

399394

When recorded mail to:

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

FREE RECORDING

This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee (Government Code 6103)

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

NOV 18 1991

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$  
*W. J. [Signature]*

FOR RECORDER'S OFFICE USE ONLY

Project: R-47-890  
Administrative P.M.W.

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): CEPEK PROPERTIES, a California general partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on December 7, 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 as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said Exhibit "A" thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

MERLE G. GARDNER  
PLANNING DIRECTOR

Dated: 10/29/91

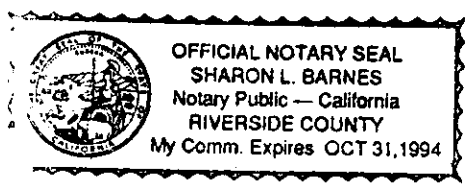
By *[Signature]*  
KENNETH R. GUTIERREZ  
PRINCIPAL PLANNER

STATE OF CALIFORNIA)  
                                  )ss.  
COUNTY OF RIVERSIDE)

On this 29<sup>th</sup> day of OCTOBER, in the year 1991, before me, SHARON L BARNES a Notary Public in and for said county and state, personally appeared KENNETH R. GUTIERREZ 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.

*Sharon L. Barnes*  
Notary Public in and for said County and State

1831u/m




**J.F. Davidson Associates, Inc.**

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

February 22, 1990

W.O. 8911714

Revised May 15, 1991

**EXHIBIT "A"**

PARCEL MAP WAIVER

ZONING CASE R-47-890

CEPEK

PARCEL "A"

That portion of Lot 41 and Hoover Street (Lot "D") of Madison Park as shown by map on file in Book 14 of Maps, at pages 82 and 83 thereof, Records of Riverside County, California, described as follows:

Commencing at the most Southerly corner of said Lot 41;

Thence N.34°00'00"W., along the Southwesterly line of said Lot 41, a distance of 4.00 feet to a point on a line parallel with and 44.00 feet Northwesterly, measured at right angles from the centerline of Indiana Avenue as shown on said Madison Park, said point being the point of beginning of the parcel of land to be described;

Thence continuing N.34°00'00"W. along the Southwesterly line of said Lot 41, a distance of 145.25 feet to the Southeasterly line of that certain parcel of land as conveyed to the State of California by deed recorded July 10, 1956 as Instrument No. 47891, Official Records of Riverside County, California;

Thence N.58°52'55"E. along the Southeasterly line of said parcel of land as conveyed to the State of California, and its Northeasterly prolongation thereof, a distance of 185.26 feet to a point on the Southwesterly line of Lot 44 of said Madison Park, said point being the most Southerly corner of that certain parcel of land as conveyed to the State of California by deed recorded February 25, 1954 as Instrument No. 9527, in Book 1558, page 490, Official Records of Riverside County, California;

Thence S.34°00'00"E. along the Southwesterly line of said Lot 44, a distance of 135.94 feet to a line parallel with and 44.00 feet

Northwesterly, measured at right angles from the centerline of said Indiana Avenue;

Thence S.56°00'00"W. along said parallel line, a distance of 185.03 feet to the point of beginning.

The above described parcel of land contains 0.597 acres, more or less.

PARCEL "B"

That portion of Lot 44 of Madison Park as shown by map on file in Book 14 of Maps, at pages 82 and 83 thereof, Records of Riverside County, California, described as follows:

Commencing at the most Southerly corner of Lot 41 of said Madison Park;

Thence N.34°00'00"W. along the Southwesterly line of said Lot 41, a distance of 4.00 feet to a line parallel with and 44.00 feet Northwesterly, measured at right angles from the centerline of Indiana Avenue as shown on said Madison Park;

Thence N.56°00'00"E. along said parallel line, a distance of 185.03 feet to a point on the Southwesterly line of said Lot 44, said point being the point of beginning of the parcel of land to be described;

Thence N.34°00'00"W. along the Southwesterly line of said Lot 44, a distance of 135.94 feet to the most Southerly corner of that certain parcel of land as conveyed to the State of California by deed recorded February 25, 1954, Instrument No. 9527, in Book 1558, page 490, Official Records of Riverside County, California;

Thence N.54°51'00"E. along the Southeasterly line of said parcel of land as conveyed to the State of California, a distance of 114.29 feet to the Northeasterly line of said Lot 44;

Thence S.34°17'29"E. along said Northeasterly line, a distance of 138.24 feet to a line parallel with and 44.00 feet Northwesterly, measured at right angles from the centerline of said Indiana Avenue;

EXHIBIT A - CEPEK  
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Thence S.56°00'00"W. along said parallel line, a distance of 114.97 feet to the point of beginning.

The above described parcel of land contains 0.361 acres, more or less.

LO:MWC:lb  
exh/ao4



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fontaine 5/16/91  
Homer A. Fontaine Date  
J. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 6/13/91  
George P. Hutchinson by GH  
SURVEYOR, CITY OF RIVERSIDE