

357711

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORDER
AT 2:00 O'CLOCK P.M.

OCT 16 1989

Recorded in Official Records
of Riverside County, California

William S. Pinsky
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-11-890
Northerly side of Columbia Avenue
Westerly of Cloverdale Avenue

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

2/11

Property Owner(s): C. R. BRIZENDINE, an unmarried man

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on August 17, 1989, 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.

"See Exhibit "A" attached hereto."

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: October 5, 1989

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

EXHIBIT "A"

PARCEL 1

Those portions of Lots 40 and 41 of the Alamo Tract as shown by map on file in Book 9 of Maps at page 5 thereof, Records of Riverside County, California, described as follows:

Commencing at the most easterly corner of Parcel 3 of Record of Survey as shown by map on file in Book 28 of Records of Survey at page 19 thereof, Records of Riverside County California;

Thence North $60^{\circ} 57' 00''$ West along the northeasterly line of said Parcel 3 and along the northeasterly line of Parcel 2 of said Record of Survey, a distance of 142.00 feet to a point therein;

Thence North $29^{\circ} 03' 00''$ East, a distance of 26.00 feet for the TRUE POINT OF BEGINNING;

Thence continuing North $29^{\circ} 03' 00''$ East, a distance of 74.00 feet;

Thence North $60^{\circ} 57' 00''$ West, a distance of 85.00 feet to the beginning of a tangent curve, concave to the east, having a radius of 48.00 feet;

Thence northerly along said curve, to the right, through a central angle of $76^{\circ} 20' 00''$, an arc distance of 63.95 feet to a point therein, the radial line at said point bears North $74^{\circ} 37' 00''$ West;

Thence North $74^{\circ} 37' 00''$ West, a distance of 108.46 feet;

Thence South $29^{\circ} 03' 00''$ West, a distance of 67.03 feet;

Thence South $09^{\circ} 24' 44''$ West, a distance of 46.72 feet;

Thence South $29^{\circ} 03' 00''$ West, a distance of 105.00 feet to a point in the southwesterly line of Parcel 4 of said Record of Survey;

Thence South $60^{\circ} 57' 00''$ East along said southwesterly line, a distance of 133.33 feet to the most westerly corner of Parcel 1 of said Record of Survey;

Thence North $29^{\circ} 03' 00''$ East along the northwesterly line of said Parcel 1, and along the northeasterly prolongation thereof, a distance of 131.00 feet ;

Thence South $60^{\circ} 57' 00''$ East, a distance 88.00 feet to the true point of beginning.

PARCEL 2

Those portions of Lots 40 and 41 of the Alamo Tract as shown by map on file in Book 9 of Maps at page 5 thereof, Records of Riverside County, California, described as follows:

Beginning at the most easterly corner of Parcel 3 of Record of Survey as shown by map on file in Book 28 of Records of Survey at page 19 thereof, Records of Riverside County California;

Thence North $60^{\circ} 57' 00''$ West along the northeasterly line of said Parcel 3 and along the northeasterly line of Parcel 2 of said Record of Survey, a distance of 142.00 feet to a point therein;

Thence North $29^{\circ} 03' 00''$ East, a distance of 100.00 feet;

Thence North $60^{\circ} 57' 00''$ West, a distance of 85.00 feet to the beginning of a tangent curve concave to the east having a radius of 48.00 feet;

Thence northerly along said curve, to the right, through a central angle of $76^{\circ} 20' 00''$, an arc distance of 63.95 feet to a point therein, the radial line at said point bears North $74^{\circ} 37' 00''$ West;

Thence North 74° 37' 00" West, a distance of 108.46 feet;
 Thence South 29° 03' 00" West a distance of 67.03 feet;
 Thence South 09° 24' 44" West, a distance of 46.72 feet;
 Thence South 29° 03' 00" West, a distance of 105.00 feet to a point in the
 southwesterly line of Parcel 4 of said Record of Survey;

Thence North 60° 57' 00" West along said southwesterly line of said Parcel 4, a
 distance of 130.35 feet to a point therein, said point being an angle point in the boundary
 line of said Parcel 4, said point also being in the southeasterly line of Parcel 2 of Parcel
 Map 7179 as shown by map on file in Book 22 of Parcel Maps at page 31 thereof Records
 of Riverside County, California;

Thence North 13° 01' 01" West along said southeasterly line, a distance of 180.24
 feet to an angle point therein;

Thence North 32° 30' 17" East along said southeasterly line, a distance of 377.85
 feet to a point therein, said point being the northwest corner of said Parcel 4;

Thence South 76° 48' 55" East, a distance of 328.82 feet;

Thence South 60° 31' 24" East, a distance of 49.52 feet;

Thence North 30° 00' 25" East, a distance of 22.99 feet;

Thence South 74° 23' 59" East, a distance of 165.86 feet;

Thence South 82° 31' 10" East, a distance of 104.48 feet to a point in the northerly
 boundary line of said Parcel 4, said point being the most easterly corner of that certain
 Parcel of land conveyed to C.R. Brizendine by deed recorded October 31, 1963 as
 Instrument No. 115227, Official Records of Riverside County, California;

The last seven (7) courses and distances follow the boundary line of said Parcel 4
 and the boundary line of said parcel so conveyed;

Thence South 29° 03' 00" West along said parcel so conveyed a distance of 505.46
 to a point in the northeasterly line of that certain parcel of land conveyed to the City of
 Riverside by deed recorded May 9, 1969 as Instrument No. 46016 of Official Records of
 Riverside County, California;

Thence North 60° 57' 00" West along said northeasterly line a distance of 10.00
 feet to the most northerly corner thereof;

Thence South 29° 03' 00" West along the northwesterly line of said parcel so
 conveyed as aforesaid and along the northwesterly line of that certain parcel of land
 conveyed to the City of Riverside by deed recorded May 9, 1969 as Instrument No. 46017
 of Official Records of Riverside County, California, a distance of 90.00 feet to the most
 westerly corner thereof, said corner being in the boundary line of said Parcel 4;

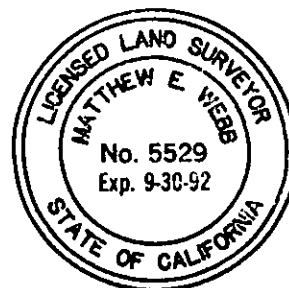
Thence North 60° 57' 00" West along said boundary line, a distance of 23.00 feet
 to the point of beginning.

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb
 Matthew E. Webb, L.S. 5529

9/18/89
 Date

Prepared by: [Signature]
 Checked by: [Signature]



DESCRIPTION APPROVAL 9/28/89
 George P. Hulse
 SURVEYOR, CITY OF RIVERSIDE