

228608

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City of Riverside
Public Works Department
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Riverside, California 92522

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JUL 10 1989
Recorded in Official Records
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William J. Bonney
Recorder
Fees \$ 9

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PROJECT: PMW-43-889
10051 Magnolia Avenue

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): M. S. PARTNERSHIP

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on May 18, 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 EXHIBIT "A" 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: June 20, 1989

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

PARCEL 1

That portion of Lots 4 and 5 of F. W. Dunbar's Subdivision, as shown by map on file in Book 5, Page 185 of Maps, records of Riverside County, California, described as follows:

Beginning at a point on the Easterly line of Lot 1 of Magnolia Boulevard Acres, as shown by map on file in Book 13, Page 72 of Maps, records of said County, distant N 34° 15' W, 11.00 feet from the Southeasterly corner of said Lot 1; Thence S 55° 44' W, along a line parallel with and 77.00 feet Northerly of the centerline of Magnolia Avenue, a distance of 239.09 feet; Thence S 77° 32' 05" W, a distance of 21.54 feet, to an intersection with a line, which is parallel with and 33.00 feet Easterly of, as measured at right angles to the centerline of Megginson Lane as shown by Record of Survey on file in Book 82, Page 73 of Record of Survey, records of said County; Thence N 34° 16' W, along said parallel line, a distance of 423.44 feet; Thence N 71° 30' E, a distance of 200.76 feet, to a point on the Easterly line of Lot 4 of said F. W. Dunbar's Subdivision; Thence S 34° 15' E, along said Easterly line, a distance of 27.89 feet, to the Northwesterly corner of Lot 1 of said Magnolia Boulevard Acres; Thence N 55° 44' E, along the Northerly line of said Lot 1, a distance of 66.00 feet, to the Northeasterly corner of said Lot 1; Thence S 34° 15' E, along the Easterly line of said Lot 1, a distance of 349.00 feet, to the point of beginning.

Darrell T. Harness

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

DESCRIPTION APPROVAL 6/16/89
George P. Hutchinson by F.
SURVEYOR, CITY OF RIVERSIDE

