

Recording requested by:

DOC # 2011-0091356

02/28/2011 04:33P Fee:27.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



DOCUMENTARY TRANSFER TAX= \$0.00

And when recorded, mail to:

**CITY SURVEYOR,
CITY OF RIVERSIDE**

Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

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NOTE TO COUNTY RECORDER:

DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED. 27

Project: Strong Street COC

APN: 207-150-057

Address: Strong Street

CO - P11-0083

CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE



Property Owner(s): Henry C. Minkler Construction, LLC Inc.

Pursuant to Section 66499.35(b) of the Government Code of the State of California and Section 18.120.040 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, is hereby issued this Conditional Certificate of Compliance.

By recording this document the applicant acknowledges that he/she understands and will abide by and/or satisfy the conditions listed in this certificate. The applicant also acknowledges that the City may impose additional conditions of approval at such time that an actual development is proposed by the applicant and reviewed by the City of Riverside

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.

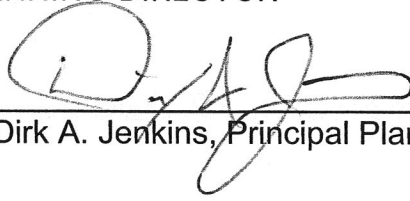
THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

CONDITIONS REQUIRED FOR ISSUANCE OF THIS CERTIFICATE:

- 1) The applicant will maintain access to the property to provide for its maintenance.
- 2) The applicant will maintain the property and keep it free of weed and debris.
- 3) The applicant, understands that the parcel is landlocked and cannot be developed in its current configuration and that prior to submitting an application for development of the described parcel must show that the parcel has been legally combined with a parcel that has acceptable access to a Public Street or that the parcel has legal access to a Public Street via an Access Easement acceptable to the City of Riverside.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: 
Dirk A. Jenkins, Principal Planner

2-14-11
Date

State of California

County of Riverside } ss

On Feb 14, 2011, before me, Francisca Andrade,
a notary public, personally appeared, Dirk A. Jenkins

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Signature

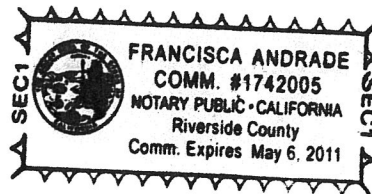


EXHIBIT 'A'

File No.: 0625-3692528 (gp)
Property: Unimproved Lot, Riverside, CA 92501


THAT PORTION OF LOT 17 OF ALAMO TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

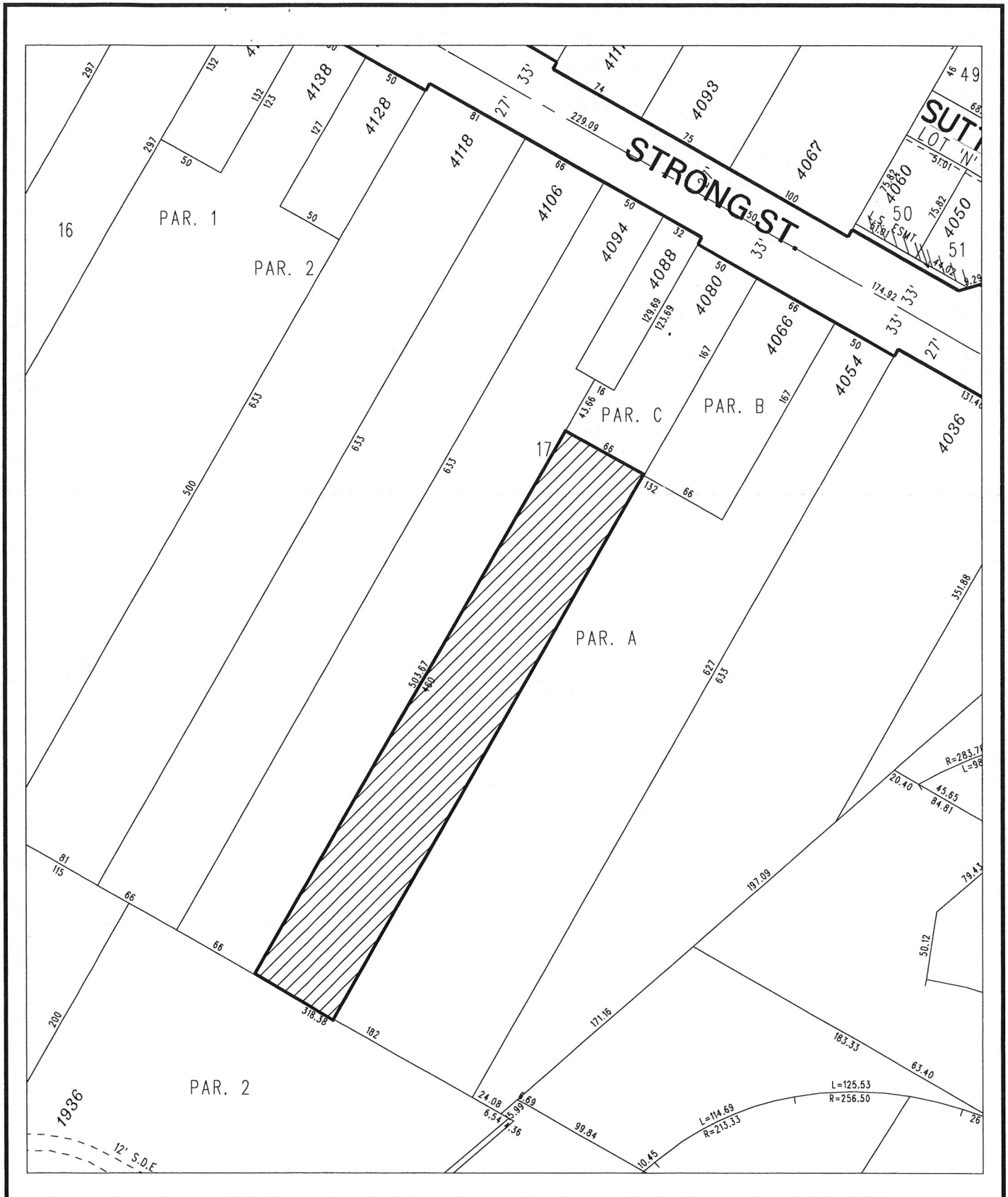
BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 17 DISTANT NORTH 60° 57' WEST, 140.8 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE CONTINUING NORTH 60° 57' WEST, ALONG THE MOST SOUTHWESTERLY LINE OF SAID LOT 17, 66 FEET; THENCE NORTH 29° 03' EAST AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 17, 503.2/3 FEET; THENCE SOUTH 60° 57' EAST AND PARALLEL WITH THE CENTER LINE OF STRONG STREET, 16 FEET; THENCE NORTH 29° 03' EAST AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 17, 156 2/3 FEET TO THE CENTER LINE OF STRONG STREET; THENCE SOUTH 60° 57' EAST ALONG THE CENTER LINE OF STRONG STREET, 50 FEET; THENCE SOUTH 29° 03' WEST AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 17, 660 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM PARCEL C OF LOT LINE ADJUSTMENT P05-0023 RECORDED MAY 31, 2005 AS INSTRUMENT NO. 2005-0433436 IN THE OFFICE OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 17; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 17, NORTH 60° 57' 00" WEST, A DISTANCE OF 140.80 FEET; THENCE LEAVING SAID SOUTHWESTERLY LINE ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 17, NORTH 29° 03' 00" EAST, A DISTANCE OF 460.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE NORTH 29° 03' 00" EAST, A DISTANCE OF 167.00 FEET MORE OR LESS TO A POINT LYING SOUTHWESTERLY 33.00 FEET MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF STRONG STREET AS ESTABLISHED BY SAID MAP. THENCE ALONG A LINE PARALLEL WITH AND LYING SOUTHWESTERLY 33.00 FEET MEASURED AT RIGHT ANGLES FROM SAID CENTER LINE, NORTH 60° 57' 00" WEST, A DISTANCE OF 50.00 FEET; THENCE ALONG A LINE PARALLEL WITH SAID NORTHWESTERLY LINE OF LOT 17, NORTH 60° 57' 00" WEST, A DISTANCE OF 123.34 FEET; THENCE ALONG A LINE PARALLEL WITH SAID SOUTHWESTERLY LINE OF LOT 17, NORTH 60° 57' 00" WEST, A DISTANCE OF 16 FEET; THENCE ALONG A LINE PARALLEL WITH SAID NORTHWESTERLY LINE OF LOT 17, SOUTH 29° 03' 00" WEST, A DISTANCE OF 43.66 FEET; THENCE ALONG A LINE PARALLEL WITH SAID SOUTHWESTERLY LINE OF LOT 17, SOUTH 60° 57' 00" EAST, A DISTANCE OF 66.00 FEET TO THE TRUE POINT OF BEGINNING.

A.P.N. 207-150-057

DESCRIPTION APPROVAL:

MARK S. BROWN
CITY SURVEYOR
2/8/2011
DATE



◆ 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



Scale: 1" = 100'

Drawn by: bmark

Date: 02/08/11

Subject: Conditional COC CO-P11-0083