

204761

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 2 o'clock

JUL 16 1987
Recorded in Official Records
of Riverside County, California
William E. Gray
RECORDER
Fees \$ 17

FOR RECORDER'S OFFICE USE ONLY

PROJECT: COC-3-867

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): DONALD M. WHELCHER and BILLIE L. WHELCHER, husband and wife

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:

That portion of Lot 2 in Block 23 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 a point in the southeast line of said Lot 2, distant thereon 225.00 feet from the most southerly corner, thereof:

— THENCE North 43° 35' 30" East, along said southeast line, 116.11 feet to the most easterly corner of said Lot 2;

THENCE North 42° 38' 40" West, along the northeast line of said Lot 2, a distance of 233.29 feet to the southeasterly line of Stover Avenue, 50 feet wide, as shown per said map, said line being also the northwesterly line of said Lot 2;

THENCE South 37° 25' 30" West, along said line, 67.51 feet to the most northerly corner of that certain parcel of land conveyed to Gerry Oliver Baxter and Carole Jean Baxter, husband and wife, by deed and recorded October 21, 1964, as Instrument No. 127551;

THENCE South 44° 55' 02" East, along the northeasterly line of said parcel, 127.01 feet to the most easterly corner thereof;

CC

204761

THENCE South 43° 35' 30" West, along the southeasterly line of said parcel, 61.00 feet to the most southerly corner thereof;

THENCE South 46° 24' 30" East, 98.57 feet to the POINT OF BEGINNING.

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. 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.

DESCRIPTION APPROVAL 6/15/87
George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

Dated: JUNE 15, 1987

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 15TH day of JUNE, in the year 1987, before me,
GUNARS SVIKA a Notary Public in and for said
county and state, personally appeared ROBERT C. MEASE
ROBERT C. MEASE, personally known to me to be the person
who executed this instrument as PRINCIPAL PLANNER of the City
of Riverside on behalf of the Planning Commission of the City of Riverside and
acknowledged to me that said Planning Commission executed the same.

Gunars Svika
Notary Public in and for said County and State

311.12/m - legal.393/c

