

264289

Recording requested by:

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City of Riverside
Public Works Department
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Riverside, California 92522

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NOV 22 1985

Recorded in Official Records
of Riverside County, California
William E. Gray
RECORDER
Fees

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PROJECT: COC-7-856

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

6/A-3

Property Owner(s): RUDY and KAREN CARRILLO, husband and wife as joint tenants

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 the south half of Section 3, Township 3 South, Range 6 West, as shown by Sectionized Survey of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, records of said Riverside County, described as follows:

COMMENCING at a point on the centerline Lot "M" (La Sierra Avenue), as shown by map of Tract No. 2, of La Sierra Heights, on file in Book 7, Page 66 of Maps, records of said Riverside County, said point bears North 14° 13' 00" West, 582.66 feet from the intersection of the centerline of Lot "D" (Campbell Avenue), as shown on said Tract No. 2, said point also being the southeast corner of that certain parcel described in deed to Edwin V. Powell, recorded April 9, 1936, in Book 273, Page 316 et sequence, Official Records of said Riverside County;

THENCE South 66° 33' 00" West, 363.00 feet along the southerly line of said parcel, to the TRUE POINT OF BEGINNING;

THENCE continuing South 66° 33' 00" West, 125.00 feet, along said southerly line to the most easterly corner of that certain parcel described in deed to Stanley A. Wilson, et ux, recorded July 15, 1965, as Instrument No. 81689, Official Records of said Riverside County;

THENCE North 14° 13' 00" West, 223.00 feet, more or less, to a point on the northwesterly line of that certain parcel described in deed to R. G. Sutton, et ux, recorded March 14, 1955, as Instrument No. 16309, Official Records of said Riverside County;

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THENCE North 66° 33' 00" East, 125.00 feet along said northwesterly line to the most northerly corner of that certain parcel described in deed to Fred I. Balentine, et ux, recorded February 8, 1957, as Instrument No. 10126, Official Records of said Riverside County;

THENCE South 14° 13' 00" East, 223.00 feet, more or less, along the northeasterly line of said Balentine parcel to said TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that certain interest in the South 15.00 feet of the hereinabove described parcel of land reserved by James T. Powell, a widower, for road purposes by deed recorded April 9, 1936, in Book 273, Page 316 et sequence, Official Records of said 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.

George W. Hutchinson II
DESCRIPTION APPROVAL
Surveyor

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: NOVEMBER 22, 1985

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 22ND 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.

Gunars Svika
Notary Public in and for said County and State

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