

11058

Recording requested

And when recorded, mail to:
City of Riverside
Public Works Department
3900 Main Street
Riverside, CA 92522

RECEIVED FOR RECORD
Min. Past o'clock
At Request of
City Clerk

Book 1984, Page 11058

JAN 18 1984

Recorded in Official Records
of Riverside County, California

Recorder
William J. Eganly

this space for recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

5-19-84

CONDITIONAL CERTIFICATE OF COMPLIANCE
COC-4-834

Property Owner(s): WOODHAVEN DEV., INC.

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 description.

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.

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

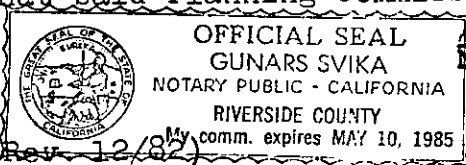
Dated: JAN 9, 1984

MERLE G. GARDNER
PLANNING DIRECTOR

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 6TH day of JANUARY, in the year 1983, before me, GUNARS SVIKA a Notary Public in and for said county and state, personally appeared 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

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

Please record for the benefit of the City of Riverside
Property Services Manager

11058

All that portion of Lot 2 in Block 36 of Arlington Heights together with that portion of the southwesterly one-half of Gratton Street, as shown by map on file in Book 11, Page 20 of Maps, records of San Bernardino County, California, more particularly described as follows:

BEGINNING at the most northerly corner of Lot 74 of Tract 7873, as shown by map on file in Book 88, Page 38 of Maps, records of said Riverside County; said corner being also in the northwesterly line of said Lot 2;

THENCE North $25^{\circ} 28' 45''$ East, along said northwesterly line and along the northwesterly line of said Gratton Street a distance of 62.13 feet to an angle point;

THENCE North $21^{\circ} 16' 45''$ East, continuing along said northwesterly line 48.47 feet to the centerline of said Gratton Street;

THENCE South $34^{\circ} 00' 00''$ East, along said centerline of Gratton Street 139.91 feet to the northeasterly prolongation of the southeasterly line of that certain parcel of land conveyed to the City of Riverside, a municipal corporation, by a deed recorded January 19, 1977, as Instrument No. 10016 of Official Records of said Riverside County;

THENCE South $21^{\circ} 16' 45''$ West, along said northeasterly prolongation and said southeasterly line 62.04 feet to the beginning of a tangent curve with a radius of 217.00 feet and concaving northwesterly;

THENCE Southwesterly along said curve an arc length 11.84 feet, thru a central angle of $03^{\circ} 07' 32''$ to the most easterly corner of said Lot 74;

THENCE North $48^{\circ} 50' 00''$ West, along the northeasterly line of said Lot 74 a distance of 126.79 feet to the point of beginning.

DESCRIPTION APPROVAL
George H. Hultquist, 489
S. G. H. H.