

33407

Recording requested by:

Continental Land Title Co.

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

FEB 1 1989

Recorded in Official Records
of Riverside County, California

William F. ...
Recorder
Fees \$ *0*

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-30-889

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

CONTINENTAL LAND TITLE COMPANY has recorded
this document as an accommodation only. It has not
been examined for regularity, sufficiency or effect or
the title to the property therein described.

Property Owner(s): REGIONAL PROPERTIES, INC., 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 January 5, 1989, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property hereinafter described located in the City of Riverside, County of Riverside, State of California, which parcels thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

"see Exhibit "A" attached hereto"

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

By *Robert C. Mease*
ROBERT C. MEASE
PRINCIPAL PLANNER

Dated: *January 30, 1989*

*Regional Properties
did not own the
property at the time
of recordation of
this document.*

DL

A3549

PMW-30-889

33407



J.F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

July 1, 1988

W.O. 87-9846X

Revised December 7, 1988

PAGE 1 OF 3

"EXHIBIT A"

PARCEL MAP WAIVER

TRACT 22183 - REGIONAL PROPERTIES, INC.

PARCEL "A"

That portion of Parcels 18 and 19 of Parcel Map 4806, as shown by map on file in Book 7 of Parcel Maps at pages 8 through 12 thereof, Records of Riverside County, California, described as follows:

Beginning at the Southwest corner of said Parcel 19;

Thence N.00°37'52"E. along the Westerly line of said Parcels 19 and 18, a distance of 666.30 feet;

Thence S.89°22'08"E., a distance of 600.75 feet;

Thence S.16°19'43"E., a distance of 498.31 feet;

Thence S.14°39'10"E., a distance of 72.60 feet;

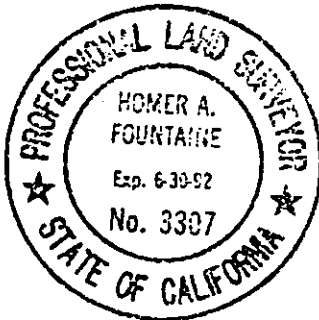
Thence S.00°14'19"E., a distance of 108.00 feet to the Southerly line of said Parcel 19;

Thence S.89°45'41"W. along said southerly line, a distance of 766.97 feet to the point of beginning.

The above described parcel of land contains 10.585 acres, more or less.

MWC:HAF:tr

LEG:AY1



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fountaine 12/7/88

Homer A. Fountaine Date

J. F. DAVIDSON ASSOCIATES, INC.

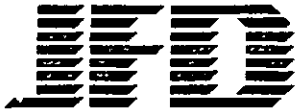
1000 Lakeside Blvd. Suite 200
P.O. Box 493
Riverside CA 92502
TEL 951-506-0544
FAX 951-506-5054

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1000 Lakeside Blvd. Suite 200
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PMW-30 883

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J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

RECEIVED
JAN 25 1989

July 1, 1988
Revised December 7, 1988
Revised January 9, 1989

DEPT. OF
W.O. 870 PUBLIC WORKS
PAGE 2 OF 3

"EXHIBIT A"

PARCEL MAP WAIVER

TRACT 22183 - REGIONAL PROPERTIES, INC.

PARCEL "B"

All of Lots 1 and 2 in Block 9 of the Alessandro Tract, as shown by map on file in Book 6 of Maps, at page 13 thereof, Records of San Bernardino County, California.

EXCEPTING THEREFROM that portion lying within Parcel Map 4806, as shown by map on file in Book 7 of Parcel Maps, at pages 8 through 12 thereof, Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that portion lying within Wood Road and Trautwein Road.

TOGETHER WITH all of Parcels 17, 18 and 19 of Parcel Map 4806, as shown by map on file in Book 7 of Parcel Maps, at pages 8 through 12 thereof, Records of Riverside County, California;

EXCEPTING THEREFROM that portion of said Parcel 17, described as follows:

Commencing at the West one-quarter corner of Section 17, Township 3 South, Range 4 West, S.B.M., as shown on said Parcel Map 4806;

Thence N.89°46'25"E. along the East-West center section line of said Section 17, a distance of 71.01 feet to the Westerly line of said Parcel 17;

Thence S.00°37'52"W. along said Westerly line, a distance of 40.00 feet to a line which is parallel with and distant 40.00 feet Southerly as

3880 Lemon Street, Suite 300
PO Box 493
Riverside, CA 92502
(714) 686-0844
FAX 714-686-5954

1091-D S. Mt. Vernon Avenue
Collon, CA 92324
(714) 825-1082
FAX 714-825-9583

73-080 El Paseo, Suite 106
Palm Desert, CA 92260
(619) 346-5691
FAX 619-340-0529

PMW-30-889

"EXHIBIT A"

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measured at right angles from said East-West center section line, and to the True Point of Beginning.

Thence N.89°46'25"E. along said parallel line, a distance of 165.00 feet;

Thence S.00°37'52"W. parallel with the Westerly line of said Parcel 17, a distance of 125.00 feet;

Thence S.89°46'25"W. parallel with said East-West center section line, a distance of 165.00 feet to said Westerly line of Parcel 17;

Thence N.00°37'52"E. along said Westerly line, a distance of 125.00 feet to said point of beginning.

ALSO EXCEPTING THEREFROM that portion of said Parcels 18 and 19, described as follows:

Beginning at the Southwest corner of said Parcel 19;

Thence N.00°37'52"E. along the Westerly line of said Parcel 19 and 18, a distance of 666.30 feet;

Thence S.89°22'08"E., a distance of 600.75 feet;

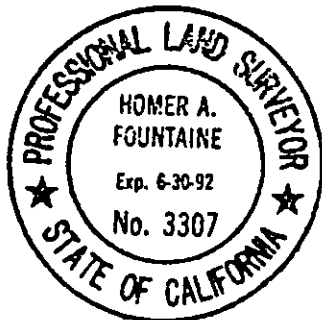
Thence S.16°19'43"E., a distance of 498.31 feet;

Thence S.14°39'10"E., a distance of 72.60 feet;

Thence S.00°14'19"E., a distance of 108.00 feet to the Southerly line of said Parcel 19;

Thence S.89°45'41"W. along said Southerly line, a distance of 766.97 feet to the point of beginning.

MWC/HAF/sjr
LEG:BZ2



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fountaine 1/9/89
Homer A. Fountaine Date
J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 1/28/89
George P. Hitchman by GH
SURVEYOR, CITY OF RIVERSIDE