

Recording requested by:

DOC # 2003-100413

12/24/2003 08:00A Fee:22.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00



When recorded mail to:

**SURVEYOR, CITY OR RIVERSIDE**

**PUBLIC WORKS DEPARTMENT**

City Hall, 3900 Main Street

Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY (23)

Project: P03-1328

A.P.N. 147-281-028 &-029

**CO-P03-1328**



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): YECENIA M. SANCHEZ, a Single Woman

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

KEN GUTIERREZ  
PLANNING DIRECTOR

By John A Swiecki 12/2/03  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On December 2, 2003, before me Francisca Andrade  
(date) (name)

A Notary Public in and for said State, personally appeared

John A. Swiecki  
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.

Francisca Andrade  
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

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

**EXHIBIT A**  
Project: P03-1328

PARCEL 1:

LOT 10 IN BLOCK 11 OF LA GRANADA, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGES 42 TO 51, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

TOGETHER WITH:

THE NORTHERLY 68.77 FEET OF THAT PORTION OF LOT 11 IN BLOCK 11 OF LA GRANADA, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGES 42 TO 51, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT, THENCE WESTERLY ALONG THE NORTHERLY LINE OF COOK STREET, 149.5 FEET;

THENCE NORTHERLY, PARALLEL WITH THE WESTERLY LINE OF TYLER STREET (FORMERLY TYLER AVENUE), TO A POINT IN THE NORTHERLY LINE OF SAID LOT;

THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT, 149.5 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER THEREOF;

THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID TYLER STREET, 168.77 FEET TO THE POINT OF BEGINNING.

SAID NORTHERLY 68.77 FEET BEING MEASURED ALONG THE WESTERLY LINE OF SAID TYLER STREET AND THE SOUTHERLY LINE THEREOF BEING PARALLEL WITH THE NORTHERLY LINE OF SAID LOT,

EXCEPTING THEREFROM:

THE NORTHWESTERLY 123.75 FEET OF SAID LOT 10, SAID NORTHWESTERLY 123.75 FEET BEING MEASURED ALONG THE NORTHEASTERLY LINE OF SAID LOT 10 AND SOUTHEASTERLY LINE THEREOF BEING PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 10,

ALSO EXCEPTING THEREFROM:

THAT PORTION OF SAID LOTS 10 AND 11 DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 10,

THENCE SOUTH 30°19'00" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 10, A DISTANCE OF 123.75 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO STEVEN J. BRADLEY, ET AL, AS PARCEL 1 OF DEED

RECORDED MAY 16, 1988 AS INSTRUMENT NO. 129598 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 30°19'00" EAST, ALONG SAID NORTHEASTERLY LINE AND THE NORTHEASTERLY LINE OF SAID LOT 11, A DISTANCE OF 110.02 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO STEVEN J. BRADLEY, ET AL., AS PARCEL 2 OF SAID DEED,

THENCE SOUTH 46°47'34" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 11, A DISTANCE OF 11.31 FEET,

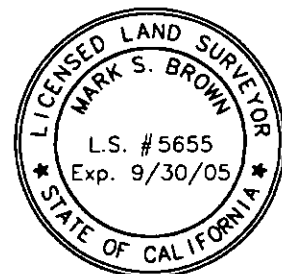
THENCE NORTH 27°49'29" WEST, A DISTANCE OF 69.53 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT 8.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID NORTHEASTERLY LINES OF SAID LOTS 10 AND 11,

THENCE NORTH 30°19'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 41.25 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 1,

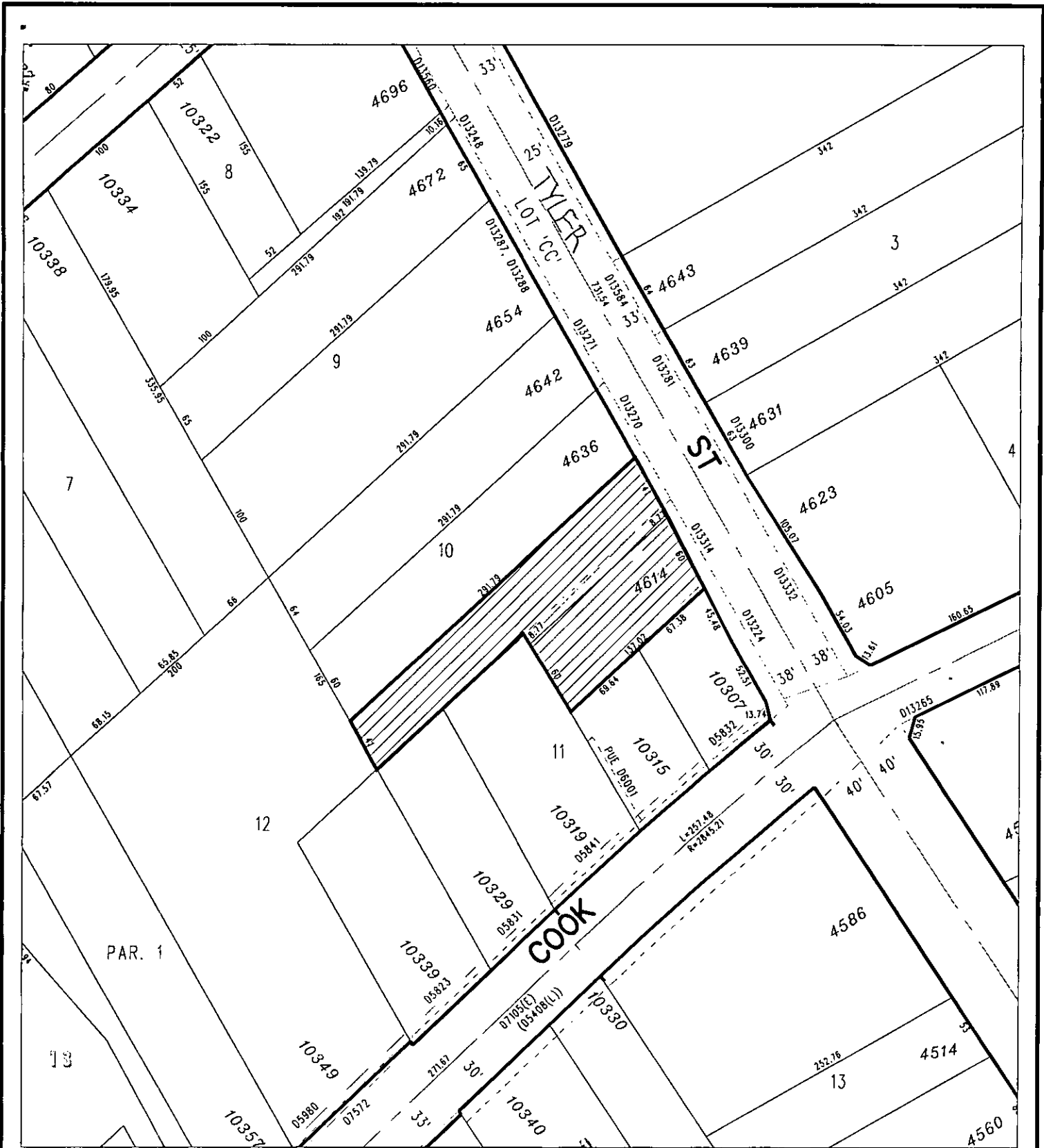
THENCE NORTH 46°47'34" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 8.21 FEET TO SAID POINT OF BEGINNING.

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

 12/2/03 Date Prep.   
Mark S. Brown, L.S. 5655  
License Expires 9/30/05



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.



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

64.4

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" = 100'

Drawn by: bmark

Date: 11/26/03

Subject: P03-1328

CO-P03-1328



GARY L. ORSO  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(909) 486-7000

<http://riverside.asctclrec.com>

## NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Francisca Andrade

Commission #: 1416252

Place of Execution: California Riverside county

Date Commission Expires: May 6, 2007

Date: 12/23/03

Signature: Yecenia M Sanchez

Print Name: Yecenia M Sanchez