

225946

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
11 AM. Past 2 o'clock P.M.

SEP 16 1986  
Recorded in Official Records  
of Riverside County, California  
*William E. Stoney*  
RECORDER  
17389

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-16-834

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): H. K. MARVIN, as Trustee under Declaration of Trust of H. K. Marvin, dated June 12, 1975, and ROBERT L. BOUGHTON, JR., as Trustee under Declaration of Trust of Robert L. Boughton, Jr., dated July 26, 1976, each as to an undivided one-half (1/2) interest

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on September 22, 1983, 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

All that certain portion of the Northwest quarter of the Northeast quarter of Section 24, Township 2 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, described as follows:

BEGINNING at the Southwest corner of said Northwest quarter of the Northeast quarter of said Section 24;

THENCE along the westerly line of said Northwest quarter of the Northeast quarter North 0° 00' 59" East, 817.37 feet to the centerline of Roberta Street as shown by a map of Record of Survey on file in Book 73 of Records of Survey, at Page 17 thereof, records of Riverside County, California;

DESCRIPTION APPROVED  
*George H. Hitchcock* 9/5/86  
Surveyor

P: -

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THENCE along said centerline of Roberta Street North 89° 17' 00" East 659.86 feet;

THENCE South 0° 00' 50" East 20.00 feet more or less, to the Northeast corner of Lot 11 of the Marie Tract as shown by Record of Survey, on file in Book 6 of Records of Survey, at Page 93 thereof said point being the TRUE POINT OF BEGINNING;

THENCE along the easterly line of said Lot 11, South 0° 00' 50" East 133.65 feet to the Southeast corner thereof, said Southeast corner being the Southwest corner of the Northeast quarter of the Northwest quarter of the Northeast quarter of said Section 24, as shown by the above mentioned Record of Survey;

THENCE South 89° 17' 00" West, 20.00 feet;

THENCE South 0° 00' 59" West, 301.32 feet;

THENCE South 89° 17' 00" West, 606.92 feet, more or less, to a point on the easterly line of Kansas Avenue;

THENCE along said easterly line North 0° 00' 59" East, 434.97 feet;

THENCE North 89° 17' 00" East, 626.85 feet, more or less, to said True POINT OF BEGINNING.

EXCEPTING THEREFROM that portion conveyed to the City of Riverside by deed recorded August 12, 1983 as Instrument No. 164247 of Official Records of said Riverside County.

PARCEL 2

All that certain portion of the Northwest quarter of the Northeast quarter of Section 24, Township 2 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California described as follows:

BEGINNING at the Southwest corner of said Northwest quarter of the Northeast quarter of said Section 24;

THENCE along the southerly line of said Northwest quarter of the Northeast quarter North 89° 20' 43" East, 33.00 feet, more or less, to a point on the easterly line of Kansas Avenue, said point being the True POINT OF BEGINNING;

THENCE continuing along said southerly line North 89° 20' 43" East, 606.91 feet;

THENCE North 0° 00' 59" East, 363.09 feet;

THENCE South 89° 17' 00" West, 606.92 feet, more or less, to a point on the above mentioned easterly line of Kansas Avenue;

THENCE along said easterly line South 0° 00' 59" West, 362.43 feet to the POINT OF BEGINNING.

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EXCEPTING THEREFROM that portion lying within the following described property:

That portion of the southerly 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

COMMENCING at a point in the west line of said southerly 1/2, lying distant thereon South 376.32 feet from the northwest corner thereof, said point also being the intersection of the west prolongation of the most southerly line of Parcel 1 of that certain parcel of land conveyed to the City of Riverside by deed recorded August 12, 1983 as Instrument No. 164247 Official Records of Riverside County, California with said west line of said Northeast 1/4;

THENCE North 89° 17' 00" East along said prolongation 33.00 feet to the most southwesterly corner of said Parcel 1, said corner also being the True POINT OF BEGINNING;

THENCE South along the south prolongation of the west line of said Parcel 1, said south prolongation also being the most west line of parcel 2 of that certain parcel of land conveyed to H. K. Marvin et al., by deed recorded July 3, 1979 as Instrument No. 139180 of said Official Records, a distance of 284.00 feet to the most southwesterly corner of last said Parcel 2;

THENCE North 89° 17' 00" East along the south line of said Parcel 2, a distance of 825.00 feet to the most southeasterly corner thereof;

THENCE North a distance of 42.00 feet to a line which is parallel with and distant 42.00 feet north as measured at right angle from the south line of last said Parcel 2;

THENCE South 89° 17' 00" West along said parallel line a distance of 796.37 feet to the beginning of a non-tangent curve concave to the northeast, having a radius of 39.50 feet, the initial radial line at said beginning bears North 25° 17' 32" East;

THENCE Northwesterly along said curve through a central angle of 35° 34' 00" an arc length of 24.52 feet to a line which is parallel with and distant 11.00 feet east as measured at right angle from the most west line of last said Parcel 2;

THENCE North along said parallel line a distance of 225.30 feet to the most south line of aforesaid Parcel 1;

THENCE South 89° 17' 00" West along said most south line a distance of 11.00 feet to the True POINT OF BEGINNING.

### PARCEL 3

All that certain portion of the Northwest quarter of the Northeast quarter of Section 24, Township 2 South, Range 5 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, described as follows:

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BEGINNING at the Southwest corner of the said Northwest quarter of the Northeast quarter of said Section 24;

THENCE along the southerly line of said Northwest quarter of the Northeast quarter North 89° 20' 43" East 639.91 feet to the True POINT OF BEGINNING;

THENCE continuing along said southerly line North 89° 20' 43" East, 222.11 feet to a point on a line parallel to the easterly line of the westerly half of the Southeast quarter of the Northwest quarter of the Northeast quarter of said Section 24, and South 89° 20' 43" West, 132.00 feet distant from it along said southerly line;

THENCE North 0° 05' 44" West, 330.00 feet along said parallel line to a point on a line parallel to said southerly line;

THENCE along said parallel line North 89° 20' 43" East, 132.00 feet to a point on the said easterly line of said westerly half of the Southeast quarter of the Northwest quarter of the Northeast quarter of Section 24;

THENCE along said easterly line North 0° 05' 44" West, 333.49 feet to the Northeast corner of said westerly half;

THENCE along the northerly line of said westerly half South 89° 30' 17" West, 332.81 feet to the Northwest corner of said Southeast quarter of the Northwest quarter of the Northeast quarter, and said point being the Southeast corner of Lot 11 of the Marie Tract as shown by a map of Record of Survey on file in Book 6 of Records of Survey, at Page 93 thereof, records of Riverside County, California;

THENCE along the southerly line of said Lot 11, South 89° 17' 00" West, 20.00 feet;

THENCE South 0° 00' 59" West, 664.42 feet, more or less, to the said True POINT OF BEGINNING.

EXCEPTING THEREFROM that portion lying within the following described property:

That portion of the southerly 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

COMMENCING at a point in the west line of said southerly 1/2, lying distant thereon South 376.32 feet from the northwest corner thereof, said point also being the intersection of the west prolongation of the most southerly line of Parcel 1 of that certain parcel of land conveyed to the City of Riverside by deed recorded August 12, 1983 as Instrument No. 164247 Official Records of Riverside County, California with said west line of said northeast 1/4;

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THENCE North 89° 17' 00" East along said prolongation 33.00 feet to the most southwesterly corner of said Parcel 1, said corner also being the True POINT OF BEGINNING;

THENCE South along the south prolongation of the west line of said Parcel 1, said south prolongation also being the most west line of Parcel 2 of that certain parcel of land conveyed to H. K. Marvin et al., by deed recorded July 3, 1979 as Instrument No. 139180 of said Official Records, a distance of 284.00 feet to the most southwesterly corner of last said Parcel 2;

THENCE North 89° 17' 00" East along the south line of said Parcel 2, a distance of 825.00 feet to the most southeasterly corner thereof;

THENCE North a distance of 42.00 feet to a line which is parallel with and distant 42.00 feet north as measured at right angle from the south line of last said Parcel 2;

THENCE South 89° 17' 00" West along said parallel line a distance of 796.37 feet to the beginning of a non-tangent curve concave to the northeast, having a radius of 39.50 feet, the initial radial line at said beginning bears North 25° 17' 32" East;

THENCE Northwesterly along said curve through a central angle of 35° 34' 00" an arc length of 24.52 feet to a line which is parallel with and distant 11.00 feet east as measured at right angle from the most west line of last said Parcel 2;

THENCE North along said parallel line a distance of 225.30 feet to the most south line of aforesaid Parcel 1;

THENCE South 89° 17' 00" West along said most south line a distance of 11.00 feet to the True 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

Dated: *September 5, 1986*

By *Robert C. Mease*  
ROBERT C. MEASE  
PRINCIPAL PLANNER

