

172135

Recording requested by:

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

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JUN 22 1988  
Received in Official Records  
of Riverside County, California  
William E. Stoney  
RECORDER  
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PROJECT: PMW-42-878  
R-20-867

5/30

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): WILTON K. NEWBY and LOIS WORTHENE NEWBY, trustees of the Newby Family Trust dated March 10, 1982.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on October 21, 1986, 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

Lot 31, together with that portion of Lot 32 of Madison Park, as shown by map on file in Book 14, Pages 82 and 83 of Maps, records of Riverside County, California, described as follows:

BEGINNING at a point in the northwesterly line of said Lot 32, distant along said northwesterly line South 56° 22' 25" West, 4.95 feet from the northeasterly corner of said Lot;

THENCE along said northwesterly line, South 56° 22' 25" West, 339.60 feet to the most westerly corner of said Lot;

THENCE along the southwesterly line of said Lot, South 33° 37' 35" East, 41.55 feet to the beginning of a tangent curve concave northerly and having a radius of 25.00 feet;

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THENCE southeasterly along last mentioned curve through an angle of 85° 46' 00" an arc distance of 37.42 feet;

THENCE tangent to said curve, North 60° 36' 25" East, 192.36 feet to the easterly boundary of that certain parcel of land conveyed to the State of California by Deed from Herman G. Halverson and wife, recorded January 6, 1956 in Book 1843, Page 251 of Official Records of Riverside County, California;

THENCE along the easterly lines of said certain parcel of land the following courses and distances; North 15° 20' 33" East, 9.86 feet;

THENCE North 19° 04' 16" East, 25.03 feet;

THENCE North 22° 16' 02" East, 25.38 feet;

THENCE North 24° 14' 26" East, 75.02 feet;

THENCE North 35° 16' 44" East, 13.64 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM those portions of Lots 31 and 32 of Madison Park, as shown by map on file in Book 14, Pages 82 and 83 of Maps, records of Riverside County, California, granted to the City of Riverside by Deed recorded November 18, 1965 as Instrument No. 130951 of Official Records of said County.

ALSO EXCEPTING THEREFROM the southwesterly 12 feet as excepted by Instrument No. 99355, recorded April 14, 1988 of Official Records of said County.

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: *June 21, 1988*

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

DESCRIPTION APPROVAL *6/21/88*  
*Walter R. Ayres* by  
SURVEYOR, CITY OF RIVERSIDE

