

187483

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City of Riverside
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Riverside, California 92522

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PROJECT: Certificate of Compliance Case
COC-6-789

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

5/20-1

Property Owner(s): HSI AN YEN, ~~LEY MEI CHUN YANG~~, and ~~YAN SHIAN YANG~~

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 16 in Block 35 of the LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, as shown by Map on file in Book 1, Page 70 of Maps, Records of San Bernardino County, California, described as follows:

COMMENCING at the most southerly corner of said Lot;

THENCE northeasterly on the southeasterly line of said Lot, 231.00 feet to THE POINT OF BEGINNING of the parcel of land described;

THENCE northwesterly, parallel to the southwesterly line of said Lot, 660.00 feet, more or less, to the northwesterly line of said Lot;

DESCRIPTION APPROVED
George D. Hutchinson 9/7/85
Surveyor

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THENCE North 55° 44' 55" East, along said northwesterly line, 80.37 feet to a point marked by a 1-inch iron pipe, as shown on a Map filed in Book 30, Page 68 of Records of Survey, Records of Riverside County, California;

THENCE South 34° 15' 20" East, 262.28 feet;

THENCE South 55° 44' 00" West, 69.00 feet;

THENCE South 34° 15' 20" West, 398.00 feet to the southeast line of said Lot;

The previous three courses follow the southwesterly and northwesterly lines of Parcel 1, as shown on said Record of Survey Map;

THENCE southwesterly, along said southeasterly line, 11.00 feet to THE POINT OF BEGINNING;

EXCEPTING therefrom the northwesterly 20.00 feet thereof.

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

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: *AUGUST 8, 1985*

By *Robert C. Mease*
ROBERT C. MEASE
PRINCIPAL PLANNER



