

269244

Recording requested by:

J. F. DAVIDSON ASSOCIATES

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.

NOV 27 1985

Recorded in Official Records
of Riverside County, California

William E. Strachy
RECORDER
Fees 3

680

FOR RECORDER'S OFFICE USE ONLY

PROJECT: COC-5-834

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): WAYNE L. ROBINSON, a single man, as to an undivided 45% interest, VINCENT D. MADIA AND CAROLE J. MADIA, husband and wife as community property, as to an undivided 33% interest, and DALE W. SEXTON AND JEANNETTE L. SEXTON, husband and wife as joint tenants, as to an undivided 22% interest.

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 11 in Block 4 of the Lands of the Riverside Land and Irrigating company, as shown by map on file in Book 1 of Maps, at Page 70 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at the most easterly corner of said Lot 11;

THENCE South 55° 59' 15" West, along the southeasterly line of said Lot 11, a distance of 441.12 feet to the most southerly corner of that certain parcel of land conveyed to California Land Title Company, Trustee by deed recorded September 28, 1979, as Instrument No. 205390, Official Records of Riverside County, California;

THENCE North 33° 55' 53" West, along the southwesterly line of said parcel, a distance of 510.00 feet to the most southerly corner of that certain parcel of land conveyed to Frederick E. Bacon by deed recorded November 4, 1975, as Instrument No. 136600, Official Records of Riverside County, California;

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THENCE North 56° 04' 07" East, along the southeasterly line of said parcel, a distance of 117.59 feet to the most easterly corner of said parcel;

THENCE North 29° 32' 19" West, along the northeasterly line of said parcel, a distance of 62.50 feet to the northwest corner of that certain parcel of land quitclaimed from the City of Riverside to Wayne L. Robinson, et al, by deed recorded September 27, 1985, as Instrument No. 218439, Official Records of Riverside County, California;

THENCE North 89° 47' 18" East, along the northerly line of said parcel, a distance of 383.33 feet to the northeast corner of said parcel, said corner being on the northeasterly line of said Lot 11;

THENCE South 33° 55' 00" East, along said northeasterly line, a distance of 358.89 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.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

Dated: NOVEMBER 27, 1985


DESCRIPTION APPROVAL
George P. Hutchinson 11/27/85
Surveyor

000 7 1985

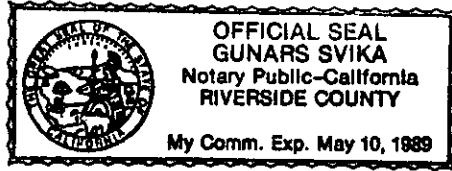
STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

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On this 27TH day of NOVEMBER, in the year 1985, 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.


Notary Public in and for said County and State

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