

470628

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SURVEYOR, CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
City Hall, 3900 Main Street
Riverside, California 92522

Recorded in Official Records
of Riverside County, California
Recorder 18 d
Fees \$.

FOR RECORDER'S OFFICE USE ONLY

Project: Determination of Compliance
A.P.N. 141-270-004

CO - 010-978

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): JOHN P. ENRIQUEZ

Pursuant to Section 66499.35(a) 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, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and 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 Robert C. Mease 12/17/97
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On December 17, 1997, before me JANIS LOWRY
(date) (name)

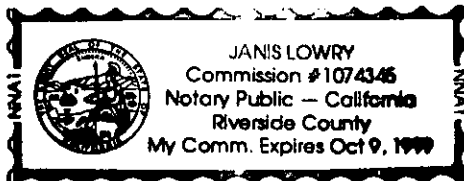
a Notary Public in and for said State, personally appeared

ROBERT C. MEASE
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



COC-A.mas

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

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

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

EXHIBIT A

That certain parcel of land located in the City of Riverside, County of Riverside, State of California and described as a separate parcel in a document recorded March 26, 1947, in Book 828 at page 172 of Official Records of Riverside County, California, and is described in said document as follows:

All that portion of Section 21 and 22, Township 3 South, Range 6 West, San Bernardino Meridian, as shown by sectionalized survey of Rancho El Sobrante De San Jacinto on file in Book 1 page 8 of Maps, San Bernardino County records, described as follows:

COMMENCING at the southwesterly corner of Lot 21 as shown on map of portion of Rancho La Sierra, on file in Book 6 Page 70 of Maps, riverside County Records;

THENCE South $71^{\circ}31'00''$ West, on the southerly line of Rancho La Sierra, 310.39 feet to the produced easterly line of Buchanan Street, as shown on map of the Lands of the Riverside Land and Irrigating Company, on file in Book 1 Page 70 of Maps, San Bernardino County Records;

THENCE South $34^{\circ}17'00''$ East, on said produced easterly line, 94.52 feet for the TRUE POINT OF BEGINNING ;

THENCE continuing South $34^{\circ}17'00''$ East, on said produced easterly line, 382.09 feet;

THENCE North $55^{\circ}43'$ East, 28 feet;

THENCE South $34^{\circ}17'$ East, 25 feet;

THENCE South $55^{\circ}43'$ West, 28 feet to said produced easterly line;

THENCE South $34^{\circ}17'$ East, on said produced easterly line, 666.79 feet;

THENCE North $13^{\circ}12'$ East, 485.57 feet;

THENCE North $33^{\circ}58'$ West, 680.17 feet;

THENCE North $89^{\circ}47'30''$ West, 138.04 feet;

THENCE South 52°48'15" West, 248.21 feet to said TRUE POINT OF BEGINNING .

The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

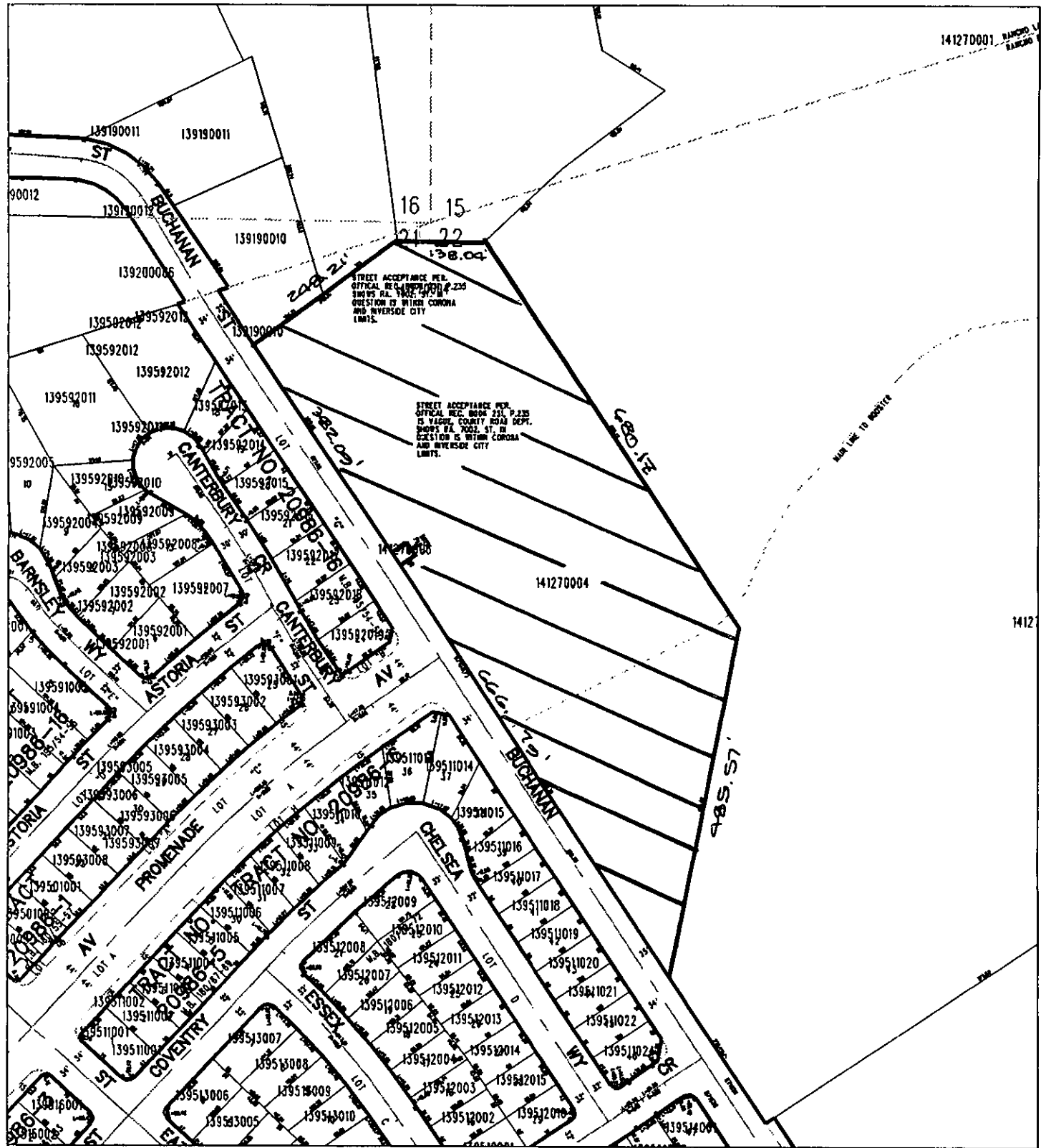
co010-978.doc

DESCRIPTION APPROVAL

12.16.97

Carol S. Br...

SURVEYOR, CITY OF RIVERSIDE



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

78-3
78-5

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: 1" = 200'

Drawn by: fwally

Date: 12/15/97

Subject: CO-

CO.D10.978