

110137

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. Young
RECORDER
Fees \$ 9

9/2

FOR RECORDER'S OFFICE USE ONLY

PROJECT: COC-7-878

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

11/52

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:

Parcel 1

All that portion of Lot 3 in Block 56 of Arlington Heights as shown by Map on file in Book 11, Pages 20 and 21 of Maps, Records of San Bernardino County, California, more particularly 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' 00" 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 of 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 Official Records of Riverside County, California;

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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, 38.10 feet;

THENCE 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.

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: *March 28, 1938*

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

DESCRIPTION APPROVAL 3/24/38
George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE

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.462/n

