

081547

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD

Min. Past 3 o'clock P.M.

MAR - 6 1990

Recorded in Official Records
of Riverside County, California

William S. Borah
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: COC-1-890
W'ly side of Mt. Vernon Drive
N'ly of Massachusetts Avenue

12/26-1

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): JONAS SENTER and SYLVIA SENTER, husband and wife as joint tenants.

Pursuant to Section 66499.35 of the Government Code of the State of California, a Conditional Certificate of Compliance waiving compliance to the California Subdivision Map Act and Title 18 of the Riverside Municipal Code is hereby granted by the Planning Commission of the City of Riverside, California, for the following described real property located in the City of Riverside, County of Riverside, State of California:

See attached property description Exhibit "A".

Said Certificate of Compliance is granted subject to the following conditions:

All conditions have been met.

This certificate shall serve as notice to the property owner or vendee who has applied for this certificate, a grantee of the property owner, or any subsequent transferee or assignee of the property that the fulfillment and implementation of designated conditions applied to this certificate shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property. THIS ISSUANCE OF THIS CONDITIONAL CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OR PROVISIONS OF THE RIVERSIDE MUNICIPAL CODE PERTAINING TO ZONING REGULATIONS.

EXHIBIT "A"
LEGAL DESCRIPTION
FOR CERTIFICATION OF COMPLIANCE

That portion of the Northwest quarter of the Northwest quarter of Section 21, Township 2 South, Range 4 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California according to the Official Plat thereof described as follows;

BEGINNING at the southwest corner of said Northwest quarter of the Northwest quarter of Section 21;

Thence South $89^{\circ} 53' 00''$ East along the south line of said Northwest quarter of the Northwest quarter, a distance of 263.20 feet, to a point therein, said point being in a line parallel with and distant northwesterly 3.00 feet, measured at right angle, from the northwesterly line of that certain easement (60 feet in width) conveyed to the County of Riverside by deed recorded December 29, 1942 in Book 564, Page 171 of Official Records of Riverside County, California and as shown on right of way Plat No. 623-P on file in the Office of the Riverside County Surveyor;

Thence North $13^{\circ} 32' 00''$ East along said parallel line, a distance of 7.69 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 333.00 feet;

Thence northeasterly along said curve, to the right, through a central angle of $20^{\circ} 30' 00''$, an arc distance of 119.14 feet to the end thereof;

Thence North $34^{\circ} 02' 00''$ East, a distance of 15.92 feet to the beginning of a tangent curve concave to the west having a radius of 217.00 feet;

Thence northerly along said curve, to the left, through a central angle of $75^{\circ} 00' 00''$, an arc distance of 284.05 feet to the end thereof;

Thence North $40^{\circ} 58' 00''$ West, a distance of 399.94 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 333.00 feet;

Thence northwesterly along said curve, to the right, through a central angle of $14^{\circ} 55' 36''$, an arc distance of 86.75 feet to a point in the west line of said Section 21, the radial line at said point bears South $63^{\circ} 57' 36''$ West;

The last six (6) courses and distances follow a line parallel with or concentric with and distant 3.00 feet northwesterly, westerly and southwesterly of the parcel conveyed to the County of Riverside as aforesaid, and as shown on said Plat No. 623-P;

Thence South $00^{\circ} 19' 00''$ East along the west line of said Northwest quarter of the Northwest quarter of Section 21, a distance of 766.44 feet more or less to the POINT OF BEGINNING.

Desc/89-158/Legal/desc

PREPARED UNDER MY SUPERVISION:

Matthew E. Webb
Matthew E. Webb, L.S. 5529

2/2/90
Date

Prepared by llm
Checked by edw



DESCRIPTION APPROVAL 2/8/90
George P. Hutchinson by GP
SURVEYOR, CITY OF RIVERSIDE

