

295188

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
AT 8:30 O'CLOCK A.M.  
At Request of  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE

DEC 31 1985

Recorded in Official Records  
of Riverside County, California

*William P. Gray*  
RECORDER  
Fee \$

9/3

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW -41-845

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): FREDRICKS DEVELOPMENT COMPANY, 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 March 7, 1985, 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

Those portions of Lots 50, 51 and 52 of The East Riverside Land Company Subdivision of Section 19, as shown by map on file in Book 6, Page 44 of Maps, Records of San Bernardino County, California, described as follows:

COMMENCING at a point in the north line of said Lot 52 distant thereon, North 89° 47' 00" West, 100.00 feet from the northeast corner of said Lot 52;

THENCE South 00° 11' 30" West, parallel with the east line of said Lot 52, a distance of 11.00 feet to the southwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded January 4, 1985, as Instrument No. 2662, Official Records of said Riverside County, said southwest corner also being the TRUE POINT OF BEGINNING:

THENCE continuing South 00° 11' 30" West, parallel with said east line of said Lot 52, a distance of 154.00 feet;

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THENCE South 89° 47' 00" East, along a line parallel with the northerly line of said Lot 52, a distance of 100.00 feet, to the easterly line of said Lot 52;

THENCE South 00° 11' 30" West, along said easterly line, 161.65 feet to the most northerly line of that certain parcel of land conveyed to the State of California as Parcel B, by deed recorded April 16, 1956 as Instrument No. 26810, Official Records of said Riverside County;

THENCE South 44° 53' 10" East, along said line conveyed to the State of California, a distance of 445.05 feet, to the easterly corner thereof;

THENCE South 89° 45' 46" East, along the southerly line of Lots 50 and 51, a distance of 482.11 feet, to the westerly right-of-way line of the Gage Canal;

THENCE North 09° 18' 40" West, along said westerly line 32.77 feet;

THENCE North 06° 24' 10" West, continuing along said westerly line, 260.91 feet to the beginning of a tangent curve concave easterly and having a radius of 525.00 feet;

THENCE along said curve through a central angle of 30° 09' 10", an arc length of 276.29 feet;

THENCE North 23° 45' 00" East, continuing along said westerly line, 74.52 feet to the southeast corner of said parcel of land conveyed to the City of Riverside;

THENCE North 89° 47' 00" West, along the southerly line of said parcel conveyed to the City of Riverside, a distance of 931.93 feet to said true 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. Hutchins*  
85

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

MERLE G. GARDNER  
PLANNING DIRECTOR

Dated: *DECEMBER 23, 1985*

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

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STATE OF CALIFORNIA)  
  )ss.  
COUNTY OF RIVERSIDE)

On this 23<sup>RD</sup> 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. MEDSE  
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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