

268117

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.

JUL 20 1990

Recorder's Official Records
- of -
Riverside County, California

William S. Conroy
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-R-65-889

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): ROBERT J. NORTON

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on June 22, 1989, 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.

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: September 11, 1989

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

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL AFTER TRANSACTION

PARCEL 1

THAT PORTION OF LOTS 3 AND 4 IN BLOCK 6 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 4, 15.98 FEET SOUTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID LOT 4;
 THENCE NORTH 0 DEGREES 5' WEST, 350.31 FEET TO THE SOUTHERLY LINE OF ARLINGTON AVENUE AS NOW WIDENED;
 THENCE WESTERLY ON THE SAID SOUTHERLY LINE OF ARLINGTON AVENUE, 60 FEET;
 THENCE SOUTH 0 DEGREES 5' EAST TO THE SOUTHEASTERLY LINE OF SAID LOT 4;
 THENCE NORTHEASTERLY ON SAID SOUTHEASTERLY LINE OF SAID LOT 4 TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION OF SAID LAND GRANTED TO THE CITY OF RIVERSIDE BY A DEED RECORDED SEPTEMBER 13, 1963 AS INSTRUMENT NO. 96854 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

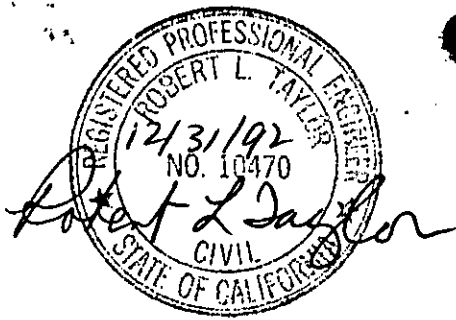
TOGETHER WITH:

THE WEST 72.5 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOTS 3 AND 4 IN BLOCK 6 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

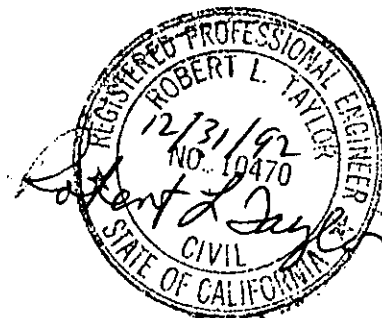
COMMENCING AT THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO J.W. BAILEY BY DEED RECORDED APRIL 9, 1913 IN BOOK 373, PAGE 334 OF DEEDS, RIVERSIDE COUNTY RECORDS; THENCE SOUTHERLY 13 FEET TO THE PRESENT SOUTHERLY LINE OF ARLINGTON AVENUE FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG THE EASTERLY LINE OF THE ABOVE MENTIONED PARCEL, 253.38 FEET TO THE SOUTHERLY LINE OF LOT 3 IN BLOCK 6 ABOVE DESCRIBED; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3, 158.58 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE CONTINUING WESTERLY 15.78 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 4 IN SAID BLOCK 6; THENCE NORTHERLY AND PARALLEL TO THE EASTERLY LINE OF THE HEREIN DESCRIBED PARCEL TO THE SOUTHERLY LINE OF ARLINGTON AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF ARLINGTON AVENUE, 145 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY ON FILE IN BOOK



13, PAGE 3 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED AUGUST 30, 1985, AS INSTRUMENT NO. 196275 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY.



DESCRIPTION APPROVAL 9, 7, 89
George P. Hutchinson by F
SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL AFTER TRANSACTION

PARCEL 2

THAT PORTION OF LOT 3 IN BLOCK 6 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT, 50 FEET SOUTHWESTERLY FROM THE MOST EASTERLY CORNER THEREOF; THENCE AT RIGHT ANGLE NORTHERLY TO THE NORTH LINE OF SAID LOT; THENCE WEST ALONG SAID NORTH LINE, 135 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID NORTH LINE, 100 FEET; THENCE AT RIGHT ANGLE SOUTH TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND GRANTED TO HARRY H. GIDDINGS, ET UX, BY DEED RECORDED JULY 8, 1935 IN BOOK 242 PAGE 333 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL OF LAND TO POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED IN ARLINGTON AVENUE NOW WIDENED.

TOGETHER WITH:

ALL THAT PORTION OF LOT 3 IN BLOCK 6 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 50 FEET SOUTHWESTERLY FROM THE EASTERLY CORNER OF SAID LOT; THENCE AT A RIGHT ANGLE NORTHERLY TO THE NORTH LINE OF SAID LOT 3; THENCE WEST ON SAID NORTH LINE OF SAID LOT, 235 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING WEST ON SAID NORTH LINE 95 FEET; THENCE AT RIGHT ANGLE SOUTHERLY 252 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT TO A POINT SOUTH OF THE POINT OF BEGINNING, SAID POINT BEING MEASURED ON A LINE DRAWN AT RIGHT ANGLE TO THE NORTH LINE OF SAID LOT; THENCE NORTH ON SAID LINE TO THE POINT OF BEGINNING: BEING THE WESTERLY 95 FEET OF THE LAND CONVEYED TO MAUD R. GIDDINGS, BY DEED RECORDED SEPTEMBER 10, 1927 IN BOOK 728 PAGE 577 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED DATED NOVEMBER 23, 1943, AND RECORDED NOVEMBER 30, 1943 IN BOOK 603 PAGE 346 AND BY DEED RECORDED SEPTEMBER 13, 1963 AS INSTRUMENT NO. 96855 ALL OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DESCRIPTION APPROVAL 9/7/89
George P. Hitchman by F
 SURVEYOR, CITY OF RIVERSIDE

