

257750

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
TICOR ATTORNEYS CO  
Book 198-1, Page 257750  
NOV 30 1984  
Recorded in Official Records  
of Riverside County, California  
William S. Stearns  
Recorder  
Fees: 5

FOR RECORDER'S OFFICE USE ONLY

PROJECT: Parcel Map Waiver  
PMW-14-845

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

313

CERTIFICATE OF COMPLIANCE

Property Owner(s): C. V. Holder and B. V. Holder, husband and wife as to an undivided one-half interest, and Keusder Enterprises, a California Corporation, as to an undivided one-half interest

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on August 23, 1984, 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 Lot 12 of Green's Subdivision as shown by map on file in Book 11 of Maps at Page 29 thereof, Records of Riverside County, California, together with that portion of Lot 11 of Wilbur Tract as shown by map on file in Book 4 of Maps at Page 36 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the most Southerly corner of Lot 18 of Mathews Tract as shown by map on file in Book 17 of Maps at page 11 thereof, Records of Riverside County, California;

Thence North 45° 21' 00" East along the Southeasterly line of said Mathews Tract, a distance of 125.01 feet to the Northwesterly prolongation of the Northeasterly line of that certain parcel of land conveyed to Joseph W. Wilcox, et ux. by Deed recorded December 14, 1955 as Instrument No. 78915, Official Records of Riverside County, California;

Thence South 52° 05' 00" East along said prolongation and said Northeasterly line, a distance of 364.12 feet to the most Easterly corner of said parcel of land conveyed to Joseph W. Wilcox, et ux., said corner being the true point of beginning of the parcel of land to be described;

Thence continuing South 52° 05' 00" East along the Southeasterly prolongation of the Northeasterly line of said parcel of land conveyed to Joseph W. Wilcox, et ux., a distance of 203.83 feet to the Southeasterly line of said Lot 12;

Thence South 45° 21' 00" West along said Southeasterly line, a distance of 24.71 feet to an angle point therein, said point being in the Northerly line of said Lot 11;

Thence South 46° 55' 33" West, a distance of 100.70 feet to the Southeasterly prolongation of the Northeasterly line of Thornton Street as conveyed to the City of Riverside by deed recorded June 3, 1924 in Book 610, page 47 of Deeds, Records of Riverside County, California;

Thence North 52° 05' 00" West along said prolongation and said Northeasterly line, a distance of 200.94 feet to the Southeasterly line of said parcel of land conveyed to Joseph W. Wilcox, et ux.;

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Thence North 45° 22' 00" East along said Southeasterly line, a distance of 125.00 feet to said true point of beginning.

PARCEL 2

That portion of Lot 12 of Green's Subdivision as shown by map on file in Book 11 of Maps at page 29 thereof, Records of Riverside County, California, described as follows:

Beginning at the most Southerly corner of Lot 18 of Mathews Tract as shown by map on file in Book 17 of Maps at page 11 thereof, Records of Riverside County, California;

Thence North 45° 21' 00" East along the Southeasterly line of said Mathews Tract, a distance of 125.01 feet to the Northwesterly prolongation of the Northeasterly line of that certain parcel of land conveyed to Joseph W. Wilcox, et ux. by deed recorded December 14, 1955 as Instrument No. 78915, Official Records of Riverside County, California;

Thence South 52° 05' 00" East along said prolongation, a distance of 289.12 feet to the most Northerly corner of said parcel of land conveyed to Joseph W. Wilcox, et ux.;

Thence South 45° 22' 00" West along the Northwesterly line of said parcel of land conveyed to Joseph W. Wilcox, et ux, a distance of 125.00 feet to the most westerly corner thereof, said corner being in the Northeasterly line of Thornton Street as conveyed to the City of Riverside by deed recorded June 3, 1924 in Book 610, page 47 of Deeds, Records of Riverside County, California;

Thence North 52° 05' 00" West along said Northeasterly line, a distance of 289.19 feet to the point of beginning.

This action does not supersede, modify or affect any requirement of provisions of the Riverside Municipal Code pertaining to building or zoning regulations.

DESCRIPTION APPROVAL  
George P. Hutchinson, 13284  
Surveyor

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

MERLE G. GARDNER  
PLANNING DIRECTOR

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

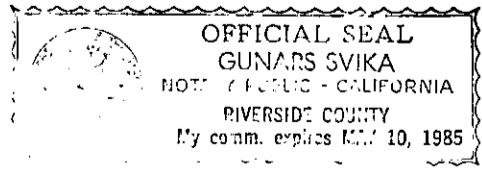
Dated: *NOV. 30, 1984*

STATE OF CALIFORNIA)  
  )ss.  
COUNTY OF RIVERSIDE)

On this 30<sup>th</sup> day of NOVEMBER, in the year 1984, before me,  
GUNARS SVIKA a Notary Public in and for said  
county and state, personally appeared ROBERT C. MEASE  
personally known to me to be the person who executed  
this instrument as PRINCIPAL PLANNER of the City of Riverside 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

3M/Hm - 2/M1/Fa



PMW 14-845

257751

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And when recorded, mail to:

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

RECEIVED FOR RECORD  
Min. Past 4 o'clock P.M.  
TICOR TITLE INS. CO.  
Book 1984, Page 257751

NOV 3 0 1984

Recorded in Official Records  
of Riverside County, California

*William S. Borah*  
Recorder  
Fees \$ 6

6-

FOR RECORDER'S OFFICE USE ONLY

PROJECT: Parcel Map Waiver  
PMW-14-845

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PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE

Property Owner(s): D. K. DEVELOPMENT, A GENERAL PARTNERSHIP COMPOSED OF DONALD L. ODELL and KENNETH E. STACEY, as to an undivided one-half interest and C. V. HOLDER and B. V. HOLDER, husband and wife, as to an undivided one-fourth interest and KEUSDER ENTERPRISES, a California corporation, as to an undivided one-fourth interest.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on August 23, 1984, 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.

That portion of Lots 11 and 12 of Green's Subdivision as shown by map on file in Book 11 of Maps at Page 29 thereof, Records of Riverside County, California, described as follows:

COMMENCING at the most Southerly corner of Lot 18 of Mathews Tract as shown by map on file in Book 17 of Maps at page 11 thereof, Records of Riverside County, California;

THENCE North 45° 21' 00" East, along the Southeasterly line of said Mathews Tract, a distance of 125.01 feet to the Northwesterly prolongation of the Northeasterly line of that certain parcel of land conveyed to Joseph W. Wilcox, et ux. by deed recorded December 14, 1955 as Instrument No. 78915, Official Records of Riverside County, California; also being the point of beginning of the parcel of land to be described;

THENCE continuing North 45° 21' 00" East, along said Southeasterly line, a distance of 528.83 feet to the most Easterly corner of Lot 27 of said Mathews Tract, said corner being in the Northeasterly line of said Lot 12;

THENCE South 75° 00' 00" East, along said Northeasterly line, also being the Southwesterly line of Lots 10 and 11 of said Green's Subdivision, a distance of 479.45 feet to a point which bears South 75° 00' 00" East, along said line, a distance of 436.48 feet from the Southwest corner of said Lot 11, said point also being the Southwest corner of that certain parcel of land conveyed to Donald L. Odell, et al by deed recorded May 1, 1981 as Instrument No. 79315, Official Records of Riverside County, California.

The preceding three (3) courses being along the Northwesterly line and Northeasterly line of Parcel 5 and the Northeasterly line of Parcels 3 and 4, all of that certain parcel of land conveyed to C. V. Holder, et al by Deed recorded September 30, 1980 as Instrument No. 179006, Official Records of Riverside County, California.

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THENCE North 00° 50' 00" West, parallel with the Westerly line of said Lot 11, a distance of 654.00 feet to the Northerly line of said Lot 11;

THENCE North 89° 10' 00" East, along said Northerly line, a distance of 420.34 feet to the Northwest corner of that certain parcel of land conveyed to Riverside Water Company by deed recorded March 14, 1938 in Book 365 page 594, Official Records of Riverside County, California;

THENCE South 10° 37' 30" West, a distance of 81.02 feet;

THENCE South 69° 08' 00" East, a distance of 9.32 feet to the Easterly line of said Lot 11;

The preceding two (2) courses being along the Westerly line of said parcel conveyed to Riverside Water Company;

THENCE South 16° 17' 00" West, a distance of 104.63 feet;

THENCE South 18° 53' 00" West, a distance of 389.00 feet;

THENCE South 22° 14' 00" West, a distance of 86.40 feet;

THENCE South 89° 12' 00" West, a distance of 56.90 feet;

THENCE South 00° 05' 00" West, a distance of 66.90 feet;

THENCE North 75° 00' 00" West, a distance of 12.00 feet to the most northerly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded July 6, 1979 as Instrument No. 141545, Official Records of Riverside County, California;

The preceding six (6) courses being along the Easterly and Southwesterly lines of Lot 11, and

The preceding ten (10) courses being along the Westerly, Northerly, Easterly, and Southerly lines of said parcel of land conveyed to Donald L. Odell, et al;

THENCE South 37° 45' 00" West, along the Westerly line of said parcel of land conveyed to the City of Riverside, a distance of 77.96 feet to the most Southerly corner thereof, said corner being in the Southeasterly line of said Lot 12;

THENCE South 45° 21' 00" West, along said Southeasterly line, a distance of 702.15 feet to the Southeasterly prolongation of the Northeasterly line of said parcel of land conveyed to Joseph W. Wilcox, et ux.;

THENCE North 52° 05' 00" West along said Southeasterly prolongation, of said Northeasterly line of said parcel of land conveyed to Joseph W. Wilcox, et ux. and the Northwesterly prolongation thereof, a distance of 558.95 feet to the point of beginning.

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

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

Dated: NOV. 30, 1984

DESCRIPTION APPROVAL  
Sergeant J. McLaughlin, 11/30/84 BY [Signature]  
SURVEYOR

