

228684

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code 6103)

RECEIVED FOR RECORD

Min. Past 4 o'clock P.M.

JUN 20 1990

Recorded in Official Records of Riverside County, California

William E. Borony
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: COC-2-834
Fairview Avenue

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): DOUGLAS B. CUSTER and SHARON E. CUSTER, Husband and Wife, as Joint Tenants

Pursuant to Section 66499.35(b) 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 real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

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

All conditions have been satisfied.

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. THE ISSUANCE OF THIS CONDITIONAL CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.


J.F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

 July 13, 1983
 Revised June 4, 1990

EXHIBIT "A"

W.O. 9011926

CERTIFICATE OF COMPLIANCE

ZONING CASE C.O.C.-2-834

PARCEL 1

BOWEN

All that portion of Lot "C" (Chicago Avenue) as shown on map of FAIRVIEW ESTATES NO. 3 on file in Book 37 of Maps, at pages 27 and 28 thereof, Records of Riverside County California, and all that portion of Lot 3 as shown on map of CHURCH SUBDIVISION on file in Book 6 of Maps, at page 55 thereof, Records of Riverside County, California, described as follows:

Beginning at the Northeast corner of Lot 59 of said FAIRVIEW ESTATES NO. 3 said corner being on the Westerly line of said Lot "C" (Chicago Avenue) and said corner also being the Northwest corner of that portion of said Lot "C" (Chicago Avenue) vacated by Resolution No. 9285 of the City Council of Riverside, California recorded December 7, 1961 as Instrument No. 105236, Official Records of Riverside County, California;

THENCE S.72°27'00"E. along the Northerly line of said vacated portion of Lot "C" (Chicago Avenue), a distance of 75.91 feet to the Easterly line of said Lot "C" (Chicago Avenue);

Thence N.27°04'00"E. along said Easterly line, a distance of 4.41 feet to the Southwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded August 15, 1969 as Instrument No. 84050, Official Records of Riverside County, California;

Thence Easterly along the Southerly line of said parcel on a non-tangent curve concave Northerly, having a radius of 900.00 feet through an angle of 03°12'29", an arc length of 50.39 feet to the Easterly line of that certain parcel of land conveyed to John G. Bowen, et ux by deed recorded February 23, 1965 as Instrument No. 19994, Official Records of

 3880 Lemon Street Suite 300
 PO Box 483
 Riverside CA 92502
 (714) 686-0844
 FAX 714-686-5954

 1091-D S Mt Vernon Avenue
 Colton CA 92324
 714-825-1092
 FAX 714-825-9583

 75-150 Sheryl Drive
 Palm Desert CA 92260
 PO Box 12817
 Palm Desert CA 92255
 (619) 346-5691
 FAX 619-340-0539

 27349 Jefferson Suite 115
 PO Box 340
 Temecula CA 92390
 (714) 676-7710
 FAX 714-699-1981

Riverside County, California, (the initial radial line bears S.11°55'04"W.);

Thence S.14°25'00"W. along said Easterly line, a distance of 234.04 feet to the Southeast corner of said parcel conveyed to John G. Bowen, et ux said corner also being the Northeast corner of Lot 9 as shown on map of Tract 2623 on file in Book 47 of Maps, at pages 62 through 64 thereof, Records of Riverside County, California;

Thence N.69°33'00"W. along the Northerly line of said Lot 9, a distance of 100.17 feet to the Northwest corner of said Lot 9, said corner being on the Westerly line of said Lot 3 of CHURCH SUBDIVISION;

Thence N.27°04'00"E. along said Westerly line, a distance of 119.57 feet to a point on the Easterly prolongation of the Southerly line of said Lot 59;

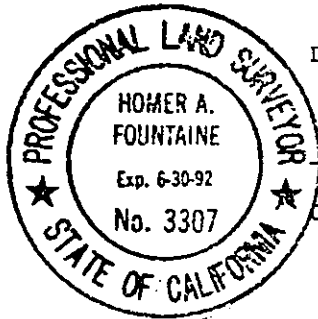
Thence N.72°27'00"W. along said Easterly prolongation, a distance of 38.73 feet to the Southeast corner of said Lot 59;

Thence Northerly along the Easterly line of said Lot 59, also being the Westerly line of said Lot "C" (Chicago Avenue), on a non-tangent curve concave Easterly having a radius of 650.00 feet through an angle of 09°00'22", an arc length of 102.17 feet to the point of beginning (the initial radial line bears N.88°29'26"W.).

EXCEPTING THEREFROM that portion conveyed to the City of Riverside by Deed recorded March 15, 1990 as Instrument No. 94596, Official Records of Riverside County, California.

The above described parcel of land contains 0.518 acres, more or less.

JTS/MWC/lb
LEG:DOB



DESCRIPTION PREPARED UNDER THE SUPERVISION OF:

Homer A. Fountaine 6/4/90
Homer A. Fountaine Date

D. F. DAVIDSON ASSOCIATES, INC.

DESCRIPTION APPROVAL 6/15/90
Walter R. Joyce by _____
SURVEYOR, CITY OF RIVERSIDE