

089423

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORDER  
AT 12:00 O'CLOCK

MAR 16 1992

Recorded in Official Records  
of Riverside County, California

*Wm. [Signature]* Recorder  
Fees \$ 14

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-15-912

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): KATSUMI TANAKA and KAZUKO TANAKA, 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 February 20, 1992, a waiver of parcel map for a lot line adjustment was granted for the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which real property as described in said Exhibit "A" thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

RECORDER'S MEMO: Legibility of writing.  
Typing of Printing UNSATISFACTORY  
In this document when received For Record.

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

MERLE G. GARDNER  
PLANNING DIRECTOR

Dated: March 10, 1992

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

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) ss.

On this 10th day of March, in the year 1992,  
before me, Margaret I. Archambault a Notary  
Public in and for said County and State, personally appeared  
Kenneth R. Gutierrez, 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.

*Margaret I. Archambault*  
Notary Public in and for said  
State

TANAKA.COC

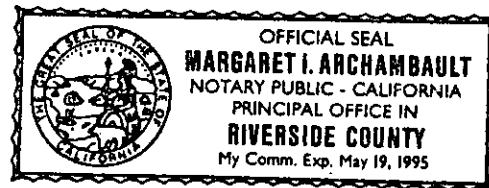


EXHIBIT "A"

LOT 3 IN TRACT 21156 AS SHOWN BY MAP ON FILE IN BOOK 185 OF MAPS, AT PAGES 8 THROUGH 10 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPTING THEREFROM THAT PORTION OF SAID LOT 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 3, SAID CORNER BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD BRIDGE ROAD, SAID CORNER ALSO BEING IN A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 204.24 FEET, A RADIAL LINE AT SAID CORNER BEARS NORTH 04° 10' 45" WEST;

THENCE SOUTH 00° 15' 12" WEST, ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 216.92 FEET TO THE SOUTHWESTERLY CORNER THEREOF;

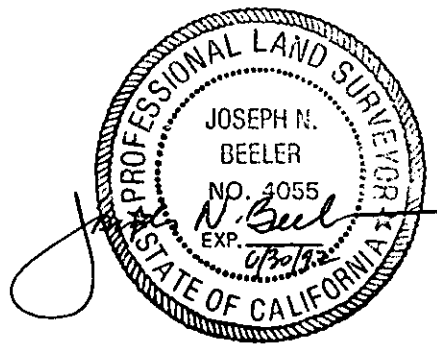
THENCE NORTH 34° 51' 17" EAST, A DISTANCE OF 99.14 FEET;

THENCE NORTH 07° 05' 57" WEST, A DISTANCE OF 83.61 FEET;

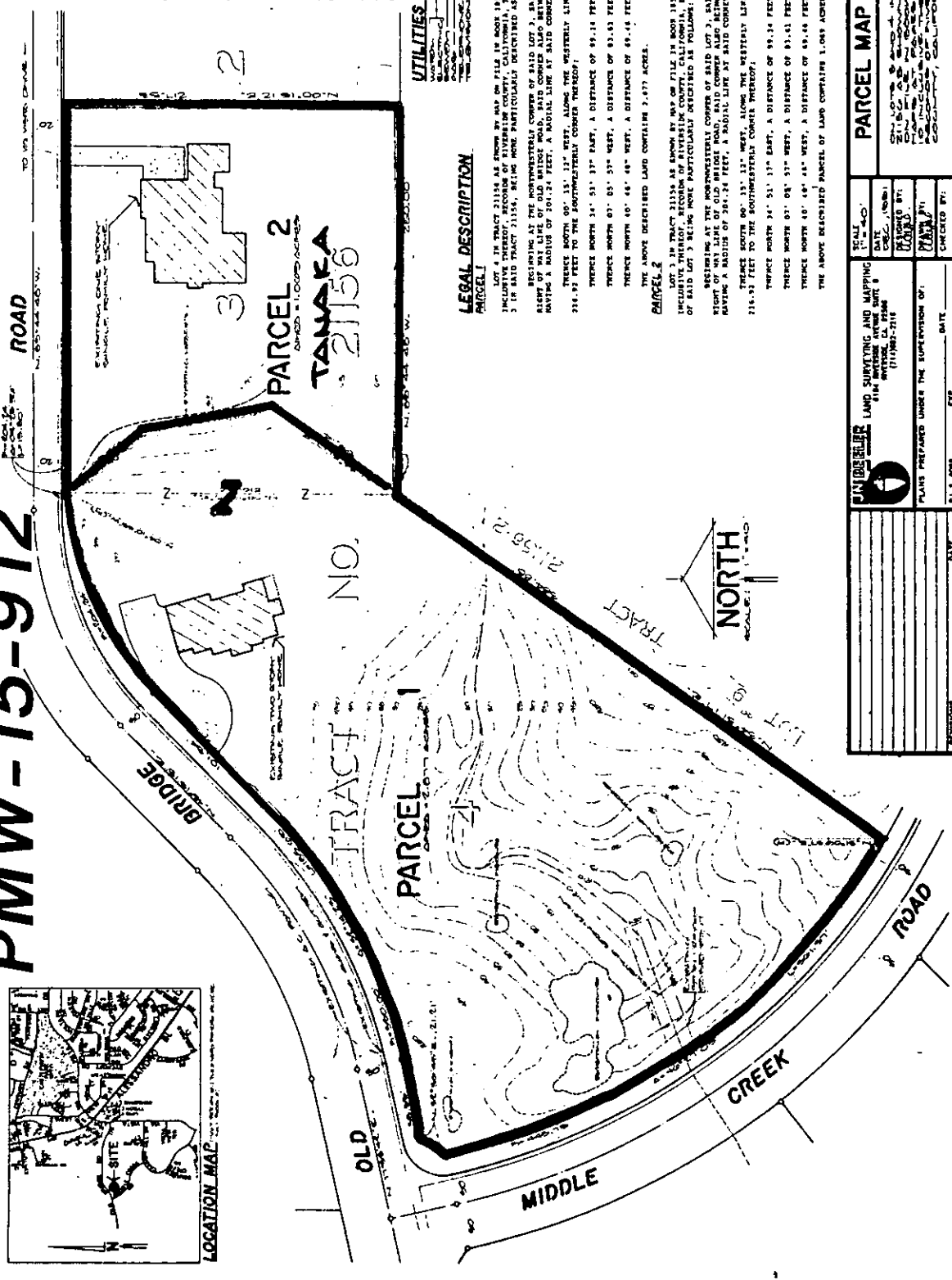
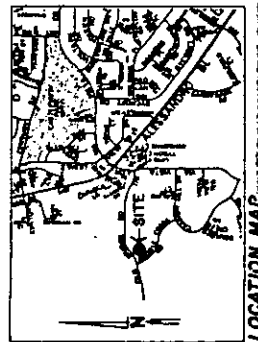
THENCE NORTH 40° 46' 48" WEST, A DISTANCE OF 69.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.069 ACRES.

DESCRIPTION APPROVAL 3/5/92  
George P. Hutchinson by WF  
SURVEYOR, CITY OF RIVERSIDE



# PMW-15-912



**OWNER**  
TANAKA HOLDINGS, ET UX  
10000 WILSON AVENUE  
SUITE 200  
DALLAS, TEXAS 75243

**APPLICANT** (Name of City & County)  
CITY OF DALLAS, TEXAS  
COUNTY OF DALLAS, TEXAS

**LAND USE**  
RESIDENTIAL

**ZONING**  
RESIDENTIAL

**ACREAGE**  
Parcel 1: 4.077 acres  
Parcel 2: 1.048 acres

**UTILITIES**  
WATER  
SEWER  
ELECTRIC  
GAS  
TELEPHONE

### LEGAL DESCRIPTION

**PARCEL 1**  
LOT 4 IN TRACT 21156 AS SHOWN BY MAP ON FILE IN BOOK 184 OF MAPS, AT PAGE 8 THEREON IS INCLUSIVE THEREOF, RECORD OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPTING THAT PORTION OF LOT 4 IN SAID TRACT 21156, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEING AS THE NORTHWESTERLY CORNER OF SAID LOT 3, SAID CORNER BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD BRIDGE ROAD, SAID CORNER ALSO BEING IN A CURVE CONVEX SOUTHWESTLY HAVING A RADIUS OF 201.24 FEET, A RADIAL LINE AT SAID CORNER BEING NORTH 04° 18' 15" WEST; THENCE SOUTH 00° 15' 13" WEST, ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 218.92 FEET TO THE SOUTHWESTERLY CORNER THEREOF;  
THENCE NORTH 34° 51' 31" EAST, A DISTANCE OF 99.14 FEET;  
THENCE NORTH 07° 05' 53" WEST, A DISTANCE OF 63.63 FEET;  
THENCE NORTH 40° 48' 48" WEST, A DISTANCE OF 49.15 FEET TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED LAND CONTAINS 2.877 ACRES.

**PARCEL 2**  
LOT 3 IN TRACT 21156 AS SHOWN BY MAP ON FILE IN BOOK 184 OF MAPS, AT PAGE 8 THEREON IS INCLUSIVE THEREOF, RECORD OF RIVERSIDE COUNTY, CALIFORNIA, EXCEPTING THAT PORTION OF SAID LOT 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 3, SAID CORNER BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD BRIDGE ROAD, SAID CORNER ALSO BEING IN A CURVE CONVEX SOUTHWESTLY HAVING A RADIUS OF 201.24 FEET, A RADIAL LINE AT SAID CORNER BEING NORTH 04° 18' 15" WEST; THENCE SOUTH 00° 15' 13" WEST, ALONG THE WESTERLY LINE OF SAID CORNER BEING NORTH 04° 18' 15" WEST; THENCE NORTH 34° 51' 31" EAST, A DISTANCE OF 99.14 FEET TO THE SOUTHWESTERLY CORNER THEREOF;  
THENCE NORTH 07° 05' 53" WEST, A DISTANCE OF 63.63 FEET;  
THENCE NORTH 40° 48' 48" WEST, A DISTANCE OF 49.15 FEET TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.048 ACRES.

<b>PARCEL MAP WAIVER</b>		SHEET <b>ONE</b>	
SCALE: 1" = 40'		OF 1 SHEETS	
DATE: 11/19/2014	DATE: 11/19/2014	DRAWN BY: [Signature]	
PLANS PREPARED UNDER THE SUPERVISION OF:		CHECKED BY: [Signature]	
DATE: 11/19/2014	DATE: 11/19/2014	DATE: 11/19/2014	

089422

Recording requested by:

And when recorded, mail to:

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

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of Riverside County, California  
*Walt [Signature]* Recorder  
Fees \$

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PROJECT: PMW-15-912

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): EDWIN P. SETZER and MICHELE M. SETZER, 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 February 20, 1992, a waiver of parcel map for a lot line adjustment was granted for the real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which real property as described in said Exhibit "A" thereby created complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

RECORDER'S MEMO: Legibility of writing.  
Typing of Printing UNSATISFACTORY  
In this document when received For Record.

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

MERLE G. GARDNER  
PLANNING DIRECTOR

Dated: March 10, 1992

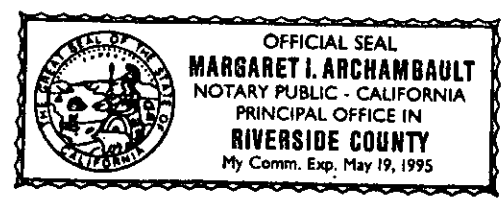
By *Kenneth R. Gutierrez*  
KENNETH R. GUTIERREZ  
PRINCIPAL PLANNER

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) ss.

On this 10th day of March, in the year 1992,  
before me, Margaret I. Archambault a Notary  
Public in and for said County and State, personally appeared  
Kenneth R. Gutierrez, 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.

*Margaret I. Archambault*  
Notary Public in and for said  
State

SETZER.COC



## EXHIBIT "A"

LOT 4 IN TRACT 21156 AS SHOWN BY MAP ON FILE IN BOOK 185 OF MAPS, AT PAGES 8 THROUGH 10 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF LOT 3 IN SAID TRACT 21156, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 3, SAID CORNER BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD BRIDGE ROAD, SAID CORNER ALSO BEING IN A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 204.24 FEET, A RADIAL LINE AT SAID CORNER BEARS NORTH 04° 10' 45" WEST;

THENCE SOUTH 00° 15' 12" WEST, ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 216.92 FEET TO THE SOUTHWESTERLY CORNER THEREOF;

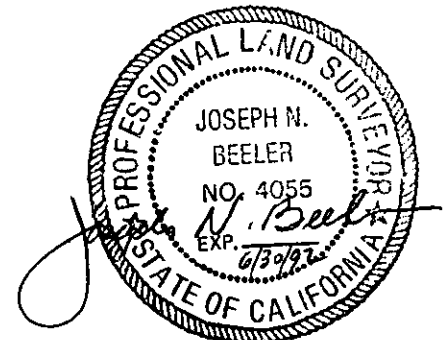
THENCE NORTH 34° 51' 17" EAST, A DISTANCE OF 99.14 FEET;

THENCE NORTH 07° 05' 57" WEST, A DISTANCE OF 83.61 FEET;

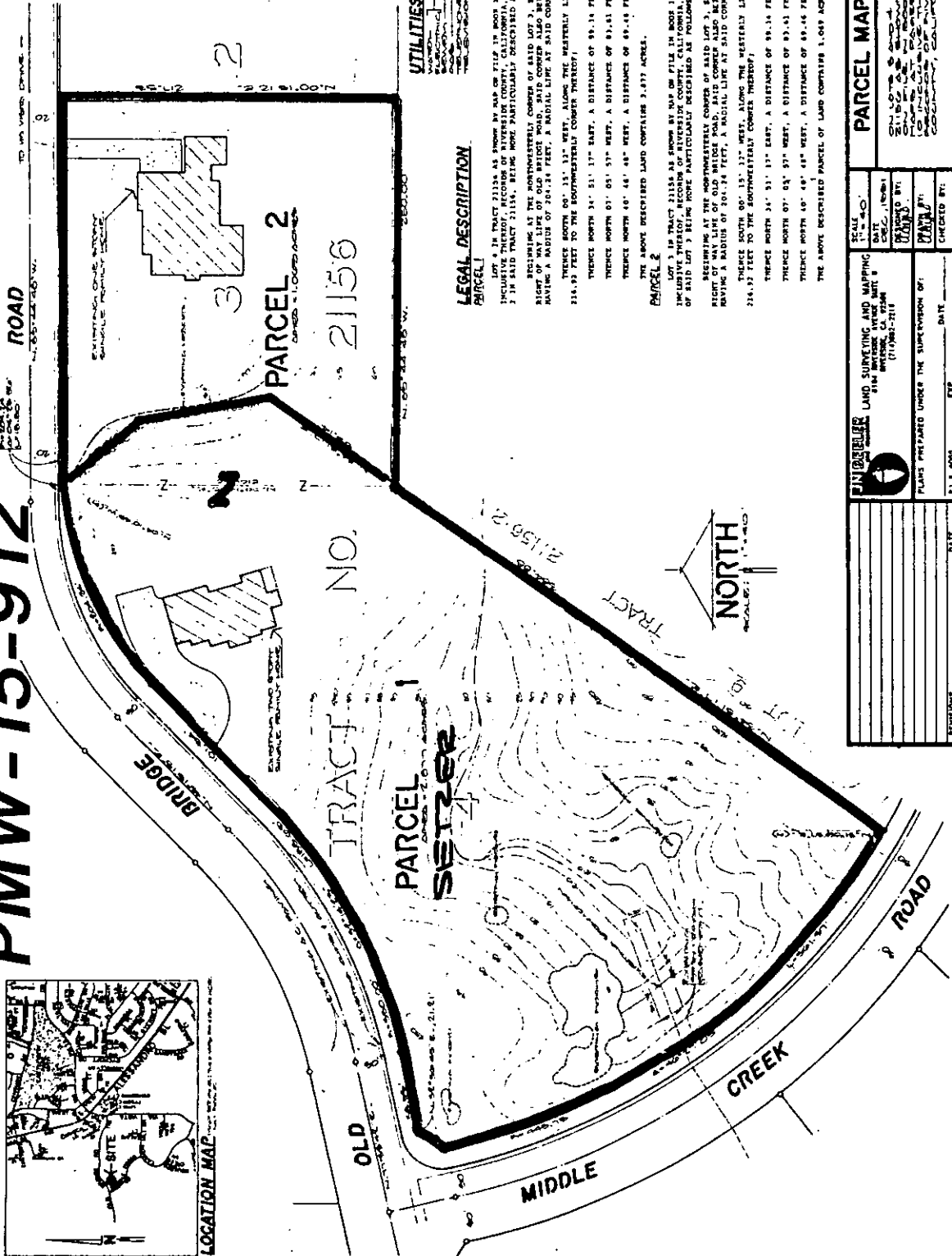
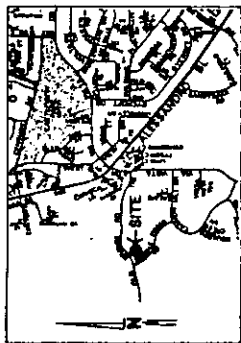
THENCE NORTH 40° 46' 48" WEST, A DISTANCE OF 69.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 2.877 ACRES.

DESCRIPTION APPROVAL 3/5/92  
*George P. Hutchinson* by *WF*  
 SURVEYOR, CITY OF RIVERSIDE



# PMW-15-912



**OWNER**  
 TRACT 21156, AS SHOWN BY MAP IN BOOK 185 OF MAPS, AT PAGE 8, THROUGH 10  
 INCLUDING THEREOF RECORDS OF SUTTERVILLE COUNTY, CALIFORNIA, LOCATED AT THAT PORTION OF LOT  
 2 IN SAID TRACT 21156, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**APPLICANT**  
 SUTTERVILLE COUNTY, CALIFORNIA

**LAND USE**  
 RESIDENTIAL

**ZONING**  
 RESIDENTIAL

**ACREAGE**  
 PARCEL 1: 2.877 ACRES  
 PARCEL 2: 1.049 ACRES

**LEGAL DESCRIPTION**

**PARCEL 1**  
 IN TRACT 21156, AS SHOWN BY MAP IN BOOK 185 OF MAPS, AT PAGE 8, THROUGH 10  
 INCLUDING THEREOF RECORDS OF SUTTERVILLE COUNTY, CALIFORNIA, LOCATED AT THAT PORTION OF LOT  
 2 IN SAID TRACT 21156, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 2, SAID CORNER BEING ON THE SOUTHWESTLY  
 RIGHT OF WAY LINE OF OLD BRIDGE ROAD, SAID CORNER ALSO BEING IN A CURVE COMMENCING SOUTHWESTLY,  
 HAVING A RADIUS OF 201.24 FEET, A RADIAL LINE AT SAID CORNER BEARS NORTH 04° 18' 41" WEST;  
 THENCE SOUTH 00° 15' 13" WEST, ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF  
 214.92 FEET TO THE SOUTHWESTERLY CORNER THEREOF;

THENCE NORTH 04° 51' 13" EAST, A DISTANCE OF 91.14 FEET;  
 THENCE NORTH 07° 05' 57" WEST, A DISTANCE OF 93.41 FEET;  
 THENCE NORTH 40° 48' 48" WEST, A DISTANCE OF 69.16 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 2.877 ACRES.

**PARCEL 2**  
 IN TRACT 21156, AS SHOWN BY MAP IN BOOK 185 OF MAPS, AT PAGE 8, THROUGH 10  
 INCLUDING THEREOF RECORDS OF SUTTERVILLE COUNTY, CALIFORNIA, LOCATED AT THAT PORTION  
 OF SAID LOT 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 2, SAID CORNER BEING ON THE SOUTHWESTLY  
 RIGHT OF WAY LINE OF OLD BRIDGE ROAD, SAID CORNER ALSO BEING IN A CURVE COMMENCING SOUTHWESTLY,  
 HAVING A RADIUS OF 201.24 FEET, A RADIAL LINE AT SAID CORNER BEARS NORTH 04° 18' 41" WEST;  
 THENCE SOUTH 00° 15' 13" WEST, ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF  
 214.92 FEET TO THE SOUTHWESTERLY CORNER THEREOF;

THENCE NORTH 04° 51' 13" EAST, A DISTANCE OF 91.14 FEET;  
 THENCE NORTH 07° 05' 57" WEST, A DISTANCE OF 93.41 FEET;  
 THENCE NORTH 40° 48' 48" WEST, A DISTANCE OF 69.16 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.049 ACRES.

<b>PARCEL MAP WAIVER</b>		SHEET <b>ONE</b> OF 1 SHEETS	
SCALE: AS SHOWN DATE: 11/15/03 DRAWN BY: [Signature] CHECKED BY: [Signature]		DRAWING NO. 91-434-01	
FINDER/ELDER LAND SURVEYING AND MAPPING 2140 BRIDGEWAY, SUITE 200 SUTTERVILLE, CA 95676 (916) 484-2111		PLANS PREPARED UNDER THE SUPERVISION OF: DATE: 11/15/03 EXP. DATE:	