

92426

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
Min. Past 10'clock AM

MAY - 1 1985

Recorded in Official Records
of Riverside County, California

W. Allen E. Stewart
RECORDER
Fees \$

212

FOR RECORDER'S OFFICE USE ONLY

PROJECT: Parcel Map Waiver
PMW-25-845

2/15

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): Ronald L. Pardee and Cynthia A. Pardee

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 18, 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.

Lot 6 of Norton Tract No. 2 as shown by map on file in Book 19 of Maps, at Page 62 thereof, records of Riverside County, California, together with that portion of Lot 165 of Lands of the Southern California Colony Association, as shown by map on file in Book 7 of Maps at Page 3 thereof, records of San Bernardino County, California, being more particularly described as a whole as follows:

BEGINNING at the most easterly corner of said Lot 6;

THENCE South 81° 42' 15" East, along the easterly prolongation of the southerly line of said Lot 6, also being the northerly line of that certain parcel of land conveyed to F. J. Cockerham, et ux, by deed recorded September 26, 1941 in Book 516, Page 363, Official Records of Riverside County, California, a distance of 32.95 feet to the most easterly corner thereof, said corner being in the northwesterly line of that certain parcel of land conveyed to Fred A. Clark, Jr., et ux, by deed recorded April 30, 1940 in Book 464, Page 119, Official Records of Riverside County, California;

THENCE North 29° 41' 45" East, along said northwesterly line, a distance of 84.43 feet to the most northerly corner thereof, said corner being in the southwesterly line of that certain parcel of land conveyed to Riverside Community College District by deed recorded May 7, 1982 as Instrument No. 78416, Official Records of Riverside County, California;

THENCE North 30° 48' 57" West, a distance of 107.21 feet to a point in the northeasterly prolongation of the northwesterly line of said Lot 6, said point also being an angle point in the Southwesterly line of said parcel of land conveyed to Riverside Community College District;

THENCE South 69° 38' 45" West, along said prolongation of the northwesterly line of Lot 6 and along said northwesterly line, a distance of 177.45 feet to the most westerly corner of said Lot 6;

THENCE Southeasterly along the Southwesterly line of said Lot 6 on a non-tangent curve concave Southwesterly, having a radius of 160.00 feet, through a central angle of 28° 39' 00", an arc length of 80.00 feet to the most southerly corner of said Lot 6 (the initial radial line bears North 69° 33' 45" East);

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THENCE South 81° 42' 15" East, along the southerly line of said Lot 6, a distance of 140.00 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.

92426

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

Dated: APR. 17, 1985

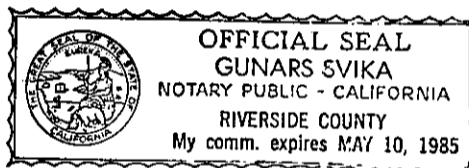
DESCRIPTION APPROVAL
George R. Hatcher
Surveyor

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 17TH day of APRIL, in the year 1985, 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 Sviks
Notary Public in and for said County and State

0053X -3070M/s



PMW 25-845

92424

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Public Works Department
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of Riverside County, California

William E. Stoney
RECORDER
Fees \$

9/13

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PROJECT: Parcel Map Waiver
PMW-25-845

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

2/1

Property Owner(s): Riverside Community College District

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 18, 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.

Those portions of Lots 154, 155, 165 and 166 of the Lands of the Southern California Colony Association as shown by map on file in Book 7 of Maps at Page 3 thereof, Records of San Bernardino County, California described as follows:

COMMENCING at the most easterly corner of said Lot 165;

THENCE South 29° 40' 44" West, along the southeasterly line of said Lot 165, a distance of 372.00 feet to the True Point of Beginning of the parcel of land to be described;

THENCE North 63° 10' 55" West, a distance of 36.78 feet;

THENCE North 66° 40' 40" West, a distance of 103.21 feet;

THENCE North 70° 17' 19" West, a distance of 97.00 feet;

THENCE North 75° 33' 58" West, a distance of 98.70 feet to a point in the northwesterly line of the southeasterly one-half of said Lot 165;

THENCE North 29° 41' 14" East, along said northwesterly line, a distance of 94.00 feet to the most easterly corner of that certain parcel of land conveyed to Fred A. Clark, et al, be deed recorded May 24, 1943 in Book 584, Page 135, Official Records of Riverside County, California also being the most southerly corner of that certain parcel of land conveyed to Riverside Community College District by deed recorded May 7, 1982, as Instrument No. 78416, Official Records of Riverside County, California;

THENCE North 60° 14' 16" West, along the southwesterly line of said last mentioned parcel of land, a distance of 100.58 feet;

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THENCE North $14^{\circ} 18' 16''$ West, continuing along said Southwesterly line, a distance of 71.23 feet to an angle point in the Northeasterly line of Parcel 2 as described in deed to Ronald L. Pardee, et ux, recorded April 13, 1984 as Instrument No. 76705, Official Records of Riverside County, California;

THENCE North $30^{\circ} 48' 57''$ West, a distance of 107.21 feet to a point in the Northerly line of said parcel conveyed to Ronald L. Pardee, et ux, said point also being an angle point in the Southwesterly line of said parcel conveyed to Riverside Community College District;

THENCE North $43^{\circ} 26' 16''$ West, a distance of 61.99 feet;

THENCE North $19^{\circ} 59' 16''$ West, a distance of 35.88 feet to the Northwesterly line of said Lot 165;

THENCE North $29^{\circ} 41' 45''$ East along said Northwesterly line, a distance of 193.10 feet to the most Northerly corner thereof, said corner also being the most Westerly corner of said Lot 155;

The preceding 3 courses being along the Southwesterly and Northwesterly lines of said parcel of land conveyed to the Riverside Community College District;

THENCE North $29^{\circ} 35' 14''$ East, along the Northwesterly line of said Lot 155, a distance of 311.87 feet to the most Northerly corner of that certain parcel of land conveyed to Riverside Junior College School District by quitclaim deed recorded June 11, 1973 as Instrument No. 75437, Official Records of Riverside County, California;

THENCE South $60^{\circ} 17' 23''$ East, a distance of 24.50 feet;

THENCE South $57^{\circ} 59' 59''$ East, a distance of 50.04 feet;

THENCE South $60^{\circ} 17' 23''$ East, a distance of 141.54 feet to the Northwesterly line of that certain parcel of land conveyed to Riverside Junior College by deed recorded January 3, 1963 as Instrument No. 1035, Official Records of Riverside County, California;

THENCE North $64^{\circ} 30' 36''$ East along said Northwesterly line, a distance of 4.19 feet to the most Westerly corner of that certain parcel of land conveyed to Calvary Presbyterian Church of Riverside by deed recorded December 14, 1931 in Book 59, Page 206, Official Records of Riverside County, California;

THENCE South $60^{\circ} 08' 09''$ East, a distance of 135.34 feet;

THENCE South $78^{\circ} 54' 09''$ East, a distance of 217.80 feet;

THENCE North $87^{\circ} 21' 07''$ East, a distance of 105.21 feet to the most Westerly corner of that certain parcel of land conveyed to Calvary Presbyterian Church by deed recorded January 14, 1959 as Instrument No. 3357, Official Records of Riverside County, California;

The preceding three courses being along the Northerly line of said parcel of land conveyed to Riverside Junior College, also being the Southerly line of said parcel of land conveyed to Calvary Presbyterian Church of Riverside;

THENCE South $47^{\circ} 03' 16''$ East along the Southwesterly line of said parcel of land conveyed to Calvary Presbyterian Church, a distance of 209.04 feet to the most Southerly corner thereof, said corner being in the Northwesterly line of Magnolia Avenue, 200.00 feet wide;

THENCE South $42^{\circ} 56' 44''$ West, along said Northwesterly line, a distance of 787.41 feet to a line which bears South $63^{\circ} 10' 55''$ East from the POINT OF BEGINNING;

THENCE North $63^{\circ} 10' 55''$ West, along said line, a distance of 11.37 feet to said true POINT OF BEGINNING.

DESCRIPTION APPROVAL
George P. Hatchman 4/15/85
Surveyor

PMW 25-845

92424

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: April 17, 1985

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA) ss.
COUNTY OF RIVERSIDE)

On this 17th day of April, in the year 1985, 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/Bs - 2560(3)M/m



92425

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And when recorded, mail to:

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Public Works Department
3900 Main Street
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William E. Stoney
RECORDER
Fees \$

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PROJECT: Parcel Map Waiver
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PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

2/10

Property Owner(s): The Rector, Church Wardens, and Vestrymen of All
Saints Church, Riverside California

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 18, 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.

Those portions of Lots 165 and 166 of the Lands of the Southern California Colony Association as shown by map on file in Book 7 of Maps at Page 3 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the most easterly corner of said Lot 165;

THENCE South 29° 40' 44" West, along the southeasterly line of said Lot 165, a distance of 372.00 feet to the True Point of Beginning of the parcel of land to be described;

THENCE North 63° 10' 55" West, a distance of 36.78 feet;

THENCE North 66° 40' 40" West, a distance of 103.21 feet;

THENCE North 70° 17' 19" West, a distance of 97.00 feet;

THENCE North 75° 33' 58" West, a distance of 98.70 feet to a point in the northwesterly line of the southeasterly one-half of said Lot 165;

THENCE South 29° 41' 14" West, along said northwesterly line, a distance of 201.18 feet to the northeasterly line of Terracina Drive, 60.00 feet wide;

THENCE South 60° 14' 16" East, along said northeasterly line, a distance of 331.95 feet to the northwesterly line of Magnolia Avenue, being 50.00 feet northwesterly, measured at right angles from the centerline of said Magnolia Avenue;

THENCE North 42° 56' 44" East, along said northwesterly line, a distance of 238.69 feet;

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