

241209

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JUN 28 1996

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

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$ 21

FOR RECORDER'S OFFICE USE ONLY

Handwritten initials

Project: RZ-019-956  
Indiana Street and Madison Avenue

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

68-1  
53-7

Property Owner(s): HOME DEPOT U.S.A., INC., a Delaware 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 April 4, 1996, 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

STEPHEN J. WHYLD  
PLANNING DIRECTOR

Dated: June 24, 1996

By J. Craig Aaron  
J. CRAIG AARON  
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On June 24, 1996 before me Janis Lowry  
(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.



Janis Lowry  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title \_\_\_\_\_

Title \_\_\_\_\_

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

Other  
PRINCIPAL PLANNER

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

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



**J. F. Davidson Associates, Inc.**  
ENGINEERING PLANNING SURVEYING LANDSCAPE ARCHITECTURE

*Building on a tradition of excellence since 1928*

May 7, 1996  
Revised June 13, 1996

W.O. # 9513337

**EXHIBIT "A"**

**PARCEL MAP WAIVER  
ZONING CASE RZ-019-956  
HOME DEPOT**

**PARCEL A**

That portion of Lots 54 through 62 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, and that portion of the Southern Pacific Railroad right-of-way (60.00 feet wide) adjacent to the Southeasterly line of Lots 53 through 62 of said Madison Park, lying within Lot 1 in Block 66 of W. T. Sayward and S. C. Evans as shown by map on file in Book 3 of Maps at Page 2 thereof, Records of San Bernardino County, California, described as follows:

BEGINNING at the intersection of the Northeasterly line of Lot 54 of said Madison Park, with a line parallel with and 44.00 feet Southeasterly, measured at right angles from the centerline of Indiana Avenue, as shown on said Madison Park;

Thence S.56°00'00"W. along said parallel line, a distance of 494.00 feet;

Thence S.41°57'49"W., a distance of 41.23 feet to a line parallel with and 54.00 feet Southeasterly, measured at right angles from the centerline of said Indiana Avenue;

Thence S.56°00'00"W. along said parallel line, a distance of 311.22 feet to the Southwesterly line of said Lot 62;

Thence S.34°00'00"E. along said Southwesterly line and its Southeasterly prolongation thereof, a distance of 549.57 feet to the Southeasterly line of said Southern Pacific Railroad right-of-way (60.00 feet wide);

Thence N.49°24'42"E. along said Southeasterly line, a distance of 981.14 feet to the Southeasterly prolongation of the Northeasterly line of Lot 53 of said Madison Park;

Thence N.34°00'00"W. along said prolongation, a distance of 60.40 feet to the most Easterly corner of said Lot 53;

Thence S.49°24'42"W. along the Southeasterly line of said Lot 53, a distance of 130.29 feet to the most Southerly corner thereof, also being the most Easterly corner of said Lot 54;

Thence N.34°00'00"W. along the Northeasterly line of said Lot 54, a distance of 401.55 feet to the Point of Beginning.

The above described parcel of land contains 10.014 acres, more or less.

**PARCEL B**

That portion of Lots 63 and 64 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:

BEGINNING at the most Easterly corner of said Lot 64;

Thence N.34°00'00"W. along the Northeasterly line of said Lots 64 and 63, a distance of 235.97 feet to a line parallel with and 54.00 feet Southeasterly, measured at right angle from the centerline of Indiana Avenue, as shown on said Madison Park;

Thence S.56°00'00"W. along said parallel line, a distance of 102.25 feet;

Thence S.70°02'11"W., a distance of 41.23 feet to a line parallel with and 44.00 feet Southeasterly, measured at right angles from the centerline of said Indiana Avenue;

Thence S.56°00'00"W. along said parallel line, a distance of 105.80 feet to the Southwesterly line of the Northeasterly 248.00 feet of said Lots 63 and 64;

Thence S.34°00'00"E. along said Southwesterly line, a distance of 175.97 feet to the Northwesterly line of that certain parcel of land conveyed to Robert R. Flores, as Trustee by Deed recorded September 6, 1995 as Instrument No. 292684, Official Records of Riverside County, California;

Thence S.56°00'00"W. along said Northwesterly line, a distance of 96.03 feet to a line parallel with and 44.00 feet Northeasterly, measured at right angles from the centerline of Madison Street, as shown on said Madison Park;

Thence S.34°00'00"E. along said parallel line, a distance of 69.99 feet to the Southeasterly line of said Lot 64;

Thence N.56°00'00"E. along said Southeasterly line, a distance of 344.07 feet to the Point of Beginning.

The above described parcel of land contains 1.527 acres, more or less.

PARCEL C

That portion of Lots 65 and 66 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, and that portion of the Southern Pacific Railroad right-of-way (60.00 feet wide) adjacent to the Southeasterly line of said Lot 66, lying within Lot 1 in Block 66 of W. T. Sayward and S. C. Evans as shown by map on file in Book 3 of Maps at Page 2 thereof, Records of San Bernardino County, California, described as follows:

COMMENCING at the most Northerly corner of said Lot 65;

Thence S.34°00'00"E. along the Northeasterly line of said Lot 65, a distance of 62.49 feet to the most Northerly corner of the Southeasterly one-half of said Lot 65, said corner being the Point of Beginning of the parcel of land to be described;

Thence S.56°00'00"W. along the Northwesterly line of the Southeasterly one-half of said Lot 65, a distance of 344.07 feet to a line parallel with and 44.00 feet Northeasterly, measured at right angles from the centerline of Madison Street as shown on said Madison Park;

Thence S.34°00'00"E. along said parallel line, a distance of 290.85 feet to the Southeasterly line of said Southern Pacific Railroad right-of-way (60.00 feet wide);

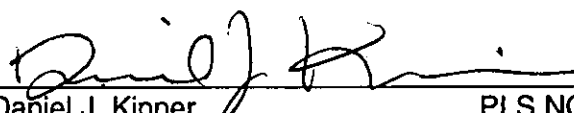
Thence N.49°24'42"E. along said Southeasterly line, a distance of 346.36 feet to the Southeasterly prolongation of the Northeasterly line of said Lot 66;

Thence N.34°00'00"W. along said prolongation and the Northeasterly line of said Lots 66 and 65, a distance of 251.11 feet to the Point of Beginning.

The above described parcel of land contains 2.140 acres, more or less.




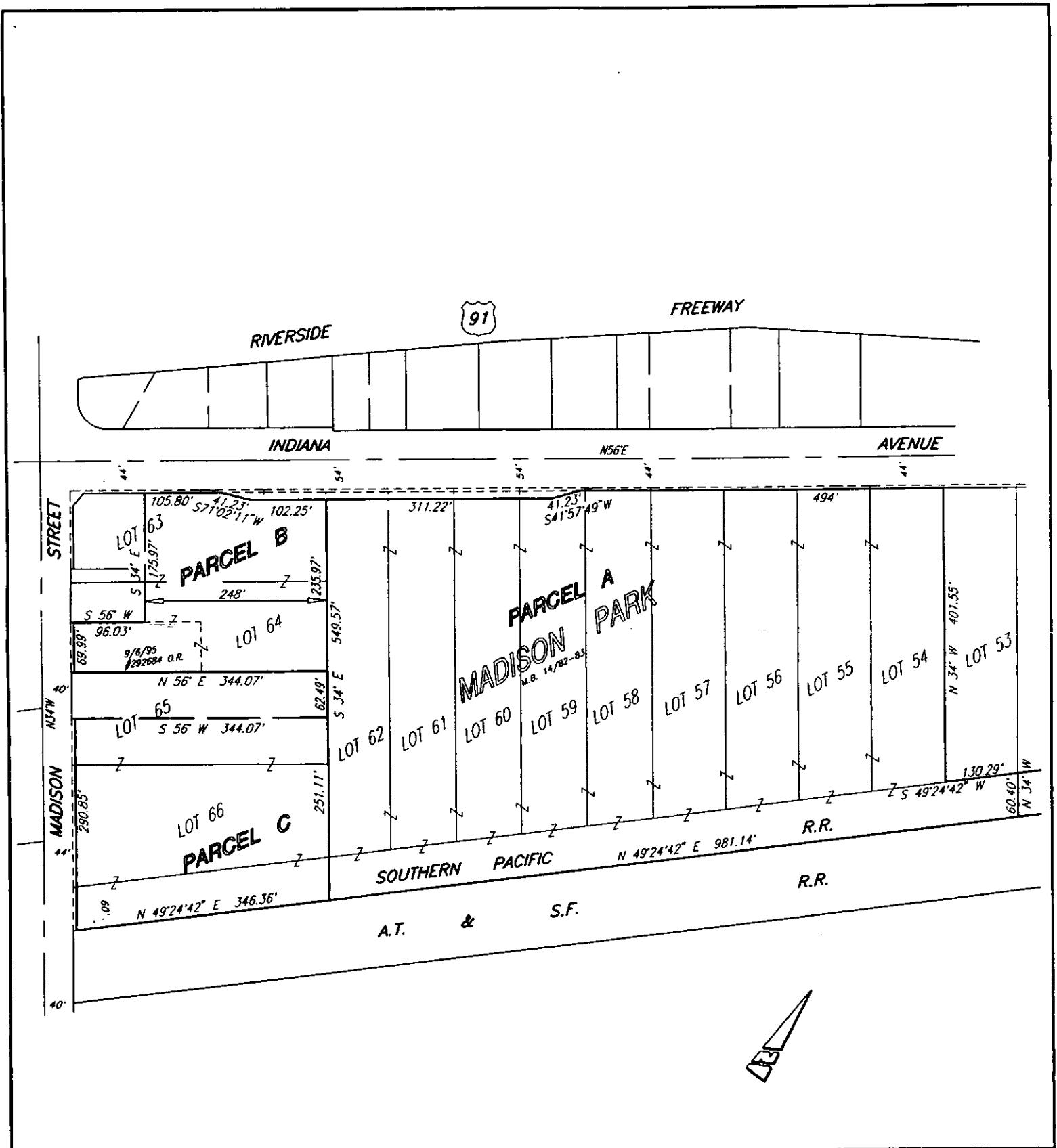
J. F. DAVIDSON ASSOCIATES, INC.  
Prepared under the supervision of:

  
Daniel J. Kipper PLS NO. 4628

Date: 6.17.96

MWC/mn

DESCRIPTION APPROVAL 6/21/96  
  
SURVEYOR, CITY OF RIVERSIDE by Kop  
PMW-315



• CITY OF RIVERSIDE, CALIFORNIA •

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

SHEET 1 OF 1

SCALE: N.T.S.

DRAWN BY: Kgs

5/21/96

RZ-019-956 - HOME DEPOT - PARCEL MAP WAIVER

PMW-315