

340486

Recording requested by:

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

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Min. Past 11 o'clock

OCT 2 - 1989
Recorded in Official Records
of Riverside County, California
William E. Smith
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: COC for R-29-889
7300 Block of Indiana Ave.

3/30

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): KEVIN A. MARTIN, a single man, MARY M. MARTIN, and WILLARD A. MARTIN, as joint tenants

Pursuant to Section 66499.35 of the Government Code of the State of California, a Conditional Certificate of Compliance waiving compliance to the California Subdivision Map Act and Title 18 of the Riverside Municipal Code is hereby granted by the Planning Commission of the City of Riverside, California, for the following described real property located in the City of Riverside, County of Riverside, State of California:

See attached property description Exhibit "A".

Said Certificate of Compliance is granted subject to the following conditions:

All conditions have been met.

This certificate shall serve as notice to the property owner or vendee who has applied for this certificate, a grantee of the property owner, or any subsequent transferee or assignee of the property that the fulfillment and implementation of designated conditions applied to this certificate shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property. THIS ISSUANCE OF THIS CONDITIONAL CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OR PROVISIONS OF THE RIVERSIDE MUNICIPAL CODE PERTAINING TO ZONING REGULATIONS.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: September 29, 1989

By

Kenneth R. Gutierrez
KENNETH R. GUTIERREZ
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 29th day of September, in the year 1989, before me,
Margaret I. Archambault a Notary Public in and for said
county and state, personally appeared Kenneth R. Gutierrez,
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.

Margaret I. Archambault
Notary Public in and for said County and State

0790u/n

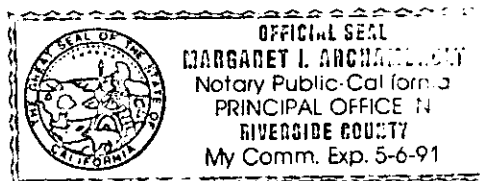


EXHIBIT "A"

THE SOUTHWESTERLY RECTANGULAR 50 FEET OF LOT 40 AND ALL OF LOT 39 OF MADISON PARK, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 82 AND 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING FROM SAID LOT 39 THAT PORTION THEREOF PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 50 FEET;

THENCE NORTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, 150 FEET;

THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 50 FEET TO THE SOUTHWESTERLY LINE THEREOF;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 150 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DEEDED TO THE STATE OF CALIFORNIA FOR FREEWAY PURPOSES;

ALSO EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 22, 1989, AS INSTRUMENT NO. 327752 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY.

DESCRIPTION APPROVAL 9/26/89
George P. Hutchinson by *KGP*
 SURVEYOR, CITY OF RIVERSIDE

