

110136

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.
At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

APR 26 1988

Recorded in Official Records
of Riverside County, California

William E. Smith
RECORDER

Fees \$

3/2

FOR RECORDER'S OFFICE USE ONLY

PROJECT: COC-6-878

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): DOROTHY R. PRATT, a widow

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 3 in Block 56 of Alrington Heights, as shown by Map on file in Book 11, Pages 20 and 21 of Mpas, records of San Bernardino County, California, conveyed to Ethelbert H. Pratt and Mary Jane Pratt, husband and wife, by Deed recorded October 2, 1946 in Book 797, at Page 79 thereof, Official Records of Riverside County, California described as follows:

Parcel 1

BEGINNING at a point in the Northerly line of Grace Street (also known as Evans Street) 224.85 feet Southeasterly from the most Westerly corner of said Lot 3, said point being the most Southerly corner of the property deeded by A. V. Jester and Ida B. Jester to Margarita C. Forbes on December 17, 1941 and recorded in Book 523 at Page 577, Official Records of Riverside County;

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THENCE North 56° 00' 00" East 250.00 feet to the most Easterly corner of the property deeded to said Margarita C. Forbes;

THENCE South 34° 00' 00" East 100 feet;

THENCE North 85° 32' 00 ' East 349.42 feet more of less to the Northwesterly line of the property deeded by James A. Forbes and Lenora C. Forbes to Robert D. Forbes and Sarah N. Forbes on September 12, 1936, and recorded in Book 294, Page 330 Offical Records of Riverside County;

THENCE along said northwesterly line 668.13 feet more or less to the Northeasterly line of said Grace Street;

THENCE on the arc of a curve concave to the east, radius 425.90 feet, central angle of 7° 00' 30" whose chord bears North 14° 30' West, a distance of 52.00 feet;

THENCE North 11° 00' East 251.69 feet more or less, (the last two distances being along the Northeasterly line of said Grace Street) to the POINT OF BEGINNING.

Excepting therefrom all that portion of said Lot 3 described as follows:

COMMENCING at the northwesterly corner of said Lot 3;

THENCE southeasterly on a curve concave to the southwest along the easterly line of Grace Street, having a radius of 484.30 feet, through an angle of 19° 54', an arc length of 168.21 feet, the initial radial line bears South 59° 06' 00" West;

THENCE South 11° 00' 00" East along the easterly line of said Grace Street, 57.00 feet to the POINT OF BEGINNING, said point being also the most southerly corner to that certain parcel of land conveyed by A. V. Jester and Ida B. Jester to Margarita C. Forbes by Deed recorded December 17, 1941 in Book 523, Page 577 of Offical Records of Riverside County, California;

THENCE North 56° 00' 00" East along the southerly line of said parcel so conveyed, 145.00 feet;

THENCE South 32° 01' 00", East 152.00 feet;

THENCE South 62° 37' 38" West 38.88 feet;

pTHENCE South 39° 57' 00" West 194.99 feet to the easterly line of said Grace Street;

THENCE North 11° 00' 00" West. along said easterly line, 218.82 feet to the POINT OF BEGINNING.

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ALSO EXCEPTING therefrom that portion of said Lot 3 conveyed to Roy L. Clegg and Mildred Sylvia Clegg by deed recorded April 23, 1984 as Instrument No. 83710. Said property is shown on Record of Survey on file in Book 27, Page 77 of Records of Survey, Records of Riverside County.

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 3/24/88
George P. Hultquist
SURVEYOR, CITY OF RIVERSIDE

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: March 28, 1988

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 28TH day of MARCH, in the year 1988, 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

311.12/m - SURVEY.453/n

