

63470

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD

AT 8:30 O'CLOCK A.M.

MAR 10 1988

Recorded in Official Records
of Riverside County, California

William J. Brown
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

AIN

PROJECT: COC-4-878
5951 Grand Ave.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

4/1-1

Property Owner(s): THE ESTATE OF MABELLE A. MERCHANT

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:

Parcel 1

That portion of Lot 1 of Addition No. 1 to Grand Avenue Tract, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 6, Page 90 of Maps, records of Riverside County, California, particularly described as follows:

- BEGINNING at the most easterly corner of said Lot;
- THENCE North 35° 15' 00" West, on the northeasterly line of said Lot, 287.40 feet;
- THENCE North 10° 31' 00" West, on the northeasterly line of said Lot, 227.00 feet;
- THENCE South 79° 29' 00" West, 30.00 feet for the POINT OF BEGINNING;
- THENCE North 10° 31' 00" West, 65.00 feet;
- THENCE South 77° 43' 20" West, to a point on the southwesterly line of said Lot;

This document filed for record by
Commonwealth Land Title Company as an
accommodation only. It has not been
examined as to its execution or as to
its effect upon the title.

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THENCE South 35° 17' 00" East, on the southwesterly line of said Lot, 65.00 feet;

THENCE northeasterly in a straight line to said POINT OF BEGINNING.

Together with that portion of Lot 1 of Addition No. 1 to Grand Avenue Tract, as shown by map on file in Book 6, Page 90 of Maps, records of Riverside County, California, particularly described as follows:

COMMENCING at the most easterly corner of said Lot;

THENCE North 35° 15' 00" West, along the northeasterly line of said Lot, 287.40 feet;

THENCE North 10° 31' 00" West, along the northeasterly line of said Lot, 227.00 feet;

THENCE South 79° 29' 00" West, 30.00 feet;

THENCE North 10° 31' 00" West, 65.00 feet;

THENCE South 77° 43' 20" West, to a point which is 150.00 feet northeasterly from the southwesterly line of said Lot and the POINT OF BEGINNING;

THENCE North 35° 17' 00" West, 15.00 feet;

THENCE South 77° 43' 20" West, 150.00 feet to a point on the southwest line of said Lot;

THENCE South 35° 17' 00" East, 15.00 feet;

THENCE North 77° 43' 20" East, to said POINT OF BEGINNING.

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.

DESCRIPTION APPROVAL 3/9/88
George P. Hatcher
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: *MARCH 9, 1988*

