

16886

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

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JAN 18 1989
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William E. Stoney
RECORDER
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PROJECT: PMW for R-8-889

Strong St. and
Orange St.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): J. FERGUSON PARTNERS/RIVERSIDE, 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 September 22, 1988, 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 LEGAL DESCRIPTION EXHIBIT "A".

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:

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

PMW-140

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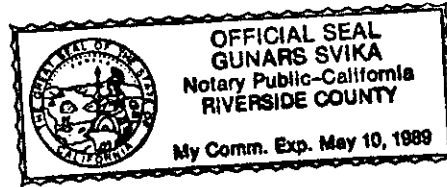
STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 13TH day of JANUARY, in the year 1989, 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

0011u/m - K/0355u/w
01/12/89



November 17, 1988
Revised December 28, 1988
Revised January 9, 1989

W.O. 8810892

EXHIBIT "A"
FERGUSON PARTNERS
PARCEL 1

That portion of Lots 51, 52, 53, 61, 62, and 63 of the Lands of Southern California Colony Association, as shown by map on file in Book 7 of Maps, page 3 thereof, Records of San Bernardino County, and that portion of Lots 1 through 17, inclusive, that portion of Lots 20 through 30, inclusive, that portion of Arroyo Vista Avenue (vacated), and that portion of the right-of-way of lower canal of the Riverside Water Company (abandoned), as shown by map on file in Book 6 of Maps, page 60, thereof, Records of Riverside County, all within the City of Riverside County, County of Riverside, State of California, described as follows:

Commencing at a point on the Southeasterly line of said Lot 63, said point bears S.29°46'30"W. along said Southeasterly line, a distance of 345.00 feet from the most Easterly corner of said Lot 63;

Thence parallel with the Northeasterly line of said Lot 63, N.60°12'31"W., a distance of 35.77 feet to a point on the Northwesterly line of West La Cadena Drive (having a half width of 28.00 feet), as shown by the State of California right-of-way map on file in the Riverside County Surveyor's Office as No. 204-128, said point being the true point of beginning;

Thence continuing parallel with said Northeasterly line, N.60°12'31"W., a distance of 456.29 feet;

Thence parallel with said Southeasterly of Lot 63, S.29°46'30"W., a distance of 220.21 feet to the most Northerly corner of Parcel 2, as conveyed to J. Ferguson Partners/Riverside by deed recorded September 15, 1988, as Instrument No. 266781 of Official Records of Riverside County, California;

Thence parallel with the Northeasterly line of said Lot 51, S.60°14'00"E., a distance of 264.00 feet to the most Easterly corner of Parcel 2, as conveyed to J. Ferguson Partners/Riverside by deed recorded

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September 30, 1988, as Instrument No. 284523 of Official Records of Riverside County, California;

Thence parallel with said Southeasterly line of Lot 63, S.29°46'30"W. along the Southeasterly line of said Parcel 2, a distance of 8.00 feet, to the most Southerly corner of said Parcel 2, also being the most Northerly corner of that parcel of land as conveyed to J. Ferguson Partners/Riverside by deed recorded September 15, 1988, as Instrument No. 266783 of Official Records of Riverside County, California;

Thence S.60°14'00"E., a distance of 66.00 feet;

Thence N.29°46'30"E., a distance of 8.00 feet;

Thence S.60°14'00"E., a distance of 63.70 feet, to the most Easterly corner of said parcel of land as described in deed recorded September 15, 1988, as Instrument No. 266783 of Official Records of Riverside County, California, (the preceding three (3) courses being along the Northeasterly lines of said parcel);

Thence Westerly along the Southerly line of said parcel on a non-tangent curve, concave Northerly having a radius of 327.00 feet, through an angle of 09°55'11", an arc length of 56.61 feet (the initial line bears S.25°21'39"E.);

Thence S.74°33'32"W. along said Southerly line, a distance of 136.09 feet, to the most Westerly corner of said last mentioned parcel of land, said corner also being a point on the Northeasterly line of Charles Street (30.00 feet wide), as conveyed to the City of Riverside by deed recorded October 3, 1929, in Book 827 of Deeds, page 564, et seq., Records of Riverside County, California;

Thence N.60°14'00"W. along said Northeasterly line of Charles Street, a distance of 431.82 feet to the most Northerly corner of said Charles Street, also being a point on the Northwesterly line of said Lot 51;

Thence S.29°47'37"W. along said Northwesterly line, a distance of 30.00 feet, to the most Westerly corner of said Charles Street;

Thence S.60°14'00"E. along the Southwesterly line of said Charles Street, a distance of 415.86 feet to the most Easterly corner of that parcel of land as conveyed to J. Ferguson Partners/Riverside by deed recorded September 30, 1988, as Instrument No. 284526 of Official Records of Riverside County, California;

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Thence S.29°53'05"W. along the Southeasterly line of said last mentioned parcel, a distance of 15.00 feet;

Thence S.76°25'35"W. along the Southerly line of said last mentioned parcel of land, a distance of 200.51 feet, to the most Westerly corner of said last mentioned parcel of land, also being a point on the Southeasterly line of that parcel of land as conveyed to J. Ferguson Partners/Riverside by deed recorded September 30, 1988, as Instrument No. 284517 of Official Records of Riverside County, California;

Thence S.29°46'30"W., a distance of 0.71 feet;

Thence N.60°15'30"W., a distance of 0.75 feet, to the most Easterly corner of Parcel 11 as conveyed to J. Ferguson Partners/Riverside by deed recorded September 23, 1988, as Instrument No. 276568 of Official Records of Riverside County, California, (the preceding two (2) courses being along the Southeasterly and the Southwesterly lines of said parcel of land as described in deeds recorded September 30, 1988, as Instrument No. 284517 of Official Records of Riverside County, California);

Thence S.76°25'35"W., a distance of 142.80 feet;

Thence S.74°32'52"W., a distance of 80.43 feet;

Thence N.60°08'15"W., a distance of 108.89 feet, to a point on the Northwesterly line of said Lot 51, being the most Westerly corner of that parcel of land conveyed to Paul C. Schirmer, et al, as Parcel B by deed Recorded May 9, 1977, as Instrument No. 81683 of Official Records of Riverside County, (the preceding three (3) courses being along the Southeasterly line and a portion of the Southwesterly line of said Parcel 11);

Thence S.29°47'37"W. along said Northwesterly line of Lot 51, a distance of 118.86 feet, to a point on the Northeasterly line of that parcel of land conveyed to the State of California by deed recorded April 5, 1957, in Book 2067, pages 220 through 223 of Official Records of Riverside County, California;

Thence Westerly on a non-tangent curve, concave Northerly having a radius of 345.00 feet, through an angle of 19°15'52", an arc length of 116.00 feet (the initial radial line bears S.06°41'09"W.);

Thence N.64°02'59"W., a distance of 457.60 feet;

Thence N.63°43'01"W., a distance of 132.04 feet;

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Thence N.55°37'22"W., a distance of 511.96 feet to the most Westerly corner of Parcel 10 as conveyed to J. Ferguson Partners/Riverside by deed recorded September 23, 1988, as Instrument No. 276568 of Official Records of Riverside County, also being the most Westerly corner of Parcel 2, as conveyed to J. Ferguson Partners/Riverside, by deed recorded October 11, 1988, as Instrument No. 293045 of Official Records of Riverside County, (the preceding four (4) courses being along said Northeasterly right-of-way line of State Highway No. 60 as shown by map on file in the Riverside County Surveyor's Office as Map 204/126-127);

Thence S.74°15'31"E., a distance of 59.05 feet;

Thence Easterly on a curve concave Southerly having a radius of 270.00 feet, through an angle of 17°32'10", an arc length of 82.64 feet;

Thence S.56°44'05"E., a distance of 59.97 feet;

Thence S.43°00'56"E., a distance of 52.37 feet;

Thence S.60°13'10"E., a distance of 300.05 feet, to the most Easterly corner of said Lot 30, also being a point on the Southeasterly line of said Lot 53, (the preceding five courses being along the Northeasterly line of said Parcel 10);

Thence N.29°46'55"E. along said Southeasterly line, a distance of 50.00 feet, to the most Southerly corner of said Lot 12;

Thence N.60°13'10"W. along the Southwesterly lines of said Lots 12 through 17 inclusive, a distance of 300.05 feet, to an angle point therein, also being an angle point in the Southwesterly line of Parcel 4 as conveyed to J. Ferguson Partners/Riverside by deed recorded September 23, 1988, as Instrument No. 276568 of Official Records of Riverside County, California;

Thence N.43°39'34"W., a distance of 114.00 feet;

Thence Westerly on a non-tangent curve, concave Northerly having a radius of 93.31 feet, through an angle of 02°01'37", an arc length of 3.30 feet (the initial radial line bears S.19°05'13"W.);

Thence N.68°26'56"W., a distance of 16.13 feet;

Thence Westerly on a non-tangent curve concave Southerly, having a radius of 330.00 feet through an angle of 13°40'05", an arc length of 78.72 feet (the initial radial line bears N.29°24'34"E.);

Thence N.74°15'31"W., a distance of 108.62 feet;

Thence Northwesterly and Northerly on a curve concave Easterly, having a radius of 20.00 feet through an angle of 104°01'21", an arc length of

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36.31 feet to a point on the original Easterly line of Orange Avenue (being 50.00 feet wide), (the preceding six (6) courses being along said Southwesterly line of Parcel 4 and along the Southwesterly lines of Parcels 2 and 3 of said Deed recorded September 23, 1988, as Instrument No. 276568 of Official Records of Riverside County, California);

Thence N.29°45'50"E., along said original Easterly line of Orange Avenue, a distance of 798.81 feet to the most Northerly corner of Parcel 1 as conveyed to J. Ferguson Partners/Riverside by deed recorded September 30, 1988 as Instrument No. 284528 of Official Records of Riverside County, California;

Thence S.69°19'10"E. along the Northeasterly line of said Parcel 1, and the Southeasterly prolongation of said Northeasterly line, and along the Southwesterly line of that parcel of land conveyed to Calvary Baptist Church by deed recorded November 30, 1988, as Instrument No. 349471 of Official Records of Riverside County, a distance of 199.91 feet to a point on the Southeasterly line of that parcel of land conveyed to Calvary Baptist Church, by deed recorded August 7, 1964, as Instrument No. 97324, Official Records of Riverside County, California;

Thence S.29°45'50"W. along said last mentioned Southeasterly line, a distance of 117.37 feet to a point on the centerline of the right-of-way of the Riverside Water Company's Canal, said point being the most Southerly corner of said parcel conveyed to Calvary Baptist Church;

Thence S.25°43'52"E. along said centerline, a distance of 66.48 feet;

Thence S.26°05'55"E. continuing along said centerline, a distance of 124.05 feet to a point of the Northwesterly line of that parcel of land conveyed to J. Ferguson Partners/Riverside by deed recorded September 30, 1988, as Instrument No. 284522;

Thence N.29°46'55"E. along the Northwesterly line of said deed recorded September 30, 1988, as Instrument No. 284522, a distance of 225.62 feet to a point on a line which is parallel with and distant 290.00 feet Southwesterly, as measured at right angles from the Northeasterly line of said Lot 61, said Northeasterly line also being the centerline of Strong Street;

Thence parallel with and distant 290.00 feet Southwesterly, as measured at right angles from the Northeasterly line of said Lots 61, 62, and 63 of said Lands of Southern California Colony Association (also being the

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centerline of Strong Street), South 60°12'31"E., a distance of 1574.91 feet to a point on a line which is parallel with and distant 28.00 feet Northwesterly, as measured at right angles, from the centerline of West La Cadena Drive, as shown by said State right-of-way map on file in the Riverside County Surveyor's Office as Map 204-128;

Thence along the Northwesterly line of West La Cadena Drive, S.34°32'39"W., a distance of 55.19 feet to the point of beginning.

EXCEPTING THEREFROM that portion of the University Wash as conveyed to Riverside County Flood Control and Water Conservation District by Deed recorded March 30, 1988, as Instrument No. 83442 of Official Records, by deed recorded September 20, 1976, as Instrument No. 139472 of Official Records, and by deed recorded November 17, 1980, as Instrument No. 214763 of Official Records, Records of Riverside County, California.

ALSO EXCEPTING THEREFROM any portion thereof of the Riverside Water Company's Canal right-of-way lying Northeasterly of the Southwesterly line of said Lot 61 of the Lands of Southern California Colony Association and Southwesterly of the Southwesterly line of that parcel of land conveyed to Calvary Baptist Church, by deed recorded August 7, 1964, as Instrument No. 97325, of Official Records of Riverside County.

The above described parcel contains 28.63 acres, more or less.

MC/GRA/sjr/lb
EXH:AA0



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fountaine 1/12/89
Homer A. Fountaine Date
J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 1/13/89
George P. Hutchinson by for
SURVEYOR, CITY OF RIVERSIDE

November 17, 1988

W.O. 8810892

EXHIBIT "A"
FERGUSON PARTNERS
PARCEL 2

That portion of Lot 61 of the Lands of Southern California Colony Association, as shown by map on file in Book 7 of Maps, page 3 thereof, Records of San Bernardino County, in the City of Riverside, County of Riverside, State of California, described as follows:

Commencing at a point on the Southwesterly line of said Lot 61, from which the most Southerly corner of said Lot 61, bears S.60°14'00"E., a distance of 164.00 feet;

Thence parallel with the Southeasterly line of said Lot 61, N.29°46'55"E., a distance of 371.97 feet to a point on a line which is parallel with and distance 290.00 feet Southwesterly, as measured at right angles from the Northeasterly line of said Lot 61, said Northeasterly line also being the centerline of Strong Street, said point being the True Point of Beginning;

Thence continuing N.29°46'55"E., a distance of 265.00 feet to the Southerly line of said Strong Street (being 50.00 feet wide);

Thence N.60°12'31"W. along said Southerly line, a distance of 118.00 feet;

Thence parallel with said Southeasterly line of Lot 61, S.29°46'55"W., a distance of 265.00 feet to a point on a line which is parallel with and distance 290.00 feet Southwesterly, as measured at right angles from the Northeasterly line of said Lot 61;

Thence parallel with said Northeasterly line, S.60°12'31"E., a distance of 118.00 feet to the True Point of Beginning.

The above described parcel contains 0.72 acres, more or less.

MC/GRA/sjr/lb
EXH:AA1



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fountaine 11/17/88
Homer A. Fountaine Date
J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 1/13/89
George P. Hutchinson by top
SURVEYOR, CITY OF RIVERSIDE

PMW-140

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