

12527

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
30 Min. Past 2 o'clock P.M.
At Request of
City of Riverside
Book 1981, Page **12527**

JAN 22 1981

Recorded in Official Records
of Riverside County, California

Recorder
FEE \$

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-28-801)

Property Owner(s): WILLIAM J. TEUNISSEN and GALE A. TEUNISSEN

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on November 6, 19 80, 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.

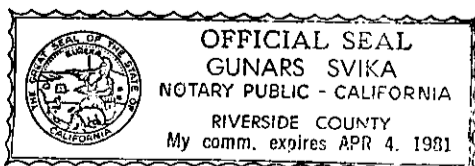
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: JAN 2, 1981

By Mark Carlson
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On JAN 2, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MERLE 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.



Gunars Svika
Notary Public in and for said County and State

All that portion of the north half of the northeast quarter of Section 12, Township 3 South, Range 6 West of Sectionalized Survey of Rancho La Sierra on file in Book 6 of Maps, at Page 70 thereof, Records of Riverside County, California, and that portion of Lot 9, Block 10 of the Lands of the Riverside Land & Irrigating Company, as shown by map on file in Book 1 of Maps, at Page 70 thereof, Records of San Bernardino County, California, more particularly described as follows:

COMMENCING at the southwest corner of Parcel 3 of Parcel Map No. 11602, as shown by map on file in Book 58 of Parcel Maps, at Pages 95 and 96 thereof, Records of Riverside County, California, said point also being in the east line of Tract No. 9235, as shown by map on file in Book 93 of Maps, at Pages 82 and 83 thereof, Records of Riverside County, California.

THENCE South $00^{\circ} 13' 10''$ West along the east line of said Tract No. 9235, a distance of 110.01 feet for the true point of beginning;

THENCE continuing South $00^{\circ} 13' 10''$ West along said east line of Tract No. 9235-1, as shown by map on file in Book 93 of Maps, at Pages 80 and 81 thereof, Records of Riverside County, California, a distance of 380.07 feet to the southeast corner of said tract, said point being in the northerly right-of-way line of Challen Avenue, said point also being in a non-tangent curve, concave to the northwest, having a radius of 260.34 feet, the radial line at said point bears South $33^{\circ} 45' 40''$ East;

THENCE Northeasterly along said curve, to the left, through a central angle of $00^{\circ} 57' 40''$, an arc distance of 4.37 feet to the end thereof;

THENCE North $55^{\circ} 16' 40''$ East along said northerly right-of-way line, a distance of 492.58 feet to the southwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded September 13, 1963, as Instrument No. 96852, Official Records of Riverside County, California;

THENCE North $34^{\circ} 22' 02''$ West along said parcel so conveyed, a distance of 60.02 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 555.00 feet;

THENCE Northwesterly along said parcel so conveyed and along said curve, to the right, through a central angle of $06^{\circ} 01' 28''$, an arc distance of 58.36 feet to a point therein, the radial line at said point bears South $61^{\circ} 39' 26''$ West, said point being in a line parallel with and distant southerly 110.00 feet, measured at right angles, to the south line of said Parcel 3;

THENCE South $89^{\circ} 36' 50''$ West along said parallel line, a distance of 342.79 feet to the true point of beginning.

DESCRIPTION APPROVAL
 by *George P. Hutchinson* 12/19/68 BY *APJ*
 Surveyor

12528

Recording requested by:

And when recorded, mail to:

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

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At Request of

City of Riverside

Book 1981, Page 12528

JAN 22 1981

Recorded in Official Records
of Riverside County, California

Donald D. Seaman Recorder

FEES \$ *0*

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-28-801)

Property Owner(s): TEUNISSEN ENTERPRISES INC.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on November 6, 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.

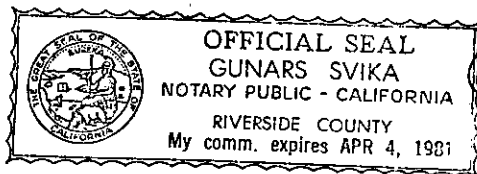
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: JAN 5, 1981

By *Mark Carlson*
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On JAN 5, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared *MARCE 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.



Gunars Svika
Notary Public in and for said County and State

Parcel 3 of Parcel Map No. 11602, as shown by map on file in Book 58 of Parcel Maps, at Pages 95 and 96 thereof, records of Riverside County, California.

TOGETHER WITH that portion of the north half of the northeast quarter of Section 12, Township 3 South, Range 6 West of Sectionalized Survey of Rancho La Sierra, on file in Book 6 of Maps, at Page 70 thereof, records of Riverside County, California, and that portion of Lot 9, Block 10 of the Lands of the Riverside Land & Irrigating Company, as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, more particularly described as follows:

BEGINNING at the southwest corner of said Parcel 3, said point also being in the east line of Tract No. 9235, as shown by map on file in Book 93 of Maps, at Pages 82 and 83 thereof, records of Riverside County, California;

THENCE South $00^{\circ} 13' 10''$ West along said east line, a distance of 110.01 feet to a point therein, said point being in a line parallel with and distant southerly 110.00 feet, measured at right angles, to the south line of said Parcel 3;

THENCE North $89^{\circ} 36' 50''$ East along said parallel line, a distance of 342.79 feet to a point in the southwesterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded September 13, 1963, as Instrument No. 96852, Official Records of Riverside County, California, said point being in a non-tangent curve, concave to the northeast, having a radius of 555.00 feet, the radial line at said point bears South $61^{\circ} 39' 26''$ West;

THENCE Northwesterly along said parcel so conveyed and along said curve, to the right, through a central angle of $07^{\circ} 19' 36''$, an arc distance of 70.97 feet to the most northerly corner of said parcel so conveyed, said point being in the southwesterly line of Van Buren Boulevard, the radial line at said point bears South $68^{\circ} 59' 02''$ West;

THENCE North $34^{\circ} 22' 02''$ West along said southwesterly line, a distance of 40.20 feet to an angle point therein;

THENCE North $00^{\circ} 14' 21''$ East along the westerly line of said Van Buren Boulevard, a distance of 12.02 feet to the southeast corner of said Parcel 3;

THENCE South $89^{\circ} 36' 50''$ West along the south line of said Parcel 3, a distance of 290.11 feet to the point of beginning.

DESCRIPTION APPROVAL
George P. Hutchinson 12/19/80 by *OLF*
 Surveyor