

085278

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City of Riverside
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MAR - 8 1990
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William S. Borah
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PROJECT: PMW-R-13-890

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): JACOBS DEVELOPMENT COMPANY, a California corporation

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on September 21, 1989, 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 Exhibit "A" attached.

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: March 2, 1990

By *Kenneth R. Gutierrez*
KENNETH R. GUTIERREZ
PRINCIPAL PLANNER

EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 1

Portions of Lots 9, 10, 11, and 12, and Lot "C" (Neva Place), of Seid Tract, as shown by map on file in Book 24, Page 61 of Maps, Records of Riverside County, California, Lots 34, 35, 36, 37, and a portion of Lot 20 and Lot "A" (Neva Place) of Seid Tract No. 2, as shown by map on file in Book 26, Page 6 of Maps, Records of Riverside County, California, more particularly described as follows:

Beginning at a point on the East line of said Lot 12 of said Seid Tract, said point being on a line parallel with and distant 60.00 feet South, as measured at right angles, to the centerline of Central Avenue, as shown on said map of Seid Tract;

Thence South $00^{\circ} 04' 30''$ East on the East line of said Lot 12, a distance of 110.00 feet to the Northeast corner of Lot 34 of said map of Seid Tract No. 2;

Thence South $19^{\circ} 11' 40''$ West on the southeasterly line of said Lots 34, 35, 36, and 37, a distance of 331.54 feet to the most southerly corner of said Lot 37;

Thence North $70^{\circ} 48' 20''$ West on the southwesterly line of said Lot 37, a distance of 99.97 feet to the most westerly corner thereof, said westerly corner being on a line parallel with and distant 33.00 feet Southeast, as measured at right angles, to the centerline of Neva Place as shown on said map of Seid Tract No. 2;

Thence North $19^{\circ} 11' 40''$ East on the northwesterly line of said Lots 36 and 37 of said parallel line, a distance of 97.05 feet to the beginning of a non-tangent curve, concave southwesterly, having a radius of 76.00 feet, a radial line to said point bears South $79^{\circ} 28' 12''$ West;

Thence northwesterly on said curve, through a central angle of $90^{\circ} 14' 42''$, an arc distance of 119.71 feet;

Thence South $79^{\circ} 13' 30''$ West, a distance of 18.94 feet to a point on the West line of Lot 20, as shown on said map of Seid Tract No. 2;

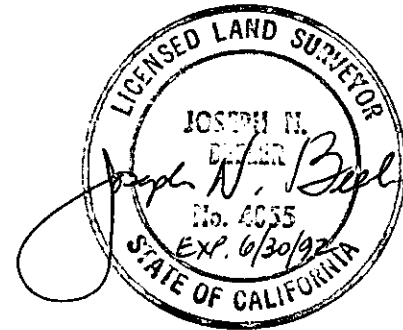
Thence North $00^{\circ} 04' 30''$ West on the West line of said Lot 20, a distance of 127.59 feet to a point on the South line of Lot 10, as shown on said map of Seid Tract;

Thence South $89^{\circ} 13' 30''$ West on the South line of said Lots 9 and 10, a distance of 68.76 feet to the Southwest corner of said Lot 9;

Thence North 00° 04' 40" West on the West line of said Lot 9, a distance of 110.00 feet to a point on a line parallel with and distant 60.00 feet from the centerline of Central Avenue, as shown on said map of Seid Tract;

Thence North 89° 13' 30" East on said parallel line, a distance of 348.00 feet to the POINT OF BEGINNING.

The above described property contains 2.070 acres.



DESCRIPTION APPROVAL 2/28/90
George P. Hutchinson by F.
SURVEYOR, CITY OF RIVERSIDE