

173711

Recording requested by:

And when recorded, mail to:

City Clerk's Office
City of Riverside
3900 Main Street
Riverside, CA 92522

RECEIVED FOR RECORD

AUG 17 1978

05 Min. Past 9 o'clock A.M.
At Request of
Heritage Development

Book 1978, Page 173711

Recorded in Official Records
of Riverside County, California

Recorded by
David D. Swaine

FEES \$ 4

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-19-778)

Property Owner(s): Heritage Development, Inc.
3001 Redhill Avenue
Suite 121, Bldg. IV
Costa Mesa, CA 92626

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on November 11, 1977, 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 Attached Description

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

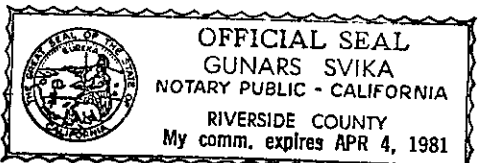
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: 7-25-1978

By [Signature]
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On July 25, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHELLE G. GARDNER, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



[Signature]
Notary Public in and for said County and State

"Attachment For PMW-19-778"

173711

That portion of Lots 51 and 52 of the East Riverside Land Company subdivision of Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 6, Page 44 of Maps, Records of San Bernardino County, California, described as follows:

Beginning at the northeast corner of said Lot 51; thence North $89^{\circ} 47' 00''$ West 100.00 feet along the north line of said Lot 51; thence South $0^{\circ} 11' 30''$ West 165.00 feet along a line parallel with the easterly line of said Lot 51; thence South $89^{\circ} 47' 00''$ East 100.00 feet along a line parallel with the said north line to a point on the said easterly line of Lot 51; thence South $0^{\circ} 11' 30''$ West 161.65 feet to the most northerly line of that certain parcel of land conveyed to the State of California as Parcel B, by deed recorded April 16, 1956 as Instrument No. 26810 of Official Records, Records of Riverside County, California; thence South $44^{\circ} 53' 10''$ East 445.05 feet along the northeasterly line of the parcel so conveyed to the state of California to the easterly corner thereof, said point being on the southerly line of said Lot 51; thence South $89^{\circ} 45' 46''$ East 29.55 feet along said southerly line; thence North $2^{\circ} 57' 28''$ East 69.15 feet; thence North $25^{\circ} 58' 12''$ West 35.01 feet; thence North $35^{\circ} 07' 00''$ East 149.16 feet; thence North $0^{\circ} 13' 00''$ East 241.48 feet; thence South $89^{\circ} 47' 00''$ East 26.00 feet along a line parallel with the northerly line of said Lot 51; thence North $0^{\circ} 13' 00''$ East 82.49 feet; thence South $89^{\circ} 47' 00''$ East 25.00 feet along a line parallel with the said northerly line of Lot 51; thence North $0^{\circ} 13' 00''$ East 94.00 feet to a point on the said northerly line of Lot 51; thence North $89^{\circ} 47' 00''$ West 469.15 feet along said northerly line to the point of beginning.

DESCRIPTION APPROVAL
by *George P. Hutchison*, 11/18 by *CMH*
S. J. JAVIER

Sept 28, 1977
Area - 10.72 Ac.

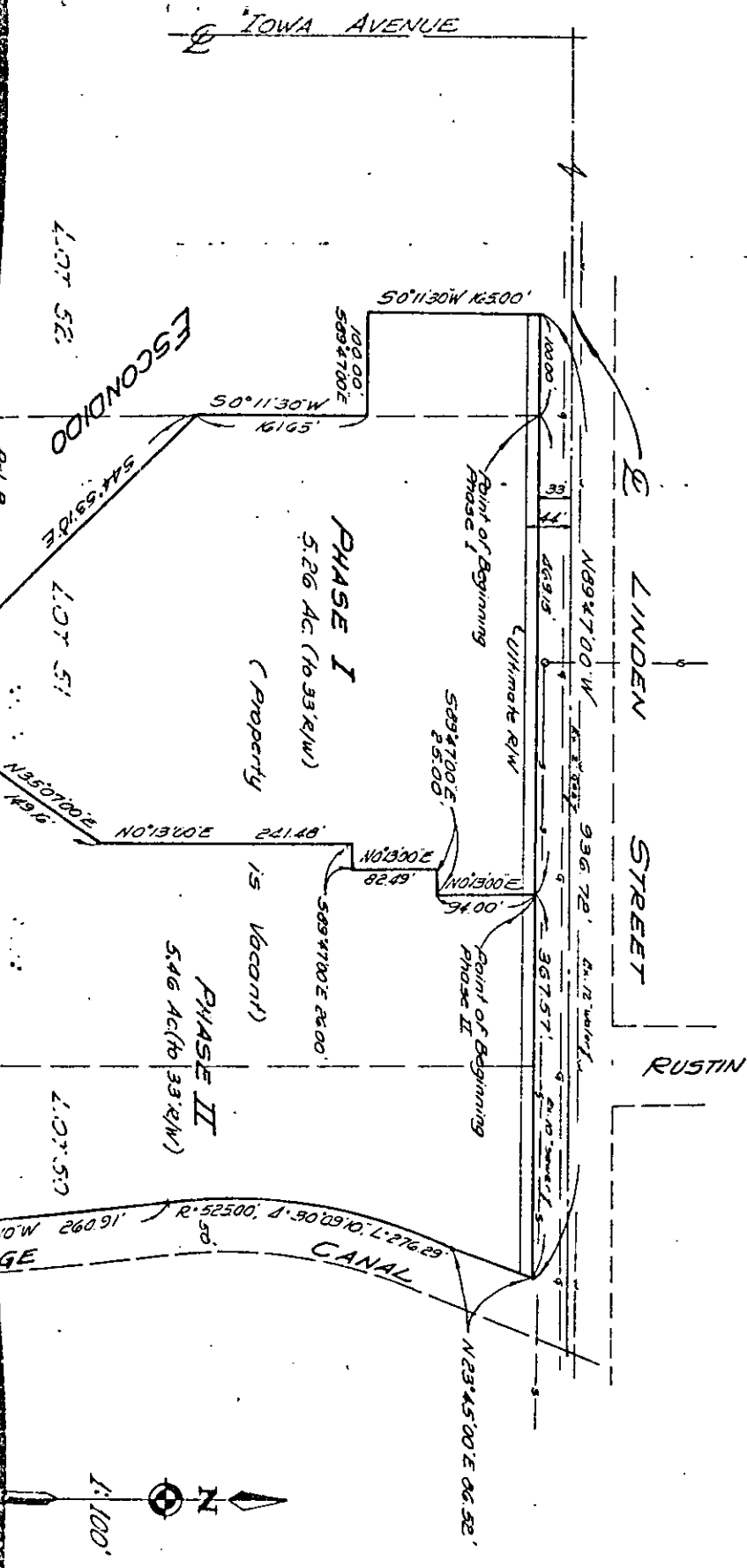
PARCEL MAP WAIVER FOR

TENTATIVE PARCEL NO. 10703

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

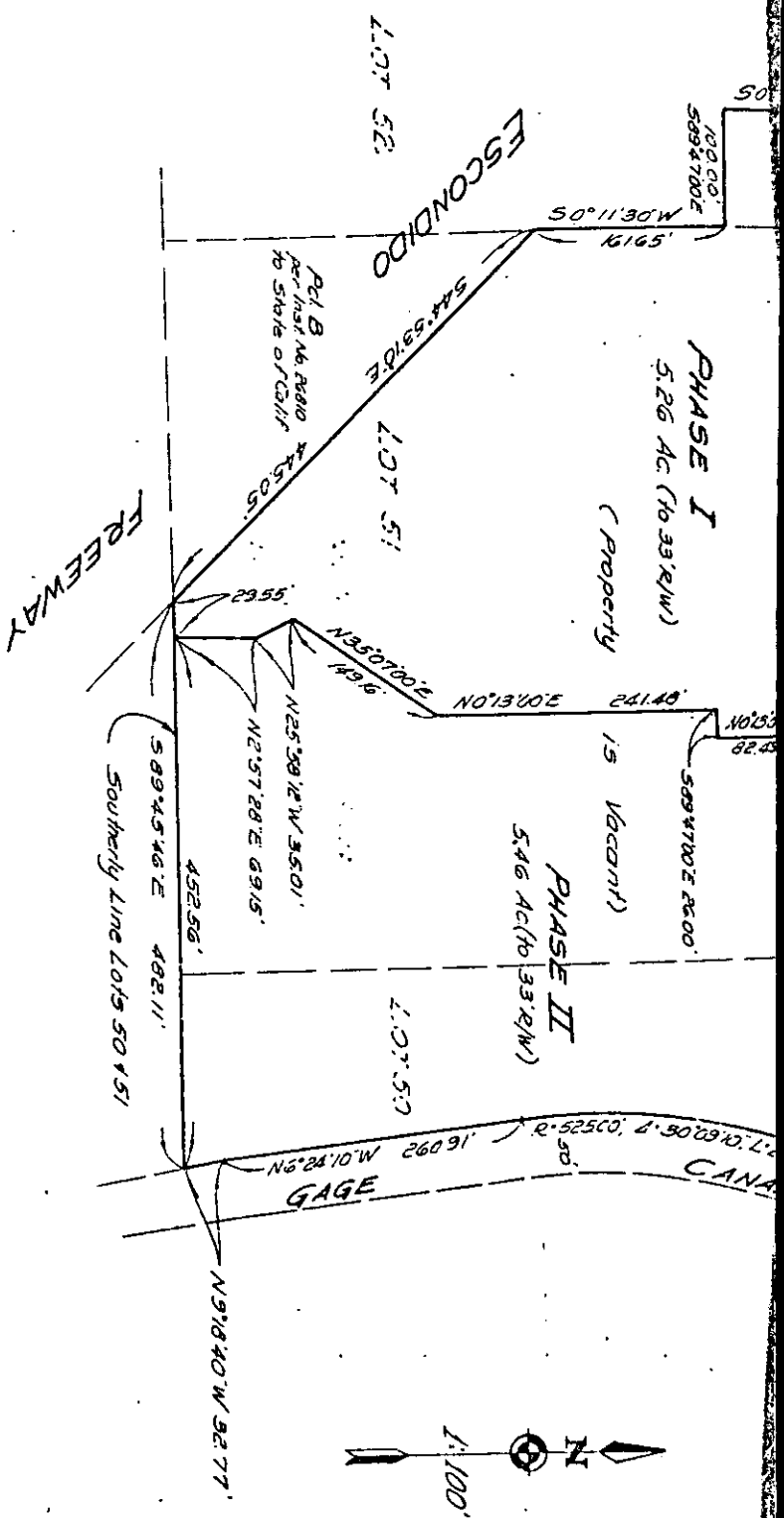
DESCRIPTION:

Being a portion of Lots 50, 51, and 52 of the East Riverside Land Co. Subdivision of Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian, as shown by a map filed in Book 6 of Maps, Page 44, records of San Bernardino County, California.



ML

IOWA AVENUE



SUBDIVIDER:
Heritage Development Co.
3001 Reed Hill Avenue
Suite 121, Bldg. IV
Costa Mesa, CA. 92626
838-6160

ENGINEER:
Hall & Foreman, Inc.
2530 N. Grand Ave.
Santa Ana, CA. 92711
558-8723

OWNERS:
College Citrus Investment Co.
Attn: Rodney Klein
1185 Robert Lane
Los Angeles, CA. 90024
(213) 277-0201

- GENERAL INFORMATION**
1. Total number of Parcels - 2
 2. Existing zoning: R-3
 3. Proposed Land Use: Multiple Residential
 4. Existing Land Use: Vacant
 5. Local Park Code to be met by payment of park fees
 6. Grading, Drainage, and Street Improvement shall be installed per applicable City of Riverside standards and shall comply with all City requirements.
 7. Assessment No. 250-260-001-2, 250-240-004-3, 250-240-003-2

UTILITY INFORMATION

Power-Water Sewer
City of Riverside
3900 Main St.
Riverside, Ca.
Power- 787-7451
Water- 787-7442
Sewer- 787-7341

Gas:
Southern California Gas Co.
P.O. Box 2200
Riverside, CA. 92506
781-6051

Telephone:
Pacific Telephone Co.
3073 Adam St.
Riverside, CA. 92504
688-0047

Parcel No.	Area	Volume	Value	Assessment
1	5.26			
2	5.46			

RECEIVED
OCT 26 1977
DEPT. OF PUBLIC WORKS

Map Number
RECEIVED
PAID
DIVISION FOR UTILITY
CITY OF RIVERSIDE, CALIFORNIA
ROUTED TO
NOV 17 1977
2560

173712

Recording requested by:

And when recorded, mail to:

City Clerk's Office
City of Riverside
3900 Main Street
Riverside, CA 92522

RECEIVED FOR RECORD

AUG 17 1978

5 Min. Past 9 o'clock P.M.
At Request of
Heritage Development
Book 1978, Page 173712
Recorded in Official Records
of Riverside County, California

Recorder

FEES \$

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-19-778)

RECEIVED
DEC 7 1978

Property Owner(s): Heritage Development, Inc.
3001 Redhill Avenue
Suite 121, Bldg. IV
Costa Mesa, CA 92626

RIVERSIDE CITY
PLANNING DEPARTMENT

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on November 11, 19 77, 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 Attached Description

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

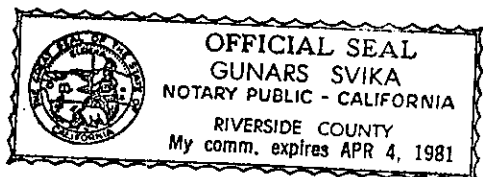
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: 7-25-1978

By [Signature]
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On July 25, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHAEL G. GARDNER, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



[Signature]
Notary Public in and for said County and State

"ATTACHMENT FOR PMW-19-778"

173712

That portion of Lots 50 and 51 of the East Riverside Land Company Subdivision of Section 19, Township 2 South, Range 4 West, San Bernardino Base and Meridian, in the City of Riverside, County of Riverside, State of California, as shown by a map on file in Book 6, Page 44 of Maps, records of San Bernardino County, California, described as follows:

Beginning at a point on the northerly line of said Lot 51, said point being located 469.15 feet South 89° 47' 00" East from the northwest corner of said Lot 51; Thence South 0° 13' 00" West 94.00 feet; Thence North 89° 47' 00" West 25.00 feet along a line parallel with the said northerly line; Thence South 0° 13' 00" East 82.49 feet; Thence North 89° 47' 00" West 26.00 feet along a line parallel with the said northerly line; Thence South 0° 13' 00" West 241.48 feet; Thence South 35° 07' 00" West 149.16 feet; Thence South 25° 58' 12" East 35.01 feet; Thence South 2° 57' 58" West 69.15 feet to a point on the southerly line of said Lot 51; Thence South 89° 45' 46" East 452.56 feet along the southerly line of said Lots 51 and 50 to a point on the westerly right of way line of the Gage Canal Company (50.00 feet wide); Thence North 9° 18' 40" West 32.77 feet along said westerly line; Thence North 6° 24' 10" West 260.91 feet along said westerly line to the beginning of a tangent curve concave easterly and having a radius of 525.00 feet; Thence Northerly along said westerly line along said curve through a central angle of 30° 09' 10" a distance of 276.29 feet; Thence North 23° 45' 00" East 86.52 feet along said westerly line to a point on the northerly line of said Lot 50; Thence North 89° 47' 00" West 367.57 feet along the northerly line of said Lots 50 and 51 to the point of beginning.

DESCRIPTION APPROVAL
by George D. Hutchinson 7/11/78 by CMH