

110184

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
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APR 26 1988
Recorded in Official Records
of Riverside County, California
William E. Stanley
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: PMW-40-856

5/77

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): WILLIAM L. CONLON AND SUZANNE C. CONLON, husband and wife as joint tenants.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside hereby declares that on February 6, 1986, 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.

Parcel 1

That portion of the Southeast one-quarter of the Northeast one-quarter of the Southwest one-quarter of Section 14, Township 3 South, Range 5 West, S.B.M., described as follows:

BEGINNING at the Northeast corner of said Southeast one-quarter of the Northeast one-quarter of the Southwest one-quarter of Section 14;

THENCE South 89° 57' 45" West, a distance of 340.17 feet;

THENCE South 00° 05' 45" East, a distance of 149.00 feet;

THENCE North 89° 57' 45" East, a distance of 340.17 feet;

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THENCE North 00° 05' 45" West, a distance of 149.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the easterly 33.00 feet thereof as conveyed to the City of Riverside for road purposes by deeds recorded January 22, 1907 in Book 237, at Page 399 thereof of Deeds, records of Riverside County, California, and May 3, 1956 in Book 1906, at Page 344 thereof, Official Records of said Riverside County.

Parcel 2

That portion of the Southeast one-quarter of the Northeast one-quarter of the Southwest one-quarter of Section 14, Township 3 South, Range 5 West, S.B.M., described as follows:

BEGINNING at a point on the northerly line of the Southeast one-quarter of the Northeast one-quarter of the Southwest one-quarter of said Section 14, which bears South 89° 57' 45" West, a distance of 340.17 feet from the Northeast corner thereof, said point being the Northwest corner of Parcel 2 of that certain parcel of land conveyed to William L. Conlon, et ux., by deed recorded August 1, 1963 as Instrument No. 80546, Official Records of said Riverside County;

THENCE South 00° 05' 45" East (formerly recorded South 00° 05' 00" East) along the easterly line of said Parcel 2, a distance of 149.00 feet to the southeast corner of said Parcel 2;

THENCE South 89° 57' 45" West, along the southerly line of that certain parcel of land conveyed to William L. Conlon, et ux, by deed recorded July 8, 1965 as Instrument No. 78698, Official Records of Riverside County, California, a distance of 159.50 feet to the easterly line of that certain parcel of land conveyed to William L. Conlon, et ux, by deed recorded September 19, 1977, as Instrument No. 182962, Official Records of Riverside County, California;

THENCE South 00° 04' 45" East, along said easterly line, a distance of 181.62 feet to the southerly line of the north one-half of the Southeast one-quarter of the Northeast one-quarter of the Southwest one-quarter of said Section 14;

THENCE South 89° 57' 30" West, a distance of 159.00 feet;

THENCE North 00° 04' 45" West, a distance of 330.63 feet;

THENCE North 89° 57' 45" East, a distance of 318.50 feet to said POINT OF BEGINNING.

The preceding three (3) courses are along the southerly, westerly and northerly line of said north one-half of the Southeast one-quarter of the Northeast one-quarter of the Southwest one-quarter of said Section 14.

DESCRIPTION APPROVAL 3/4/88
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE

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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 7, 1988

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 7TH day of MARCH, in the year 1988, before me,
GUNARS SVIKA a Notary Public in and for said
county and state, personally appeared ROBERT C. MEASE
ROBERT C. MEASE, 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.

Gunars Sviks
Notary Public in and for said County and State

311.13/m - SURVEY.423/k

