

115201

Recording requested by

And when recorded, mail to:

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

RECEIVED FOR RECORD
50 Min. Past 11 o'clock A.M.
At Request of
City Clerk
Book 1980, Page 115201

JUN 24 1980

Recorded in Official Records
of Riverside County, California

Donald D. Swaine Recorder
FEES \$100

This space for Recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CERTIFICATE OF COMPLIANCE
(Waiver of Parcel Map PMW-51-778)

Property Owner(s): William O. Doles and Maxine M. Doles

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on June 22,, 19 78, 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.

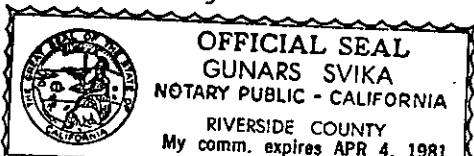
PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

Dated: JUNE 17, 1980

By Melvin Radom
Planning Director
City of Riverside

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On JUNE 17, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MELVIN G. GARDNER, known to me to be the Planning Director 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

This instrument is recorded to show Notary Seal which was omitted in first recording.
CL 125 (5/78)

115201

That portion of Lot 6 of the Martin and Ormond Tract as shown by map on file in Book 6 of Maps, at Page 84 thereof, records of Riverside County, California, and a portion of the Southwest one-quarter of Section 31, Township 2 South, Range 4 West, San Bernardino Base and Meridian; being also a portion of Parcel 1 as shown on Records of Survey Book 45 at Pages 93 and 94 thereof, Records of Riverside County, California, described as follows:

COMMENCING at the center of Section 31, Township 2 South, Range 4 West, San Bernardino Base and Meridian;

THENCE North 89° 57' 33" West, along the southerly line of the northwest one-quarter of said Section 31 also being the southerly line of said Martin and Ormond Tract, a distance of 1373.78 feet to the southwest corner of that certain parcel of land conveyed to Riverside County Flood Control and Water Conservation District designated as Parcel 2 in Deed recorded February 3, 1959, as Instrument No. 9186, Records of Riverside County, California, said corner being the point of beginning of the parcel of land to be described;

THENCE North 00° 13' 27" East, along the westerly line of said parcel, a distance of 568.82 feet to the northwest corner thereof;

THENCE South 68° 58' 33" East, along the northerly line of said parcel, a distance of 244.69 feet to a point on the easterly line of said Lot 6;

THENCE North 00° 15' 27" East, along said easterly line, a distance of 179.93 feet to the southerly line of Central Avenue, 98.00 feet wide, as conveyed to the City of Riverside by Deed recorded September 13, 1967 as Instrument No. 80353, records of Riverside County, California;

THENCE westerly along said southerly line on a non-tangent curve having a radius of 1449.00 feet, through an angle of 06° 58' 06", an arc length of 176.22 feet (the initial radial line bears South 01° 43' 03" West) to the southeasterly line of that certain parcel of land conveyed to the City of Riverside designated as Parcel 7 in Judgement in Eminent Domain recorded June 9, 1965 as Instrument No. 66796, records of Riverside County, California;

THENCE South 74° 27' 27" West, along said southeasterly line, a distance of 131.13 feet to the most southerly corner of said Parcel 7;

THENCE North 48° 14' 04" West, along the southwesterly line of said Parcel 7, a distance of 120.90 feet to the northerly line of said Lot 6, also being the southerly line of the Gage Canal;

THENCE South 61° 01' 00" West, along said southerly line, a distance of 117.68 feet to the northeast corner of that certain parcel of land conveyed to Bacon Properties, Inc., designated as Parcel 5 in Deed recorded October 15, 1954 as Instrument No. 53383, Records of Riverside County, California;

THENCE along the easterly line of said Parcel conveyed to Bacon Properties, Inc., and the southerly prolongation of said easterly line, a distance of 763.44 feet;

THENCE South 48° 07' 13" East, a distance of 351.19 feet to a point on the west line of Parcel 3-C of that certain parcel of land conveyed to the Riverside County Flood Control per deed recorded February 3, 1959, as Instrument No. 9186, records of Riverside County, California;

THENCE North 00° 13' 23" East, along the west line of said Parcel 3-C a distance of 335.00 feet to the point of beginning.

The above described parcel of land contains 6.41 acres, more or less.

DESCRIPTION APPROVAL
By *[Signature]* 6/17/82 by *[Signature]*
Surveyor

Attachment For PMW-53-778

194532

Those portions of Block 11 and Block 12, and that portion of Thornton Street (formerly Suman Avenue) all of Wilbur Tract, as shown by map on file in Book 4 of Maps, at Page 36 thereof, Records of San Bernardino County, California, and that portion of Lot 5 of Wilbur Tract, as shown by map on file in Book 6 of Maps, at Page 4 thereof, Records of San Bernardino County, California, described as a whole as follows:

Beginning at the southeast corner of said Block 11;

Thence Westerly along the south line of said Block 11, a distance of 396.85 feet to the northeast corner of that certain parcel of land described as Parcel 2 in Trust Deed recorded September 23, 1975, as Instrument No. 116616 of Official Records of Riverside County, California;

Thence Southerly along the easterly line of said Parcel 2, a distance of 176.12 feet to a point in the northerly line of Service Court, as shown by Parcel Map recorded in Parcel Map Book 16, at Page 36 thereof, Records of Riverside County, California;

Thence Westerly along said northerly line and along the south line of said Parcel 2, a distance of 47.00 feet to the southwest corner of said Parcel 2 described as aforesaid;

Thence Northerly along the west line of said Parcel 2, a distance of 174.50 feet to the northwest corner thereof, said point being in the south line of said Block 11;

Thence Westerly along said south line, a distance of 219.37 feet to the southwest corner of said Block 11;

Thence Northerly along the west line of said Block 11 to a point therein, distant southerly 100.00 feet from the southeasterly right-of-way line of the Atchison, Topeka, & Santa Fe Railroad, said point being the southeast corner of Parcel 3 described in said Trust Deed;

Thence Westerly along the south line of said Parcel 3 to the southwesterly corner thereof, said point being in said southeasterly right-of-way line of the Atchison, Topeka, & Santa Fe Railroad;

Thence Northeasterly along said southeasterly right-of-way line to an intersection with the centerline of said Thornton Street (formerly Suman Avenue);

Thence Easterly along said centerline to an intersection with the northerly prolongation of the east line of said Block 11;

Thence Southerly along said northerly prolongation and along the east line of said Block 11 to the point of beginning.

DESCRIPTION APPROVAL
by *George P. Hutchison* 8/3/78 by _____
Surveyor