

FMTIC

Recorded at the request of:
Schwing Family Trust

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JUN 19 1997

283816

When recorded mail to:
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
Fees \$ 18

18
AS

FOR RECORDER'S OFFICE USE ONLY

Project: 5516 Jones Avenue
A.P.N. 149-360-011

CO - 011-967



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): Robert E. and Lillian V. Schwing Family Trust

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. Messe 5/20/97
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

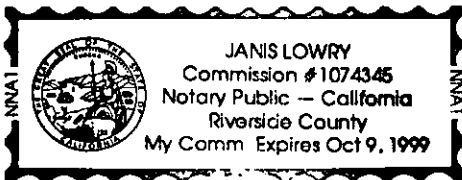
State of California }
County of Riverside } ss

On May 20, 1997, before me Janis Lowry
(date) (name)

a Notary Public in and for said State, personally appeared

Robert C. Messe
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

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

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

EXHIBIT A

That certain parcel of land located in the City of Riverside, County of Riverside, State of California as described as a separate parcel in a document recorded August 25, 1986, as Instrument Number 203933 and also described as a separate parcel in a document recorded, May 23, 1956 in Book 1916, page 285, both of Official Records of Riverside County, and is described in said documents as follows:

THAT PORTION OF LOT 7 IN BLOCK 11 OF CHADBOURNE HEIGHTS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12 PAGES 11, 12, AND 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT, 100.00 FEET WESTERLY OF THE NORTHEASTERLY CORNER THEREOF;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 125.00 FEET;

THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 60.00 FEET;

THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, 125.00 FEET;

THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 60.00 FEET TO THE POINT OF BEGINNING:

TOGETHER WITH:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER AND ACROSS THAT PORTION OF SAID LOT 7 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT, 90.00 FEET SOUTHERLY FROM THE NORTHEASTERLY CORNER THEREOF;

THENCE NORTH 11°09' WEST, ALONG THE EASTERLY LINE OF SAID LOT, 30.00 FEET;

THENCE SOUTH 86°15'30" WEST, PARALLEL WITH THE NORTHERLY LINE OF SAID LOT TO A POINT ON THE WESTERLY LINE THEREOF;

THENCE SOUTH 19°37'17" EAST, ALONG THE WESTERLY LINE OF SAID LOT, TO A POINT WHICH BEARS SOUTH 86°15'30" WEST, FROM THE POINT OF BEGINNING;

THENCE NORTH 86°15'30" EAST, TO THE 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.

DESCRIPTION APPROVAL:

5.14.97
Amel S. B.
SURVEYOR, CITY OF RIVERSIDE



• 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

C 49-7
G 64-1

SCALE: 1" = NTS

DRAWN BY *NBS* DATE *5/9/97*

SUBJECT *5516 JONES AVE C.O.C.*