

305784

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORDING
20 Min. Post to clock

DEC - 2 1986
Recorded in Official Records
of Riverside County, California
William S. Stoney
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-29-867

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): HOWARD H. HAYS, JR. and HELEN C. HAYS, husband and wife as community property

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, 1986, 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.

Parcel 1

That portion of Lot "B" of Victoria Heights, as shown by map on file in Book 4 of Maps at Page 92 thereof, records of Riverside County, California, described as follows:

COMMENCING at the northwest corner of said Lot "B", also being the northwest corner of Parcel 2 of Parcel Map on file in Book 9 of Parcel Maps at Page 37 thereof, records of Riverside County, California;

THENCE South 88° 39' 50" East, along the north line of said Lot "B", also being the north line of said Parcel 2, a distance of 101.59 feet to the northeast corner of said Parcel 2;

THENCE South 06° 41' 43" West, along the east line of said Parcel 2, a distance of 172.21 feet to the TRUE POINT OF BEGINNING;

THENCE North 89° 02' 45" East, a distance of 28.84 feet;

305784

THENCE North 49° 02' 45" East, a distance of 73.37 feet;

THENCE South 83° 25' 40" East, a distance of 51.46 feet;

THENCE South 13° 28' 40" East, a distance of 211.48 feet to the northwesterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded Nov. 24, 1980 as Instrument No. 202613, Official Records of Riverside County, California;

THENCE southwesterly on a non-tangent curve concave southeasterly having a radius of 138.30 feet through an angle of 10° 26' 44", an arc length of 25.21 feet (the initial radial line bears North 39° 07' 06" West);

THENCE South 40° 26' 10" West, a distance of 23.30 feet;

THENCE westerly on a curve concave northerly having a radius of 80.00 feet, through an angle of 84° 52' 00", an arc length of 118.50 feet;

THENCE North 54° 41' 50" West, a distance of 16.50 feet;

THENCE northwesterly on a curve concave southwesterly having a radius of 211.11 feet, through an angle of 16° 45' 45", an arc length of 61.76 feet to said east line of Parcel 2;

The preceding five (5) courses being along the northerly line of said parcel conveyed to the City of Riverside.

THENCE North 16° 23' 41" East, along said east line, a distance of 20.39 feet to an angle point therein;

THENCE North 06° 41' 43" East, continuing along said east line, a distance of 155.81 feet to said POINT OF BEGINNING;

The above described parcel of land contains 0.94 acres, more or less.

DESCRIPTION APPROVAL
George R. Hutchins
11/19/86
GARDNER

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: DECEMBER 1, 1986

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

305785

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
20 Min. Past 10 o'clock AM

DEC - 2 1986
Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
Page 3

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-29-867

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): HELEN C. HAYS

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, 1986, 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.

Parcel 1

That portion of Lot "B" of Victoria Heights, as shown by map on file in Book 4 of Maps at Page 92 thereof, records of Riverside County, California, described as follows:

COMMENCING at the northwest corner of said Lot "B", also being the northwest corner of Parcel 2 of Parcel Map on file in Book 9 of Parcel Maps at Page 37 thereof, records of Riverside County, California;

THENCE South 88° 39' 50" East, along the north line of said Lot "B", also being the north line of said Parcel 2, a distance of 101.59 feet to the northeast corner of said Parcel 2, said corner being the point of beginning of the parcel of land to be described;

THENCE South 06° 41' 43" West, along the east line of said Parcel 2, a distance of 172.21 feet;

THENCE North 89° 02' 45" East, a distance of 28.84 feet;

THENCE North 49° 02' 45" East, a distance of 73.37 feet;

305785

THENCE South 83° 25' 40" East, a distance of 51.46 feet;

THENCE South 13° 28' 40" East, a distance of 211.48 feet to the northwesterly line of that certain parcel of land conveyed to the City of Riverside by deed recorded ~~New 26, 1958~~ as Instrument No. 302613, Official Records of Riverside County, California;

THENCE northeasterly along said northwesterly line and the northerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded March 21, 1958, in Book 2241 at Page 487 thereof, Official Records of Riverside County, California on a non-tangent curve concave southeasterly, having a radius of 138.30 feet, through an angle of 28° 01' 16", an arc length of 67.64 feet (the initial radial line bears North 39° 07' 06" West);

THENCE North 78° 54' 10" East, a distance of 2.62 feet;

THENCE easterly on a curve concave southerly having a radius of 282.04 feet, through an angle of 24° 10' 00", an arc length of 118.96 feet;

THENCE South 76° 55' 50" East, a distance of 75.86 feet to the northeasterly corner of said parcel of land conveyed to the City of Riverside.

(The preceding four (4) courses being along the northerly and northwesterly lines of said parcels conveyed to the City of Riverside.

THENCE North 02° 16' 10" East, parallel with the east line of said Lot "B", a distance of 314.45 feet to a point which lies South 88° 39' 50" West, a distance of 192.00 feet from the northeast corner of said Lot "B";

THENCE North 88° 39' 50" West, along said north line of Lot "B", a distance of 432.31 feet to the POINT OF BEGINNING.

The above described parcel of land contains 2.48 acres, more or less.

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

DESCRIPTION APPROVAL
George P. Hutchins, Jr. by WF
Surveyor

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: DECEMBER 1, 1986

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

