

106706

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
5 Min. Past 9 o'clock A.M.  
At Request of  
C & E Industrial  
Book 1982, Page 106706

JUN 2 1982

Recorded in Official Records  
of Riverside County, California

Acting Recorder

FEES \$ 7

This space for Recorder's use

3/7

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE  
(Waiver of Parcel Map PMW-46-812)

Property Owner(s): E & E INDUSTRIAL OFFICE DEVELOPMENT IN RIVERSIDE,  
a General 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 20, 1982, 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 Description

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

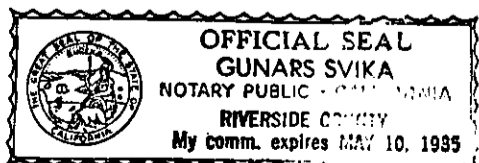
MERLE G. GARDNER  
PLANNING DIRECTOR

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

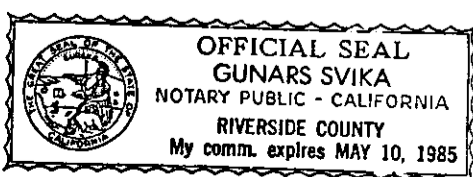
Dated: JUNE 18, 1982

STATE OF CALIFORNIA)  
) ss.  
COUNTY OF RIVERSIDE)

On JUNE 18, 1982, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT C. MEASE, known to me to be the Principal Planner of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.



[Signature]  
Notary Public in and for said County and State



That portion of the Southwest one-quarter of Section 13, and that portion of the Northwest one-quarter of Fractional Section 24, Township 2 South, Range 5 West, S.B.B.M., described as follows:

BEGINNING at the most northerly corner of Parcel 2, as shown by map on file in Book 14, Page 56 of Parcel Maps, records of Riverside County, California;

THENCE Southwesterly along the northwesterly line of said Parcel 2, also being the southeasterly line of East La Cadena Drive, on a curve concave northwesterly, having a radius of 1531.10 feet, through an angle of  $15^{\circ} 35' 40''$ , an arc length of 416.73 feet to the most westerly corner of said Parcel 2, (the initial radial line bears South  $58^{\circ} 00' 40''$  East);

THENCE South  $60^{\circ} 14' 44''$  East, along the southwesterly line of said Parcel 2 and the southeasterly prolongation thereof, a distance of 257.13 feet to the southeasterly line of the Riverside Water Company Canal right-of-way;

THENCE South  $01^{\circ} 27' 49''$  East, a distance of 145.25 feet;

THENCE Southwesterly on a curve concave northwesterly having a radius of 383.00 feet through an angle of  $24^{\circ} 54' 51''$ , an arc length of 166.54 feet to a point of compound curvature;

THENCE Southwesterly on a curve concave northwesterly having a radius of 183.00 feet, through an angle of  $19^{\circ} 53' 12''$ , an arc length of 63.52 feet to a point of compound curvature, (the initial radial line bears South  $66^{\circ} 32' 58''$  East);

THENCE Southwesterly on a curve concave northwesterly having a radius of 1033.00 feet, through an angle of  $06^{\circ} 39' 17''$ , an arc length of 119.98 feet, (the initial radial line bears South  $46^{\circ} 39' 46''$  East);

THENCE South  $49^{\circ} 59' 31''$  West, a distance of 453.47 feet to a point hereinafter referred to as Point "A";

THENCE Southwesterly on a curve concave northwesterly, having a radius of 500.00 feet, through an angle of  $08^{\circ} 34' 44''$ , an arc length of 74.86 feet to a point of compound curvature;

THENCE Westerly on a curve concave northerly, having a radius of 200.00 feet, through an angle of  $36^{\circ} 26' 51''$ , an arc length of 127.23 feet, (the initial radial line bears South  $31^{\circ} 25' 45''$  East);

THENCE North  $84^{\circ} 58' 54''$  West, a distance of 170.00 feet to the northerly line of the Southern Pacific Railroad right-of-way;

The preceding eight (8) courses are along the southeasterly line of the Riverside Water Company Canal right-of-way;

THENCE Southeasterly along said northerly right-of-way line, on a non-tangent curve concave northeasterly, having a radius of 1885.08 feet, through an angle of  $08^{\circ} 43' 18''$ , an arc length of 286.95 feet to the northwesterly line of the Atchison, Topeka and Santa Fe Railroad right-of-way, (the initial radial line bears South  $27^{\circ} 37' 05''$  West);

THENCE North  $45^{\circ} 14' 03''$  East, along said northwesterly line of the Atchison, Topeka and Santa Fe Railroad right-of-way, a distance of 1487.94 feet to the westerly line of Kansas Avenue (66.00 feet wide);

THENCE North  $00^{\circ} 46' 03''$  East, along said westerly line, a distance of 25.38 feet to the southwesterly line of that certain parcel of land conveyed to the State of California by Deed recorded February 24, 1954 in Book 1558, Page 218, Official Records of Riverside County, California;

THENCE North  $20^{\circ} 11' 11''$  West, along the southwesterly line of said parcel of land conveyed to the State of California, a distance of 80.00 feet;

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THENCE North 63° 49' 10" West, along the southwesterly line of said parcel of land conveyed to the State of California, a distance of 295.05 feet;

THENCE North 61° 49' 00" West, along the southwesterly line of said parcel of land conveyed to the State of California, and the north-easterly line of said Parcel 2, a distance of 154.45 feet to the point of beginning.

EXCEPTING THEREFROM that portion of the Riverside Water Company Canal right-of-way, being a strip of land 33.00 feet wide, more particularly described as follows:

BEGINNING at the most easterly corner of said Parcel 2, also being a point on the northwesterly line of said Riverside Water Company Canal right-of-way;

THENCE South 41° 47' 31" West, a distance of 15.20 feet;

THENCE Southwesterly on a curve concave southeasterly, having a radius of 1500.00 feet, through an angle of 07° 20' 41", an arc length of 192.28 feet;

THENCE South 34° 26' 50" West, a distance of 21.09 feet;

THENCE Southerly on a curve concave easterly, having a radius of 250.00 feet, through an angle of 35° 54' 39", an arc length of 156.69 feet;

THENCE South 01° 27' 49" East, a distance of 42.56 feet to the most southerly corner of said Parcel 2;

The preceding five (5) courses are along the northwesterly line of said Riverside Water Company Canal right-of-way, also being the southeasterly line of said Parcel 2;

THENCE South 60° 14' 44" East, along the southeasterly prolongation of the southwesterly line of said Parcel 2, a distance of 38.59 feet to the southeasterly line of said Riverside Water Company Canal right-of-way;

THENCE North 01° 27' 49" West, a distance of 62.56 feet;

THENCE Northerly on a curve concave easterly, having a radius of 217.00 feet through an angle of 35° 54' 39", an arc length of 136.01 feet;

THENCE North 34° 26' 50" East, a distance of 21.09 feet;

THENCE Northeasterly on a curve concave southeasterly, having a radius of 1467.00 feet through an angle of 07° 20' 41", an arc length of 188.05 feet;

THENCE North 41° 47' 31" East, a distance of 23.23 feet to the southwesterly line of that certain parcel of land conveyed to the State of California by deed recorded February 24, 1954 in Book 1558, page 218, Official Records of Riverside County, California;

THENCE North 63° 49' 10" West, along the southwesterly line of said parcel of land conveyed to the State of California, a distance of 1.16 feet;

THENCE North 61° 49' 00" West, continuing along the southwesterly line of said parcel of land conveyed to the State of California, a distance of 32.80 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion lying within a strip of land, 20.00 feet wide, as conveyed to William C. Henshaw by Deed recorded September 20, 1911, in Book 339, page 45 of Deeds, records of Riverside County, California, more particularly described as follows:

COMMENCING at the point hereinbefore referred to as Point "A";

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THENCE Southwesterly along the southeasterly line of said Riverside Water Company Canal right-of-way, on a curve concave northwesterly, having a radius of 500.00 feet, through an angle of 02° 33' 36", an arc length of 22.34 feet to the northerly line of said 20.00 foot strip of land and the true point of beginning, (the initial radial line bears South 40° 00' 29" East);

THENCE Easterly along the northerly line of said 20.00 foot strip of land on a non-tangent curve concave northerly, having a radius of 418.56 feet through an angle of 16° 22' 01", an arc length of 119.57 feet to a point of compound curvature, (the initial radial line bears South 11° 51' 29" East);

THENCE Easterly continuing along the northerly line of said 20.00 foot strip of land on a curve concave northerly, having a radius of 945.37 feet, through an angle of 02° 36' 24", an arc length of 43.01 feet to the northwesterly line of said Atchison, Topeka and Santa Fe Railroad right-of-way (the initial radial line bears South 28° 13' 30" East);

THENCE South 45° 14' 03" West, along the northwesterly line of said Atchison, Topeka and Santa Fe Railroad right-of-way, a distance of 71.14 feet to the southerly line of said 20.00 foot strip of land;

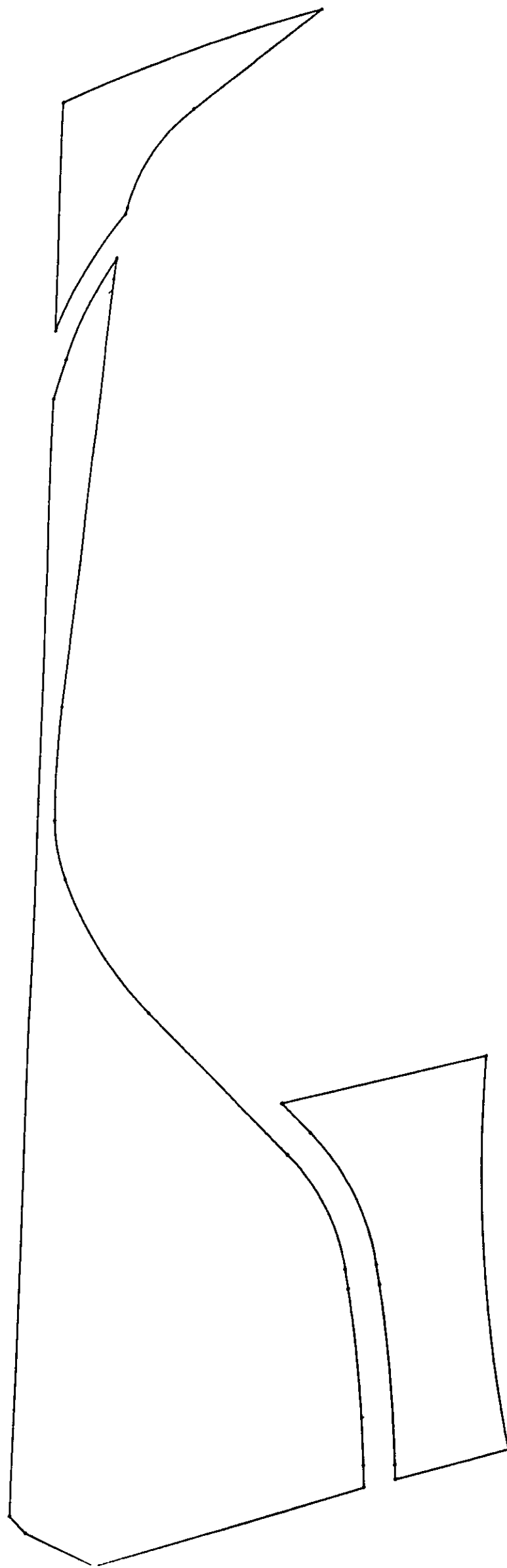
THENCE Westerly along the southerly line of said 20.00 foot strip of land on a non-tangent curve concave northerly, having a radius of 438.56 feet through an angle of 18° 37' 05", an arc length of 142.51 feet to the southeasterly line of said Riverside Water Company Canal right-of-way, (the initial radial line bears South 24° 55' 50" East);

THENCE Northeasterly along the southeasterly line of said Riverside Water Company Canal right-of-way, on a curve concave northwesterly having a radius of 500.00 feet, through an angle of 05° 16' 33", an arc length of 46.04 feet to the true point of beginning. (The initial radial line bears South 32° 10' 20" East).

The above described parcel of land contains 6.27 acres, more or less.

DESCRIPTION APPROVAL  
George Hutchinson 6/18/82  
Surveyor

FWW 46 102



1.110 - 1

63 N18 53 48E	1885.080	5572.120	4518.889	82
CA= 8 43 18	ARC= 286.948	TAN= 143.752		
CHORD= 286.671	CHORD BEARING	= N66 44 34W		
82 S27 37 05W	1885.080	3901.832	3645.010	81
81 S84 58 54E	170.000	3886.962	3814.358	78
78 N 5 01 06E	200.000	4086.195	3831.853	77
CA= 36 26 51	ARC= 127.226	TAN= 65.849		
CHORD= 125.091	CHORD BEARING	= N76 47 41E		
77 S31 25 45E	200.000	3915.538	3936.142	76
76 N31 25 45W	500.000	4342.181	3675.420	73
CA= 0 44 35	ARC= 6.484	TAN= 3.242		
CHORD= 6.484	CHORD BEARING	= N58 11 58E		
73 S32 10 20E	500.000	3918.955	3941.652	75
75 N 6 18 45W	438.560	4354.856	3893.431	56
CA= 18 37 05	ARC= 142.509	TAN= 71.888		
CHORD= 141.883	CHORD BEARING	= N74 22 42E		
56 S24 55 51E	438.560	3957.161	4078.294	62
LOT AREA=	23182.615 SQ FT	OR	0.53220 ACRES	
LOT SUM=	273220.850 SQ FT	OR	6.27229 ACRES	
LOT TOTAL=	273220.850 SQ FT	OR	6.27229 ACRES	

*1-MU-40, 312*

\*\*\*\*\* BLOCK 2 \*\*\*\*\*

----- LOT 1 OF BLOCK 2 -----

FROM	BEARING	DISTANCE	NORTH	EAST	TO
15	S41 47 31W	15.200	5071.254	4633.722	16
16	S48 12 29E	1500.000	4071.613	5752.076	17

CA= 7 20 41      ARC= 192.284      TAN= 96.274  
 CHORD= 192.153      CHORD BEARING = S39 07 10W

17	N55 33 10W	1500.000	4920.083	4515.105	18
18	S34 26 50W	21.090	4902.691	4503.175	19
19	S55 33 10E	250.000	4761.279	4705.337	20

CA= 35 54 39      ARC= 156.691      TAN= 81.015  
 CHORD= 154.138      CHORD BEARING = S16 29 30W

20	S88 32 11W	250.000	4754.894	4459.419	21
21	S 1 27 49E	42.568	4712.340	4460.506	22
22	N60 14 44W	218.545	4820.800	4270.773	9
9	N42 25 00W	1531.100	5951.149	3238.020	7

CA= 15 35 40      ARC= 416.726      TAN= 209.659  
 CHORD= 415.441      CHORD BEARING = N39 47 10E

7	S58 00 40E	1531.100	5140.041	4536.624	10
10	S61 49 00E	121.650	5082.587	4643.851	15

LOT AREA= 53437.258 SQ FT OR 1.22675 ACRES

----- LOT 2 OF BLOCK 2 -----

FROM	BEARING	DISTANCE	NORTH	EAST	TO
90	S63 49 10E	293.883	4936.920	4937.540	12
12	S20 11 11E	80.000	4861.834	4965.146	13
13	S 0 46 03W	25.380	4836.457	4964.806	60
60	S45 14 03W	1177.485	4007.259	4128.803	64
64	N30 49 54W	945.370	4819.026	3644.284	58

CA= 2 36 24      ARC= 43.010      TAN= 21.509  
 CHORD= 43.006      CHORD BEARING = S60 28 18W

58	S28 13 30E	945.370	3986.064	4091.383	65
65	N28 13 30W	418.560	4354.856	3893.431	56

CA= 16 22 01      ARC= 119.565      TAN= 60.192  
 CHORD= 119.159      CHORD BEARING = S69 57 31W

56 S11 51 29E 419.560 3945.228 3979.440 74  
 74 N37 26 53W 500.000 4342.181 3675.420 73

CA= 2 33 36 ARC= 22.341 TAN= 11.172  
 CHORD= 22.339 CHORD BEARING = N51 16 19E

73 S40 00 29E 500.000 3959.204 3996.867 72  
 72 N49 59 31E 453.470 4250.737 4344.204 71  
 71 N40 00 29W 1033.000 5041.968 3680.094 69

CA= 6 39 17 ARC= 119.980 TAN= 60.057  
 CHORD= 119.912 CHORD BEARING = N40 39 52E

69 S46 39 46E 1033.000 4333.029 4431.422 83  
 83 N46 39 46W 183.000 4458.621 4298.322 67

CA= 19 53 12 ARC= 63.517 TAN= 32.081  
 CHORD= 63.199 CHORD BEARING = N33 23 38E

67 S66 32 58E 183.000 4385.794 4466.206 84  
 84 N66 32 58W 383.000 4538.212 4114.841 80

CA= 24 54 51 ARC= 166.542 TAN= 84.608  
 CHORD= 165.233 CHORD BEARING = N10 59 36E

80 N88 32 11E 383.000 4547.995 4497.716 85  
 85 N 1 27 49W 207.810 4755.737 4492.408 86  
 86 N88 32 11E 217.000 4761.279 4709.337 20

CA= 35 54 39 ARC= 136.007 TAN= 70.321  
 CHORD= 133.792 CHORD BEARING = N16 29 30E

20 N55 33 10W 217.000 4884.025 4530.389 87  
 87 N34 26 50E 21.090 4901.417 4542.318 88  
 88 S55 33 10E 1467.000 4071.613 5752.076 17

CA= 7 20 41 ARC= 188.054 TAN= 94.156  
 CHORD= 187.925 CHORD BEARING = N38 07 10E

17 N48 12 29W 1467.000 5049.262 4658.325 89  
 89 N41 47 31E 23.231 5066.582 4673.807 90  
 LOT AREA= 196600.977 SQ FT OR 4.51334 ACRES

----- LOT 3 OF BLOCK 2 -----

FROM BEARING DISTANCE NORTH EAST TO  
 62 S45 14 03W 239.310 3788.637 3908.386 63



1	2.2	41	47	31	15.200	11.333-	10.130-	
1	2.1	48	12	29	1500.000	1010.974-	1108.225	22800.680-
7	20	41			192.284-			
1	1.2	55	33	10	1500.000	162.504-	128.746-	976.826-
1	2.2	34	26	58	21.090	179.895-	140.676-	1277.175-
1	2.1	55	33	10	250.000	321.307-	65.486	58257.963-
35	54	39			156.691-			
1	2.2	88	32	11	250.000	327.693-	184.432-	16712.116-
1	2.1	1	27	49	42.565	370.244-	183.345-	24916.084-
1	2.1	60	14	44	38.587	389.394-	149.845-	40830.315-
1	1.2	1	27	49	62.565	326.849-	151.443-	30836.007-
1	1.1	88	32	11	217.000	321.306-	65.486	100899.585-
35	54	39			136.007			
1	1.2	55	33	10	217.000	198.561-	113.463-	21926.758-
1	1.1	34	26	50	21.090	181.169-	101.534-	22322.044-
1	2.1	55	33	10	1467.000	1010.973-	1108.224	325746.010-
7	20	41			188.054			
1	1.2	48	12	29	1467.000	33.324-	14.473	27572.147-
1	1.1	41	47	31	23.231	16.004-	29.955	28338.741-
1	1.2	63	49	10	1.164	15.490-	28.910	28337.414-
1	1.2	61	49		32.800	.001	.001-	28337.428-
		14168.714-			<del>1416.8714-</del>			

927626

\* S.E. DEV. \*

CALC'S FOR RIV. W.C. CANAL  
EXEMPTION TO LEGAL

N1=0.0000  
E1=0.0000

S 41.4731 W  
HD=15.2000

N2=-11.3327  
E2=-10.1297

S 48.1229 E  
HD=1,500.0000

N3=-1,010.9741  
E3=1,100.2249

N 55.3310 W  
HD=1,500.0000

N4=-162.5039  
E4=-128.7465

S 34.2650 W  
HD=21.0900

N5=-179.8957  
E5=-140.6760

S 55.3310 E  
HD=250.0000

N6=-321.3074  
E6=65.4859

S 88.3211 W  
HD=250.0000

N7=-327.6929  
E7=-184.4325

S 1.2749 E  
HD=42.5650

N8=-370.2440  
E8=-183.3454

S 60.1444 E  
HD=38.5870

N9=-389.3941  
E9=-149.8456

N 1.2749 W  
HD=62.5650

N10=-326.8495  
E10=-151.4437

N 88.3211 E  
HD=217.0000

N11=-321.3069  
E11=65.4855

N 55.3310 W  
HD=217.0000

N12=-198.5615  
E12=-113.4630

N 34.2650 E  
HD=21.0900

N13=-181.1697  
E13=-101.5335

S 55.3310 E  
HD=1,467.0000

N14=-1,010.9737  
E14=1,100.2245

N 48.1229 W  
HD=1,467.0000

N15=-33.3243  
E15=14.4737

N 41.4731 E  
HD=23.2310

N16=-16.0040  
E16=29.9555

N 63.4910 W  
HD=1.1640

N17=-15.4904  
E17=28.9109

N 61.4900 W  
HD=32.0000

N18=0.0000  
E18=-0.0003

CHD=7,126.2920  
AREA=3,063.8434  
PER=0.0703