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

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of Riverside County, California
Recorder
Fees \$ 15

15 ME
3

FOR RECORDER'S OFFICE USE ONLY

Project: VC-018-845
A.P.N. 241-333-005 & POR. 006

CO - 007-967

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **WILLIAM E. THOMS and NANCY L. THOMS, TRUSTEES OF THE THOMS FAMILY TRUST, dated April 30, 1990, and JOE D. THOMS, a widower, all as joint tenants.**

Pursuant to Section 66499.35(b) of the Government Code of the State of California and Section 18.39 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, is hereby issued this Certificate of Compliance.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

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. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By J. Craig Aaron 4-18-97
J. CRAIG AARON DATE
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }^{ss}

On 4-18-97, before me Eva A. Correa
(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/hers/their authorized capacity(ies), and that by his/hers/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.

Eva A. Correa
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

EXHIBIT "A"
VC-18-845 & CO-007-967

Parcel 1

Lot 14 of Tract No. 9006-1, as shown by map on file in Book 140, Pages 43 through 45 of Maps, records of Riverside County, California, **TOGETHER WITH** that certain parcel of land described in Quitclaim Deed to William E. Thoms, et al., by document recorded October 03, 1995, as Instrument No. 330970 of Official Records of Riverside County, California, and **TOGETHER WITH** that portion of Lot A of Osborne Heights, as shown by map on file in Book 12, Pages 39 through 41 of Maps, records of said Riverside County, more particularly described as follows:

COMMENCING at the most southerly corner of said Lot 14;

THENCE South $35^{\circ}41'38''$ West along the southwesterly prolongation of the southeasterly line of said Lot 14, a distance of 28.22 feet;

THENCE South $72^{\circ}02'53''$ West, a distance of 16.25 feet the most southerly corner of said parcel of land as described in said Quitclaim Deed and the **POINT OF BEGINNING** of the parcel of land being described; said southerly corner being in the centerline of said Lot A;

THENCE continuing South $72^{\circ}02'53''$ West, along the southwesterly prolongation of the southerly line of said parcel as described in said document, a distance of 12.02 feet to a point in a line parallel with and distant 55.00 feet northeasterly, as measured at right angles, from the centerline of Overlook Parkway as shown by said Tract 9006-1;



THENCE North $62^{\circ}24'36''$ West, along said parallel line, a distance of 21.67 feet to the beginning of a tangent curve concaving southwesterly and having a radius of 1355.00 feet;

THENCE northwesterly to the left along said curve through a central angle of $3^{\circ}59'06''$, an arc length of 94.24 feet to an intersection with the southerly prolongation of the westerly line of said Lot 14;

THENCE North $0^{\circ}33'12''$ West, along said southerly prolongation of the westerly line of Lot 14, a distance of 13.39 feet said centerline of Lot A;

THENCE South $62^{\circ}25'59''$ East, along said centerline of Lot A and along the southwesterly line of said parcel described in said Quitclaim Deed, a distance of 130.57 feet to the POINT OF BEGINNING.

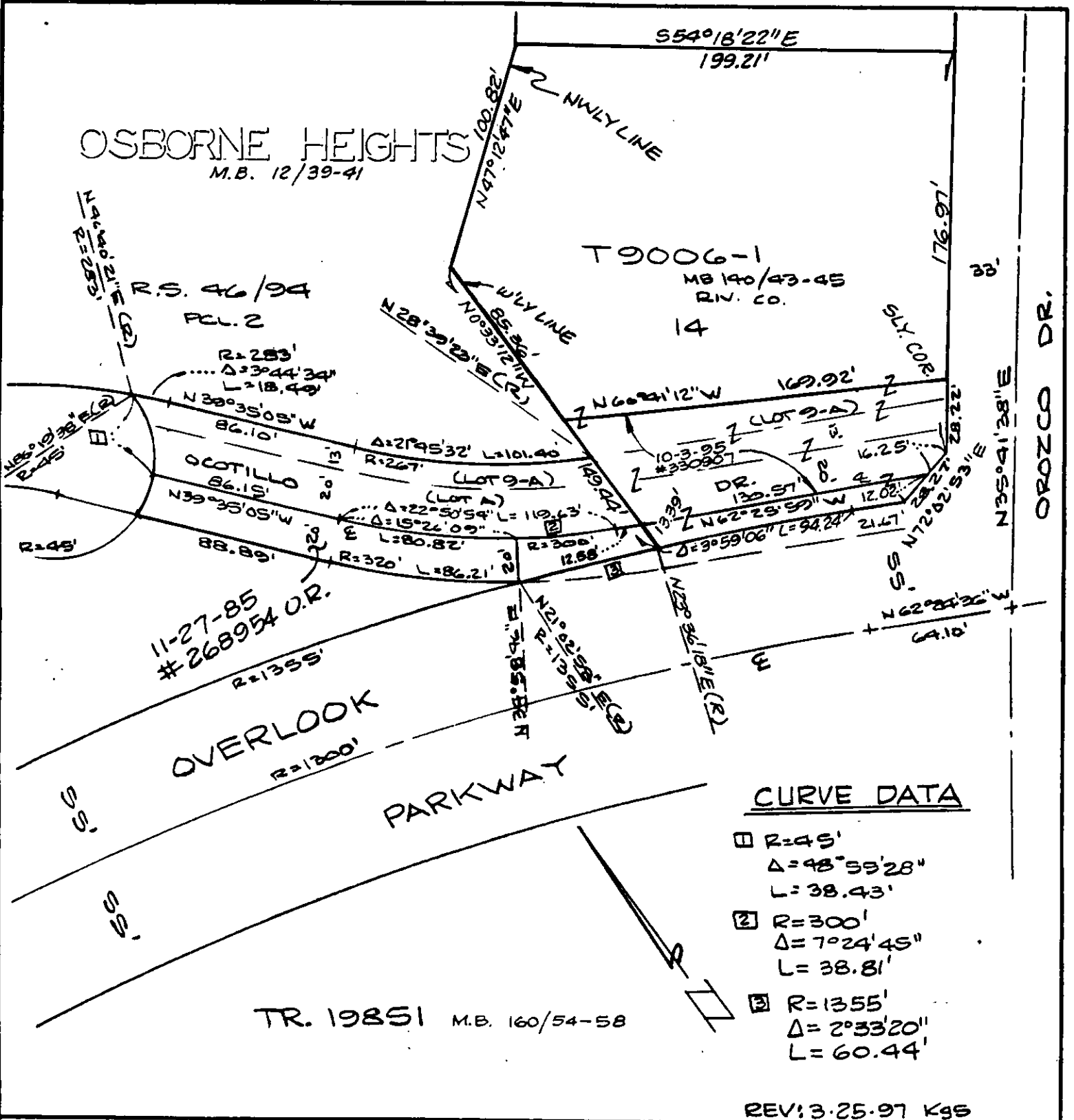
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 Prep. 
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/99



OSBORNE HEIGHTS

M.B. 12/39-41



CURVE DATA

- 1 R=49'
Δ=48°59'28"
L=38.43'
- 2 R=300'
Δ=7°24'45"
L=38.81'
- 3 R=1355'
Δ=2°33'20"
L=60.44'

REV: 3.25.97 KGS

• 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 <u>1</u> OF <u>1</u>	69-6
SCALE: 1" = 60'	DRAWN BY <u>W</u> DATE <u>9/11/95</u>	SUBJECT <u>VAC-18-849</u>	