

214155

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 8 o'clock A.M.

JUN 28 1989
Recorded in Official Records
of Riverside County, California
William S. Sherry
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-36-889

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): GEORGE M. JASSO and GUADALUPE M. JASSO, 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 April 6 1989, 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 Parcel "A" description, attached

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: May 31, 1989

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

PARCEL A

Being a portion of Lot 13 of Balmoral Heights as shown by map on file in Book 11 of Maps, page 93, records of Riverside County, California, being more accurately described as follows:

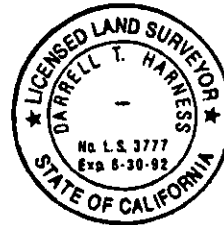
Beginning at the Northwesterly corner of Parcel 4, as shown by Record of Survey on file in book 19, page 73, records of Riverside County, California, said point being also on the Easterly right-of-way line of Tyler Street; Thence N 68° 02' E, along the Northerly line of said Parcel 4, a distance of 115.00 feet; Thence S 28° 29' 30" E, along the Easterly line of said Parcel 4, a distance of 196.95 feet; Thence S 51° 16' 32" W, a distance of 55.92 feet, to the Southeasterly corner of Parcel 3, of said Record of Survey; Thence S 72° 33' 30" W, along the Southerly line of said Parcel 3, a distance of 216.83 feet, to the Easterly right-of-way line of said Tyler Street; Thence N 05° 08' W, along said Easterly right-of-way line, a distance of 49.64 feet to the beginning of a tangent curve, concave Easterly and having a radius of 90.00 feet; Thence Northeasterly, along the arc of said curve, through a central angle of 28° 10', a distance of 44.24 feet; Thence N 73° 02' E, along said Easterly right-of-way line, a distance of 77.22 feet, to the Northerly line of said Parcel 3; Thence S 68° 02' W, along said Northerly line, a distance of 14.14 feet, to the Northwesterly corner of said Parcel 3, being also the Southwesterly corner of said Parcel 4; Thence N 23° 02' E, along the Westerly line of said Parcel 4, a distance of 77.78 feet to the point of beginning.

Excepting therefrom, that portion of said Parcel 4, described as follows:

Beginning at the Northwesterly corner of said Parcel 4; Thence N 68° 02' E, along the Northerly line of said Parcel 4, a distance of 14.14 feet; Thence S 23° 02' W, parallel with the Westerly line of said Parcel 4, a distance of 77.78 feet to the Southerly line of said Parcel 4, being also the Northerly line of Parcel 3, of said Record of Survey; Thence S 68° 02' W, along said Southerly line, a distance of 14.14 feet, to an angle point in said Westerly line, being also on the Easterly right-of-way line of Tyler Street; Thence N 23° 02' E, along said Westerly line, a distance of 77.78 feet, to the point of beginning.

Darrell T. Harness

Darrell T. Harness LS 3777 Exp. 6/30/92



DESCRIPTION APPROVAL 5/26/89
George P. Hutchinson by F
 SURVEYOR, CITY OF RIVERSIDE

214154

Recording requested by:

And when recorded, mail to:

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Public Works Department
3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
20 Min. Past 8 o'clock

JUN 28 1989
Recorded in Official Records
of Riverside County, California
William E. Spindler
RECORDER
Fees \$ 13

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-36-889

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): WILLIAM C. SPINDLER and BARBARA S. SPINDLER, as Trustees of the William C. Spindler and Barbara S. Spindler Trust dated September 10, 1984

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on April 6, 1989, 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 Parcel "B" description, attached

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: May 31, 1989

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

PARCEL B

Being a portion of Lots 12 & 13 of Balmoral Heights as shown by map on file in Book 11 of Maps, page 93, records of Riverside County, California, being more accurately described as follows:

Beginning at the most Easterly corner of Parcel 4, as shown by Record of Survey on file in book 19, page 73, records of Riverside County, California; Thence S 65° 00' W, along the Southerly line of said Parcel 4, a distance of 75.00 feet, to an angle point thereon; Thence S 47° 53' W, along said Southerly line, a distance of 60.63 feet, to an angle point thereon; Thence N 33° 03' 50" W, along said Southerly line, a distance of 65.33 feet, to an angle point thereon; Thence S 75° 42' 40" W, along the Southerly line, a distance of 34.80 feet, to a point on curve, concave Easterly and having a radius of 190.00 feet, a radial bearing to said point bears N 64° 45' W; Thence Southerly, along the arc of said curve, through a central angle of 44° 55' 30", a distance of 148.98 feet; Thence S 19° 40' 30" E, a distance of 76.25 feet, to the Northerly right-of-way line of McAllister Street as shown on said Record of Survey, being a point on curve, concave Southeasterly and having a radius of 458.00 feet, a radial bearing to said point bears N 31° 15' 30" W; Thence Southwesterly, along said Northerly right-of-way line, being also along the arc of said curve, through a central angle of 02° 34' 00", a distance of 20.52 feet, a radial bearing to said point bears N 33° 49' 30" W; Thence N 19° 40' 30" W, a distance of 80.74 feet, to the beginning of a tangent curve, concave Easterly and having a radius of 210.00 feet; Thence Northerly, along the arc of said curve, through a central angle of 44° 55' 30", a distance of 164.66 feet; Thence N 25° 15' E, a distance of 75.29 feet, to the Southwesterly line of said Parcel 4; Thence N 28° 29' 30" W, along said Southwesterly line, a distance of 65.16 feet, to the Southeasterly corner of Parcel 3, of said Record of Survey; Thence N 51° 16' 32" E, a distance of 55.92 feet, to an angle point on the Northeasterly line of said

Parcel 4; Thence S 68° 13' 50" E, along said Northeasterly line, a distance of 86.58 feet, to an angle point thereon; Thence S 34° 16' E, along said Northeasterly line, a distance of 133.80 feet, to the point of beginning.

Excepting therefrom, that portion, described as follows:

Commencing at the most Easterly corner of Parcel 4, as shown by Record of Survey on file in book 19, page 73, records of Riverside County, California; Thence S 65° 00' W, along the Southerly line of said Parcel 4, a distance of 75.00 feet, to an angle point thereon; Thence S 47° 53' W, along said Southerly line, a distance of 60.63 feet to an angle point thereon; Thence N 33° 03' 50" W, along said Southerly line, a distance of 65.33 feet, to an angle point thereon; Thence S 75° 42' 40" W, along said Southerly line, a distance of 34.80 feet, to a point on curve, concave Easterly and having a radius of 190.00 feet, a radial bearing to said point bears N 64° 45' W; Thence Southerly, along the arc of said curve, through a central angle of 44° 55' 30", a distance of 148.98 feet; Thence S 19° 40' 30" E, a distance of 76.25 feet, to the True Point of Beginning, being also on the Northerly right-of-way line of McAllister Street as shown on said Record of Survey, being also a point of curve, concave Southeasterly and having a radius of 458.00 feet, a radial bearing to said point bears N 31° 15' 30" W; Thence Southwesterly along said Northerly right-of-way line, being also along the arc of said curve, through a central angle of 02° 34' 00", a distance of 20.52 feet, a radial bearing to said point, bears N 33° 49' 30" W; Thence N 19° 40' 30" W, a distance of 10.31 feet, to a point on curve, concave Southeasterly and having a radius of 468.00 feet, a radial bearing to said point, bears N 33° 31' 00" W; Thence Northeasterly, along the arc of said curve, through a central angle of 2° 30' 33", a distance of 20.49 feet,

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a radial bearing to said point bears N 31° 00' 27" W; Thence S 19° 40' 30" E, a distance of 10.23 feet, to the True Point of Beginning.

Darrell T. Harness

Darrell T. Harness LS 3777 Exp. 6/30/92



DESCRIPTION APPROVAL 5,26,89
George P. Hutchinson by F
SURVEYOR, CITY OF RIVERSIDE

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