

421203

Recording requested by:

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

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NOV - 3 1994

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: PMW for C-55-878
Buchanan Avenue & Madera Way

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): SWISS DAIRY, a California corporation.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on June 9, 1988, a waiver of parcel map for a lot line adjustment was granted for the 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 real property as described in said Exhibit "A" thereby created complies 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

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: August 30, 1993

By J. Craig Aaron
CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On August 30, 1993 before me Margaret I. Archambault
(date) (name)

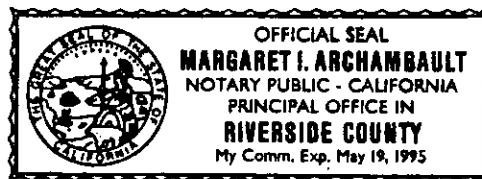
a Notary Public in and for said State, personally appeared

J. Craig Aaron
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Margaret I. Archambault
Signature



SWISS.PMW

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- (X) Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

EXHIBIT "A"

THAT PORTION OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF RANCHO EL SOBRANTE DE SAN JACINTO, ON FILE IN BOOK 1 OF MAPS, AT PAGE 8 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH PORTIONS OF LOTS 3 AND 4 IN BLOCK 50 OF THE LANDS OF THE 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 PORTIONS OF CALIFORNIA AVENUE AND BUCHANAN AVENUE, AS VACATED, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 4, SAID POINT LYING SOUTH $34^{\circ} 18' 11''$ EAST, A DISTANCE OF 157.21 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 4, SAID POINT ALSO BEING IN THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID BUCHANAN AVENUE (80 FEET WIDE);

THENCE NORTH $55^{\circ} 41' 49''$ EAST, A DISTANCE OF 149.57 FEET TO AN ANGLE POINT;

THENCE NORTH $57^{\circ} 02' 44''$ EAST, A DISTANCE OF 127.47 FEET TO THE MOST WESTERLY CORNER OF PARCEL 24 OF PARCEL MAP NO. 14678, AS SHOWN BY MAP ON FILE IN BOOK 83 OF PARCEL MAPS, AT PAGES 10 THROUGH 12 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH $33^{\circ} 35' 33''$ EAST, ALONG THE WESTERLY LINE OF SAID PARCEL MAP NO. 14678, A DISTANCE OF 533.33 FEET TO AN ANGLE POINT IN THE NORTHWESTERLY LINE OF PARCEL 21 OF SAID PARCEL MAP NO. 14678, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 27 IN TRACT NO. 17216-3 AS SHOWN BY MAP ON FILE IN BOOK 148 OF MAPS, AT PAGES 1 THROUGH 3 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT ALSO BEING ON THE CENTERLINE OF SAID CALIFORNIA AVENUE VACATED PER M.R. 8-73, RECORDED DECEMBER 30, 1903, AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 15 OF RECORDS OF SURVEYS, AT PAGE 21 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND PARCEL MAP ON FILE IN BOOK 3 OF PARCEL MAPS, AT PAGE 84 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT LYING NORTH $55^{\circ} 39' 25''$ EAST, A DISTANCE OF 110.15 FEET ALONG THE CENTERLINE OF SAID CALIFORNIA AVENUE, AS VACATED, FROM THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE NORTH $33^{\circ} 25' 10''$ WEST, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 17216-3 AND THE SOUTHWESTERLY LINE OF TRACT 17216-4, AS SHOWN BY MAP ON FILE IN BOOK 148 OF MAPS, AT PAGES 4 THROUGH 6 INCLUSIVE THEREOF, A DISTANCE OF 339.93 FEET TO AN ANGLE POINT IN THE SOUTHWESTERLY LINE OF LOT 35 IN SAID TRACT 17216-4;

THENCE SOUTH $61^{\circ} 42' 20''$ WEST, ALONG LAST MENTIONED SOUTHWESTERLY LINE, A DISTANCE OF 23.14 FEET TO AN ANGLE POINT;

THENCE NORTH 66° 33' 40" WEST, ALONG LAST MENTIONED SOUTHWESTERLY LINE, A DISTANCE OF 70.92 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 35;

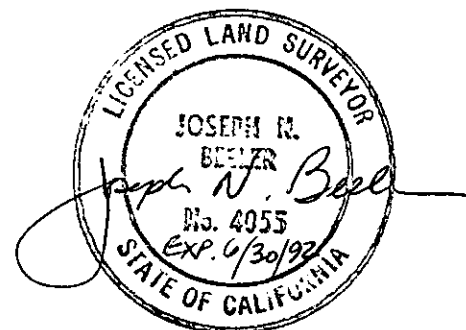
THENCE NORTH 27° 24' 00" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 17216-4, A DISTANCE OF 205.34 FEET TO THE POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT 646.19 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF SAID LOT 4;

THENCE SOUTHWESTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 758.57 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND DISTANT 40.00 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID BUCHANAN AVENUE;

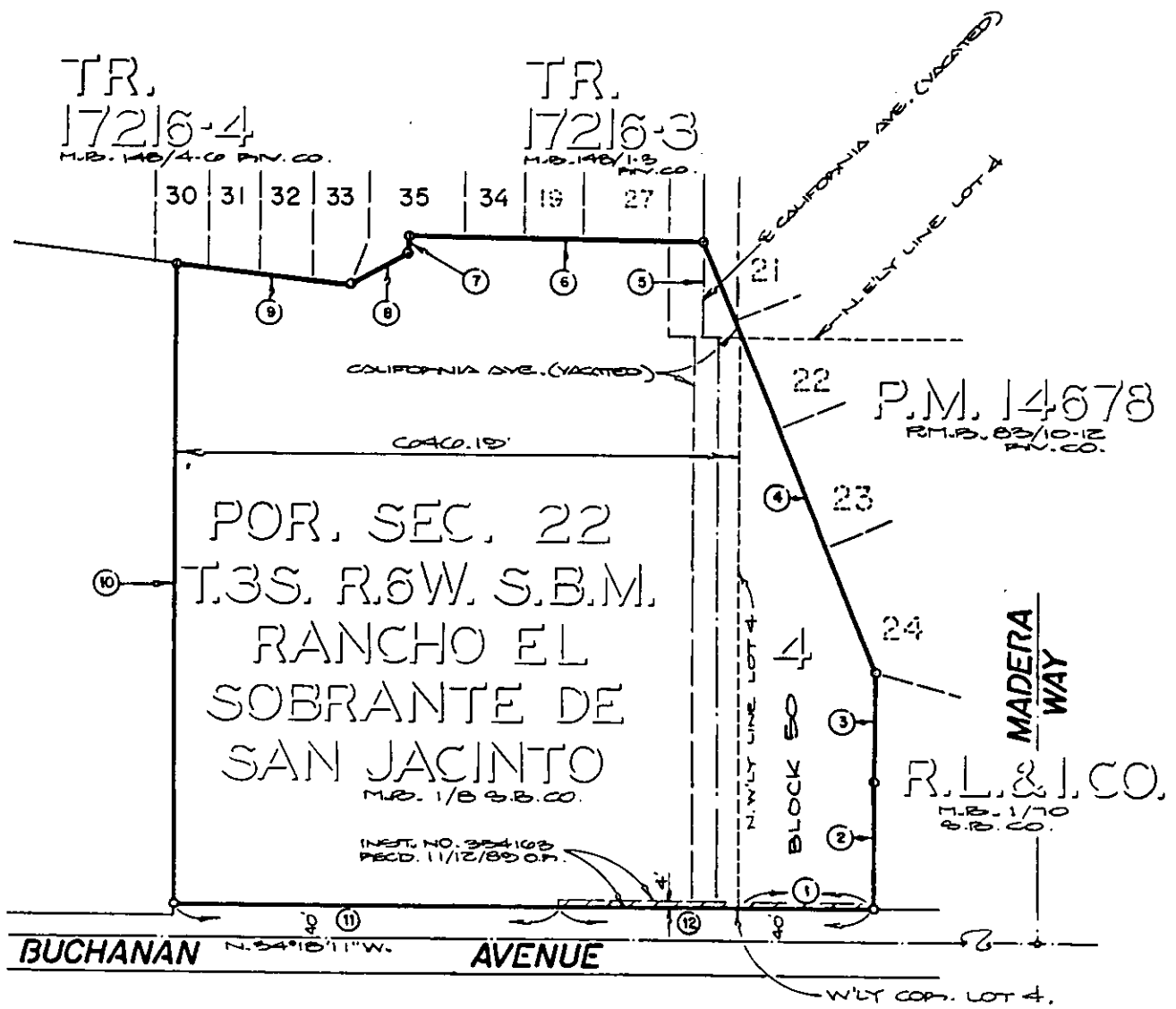
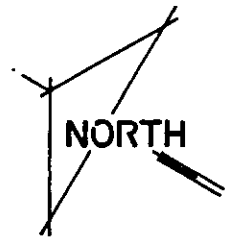
THENCE SOUTH 34° 18' 11" EAST, ALONG LAST MENTIONED PARALLEL LINE, A DISTANCE OF 436.19 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PORTION OF BUCHANAN AVENUE, AS VACATED BY THE CITY OF RIVERSIDE, PER INSTRUMENT NO. 354163, RECORDED OCTOBER 12, 1989, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE CONTINUING SOUTH 34° 18' 11" EAST, ALONG LAST MENTIONED PARALLEL LINE AND THE SOUTHWESTERLY LINE OF SAID PORTION OF BUCHANAN AVENUE AS VACATED, A DISTANCE OF 367.21 FEET TO THE POINT OF BEGINNING.

DESCRIPTION APPROVAL 8/4/93
George P. Hutchinson by Kep
 SURVEYOR, CITY OF RIVERSIDE



- ① — S. 34° 18' 11" E., 157.21'
- ② — N. 55° 41' 49" E., 149.57'
- ③ — N. 57° 02' 44" E., 127.47'
- ④ — N. 33° 35' 33" E., 533.33'
- ⑤ — N. 55° 39' 25" E., 110.15'
- ⑥ — N. 33° 25' 10" W., 339.93'
- ⑦ — S. 61° 42' 20" W., 23.14'
- ⑧ — N. 66° 33' 40" W., 70.92'
- ⑨ — N. 27° 24' 00" W., 205.34'
- ⑩ — SOUTHWESTERLY, 758.57'±
- ⑪ — S. 34° 18' 11" E., 436.19'
- ⑫ — S. 34° 18' 11" E., 367.21'



° CITY OF RIVERSIDE, CALIFORNIA °

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=200'

DRAWN BY ME DATE 2 / 19 / 80

SUBJECT C-55-818 PARCEL MAP WAMEN