

315233

558853-5

Recording requested by:  
Recording Requested By  
CHICAGO TITLE COMPANY

And when recorded, mail to:

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

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

AUG 12 1993

Recorded in Official Records  
of Riverside County, California

W. J. [Signature] Recorder  
Fees \$ 14

14  
3  
6

FOR RECORDER'S OFFICE USE ONLY

Project: 10943 Arlington Avenue  
A.P.N. 154-140-026

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): ALICE AUSTIN

Pursuant to Section 66499.35(b) 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 City Council of the City of Riverside, California, at its meeting of August 3, 1993, for the following described real property located in the City of Riverside, County of Riverside, State of California:

All that portion of Lot 19 of Alhambra Addition, as shown by map on file in Book 11, Pages 78 and 79 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the southwesterly corner of that certain parcel of land entitled "DESIGNATED REMAINDER PARCEL", as shown on Parcel Map 21569, on file in Book 149, Pages 79 and 80 of Parcel Maps, records of said Riverside County;

THENCE North 0° 04' 32" West, along the westerly line of said parcel of land, a distance of 11.02 feet to the POINT OF BEGINNING;

PMW-242

THENCE North  $0^{\circ} 04' 32''$  West, continuing along said westerly line, a distance of 154.97 feet to the southerly line of Parcel 2 of said Parcel Map;

THENCE South  $88^{\circ} 56' 01''$  East, along said southerly line, a distance of 141.27 feet to the westerly line of that certain parcel of land conveyed to Robert Lefley and Edith Lefley by deed recorded December 6, 1960, as Instrument No. 103290, Official Records of said Riverside County;

THENCE South  $0^{\circ} 02' 25''$  East, along said westerly line, a distance of 40.00 feet to the southerly line of said parcel of land;

THENCE North  $89^{\circ} 57' 35''$  East, along said southerly line, a distance of 152.00 feet to a line which is parallel with and distant 33.00 feet westerly, as measured at right angles, from the centerline of Valley Drive, as shown on said Parcel Map;

THENCE South  $0^{\circ} 02' 25''$  East, along said parallel line, a distance of 85.79 feet to the beginning of a non-tangent curve concaving northwesterly having a radius of 41.50 feet and to which beginning a radial line bears South  $53^{\circ} 51' 59''$  East;

THENCE southwesterly along said curve through a central angle of  $21^{\circ} 49' 46''$  an arc distance of 15.81 feet to a line which is parallel with and distant 55.00 feet northerly, as measured at right angles, from the centerline of Arlington Avenue, as shown on said Parcel Map;

THENCE South  $86^{\circ} 22' 44''$  West, along said parallel line, a distance of 252.12 feet to the POINT OF BEGINNING.

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

**Prepare plans and construct improvements along the Arlington Avenue frontage of the above property and the curb return to Valley Drive to the specifications of the Public Works Department.**

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

DESCRIPTION APPROVAL 8/9/93  
*George P. Hutchinson* by *MT*  
 SURVEYOR, CITY OF RIVERSIDE



Dated: 8/11/93

STEPHEN J. WHYLD  
PLANNING DIRECTOR

By *Kenneth R. Gutierrez*  
KENNETH R. GUTIERREZ  
DEPUTY PLANNING DIRECTOR

**GENERAL ACKNOWLEDGEMENT**

State of California }  
County of Riverside } ss

On August 11, 1993 before me Margaret I. Archambault  
(date) (name)

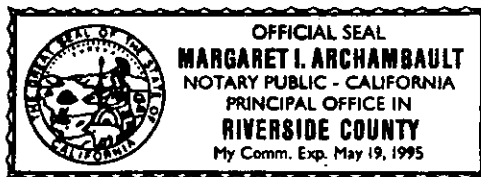
a Notary Public in and for said State, personally appeared

Kenneth R. Gutierrez  
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



pm21569.saw

**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

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

Title \_\_\_\_\_

Title \_\_\_\_\_

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

N88°56'01"W 141.27'  
S0°02'25"E 40'

S'LY LINE LEFLEY REC. 12/6/60 #103290QR

S89°57'35"W

Alhambra Add. MB 11/78-79

PM 21569  
PMB 149/79-80

DESIGNATED REMAINDER PARCEL



165.99'  
154.97'

S 0°04'32"E

11.02'

11'

243.17'

252.12'

R=41.5'  
Δ=21°49'46"  
L=15.81'

S53°51'59"E  
(R)

R=25' Δ=86°25'09" L=37.71'

85.79'

83.12'

3'

30'

30'

25'

N 0°02'25"W

DRIVE

VALLEY

Q

N 86°22'44"E ARLINGTON AVE.

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

6/11-4

SCALE: 1" = 20'

DRAWN BY WJ DATE 8/3/93

SUBJECT 10943 Arlington Ave.