

313324

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
- Min. Past 2 o'clock P

OCT 27 1988

Recorded in Official Records
of Riverside County, California

William E. Smith

RECORDER

Fees \$

192

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-63-867

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): ERWIN FAMILY PARTNERSHIP, a 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 May 7, 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

All that portion of Lots 1 through 5, inclusive, and Lot 7 of Birche's Subdivision, shown by map on file in Book 4, Page 98 of Maps, records of Riverside County, California, and a portion of Lot 8 in Block 32 of LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, and a portion of the Riverside Water Company Canal, described as follows:

COMMENCING at the most easterly corner of said Lot 1, said corner being in the northwesterly line of the Atchison, Topeka and Santa Fe Railroad Company right-of-way, said corner also being the beginning of a non-tangent curve with a radius of 5679.65 feet and concaving northwesterly, the radial line of said curve at said corner bears South 40° 05' 16" East;

THENCE southwesterly along said curve an arc length of 15.09 feet, through a central angle of 00° 09' 08" to a line which is parallel with and distant 55.00 feet southwesterly, as measured at a right angle from the centerline of Adams Street, and to the TRUE POINT OF BEGINNING;

THENCE North 34° 00' 00" West along said parallel line 247.55 feet;

THENCE South 44° 42' 22" West, 471.29 feet to that certain line described in deed to Erwin Family Partnership recorded April 10, 1987, as Instrument No. 99538, Official Records of Riverside County, California, said line also being described in deed to David G. Dixon, et al recorded April 10, 1987, as Instrument No. 99537, Official Records of Riverside County, California;

THENCE South 05° 58' 55" East along said line, a distance of 89.81 feet;

THENCE South 10° 36' 44" West continuing along said line, a distance of 100.86 feet;

THENCE South 21° 01' 44" West continuing along said line, a distance of 60.37 feet to said northwesterly line of the railroad right-of-way;

THENCE North 56° 00' 50" East along said northwesterly line 35.95 feet to the beginning of a tangent curve with a radius of 5679.65 feet and concaving northwesterly;

THENCE northeasterly continuing along said northwesterly line an arc length of 589.76 feet, through a central angle of 05° 56' 58" to said TRUE POINT OF BEGINNING.

Parcel 2

All that portion of Lots 5 through 8, inclusive, of Birche's Subdivision, as shown by map on file in Book 4, Page 98 of Maps, records of Riverside County, and a portion of Lot 1 and Lot 8 in Block 32 of LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, as shown by map on file in Book 1 of maps at Page 70 thereof, records of San Bernardino County, California, and a portion of the Riverside Water Company Canal, described as follows:

COMMENCING at the most easterly corner of Lot 1, of said Birche's Subdivision, said corner being in the northwesterly line of the Atchison, Topeka and Santa Fe Railroad Company right-of-way, said corner also being the beginning of a non-tangent curve with a radius of 5679.65 feet and concaving northwesterly, the radial line of said curve at said corner bears South 40° 05' 16" East;

THENCE southwesterly along said curve an arc length of 15.09 feet through a central angle of 00° 09' 08" to a line which is parallel with and distant 55.00 feet southwesterly as measured at a right angle from the centerline of Adams Street;

THENCE North 34° 00' 00" West along said parallel line 247.55 feet to the TRUE POINT OF BEGINNING;

313324

THENCE South 44° 42' 22" West, 471.29 feet to that certain line described in deed to Erwin Family Partnership recorded April 10, 1987, as Instrument No. 99538, Official Records of Riverside County, California, said line also being described in deed to David G. Dixon, et al, recorded April 10, 1987, as Instrument No. 99537, Official Records of Riverside County, California;

THENCE North 05° 58' 55" West, a distance of 254.82 feet;

THENCE North 06° 51' 54" West, a distance of 93.50 feet;

THENCE North 02° 57' 06" East, a distance of 78.10 feet;

THENCE North 10° 56' 54" East, a distance of 69.07 feet;

THENCE North 13° 44' 56" East, a distance of 99.61 feet;

THENCE North 22° 37' 25" East, a distance of 121.56 feet;

THENCE North 56° 00' 00" East, a distance of 28.84 feet to said parallel line with the centerline of Adams Street.

The preceding seven (7) courses are along said line described in said deeds.

THENCE South 34° 00' 00" East along said parallel line, a distance of 461.00 feet to the TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL 12/2/87
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE

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: DECEMBER 3, 1987

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 3RD day of December, in the year 1987, before me, 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.

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

313325

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William E. Gandy
RECORDER
Fee \$

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PROJECT: PMW-63-867

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): DAVID G. DIXON and CATHY S. DIXON, husband and wife as joint tenants, as to an undivided 30% interest; GLENN R. QUAID and JULIE L. QUAID, husband and wife and joint tenants, as to an undivided 20% interest; ROBERT A. QUAID and MARILYN E. QUAID, husband and wife as joint tenants, as to an undivided 50% interest.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on May 7, 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.

In the City of Riverside County of Riverside, State of California, and being a portion of Lot 1 and all of Lot 8 in Block 32 of R.L.&I. Co. Lands per Book 1 of Maps at Page 70, in the Office of the County Recorder of San Bernardino County, California, and being more particularly described as follows:

PARCEL 1:

Beginning at the most northerly corner of Lot 42 of Harmony-Dale Tract, as shown on the map filed in Book 27 of Maps at Pages 59 and 60, in the Office of the County Recorder of Riverside County, California, said corner being a point on the southeasterly right-of-way line of Indiana Avenue, 80.00 feet in width;

313325

THENCE along said southeasterly line, North 55° 59' 30" East 646.19 feet to a point on the southwesterly right-of-way line of Adams Street, 110.00 feet in width;

THENCE along said southwesterly line, South 34° 00' 00" East 535.39 feet to a point on that certain line described in deed to Erwin Family Partnership recorded April 10, 1987, as Instrument No. 99538, Official Records of Riverside County, California, said line also being described in deed to David G. Dixon, et al recorded April 10, 1987, as Instrument No. 99537, Official Records of said Riverside County;

THENCE along said line the following courses: South 56° 00' 00" West 28.84 feet, South 22° 37' 25" West 121.56 feet, South 13° 44' 56" West 99.61 feet, South 10° 56' 54" West 69.07 feet, South 02° 57' 06" West 78.10 feet, South 06° 51' 54" East 93.50 feet, South 05° 58' 55" East 344.63 feet, South 10° 36' 44" West 100.86 feet, and South 21° 01' 44" West 60.37 feet to a point on the northwesterly right-of-way line of the A.T. & S.F. R.R., 100.00 feet in width;

THENCE along said northwesterly line, South 56° 30' 07" West 21.59 feet to the most easterly corner of Lot 25 of said Harmony-Dale Tract;

THENCE along the northeasterly line of Lots 25 through 42, inclusive, of said Harmony-Dale Tract, North 33° 59' 49" West 1274.11 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following portion:

Beginning at a point on the northeasterly line of said Harmony-Dale Tract, distant thereon South 611.02 feet from the most northerly corner of Lot 42 of said Harmony-Dale Tract;

THENCE North 55° 57' 46" East 435.88 feet;

THENCE North 21° 31' 59" East 186.66 feet;

THENCE North 56° 30' 05" East 56.46 feet to a point on the southwesterly right-of-way line of Adams Street, 110.00 feet in width;

THENCE along said southwesterly line, South 34° 00' 00" East 29.70 feet to a point on that certain line as described in said deeds to Erwin Family Partnership and David G. Dixon, et al;

THENCE along said line the following courses:

South 56° 00' 00" West 28.84 feet, South 22° 37' 25" West 121.56 feet, South 13° 44' 56" West 99.61 feet, South 10° 56' 54" West 69.07 feet, South 02° 57' 06" West 78.10 feet, South 06° 51' 54" East 93.50 feet, South 05° 58' 55" East 344.63 feet, South 10° 36' 44" West 100.86 feet, and South 21° 01' 44" West 60.37 feet to a point on the northwesterly right-of-way line of the A.T. & S.F. R.R., 100.00 feet in width;

THENCE along said northwesterly line, South 56° 30' 07" West 21.59 feet to the most easterly corner of Lot 25 of said Harmony-Dale Tract;

THENCE along the northeasterly line of Lots 25 through 42, inclusive, of said Harmony-Dale Tract, North $33^{\circ} 59' 49''$ West 663.09 feet to the POINT OF BEGINNING.

ALSO EXCEPTING therefrom any portion thereof lying within that certain parcel of land conveyed to the City of Riverside by deed recorded September 24, 1965, as Instrument No. 109926, Official Records of said Riverside County.

PARCEL 2:

Beginning at the most northerly corner of Lot 42 of Harmony-Dale Tract, as shown on the map filed in Book 27 of Maps at Pages 59 and 60, in the Office of the County Recorder of Riverside County, California, said corner being a point on the southeasterly right-of-way line of Indiana Avenue, 80.00 feet in width;

THENCE along said southeasterly line, North $55^{\circ} 59' 30''$ East 646.19 feet to a point on the southwesterly right-of-way line of Adams Street, 110.00 feet in width;

THENCE along said southwesterly line, South $34^{\circ} 00' 00''$ East 535.39 feet to a point on that certain line described in deed to Erwin Family Partnership recorded April 10, 1987, as Instrument No. 99538, Official Records of Riverside County, California, said line also being described in Deed to David G. Dixon, et al recorded April 10, 1987, as Instrument No. 99537, Official Records of said Riverside County;

THENCE along said line the following courses:

South $56^{\circ} 00' 00''$ West 28.84 feet, South $22^{\circ} 37' 25''$ West 121.56 feet, South $13^{\circ} 44' 56''$ West 99.61 feet, South $10^{\circ} 56' 54''$ West 69.07 feet, South $02^{\circ} 57' 06''$ West 78.10 feet, South $06^{\circ} 51' 54''$ East 93.50 feet, South $05^{\circ} 58' 55''$ East 344.63 feet, South $10^{\circ} 36' 44''$ West 100.86 feet, and South $21^{\circ} 01' 44''$ West 60.37 feet to a point on the northwesterly right-of-way line of the A.T. & S.F. R.R., 100.00 feet in width;

THENCE along said northwesterly line, South $56^{\circ} 30' 07''$ West 21.59 feet to the most easterly corner of Lot 25 of said Harmony-Dale Tract;

THENCE along the northeasterly line of Lots 25 through 42, inclusive, of said Harmony-Dale Tract, North $33^{\circ} 59' 49''$ West 1274.11 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following portion:

Beginning at the most northerly corner of Lot 42 of Harmony-Dale Tract, as shown on the map filed in Book 27 of Maps at Pages 59 and 60, in the Office of the County Recorder of Riverside County, California, said corner being a point on the southeasterly right-of-way line of Indiana Avenue, 80.00 feet in width;

THENCE along said southeasterly line, North $55^{\circ} 59' 30''$ East 646.19 feet to a point on the southwesterly right-of-way line of Adams Street, 110.00 feet in width;

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THENCE along said southwesterly line, South 34° 00' 00" East 505.69 feet;

THENCE South 56° 30' 05" West 56.46 feet;

THENCE South 21° 31' 59" West 186.66 feet;

THENCE South 55° 57' 46" West 435.88 feet to a point on the northeasterly line of said Harmony-Dale Tract;

THENCE along said northeasterly line, North 33° 59' 49" West 611.02 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM any portion thereof lying within that certain parcel of land conveyed to the City of Riverside by Deed recorded September 24, 1965 as Instrument No. 109926, Official Records of said Riverside County.

DESCRIPTION APPROVAL 12/2/87
George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE

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: DECEMBER 3, 1987

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 3RD day of December, in the year 1987, before me, 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.

James Spike
Notary Public in and for said County and State

311.13/m - SURVEY.261/b

