

Recording requested by

And when recorded, mail to:

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

114561

RECEIVED FOR RECORD  
AT 9:00 O'CLOCK A.M.  
At Request of  
ORANGE COAST TITLE CO.  
Book 1984, Page 114561

MAY 3 0 1984

Recorded in Official Records  
of Riverside County, California

*William J. Conroy*  
Recorder

Fees \$

This space for Recorder's use

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE  
WAIVER OF PARCEL MAP PMW-42-834

Property Owner(s): UPLAND INDUSTRIES CORPORATION, a Nebraska 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 22, 1984, 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 Attached Exhibit "A"

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

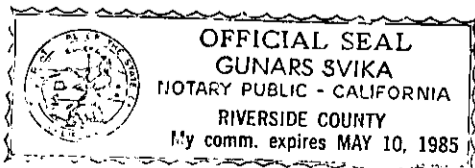
MERLE G. GARDNER  
Planning Director

Dated: MAY 24, 1984

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

STATE OF CALIFORNIA) SS  
COUNTY OF RIVERSIDE)

On this 24<sup>TH</sup> day of MAY, in the year 1984, 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 Sviika  
Notary Public in and for said County  
and State

R-36494-6

EXHIBIT "A"

114561

Parcel 1. (Upland Industries Corporation, a Nebraska corporation)

That certain parcel of land situated in Section 32, Township 2 South, Range 5 West of San Bernardino Base and Meridian, City and County of Riverside, State of California, being a portion of Lot 54 of McClaskey Tract as per map filed in Book 10, Pages 36 and 37 of Maps, Official Records of said County, being described as follows:

BEGINNING at the northwest corner of Lot 54 of said McClaskey Tract, said point being on the southerly line of Jurupa Avenue, 60 feet wide, as shown on said McClaskey Tract;

THENCE along the northerly line of said Lot 54 and along the southerly line of Jurupa Avenue North  $83^{\circ} 39' 59''$  East, 441.39 feet to the northeast corner of said Lot 54;

THENCE along the easterly line of said Lot 54, South  $0^{\circ} 57' 33''$  West, 352.51 feet to a point that is 275.00 feet northerly, measured at right angles from the southerly line of said Lot 54;

THENCE parallel with said southerly line North  $89^{\circ} 17' 52''$  West, 216.34 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 459.276 feet;

THENCE southwesterly, along said curve through a central angle of  $9^{\circ} 57' 31''$ , an arc distance of 79.83 feet;

THENCE South  $80^{\circ} 44' 37''$  West, 144.29 feet to the easterly line of Acorn Street, 60 feet wide, as shown on said McClaskey Tract;

THENCE along said easterly line North  $0^{\circ} 56' 49''$  East, 330.31 feet to the point of beginning.

EXCEPTING therefrom that portion quitclaimed to the City of Riverside by Instrument No. 110054, recorded May 23, 1984, Official Records of said County.

Parcel 2.

That certain parcel of land situated in Section 32, Township 2 South, Range 5 West of San Bernardino Base and Meridian, City and County of Riverside, State of California, being a portion of Lot 55 of McClaskey Tract as per map filed in Book 10, Pages 36 and 37 of Maps, Official Records of said County, being described as follows:

BEGINNING at the northwest corner of Lot 55 of said McClaskey Tract, said point being on the southerly line of Jurupa Avenue, 60 feet wide, as shown on said McClaskey Tract;

THENCE along the northerly line of said Lot 55 and along the southerly line of Jurupa Avenue North  $83^{\circ} 39' 59''$  East, 608.37 feet to the northeast corner of said Lot 55;

THENCE along the easterly line of said Lot 55, South  $0^{\circ} 59' 17''$  West, 593.89 feet;

THENCE North  $47^{\circ} 30' 24''$  West, 75.05 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 459.276 feet;

THENCE Northwesterly, along said curve through a central angle of  $41^{\circ} 47' 28''$  an arc distance of 334.99 feet to a point that is 275.00 feet northerly, measured at right angles from the southerly line of said Lot 55;

THENCE parallel with said southerly line North  $89^{\circ} 17' 52''$  West, 240.39 feet to the westerly line of said Lot 55;

THENCE along said westerly line North  $0^{\circ} 57' 33''$  East, 352.51 feet to the point of beginning.

EXCEPTING therefrom that portion quitclaimed to the City of Riverside by Instrument No. 110054, recorded May 23, 1984, Official Records of said County.

Parcel 3.

That certain parcel of land situated in Section 32, Township 2 South, Range 5 West of San Bernardino Base and Meridian, City and County of Riverside, State of California, being a portion of Lot 56 of McClaskey Tract as per map filed in Book 10, Pages 36 and 37 of Maps, Official Records of said County, being described as follows:

BEGINNING at the northwest corner of Lot 56 of said McClaskey Tract, said point being on the southerly line of Jurupa Avenue, 60 feet wide, as shown on said McClaskey Tract;

THENCE along the northerly line of said Lot 56 and along the southerly line of Jurupa Avenue North  $83^{\circ} 39' 59''$  East, 361.16 feet to the northeast corner of said Lot 56;

THENCE along the easterly line of said Lot 56, South  $0^{\circ} 43' 15''$  West, 746.26 feet to the southeast corner of said Lot 56;

THENCE along the southerly line of said Lot 56, North  $89^{\circ} 17' 52''$  West, 182.78 feet to an intersection with a curve concave north-easterly, from which point a radial line bears North  $18^{\circ} 56' 41''$  East, 459.276 feet;

THENCE leaving said southerly line, northwesterly, along said curve through a central angle of  $23^{\circ} 32' 55''$ , an arc distance of 188.76 feet;

THENCE North  $47^{\circ} 30' 24''$  West, 21.57 feet to the westerly line of said Lot 56;

THENCE along said westerly line North  $0^{\circ} 59' 17''$  East, 593.89 feet to the point of beginning.

EXCEPTING therefrom that portion quitclaimed to the City of Riverside by Instrument No. 110054, recorded May 23, 1984, Official Records of said County.

DESCRIPTION APPROVAL:

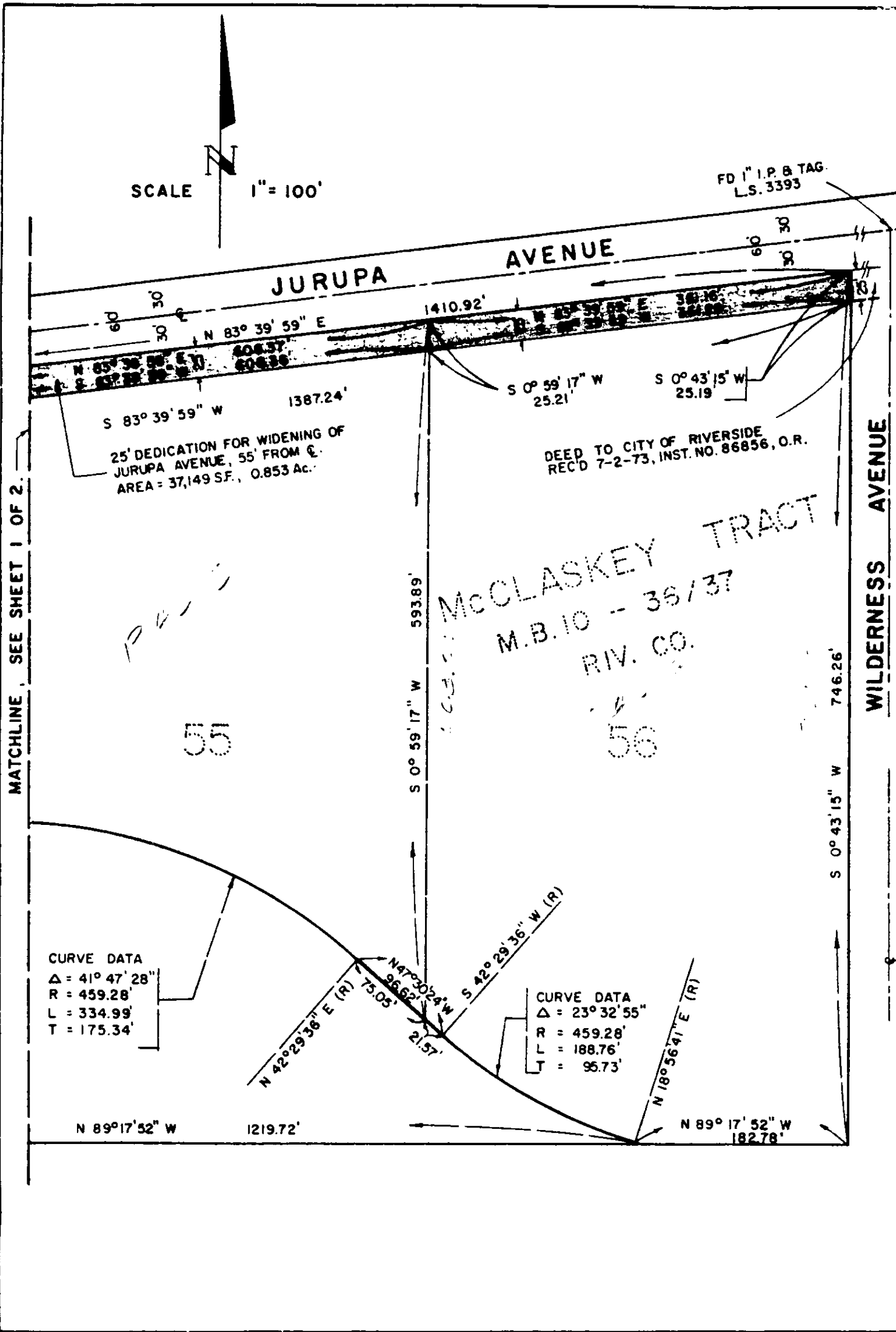
5, 23, 84  
George P. Hutchinson  
SURVEYOR, CITY OF RIVERSIDE

PMW 42-834

114561

SCALE 1" = 100'

FD 1" I.P.B. TAG  
L.S. 3393



MATCHLINE SEE SHEET 1 OF 2

25' DEDICATION FOR WIDENING OF  
JURUPA AVENUE, 55' FROM C.  
AREA = 37,149 SF., 0.853 Ac.

DEED TO CITY OF RIVERSIDE  
REC'D 7-2-73, INST. NO. 86856, O.R.

McCLASKEY TRACT  
M.B. 10 - 35/37  
RIV. CO.

WILDERNESS AVENUE

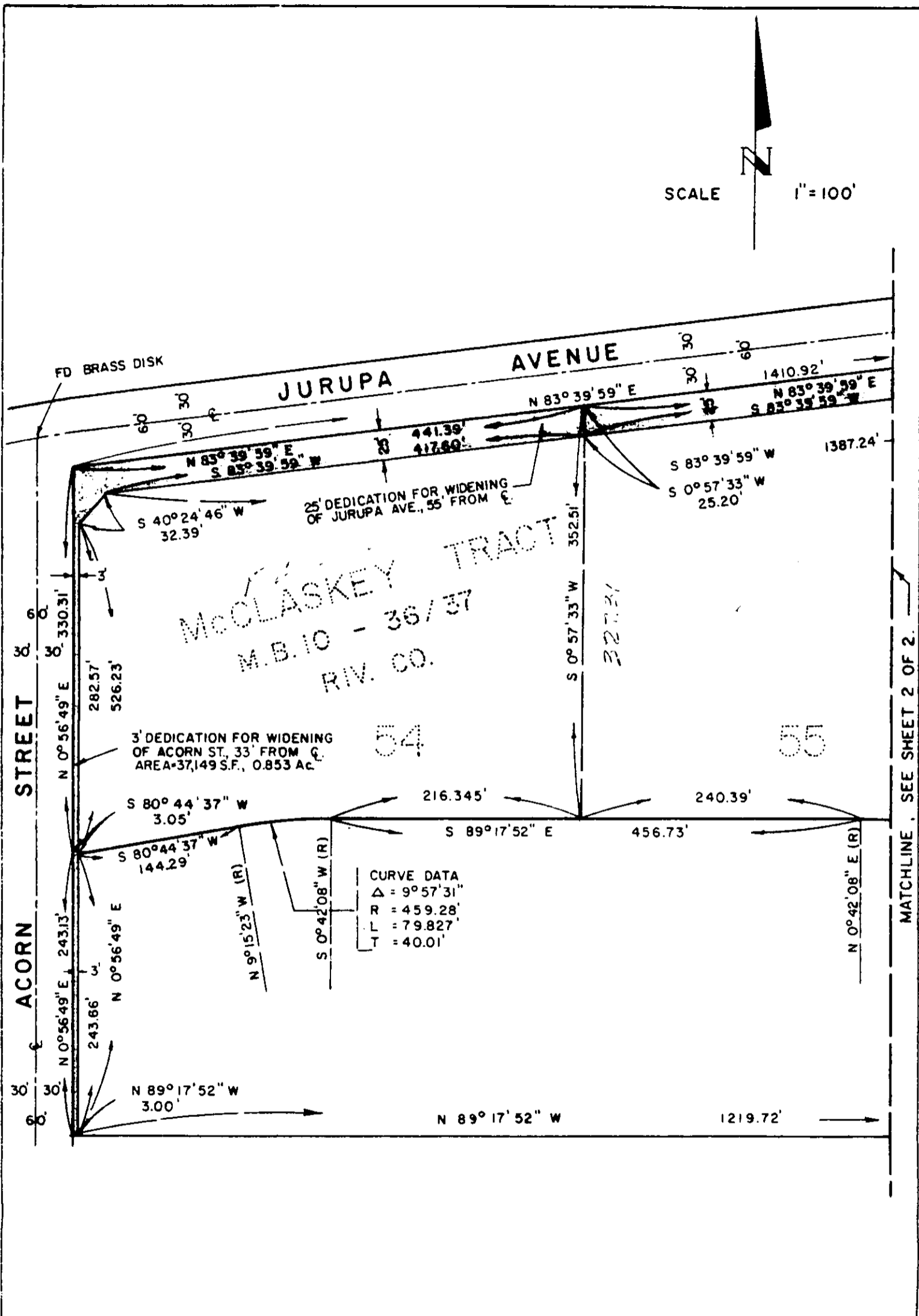
CURVE DATA  
Δ = 41° 47' 28"  
R = 459.28'  
L = 334.99'  
T = 175.34'

CURVE DATA  
Δ = 23° 32' 55"  
R = 459.28'  
L = 188.76'  
T = 95.73'

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.		SHEET 2 OF 2
SCALE: 1" = 100'	DRAWN BY TYK DATE 4 / 10 / 84	SUBJECT PMW - 42 - 834

PMW 42-834



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 2

SCALE 1" = 100'

DRAWN BY TYK DATE 4 / 10 / 84

SUBJECT PMW - 42 - 834

PMW 42-834

114562

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MAY 30 1984

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*William J. Borczyk*  
Recorder

Fees \$

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PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE  
WAIVER OF PARCEL MAP PMW-42-834

Property Owner(s): FLEXSTEEL INDUSTRIES INC., a Minnesota 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 22, 1984, 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 Attached Exhibit "A"

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

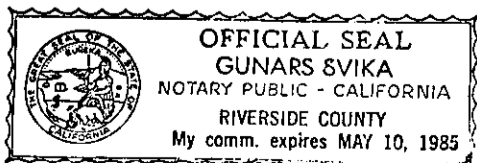
MERLE G. GARDNER  
PLANNING DIRECTOR

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

Dated: MAY 24, 1984

STATE OF CALIFORNIA) SS  
COUNTY OF RIVERSIDE)

On this 24<sup>TH</sup> day of MAY, in the year 1984, 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 Sviika  
Notary Public in and for said County and State

R-36494-6

EXHIBIT "A"

114562

(Flexsteel Industries, Inc., a Minnesota corporation)

That certain parcel of land situated in Section 32, Township 2 South, Range 5 West of San Bernardino Base and Meridian, City and County of Riverside, State of California, being those portions of Lots 61, 62, 63 and 64 of McClaskey Tract as per map filed in Book 10, Pages 36 and 37 of Maps, Official Records of said County, lying northwesterly of the northwesterly line of that certain parcel of land conveyed by Rohr Corporation to Los Angeles & Salt Lake Railroad Company by deed recorded March 5, 1962 in Book 3090, Page 77, Official Records of said County, EXCEPTING therefrom the southerly 14 feet of said Lot 64 as conveyed to the City of Riverside, by deed recorded February 17, 1961, as Instrument No. 14236, Official Records of said County; and that portion of Lots 54, 55 and 56 of said McClaskey Tract, more particularly being described as follows:

BEGINNING at the southwest corner of Lot 54 of said McClaskey Tract, said southwest corner also being the northwest corner of that certain parcel of land described in deed to Redevelopment Agency of the City of Riverside, recorded September 15, 1977, in Book 1977, Page 181335, Official Records of said County;

THENCE along the southerly line of Lots 54, 55 and 56 of said McClaskey Tract and along the northerly line of said deeded parcel and its easterly prolongation South  $89^{\circ} 17' 52''$  East, 1219.72 feet to a point of cusp with a curve, concave northeasterly, from which point a radial line bears North  $18^{\circ} 56' 41''$  East, said curve having a radius of 459.276 feet;

THENCE northwesterly, along said curve through a central angle of  $23^{\circ} 32' 55''$ , an arc distance of 188.76 feet;

THENCE North  $47^{\circ} 30' 24''$  West, 96.62 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 459.276 feet;

THENCE northwesterly, along said curve through a central angle of  $41^{\circ} 47' 28''$ , an arc distance of 334.99 feet to a point that is 275.00 feet northerly, measured at right angles from the northerly line of said deeded parcel;

THENCE parallel with said northerly line North  $89^{\circ} 17' 52''$  West, 456.73 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 459.276 feet;

THENCE southwesterly, along said curve through a central angle of  $9^{\circ} 57' 31''$ , an arc distance of 79.83 feet;

THENCE South  $80^{\circ} 44' 37''$  West, 144.29 feet to the easterly line of said Acorn Street;

THENCE along said easterly line South  $0^{\circ} 56' 49''$  West, 243.13 feet to the point of beginning.

EXCEPTING therefrom that portion quitclaimed to the City of Riverside by Instrument No. 110054, recorded May 23, 1984, Official Records of said County.

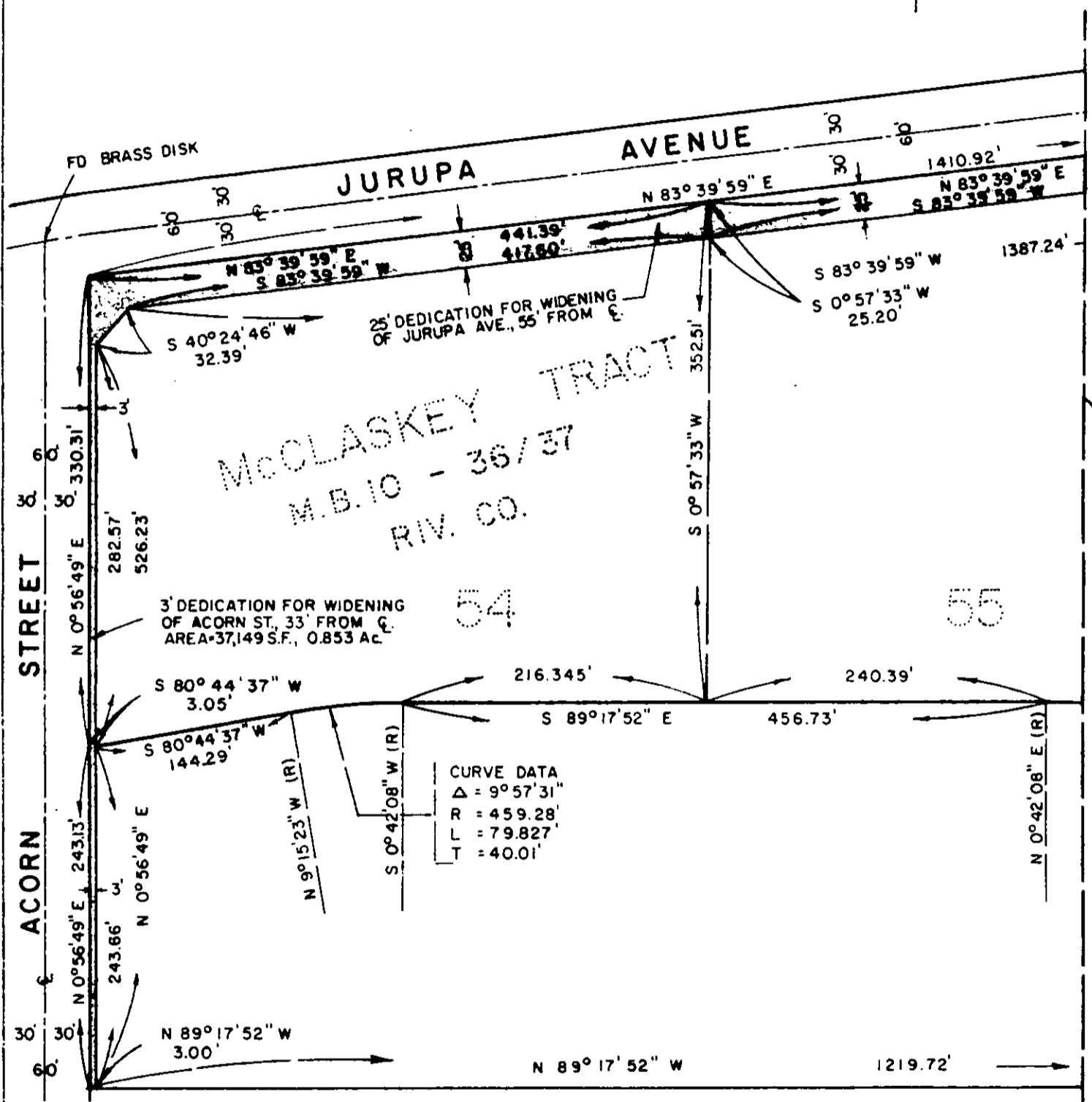
DESCRIPTION APPROVAL:

5, 23, 84

George P. Hutchinson  
SURVEYOR, CITY OF RIVERSIDE

PMW 42-834

SCALE 1" = 100'



• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 2

SCALE 1" = 100'

DRAWN BY TYK DATE 4 / 10 / 84

SUBJECT PMW - 42 - 834

PMW 42-834



SCALE 1" = 100'

FD 1" I.P. & TAG.  
L.S. 3393

JURUPA AVENUE

WILDERNESS AVENUE

S 83° 39' 59" W 1387.24'

25' DEDICATION FOR WIDENING OF  
JURUPA AVENUE, 55' FROM C.  
AREA = 37,149 SF., 0.853 Ac.

DEED TO CITY OF RIVERSIDE  
RECD 7-2-73, INST. NO. 86856, O.R.

MCCLASKEY TRACT  
M.B. 10 - 36/37  
RIV. CO.

MATCHLINE, SEE SHEET 1 OF 2

55

56

CURVE DATA

$\Delta = 41^\circ 47' 28''$   
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T = 175.34'

CURVE DATA

$\Delta = 23^\circ 32' 55''$   
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N 89° 17' 52" W 1219.72'

N 89° 17' 52" W 182.78'

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