

104064

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
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APR 15 1987
Recorded in Official Records
of Riverside County, California
William E. Shantz
RECORDER
Fee \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-54-867

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): SPRUCE AVENUE ASSOCIATES, a California Limited Partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on March 5, 1987, 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.

Parcel 1

That portion of Lot 8 in Section 19, Township 2 South, Range 4 West of the Lands of the East Riverside Land Co., as shown by map recorded in Book 6, Page 44 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the northwest corner of said Lot 8;

THENCE South 0° 11' 47" East, along the west line of said Lot, a distance of 34.21 feet;

THENCE North 89° 48' 13" East, along a line at right angles with the west line of said Lot, a distance of 22.00 feet, to the TRUE POINT OF BEGINNING;

THENCE South 0° 11' 47" East, a distance of 239.00 feet;

THENCE North 89° 48' 13" East, a distance of 102.00 feet;

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THENCE North 0° 11' 47" West, a distance of 118.00 feet;
THENCE North 40° 42' 56" East, a distance of 39.05 feet;
THENCE South 89° 55' 43" East, a distance of 121.00 feet;
THENCE North 0° 04' 17" East, a distance of 114.00 feet;
THENCE North 89° 55' 43" West, a distance of 226.00 feet;
THENCE South 44° 56' 15" West, a distance of 32.60 feet, returning to
the TRUE POINT OF BEGINNING.

Parcel 2

That portion of Lot 8 in Section 19, Township 2 South, Range 4 West of
the Lands of the East Riverside Land Co., as shown by map recorded in
Book 6, Page 44 of Maps, records of San Bernardino County, California
described as follows:

COMMENCING at the northwest corner of said Lot 8;
THENCE South 0° 11' 47" East, along the west line of said Lot, a
distance of 34.21 feet;
THENCE North 89° 48' 13" East, along a line at right angles with the
west line of said Lot, a distance of 22.00 feet;
THENCE North 44° 56' 15" East, a distance of 32.60 feet to a line which
is parallel with and distant 11.00 feet south as measured at right
angles from the north line of said Lot;
THENCE South 89° 55' 43" East, along said parallel line a distance of
226.00 feet, to the TRUE POINT OF BEGINNING;
THENCE South 0° 04' 17" West, a distance of 114.00 feet;
THENCE South 89° 55' 43" East, a distance of 121.00 feet;
THENCE South 0° 04' 17" West, a distance of 84.00 feet;
THENCE South 33° 59' 43" East, a distance of 36.98 feet to the
northwesterly right-of-way line of the Southern Pacific Railroad;
THENCE North 50° 52' 33" East, along said railroad right-of-way, a
distance of 283.63 feet;
THENCE North 0° 10' 05" West, a distance of 49.38 feet;
THENCE North 89° 55' 43" West, a distance of 361.32 feet, returning to
the TRUE POINT OF BEGINNING.

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Parcel 3

That portion of Lot 8 in Section 19, Township 2 South, Range 4 West of the Lands of the East Riverside Land Co., as shown by map recorded in Book 6, Page 44 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the northwest corner of said Lot 8;

THENCE South 0° 11' 47" East, along the west line of said Lot, a distance of 34.21 feet;

THENCE North 89° 48' 13" East, along a line at right angles with the west line of said Lot, a distance of 22.00 feet;

THENCE South 0° 11' 47" East, along a line parallel to and 22.00 feet East along said right-of-way line, as measured at right angles, to the westerly line of said Lot, a distance of 239.00 feet, to the true POINT OF BEGINNING;

THENCE South 0° 11' 47" East, a distance of 283.15 feet to the northwesterly right-of-way line of the Southern Pacific Railroad;

THENCE North 50° 52' 33" East, along said right-of-way line, a distance of 501.00 feet;

THENCE North 33° 59' 43" West, a distance of 36.98 feet;

THENCE North 0° 04' 17" East, a distance of 84.00 feet;

THENCE North 89° 55' 43" West, a distance of 242.00 feet;

THENCE South 40° 42' 56" West, a distance of 39.05 feet;

THENCE South 0° 11' 47" East, a distance of 118.00 feet;

THENCE South 89° 48' 13" West, a distance of 102.00 feet, returning to the true POINT OF BEGINNING.

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: MARCH 25, 1987

DESCRIPTION APPROVAL
George P. Hatcher
3/29/87
W

PRIN 15-1-87

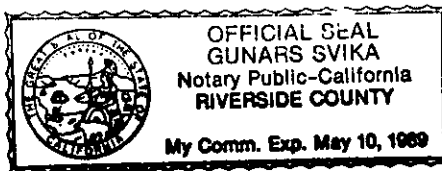
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STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 25TH day of MARCH, in the year 1987, before me,
GUNARS SVIKA a Notary Public in and for said
county and state, personally appeared ROBERT C. MEASE
GUNARS SVIKA, 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 Svika
Notary Public in and for said County and State

311.13/m - legal.231/a



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