

263077

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 2 o'clock

AUG - 1 1991

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-26-901  
Magnolia Avenue between  
Donald Ave. & Stotts St.

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): STATER BROS. MARKETS, a California corporation

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on March 21, 1991, 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.

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

MERLE G. GARDNER  
PLANNING DIRECTOR

Dated: 7/29/91

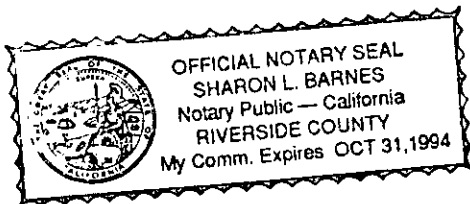
By *[Signature]*  
KENNETH R. GUTIERREZ  
PRINCIPAL PLANNER

STATE OF CALIFORNIA)  
  )ss.  
COUNTY OF RIVERSIDE)

On this 29<sup>th</sup> day of JULY, in the year 1991, before me,  
SHARON L. BARNES 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.

*Sharon L Barnes*  
Notary Public in and for said County and State

1727u/a



## EXHIBIT "A"

LOTS 1, 2, 3, AND 4 OF DONALD AVENUE EXTENSION TRACT AS SHOWN BY MAP ON FILE IN BOOK 25 OF MAPS, AT PAGES 98 AND 99 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH PARCEL 2 OF RECORD OF SURVEY ON FILE IN BOOK 31 OF RECORD OF SURVEYS, AT PAGE 23 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND A PORTION OF LOT 36 IN BLOCK 12 OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, AT PAGE 62 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 4, SAID MOST NORTHERLY CORNER ALSO BEING THE MOST EASTERLY CORNER OF LOT 5 OF SAID DONALD AVENUE EXTENSION TRACT;

THENCE SOUTH 33° 57' 00" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOTS 4, 3, 2, AND 1, A DISTANCE OF 352.20 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1, SAID CORNER BEING ON A LINE PARALLEL WITH AND DISTANT 66.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF MAGNOLIA AVENUE;

THENCE SOUTH 56° 00' 00" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, LOT 36, AND SAID PARALLEL LINE, A DISTANCE OF 264.00 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 24, 1953, IN BOOK 1465, AT PAGE 231, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 33° 57' 00" WEST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE, A DISTANCE OF 314.70 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL 1 OF SAID RECORD OF SURVEY ON FILE IN BOOK 31 OF RECORD OF SURVEYS, AT PAGE 23 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 56° 00' 00" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 116.50 FEET TO THE MOST EASTERLY CORNER THEREOF, SAID CORNER ALSO BEING ON THE SOUTHWESTERLY LINE OF SAID LOT 4;

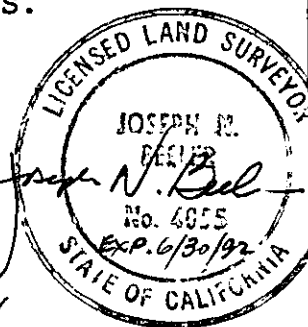
THENCE NORTH 33° 57' 00" WEST, ALONG LAST MENTIONED SOUTHWESTERLY LINE, A DISTANCE OF 37.50 FEET TO THE MOST SOUTHERLY CORNER OF LOT 5 OF SAID DONALD AVENUE EXTENSION TRACT;

THENCE NORTH 56° 00' 00" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5 AND THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 147.50 FEET TO THE POINT OF BEGINNING.

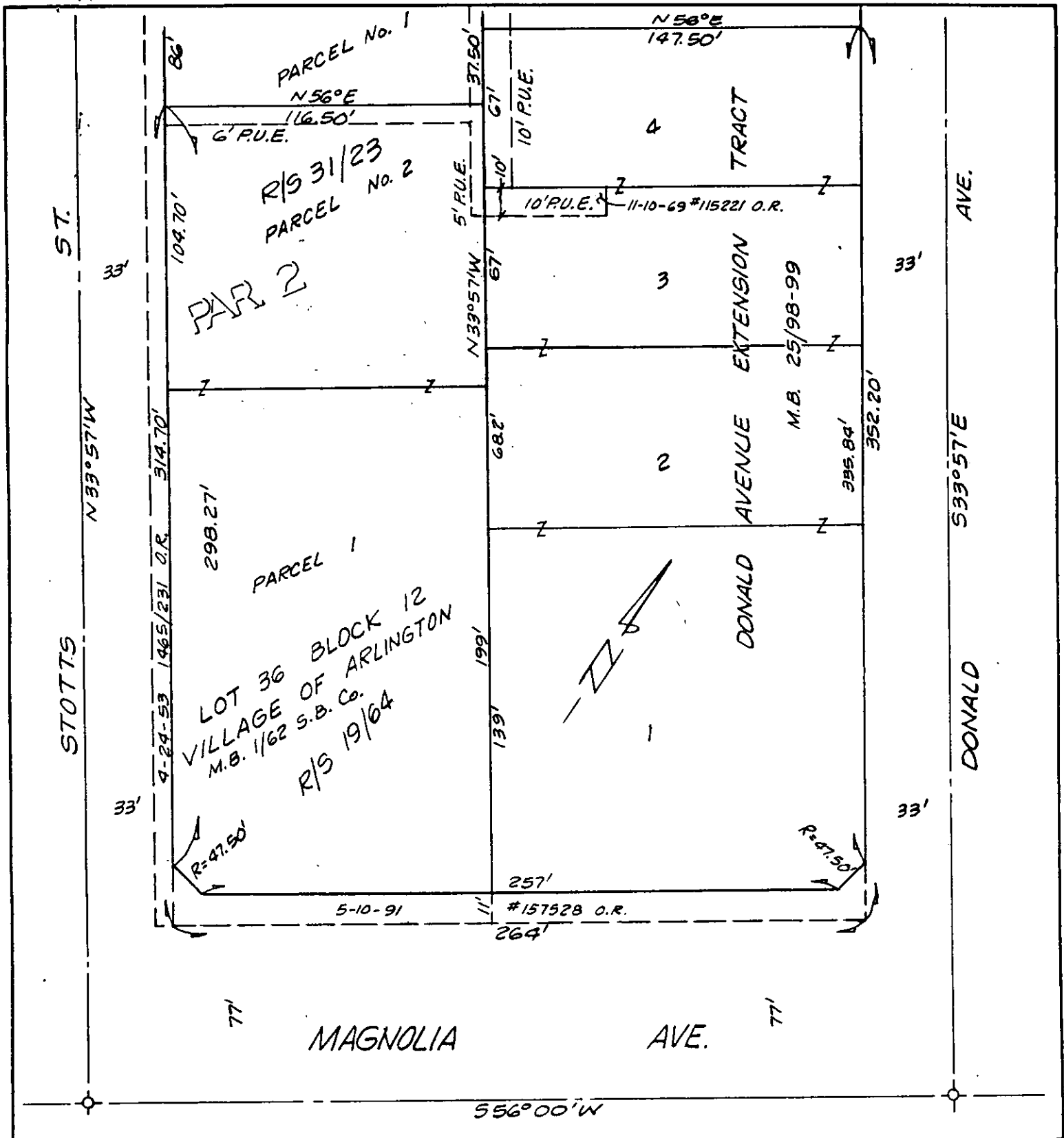
EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED MAY 10, 1991, AS INSTRUMENT NO. 157528, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.967 ACRES.

DESCRIPTION APPROVAL  
*George P. Hutchinson* 2/29/91  
 SURVEYOR CITY OF RIVERSIDE by *Kep*



PMW-26-901



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

5/17

SCALE: 1" = NTS

DRAWN BY K99 DATE 7/23/91

SUBJECT PMW-26-901

PMW-26-901