

245641

Recording requested by:

Santiago Homes, Inc.

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Recorder

Fees \$ 10

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PUBLIC WORKS DEPARTMENT
City Hall, 3900 Main Street
Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

Project: Determination of Compliance
A.P.N. 246-210-001
246-181-018

CO - 011-978

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **DARRYL DEIGHTON, a single man.**

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 5/19/98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGMENT

State of California }
County of RIVERSIDE } ss

On MAY 15, 1998, 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 me 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

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 *February 14, 1992, as Instrument Number 53302* and also described as a separate parcel in a document recorded, *February 25, 1960 as Instrument Number 16749*, all of Official Records of Riverside County, California and is described in said documents as follows:

In the State of California, County of Riverside, described as follows:

That portion of Lots 120 and 133 of the Lands of the Southern California Colony Association, as shown by map on file in Book 7 Page 3 of Maps, San Bernardino County Records, described as follows:

COMMENCING on the westerly line of Colton Avenue, at its intersection with the northerly line of said Lot 120; THENCE southerly, along said westerly line of Colton Avenue, to a point 1225.11 feet northerly from the intersection of said line with the southerly line of Lot 119 of said Lands of the Southern Colony Association, for the TRUE POINT OF BEGINNING; THENCE North 60° 35' West, to the easterly line of the right of way of the Riverside Water Company's Upper Canal; THENCE northeasterly, along the easterly line of said right of way, to its intersection with the westerly line of Colton Avenue; THENCE southerly, on said westerly line of Colton Avenue, to the TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM that portion of Lot 133 described as follows:

BEGINNING at a point on the westerly line of Colton Avenue, 1445.04 feet northerly from the intersection of said westerly line of Colton Avenue with the southerly line of Lot 119 of the Lands of the Southern California Colony Association; THENCE westerly, at right angles, to a point on the easterly line of the right of way of the Riverside Water Company's Upper Canal; THENCE northeasterly, on the said right of way of the canal, to its intersection with the westerly line of Colton Avenue; THENCE southerly, on the westerly line of Colton Avenue, to the POINT OF BEGINNING.

Said property is also shown on Assessor's Map No. 27 on file in Book 1 Page 32 of Assessor's Maps, Riverside County Records.

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.

1.9 AC.

R.M. CO. UPPER CANAL

S. C. A. LANDS
2 1/2
S. B. CO.

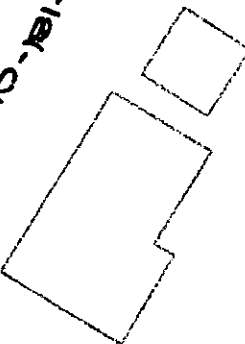
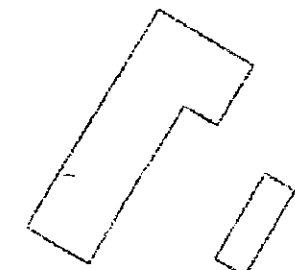
29C-210-001

29C-181-018

579

577

LA CADENA DR.



122.5.11'

95

1445.04'

124.93

265

120

133

N 60° 35' W

CU-028-978 / CO-011-978



1 inch = 50 feet
January 21, 1998
Actual photos taken by Aerial Photo Service, Inc. of Riverside, California. The accuracy of the data shown on this map. This map shall not be reproduced or distributed. Copyright 1997, City of Riverside, California. Planning 158211