

252573

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
30 Min. Past 1 o'clock P.M.

SEP 1 1988
Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
Fees \$

113

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-33-856
Arlington Avenue

6/11-4

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): YAU SUEN FARN and MING HWA FARN, husband and wife, as joint tenants.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on December 5, 1985, 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.

PARCEL 1

That portion of Lot 7 of TWIN BUTTES BLOCK, as shown by map on file in Book 10, Page 39 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at the most easterly corner of Lot 8 of said TWIN BUTTES BLOCK;

THENCE North 8° 03' West along the westerly line of said Lot 7, a distance of 130.7 feet;

THENCE North 30° 54' East 421.1 feet, more or less, to the centerline of Arlington Avenue as shown by said map of TWIN BUTTES BLOCK;

THENCE North 86° 22' East along the centerline of Arlington Avenue 153.15 feet;

THENCE South 12° 38' West 135 feet,

252573

THENCE North 86° 22' East 112 feet;

THENCE South 12° 38' West 332 feet, more or less, to an angle point in the southerly line of Lot 7 of said TWIN BUTTES BLOCK;

THENCE along said southerly line North 86° 32' West 167.60 feet to an angle point therein;

THENCE South 72° 07' West 200 feet to the POINT OF BEGINNING;

TOGETHER with the southeasterly 10.00 feet, measured at right angles, of that portion of Lot 7 of TWIN BUTTES BLOCK, as shown by map on file in Book 10, Page 39 of Maps, records of Riverside County, California, described as follows:

BEGINNING at a point on the westerly line of said Lot 7, distant thereon, North 8° 03' West 130.7 feet from the southwest corner thereof;

THENCE North 30° 54' East, 421.1 feet to the centerline of Arlington Avenue;

THENCE westerly on said centerline of Arlington Avenue to the northwest corner of said Lot 7;

THENCE South 8° 03' East, to the POINT OF BEGINNING.

EXCEPT therefrom that portion as described in the Quitclaim Deed to Lester G. Cline and wife Opal R., recorded July 26, 1974 as Instrument No. 94852 of Official Records of the County of Riverside, and being more particularly described therein as follows:

COMMENCING at the most easterly corner of Lot 8 of said TWIN BUTTES BLOCK;

THENCE North 08° 03' 00" West, along the westerly line of said Lot 7, 130.7 feet,

THENCE North 30° 54' 00" East, 421.1 feet, more or less, to the centerline of Arlington Avenue as shown by said map of TWIN BUTTES BLOCK;

THENCE North 86° 22' 00" East, along the centerline of Arlington Avenue 153.15 feet to the POINT OF BEGINNING of the parcel of land to be described;

THENCE South 12° 38' 00" West, 135.0;

THENCE South 86° 22' 00" West, parallel with the centerline of Arlington Avenue, 12.50 feet;

THENCE North 12° 38' 00" East, 135.00 feet to the centerline of Arlington Avenue;

THENCE North 86° 22' 00" East, along the centerline of Arlington Avenue, 12.50 feet to the POINT OF BEGINNING.

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ALSO except therefrom that portion lying northerly of the southerly line of Arlington Avenue, as described in the deed to the County of Riverside, Recorded September 11, 1961 as Instrument No. 77574 of Official Records of the County of Riverside.

EXCEPT therefrom that portion lying northerly of the southerly line of Arlington Avenue, as described in the deed to the County of Riverside, recorded June 28, 1961 as Instrument No. 55191 of Official Records of the County of Riverside.

ALSO excepting therefrom that portion of said Lot 7 described as follows:

BEGINNING at the intersection of the westerly line of said Lot 7 with the southerly line of Parcel 64 of Record of Survey on File in Book 33, Page 84 of Records of Survey, Records of said Riverside County;

THENCE North 86° 22' East, along the southerly line of said Parcel 64 and along the southerly line of Parcel 63 of said Record of Survey, a distance of 389.40 feet to the northwest corner of that certain parcel of land Quitclaimed to Lester G. Cline, et ux, by Deed recorded July 26, 1974, as Instrument No. 94852 of Official Records of said Riverside County;

THENCE South 12° 38' West, along the westerly line of last mentioned parcel, 11.46 feet to a line which is parallel with and distant 11.00 feet southerly, as measured at right angle from said southerly line of said Parcel 63 and Parcel 64 of said Record of Survey;

THENCE South 86° 22' West, along said parallel line, a distance of 385.34 feet to said westerly line of Lot 7;

THENCE North 08° 03' West, along said westerly line, 11.03 feet to said POINT OF BEGINNING.

DESCRIPTION APPROVAL 8/31/88
George P. Hutchinson by JDA
SURVEYOR, CITY OF RIVERSIDE

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: 8/31/88

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

252572

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
30 Min. Past 1 o'clock

SEP 1 1988
Recorded in Official Records
of Riverside County, California
William E. Stoney
RECORDER
Fees \$

611-4 1/1

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-33-856
Arlington Avenue

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): R. DONALD ALLAIRE and BETSY BROWNING ALLAIRE A.K.A. ROLAND D. ALLAIRE and BETSY B. ALLAIRE, husband and wife, as joint tenants.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on December 5, 1985, 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.

PARCEL 1

That portion of Lot 7 of TWIN BUTTES BLOCK, as shown by map on file in Book 10, Page 39 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at a point on the westerly line of said Lot 7, distant thereon, North 8° 03' West 130.7 feet from the southwest corner thereof;

THENCE North 30° 54' East, 421.1 feet to the centerline of Arlington Avenue;

THENCE westerly on said centerline of Arlington Avenue to a point in the northerly prolongation of the westerly line of said Lot 7,

THENCE South 8° 03' East, to the POINT OF BEGINNING.

EXCEPT therefrom the southeasterly 10.00 feet thereof.

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ALSO except therefrom that portion lying northerly of the southerly line of Arlington Avenue, as described in the deed to the County of Riverside, recorded June 28, 1961 as Instrument No. 55191 of Official Records of the County of Riverside.

ALSO excepting therefrom that portion of said Lot 7 described as follows:

BEGINNING at the intersection of the westerly line of said Lot 7 with the southerly line of Parcel 64 of Records of Survey on File in Book 33, Page 84 of Records of Survey, records of said Riverside County;

THENCE North 86° 22' East, along the southerly line of said Parcel 64 and along the southerly line of Parcel 63 of said Record of Survey a distance of 389.40 feet to the northwest corner of that certain parcel of land quitclaimed to Lester G. Cline, et ux, by deed recorded July 26, 1974, as Instrument No. 94852 of Official Records of said Riverside County;

THENCE South 12° 38' West, along the westerly line of last mentioned parcel, 11.46 feet to a line which is parallel with and distant 11.00 feet southerly, as measured at right angle, from said southerly line of said Parcel 63 and Parcel 64 of said Record of Survey;

THENCE South 86° 22' West, along said parallel line, a distance of 385.34 feet to said westerly line of Lot 7;

THENCE North 08° 03' West, along said westerly line, 11.03 feet to said POINT OF BEGINNING.

DESCRIPTION APPROVAL 8/13/88
Surveyor of Riverside
CITY OF RIVERSIDE

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

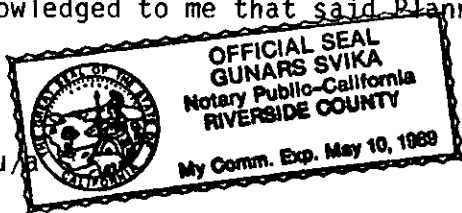
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE
MERLE G. GARDNER
PLANNING DIRECTOR

Dated: 8/21/88

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA/
/ss.
COUNTY OF RIVERSIDE/

On this 21ST day of AUGUST, in the year 1988, before me, GUNARS SVIKA a Notary Public in and for said county and state, personally appeared ROBERT C. MEASE, 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.



Gunars Svika
Notary Public in and for said County and State

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237217

Recording requested by:

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

And when recorded, mail to:

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

RECEIVED FOR RECORD
Min. Past 1/2 o'clock

AUG 9 1988
Recorded in Official Records
of Riverside County, California
1.1/11/88
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

13/4

PROJECT: PMW-33-856
Arlington Avenue

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): R. DONALD ALLAIRE and BETSY BROWNING ALLAIRE A.K.A. ROLAND D. ALLAIRE and BETSY B. ALLAIRE, husband and wife, as joint tenants.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on December 5, 1985, 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.

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BEGINNING at a point on the westerly line of said Lot 7, distant thereon, North 8° 03' West 130.7 feet from the southwest corner thereof;

THENCE North 30° 54' East, 421.1 feet to the centerline of Arlington Avenue;

THENCE westerly on said centerline of Arlington Avenue to a point in the northerly prolongation of the westerly line of said Lot 7;

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237217

THENCE South 8° 03' East, to the POINT OF BEGINNING.

EXCEPT therefrom the southeasterly 7.00 feet thereof.

ALSO except therefrom that portion lying northerly of the southerly line of Arlington Avenue, as described in the deed to the county of Riverside, recorded June 28, 1961 as Instrument No. 55191 of Official Records of the County of Riverside.

ALSO excepting therefrom that portion of said Lot 7 described as follows:

BEGINNING at the intersection of the westerly line of said Lot 7 with the southerly line of Parcel 64 of Records of Survey on File in Book 33, Page 84 of Records of Survey, Records of said Riverside County;

THENCE North 86° 22' East, along the southerly line of said Parcel 64 and along the southerly line of Parcel 63 of said Record of Survey a distance of 389.40 feet to the northwest corner of that certain parcel of land Quitclaimed to Lester G. Cline, et ux, by Deed Recorded July 26, 1974, as Instrument No. 94852 of Official Records of said Riverside County;

THENCE South 12° 38' West, along the westerly line of last mentioned parcel, 11.46 feet to a line which is parallel with and distant 11.00 feet southerly, as measured at right angle, from said southerly line of said parcel 63 and parcel 64 of said Record of Survey;

THENCE South 86° 22' West, along said parallel line, a distance of 385.34 feet to said westerly line of Lot 7;

THENCE North 08° 03' West, along said westerly line, 11.03 feet to said POINT OF BEGINNING.

PARCEL 2

That portion of Lot 7 of TWIN BUTTES BLOCK, as shown by map on file in Book 10, Page 39 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at the most easterly corner of Lot 8 of said TWIN BUTTES BLOCK;

THENCE North 8° 03' West along the westerly line of said Lot 7, a distance of 130.7 feet;

THENCE North 30° 54' East 421.1 feet, more or less, to the centerline of Arlington Avenue as shown by said map of TWIN BUTTES BLOCK;

THENCE North 86° 22' East along the centerline of Arlington Avenue 153.15 feet;

THENCE South 12° 38' West 135 feet;

237217

THENCE North 86° 22' East 112 feet;

THENCE South 12° 38' West 332 feet, more or less, to an angle point in the southerly line of Lot 7 of said TWIN BUTTES BLOCK;

THENCE along said southerly line North 86° 32' West 167.60 feet to an angle point therein;

THENCE South 72° 07' West 200 feet to the POINT OF BEGINNING;

TOGETHER with the southeasterly 7.00 feet, measured at right angles, of that portion of Lot 7 of TWIN BUTTES BLOCK, as shown by map on file in Book 10, Page 39 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at a point on the westerly line of said Lot 7, distant thereon, North 8° 03' West 130.7 feet from the southwest corner thereof;

THENCE North 30° 54' East, 421.1 feet to the centerline of Arlington Avenue;

THENCE westerly on said centerline of Arlington Avenue to the northwest corner of said Lot 7;

THENCE South 8° 03' East, to the POINT OF BEGINNING.

EXCEPT therefrom that portion as described in the Quitclaim Deed to Lester G. Cline and wife Opal R., recorded July 26, 1974 as Instrument No. 94852 of Official Records of the County of Riverside, and being more particularly described therein as follows:

COMMENCING at the most easterly corner of Lot 8 of said TWIN BUTTES BLOCK;

THENCE North 08° 03' 00" West, along the westerly line of said Lot 7, 130.7 feet;

THENCE North 30° 54' 00" East, 421.1 feet, more or less, to the centerline of Arlington Avenue as shown by said map of TWIN BUTTES BLOCK;

THENCE North 86° 22' 00" East, along the centerline of Arlington Avenue 153.15 feet to the POINT OF BEGINNING of the parcel of land to be described;

THENCE South 12° 38' 00" West, 135.0 feet;

THENCE South 86° 22' 00" West, parallel with the centerline of Arlington Avenue, 12.50 feet;

THENCE North 12° 38' 00" East, 135.00 feet to the centerline of Arlington Avenue;

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THENCE North 86° 22' 00" East, along the centerline of Arlington Avenue, 12.50 feet to the POINT OF BEGINNING.

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BEGINNING at the intersection of the westerly line of said Lot 7 with the southerly line of Parcel 64 of Record of Survey on File in Book 33, Page 84 of Records of Survey, Record of said Riverside County;

THENCE North 86° 22' East, along the southerly line of said Parcel 64 and along the southerly line of Parcel 63 of said Record of Survey, a distance of 389.40 feet to the northwest corner of that certain parcel of land Quitclaimed to Lester G. Cline, et ux, by Deed recorded July 26, 1974, as Instrument No. 94852 of Official Records of said Riverside County;

THENCE South 12° 38' West, along the westerly line of last mentioned parcel, 11.46 feet to a line which is parallel with and distant 11.00 feet southerly, as measured at right angle from said southerly line of said Parcel 63 and Parcel 64 of said Record of Survey;

THENCE South 86° 22' West, along said parallel line, a distance of 385.34 feet to said westerly line of Lot 7;

THENCE North 08° 03' West, along said westerly line, 11.03 feet to said POINT OF BEGINNING.

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

DESCRIPTION APPROVED
George P. Hutchinson 12/23/85
DIRECTOR

Dated: DECEMBER 23, 1985

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

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

237217

STATE OF CALIFORNIA/
/ss.
COUNTY OF RIVERSIDE/

On this 23rd day of DECEMBER in the year 1985, before me, GUNARS SVIKA a Notary Public in and for said county and state, personally appeared ROBERT C. MEYER, 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.

GUNARS SVIKA
Notary Public in and for said County and State

0062X - 9264M/r

