

Recording requested by:

DOC # 2005-0058865

01/21/2005 08:00A Fee:16.00

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Recorded in Official Records
County of Riverside

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

Assessor, County Clerk & Recorder



22-

And when recorded, mail to:

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

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Project: PO4-1509

A.P.N. 154-041-008 & 009

CO- PO4-1509

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE



Property Owner(s): **Charles Scott & Alora Kerr-Scott, husband and wife as joint tenants.**

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 1/7/05
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } SS

On January 7, 2005, 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)

CO-PO4-1509 Scott.DOC

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:

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EXHIBIT A

LEGAL DESCRIPTION:

THAT PORTION OF LAND IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEING A PORTION OF LOT 54, WESTERN HILLS ESTATES NO.2 AS SHOWN BY MAP ON FILE IN BOOK 30, PAGES 19 & 20 OF MAPS AND LOT 58 OF WESTERN HILLS ESTATES NO.3 AS SHOWN BY MAP ON FILE IN BOOK 36, PAGE 50 OF MAPS, BOTH AT THE COUNTY RECORDERS OFFICE OF RIVERSIDE COUNTY, MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS;

COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 54, SAID POINT BEING THE POINT OF BEGINNING;

THENCE, N 27°24'20" E, ALONG THE NORTHWESTERLY LINE OF SAID LOT 54 AND LOT 58, A DISTANCE OF 148.27 FEET, TO THE MOST NORTHERLY CORNER OF SAID LOT 58;

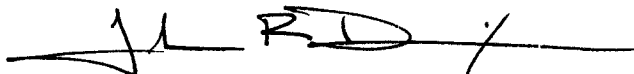
THENCE, S 65°03'15" E, ALONG THE MOST NORTHEASTERLY LINE OF SAID LOT 58, A DISTANCE OF 101.25 FEET, TO THE MOST EASTERLY CORNER OF SAID LOT 58;

THENCE, S 27°50'15" W, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 58 AND ITS PROLONGATION, A DISTANCE OF 152.62 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 54;

THENCE, N 65°03'15" W, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 54, A DISTANCE OF 101.25 FEET, TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 15,130 SQUARE FEET, OR 0.3473 ACRES, MORE OR LESS;

PARCEL DESCRIBED ABOVE IS AS SHOWN ON EXHIBIT B, AS ATTACHED HEREON AND MADE A PART HEREOF.



PREPARED BY GLEN R. DIXON, PLS 6251
MY LICENSE EXPIRES JUNE 30, 2006

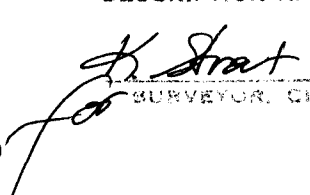


DESCRIPTION APPROVED

12, 21, 2004

11/23/04
REV. 12/04/04

DEED Lot 58 & Portion of Lot 54; MB 36/50, MB 30/19-20
D:\LEGALS\RIVERSIDE\SCOTT\DEED.DOC

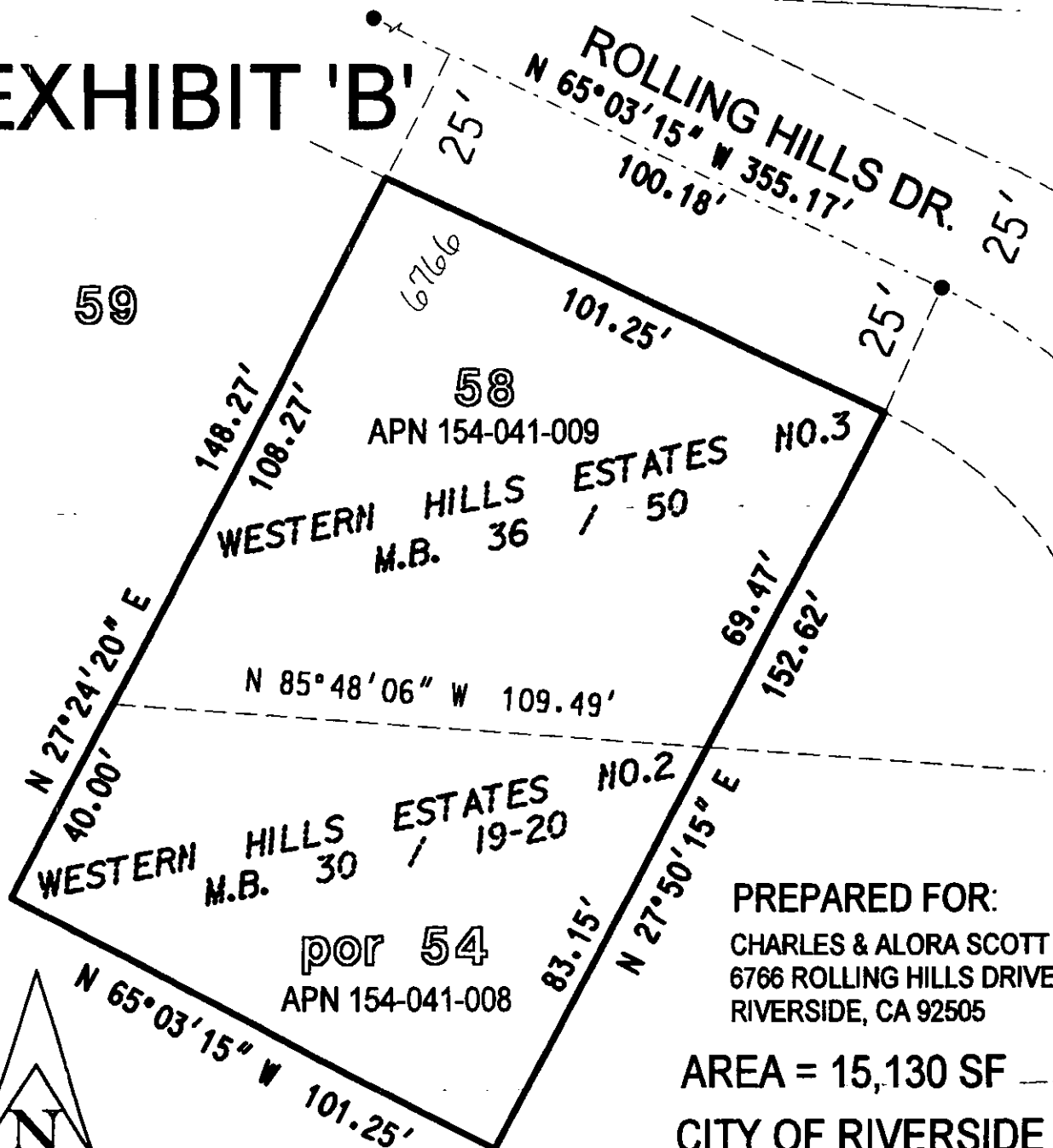

SURVEYOR, CITY OF RIVERSIDE

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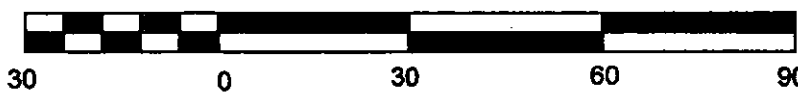


CD-P04-1509-3

EXHIBIT 'B'



SCALE 1" = 30'



PREPARED FOR:
 CHARLES & ALORA SCOTT
 6766 ROLLING HILLS DRIVE
 RIVERSIDE, CA 92505

AREA = 15,130 SF
 CITY OF RIVERSIDE
 RECORDS OF
 RIVERSIDE COUNTY

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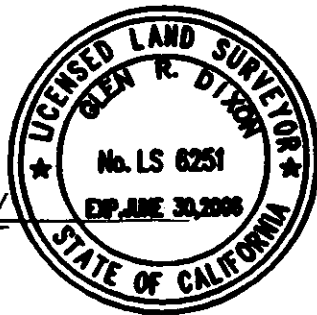


EXHIBIT 'B'

LOT 58
 WESTERN HILLS ESTATES, NO. 3
 PER MB. 36/50 (APN 154-041-009)
 PORTION of LOT 54
 WESTERN HILLS ESTATES, NO. 2
 MB. 30/19-20 (APN 154-041-008)

NOVEMBER 23, 2004
 PREPARED BY ME OR
 UNDER MY DIRECTION:

Glen R. Dixon
 GLEN R DIXON
 PLS 6251 EXP. 6/30/06



DIXON
 surveying
 1700 Hammer Ave. #112
 Norco, CA 92860-2962
 (909) 898-9204

BOUNDARY

48-3
 CO-P04-1509