

97636

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
10 Min. Past 3 o'clock P.M.  
At Request of  
Ben Bennett  
Book 1981, Page 97636

MAY 28 1981

Recorded in Official Records  
of Riverside County, California

Donald D. Sweeney Recorder  
1985 \$

This space for Recorder's use

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE  
(Waiver of Parcel Map PMW-26-801)

Property Owner(s): BEN BENNETT and ELIZABETH K. BENNETT

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 23, 1980, 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: May 15, 1981

By Robert C. Mease  
for Planning Director  
City of Riverside

STATE OF CALIFORNIA)  
) ss.  
COUNTY OF RIVERSIDE)

On May 15, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert C. Mease, known to me to be the Principal Planner 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.

 WILLIAM J. McCUNE  
NOTARY PUBLIC-CALIFORNIA  
PRINCIPAL OFFICE IN  
RIVERSIDE COUNTY  
My Commission Expires Feb. 24, 1985

William J. McCune  
Notary Public in and for said County and State

93926

That portion of Lots 1, 2, 5 and 7 of Nogales tract, as shown by map on file in Book 9 of Maps, at page 7 thereof, Records of Riverside County, California,

Together with parcels 1 and 2 of Record of Survey on file in Book 36 of Records of Survey at page 82 thereof, Records of Riverside County, California,

Together with a portion of the Northeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 34, Township 2 South, Range 5 West, S.B.M. as shown on said Record of Survey 36-82, described as a whole as follows:

Beginning at the northeasterly corner of said Lot 2 of Nogales Tract;

Thence South 00° 04' 15" East along the Easterly line of said Lot 2 a distance of 140.00 feet to a point therein;

Thence South 89° 10' 20" West, 65.28 feet to a point in the westerly line of Lot 2 of said Nogales tract;

Thence South 00° 04' 15" East a distance of 55.00 feet;

Thence South 89° 10' 20" West, 65.28 feet to the East line of aforesaid Parcel 2 of Record of Survey 36-82;

Thence along said East line, South 00° 04' 15" East, 15.00 feet;

Thence North 89° 10' 20" East, 126.56 feet to a line parallel with and 30.00 feet Westerly, as measured at right angle, from the centerline of Nogales Street;

Thence along said parallel line, South 00° 04' 15" East, 56.00 feet;

Thence South 89° 10' 20" West, 126.56 feet to the East line of said Parcel 2;

Thence along said East line South 00° 04' 15" East, 104.61 feet to the Southeast corner of said Parcel;

Thence along the South line of said Parcels 2 and 1, South 89° 10' 20" West, 176.09 feet to the Southwest corner of said Parcel 1;

Thence along the West line of Parcel 1 being also parallel with the centerline of Brockton Avenue as shown on said Record of Survey 36-82, North 00° 07' 00" West, 165.61 feet;

Thence continuing parallel with Jurupa Avenue, South 89° 10' 20" West 157.88 feet to a line parallel with and 44.00 feet Easterly from, as measured at right angles, the centerline of Brockton Avenue as shown on said map;

Thence along said parallel line North 00° 07' 00" West, 205.00 feet to a line parallel with and 33.00 feet Southerly as measured at right angle, to the centerline of Jurupa Avenue;

Thence along said parallel line, North 89° 10' 20" East, to the Point of Beginning.

Excepting therefrom that portion conveyed to the City of Riverside by deeds recorded June 9, 1961 as Instrument No. 49580, April 4, 1962 as Instrument No. 30798, May 22, 1964 as Instrument No. 63506 and March 15, 1965 as Instrument No. 29154 all official Records of said Riverside County, California.

Also excepting therefrom that portion conveyed to the City of Riverside by deed recorded October 10, 1980 as Instrument No. 187671 official Records of Riverside County, California.

DESCRIPTION APPROVAL  
*George Hutchinson* 5/1/81  
Surveyor