

142134

Recording requested by:

J. N. Behr & Associates

And when recorded, mail to:

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

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JUN 28 1985

Recorded in Official Records
of Riverside County, California

William E. Gray
RECORDER
Fee \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: Certificate of Compliance
for V-158-834

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

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Property Owner(s): THE ZIMMERMAN TRUST OF 1978, STANLEY MORTON ZIMMERMAN, TRUSTEE

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on January 3, 1985, 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 2 and a portion of Parcel 1 of Record of Survey entitled "Record of Survey of a portion of Lot 17 of Castleman's Addition, as shown by Map on file in Book 3, Page 19 of Maps, Records of San Bernardino County, California," on file in Book 30, Page 78 of Records of Survey, Records of Riverside County, California, being more particularly described as follows:

BEGINNING at the intersection of the north line of said Parcel 2, with the east line of Regent Place, said intersection being in a curve, concave to the west, having a radius of 45.00 feet;

THENCE southerly along said curve through a central angle of 49° 48' 40", an arc distance of 39.12 feet to a point in the west line of Parcel 2;

THENCE South 40° 14' 50" East, (radial) a distance of 33.48 feet to an angle point;

THENCE South 0° 01' 30" East, a distance of 180.42 feet to the south line of said Parcel 2;

THENCE North 89° 56' 30" East, along the south line of said Parcel 2, a distance of 74.16 feet to an angle point;

THENCE North 0° 01' 30" West, along the boundary of said Parcel 2, a distance 50.00 feet to an angle point;

THENCE North 89° 56' 30" East, along the boundary, a distance of 88.14 feet to the southeast corner of said Parcel 2;

THENCE North 0° 01' 30" West, along the east lines of Parcels 2 and 1, a distance of 480.93 feet;

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THENCE South 89° 54' 30" West, along the north line of said Parcel 1, a distance of 182.30 feet to an angle point;

THENCE South 0° 01' 30" East, on the boundary line of said Parcel 1, a distance of 50.00 feet to an angle point;

THENCE continuing South 0° 01' 30" East, parallel with the westerly line of said Parcel 1, a distance of 25.00 feet;

THENCE North 89° 54' 30" East, parallel with the northerly line of said Parcel 1, a distance of 28.00 feet;

THENCE South 0° 01' 30" East, parallel with the westerly line of said Parcel 1, a distance of 183.47 feet to a point North 0° 01' 30" West, 32 feet from the southerly line of said Parcel 1;

THENCE South 54° 56' 25" West, a distance of 22.06 feet to a point in the northeasterly line of said Regent Place as shown on said Record of Survey, said point being in the arc of a 45 foot radius curve 20 feet northwesterly from an angle point in the southerly line of said Parcel 1, a radial line to said point in Regent Place bears North 64° 28' 37" East;

The last 5 courses and distances follow the westerly line of that certain parcel of land conveyed to the Zimmerman Trust of 1978, by deed recorded April 29, 1980, as Instrument No. 80992, Official Records of Riverside County, California;

THENCE Southerly, along said curve, through a central angle of 25° 27' 53" an arc length of 20 feet to the 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: JUNE 14, 1985

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 14TH day of JUNE, in the year 1985, before me, GUNARS SVIKA a Notary Public in and for said county and state, personally appeared ROBERT C. MEASE 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

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