET UX, BY DEED RECORDED JUNE 16, 1971, AS INSTRUMENT NUMBER 64654 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 46°53'40" WEST, ALONG SAID EASTERLY BOUNDARY, 32.60 FEET TO THE NORTHERLY LINE OF SAID PARCEL;

THENCE SOUTH 50°01'20" WEST, ALONG SAID NORTHERLY LINE, 81.91 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 32;

THENCE SOUTH 31°01'17" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 150.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT;

THENCE NORTH 57°58'32" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 405.33 FEET TO SAID POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED AUGUST 2, 1968 AS INSTRUMENT NUMBER 75095 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY.

DESCRIPTION APPROVAL 8/29/89  
George P. Hutchinson by [Signature]  
SURVEYOR, CITY OF RIVERSIDE