

108697

Recording requested by:

And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
30 Min. Past 3 o'clock P.M.

APR 6 1989
Recorded in Official Records
of Riverside County, California
William E. Smith
RECORDER
Fee \$

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PROJECT: COC-7-889
5953 Sinclair Avenue

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): Gene R. Bolan, a widower

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 3 in Block 3 of LA GRANADA TRACT, as shown by Map on file in Book 12, Pages 42 to 51, inclusive of Maps, Records of Riverside County, California, described as follows:

BEGINNING at a point in the westerly line of said Lot 3, 100.62 feet northerly from the southwest corner of said Lot;

THENCE North 19° 36' 32" East, 75 feet;

THENCE easterly in a straight line to a point on the easterly line of said Lot, said point being 175.02 feet northerly from the southeast corner of said Lot;

THENCE South 11° 55' 31" West along the easterly lot line, 75 feet;

THENCE North 76° 46' 54" West, 206.54 feet to the POINT OF BEGINNING;

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EXCEPTING therefrom the westerly 110 feet thereof.

TOGETHER WITH that portion of Lot 3 in Block 3 of LA GRANADA TRACT, as shown by Map on file in Book 12, Pages 42 to 51, inclusive, of Maps, Records of Riverside County, California, described as follows:

COMMENCING at the northwest corner of said Lot 3;

THENCE southerly on the westerly line of said Lot, 98.76 feet to the POINT OF BEGINNING;

THENCE easterly to a point on the easterly line of said Lot; distant southerly 110 feet from the northeast corner of said Lot;

THENCE southerly on the easterly line of said Lot to a point distant northerly 175.02 feet from the southeast corner of said Lot;

THENCE westerly to a point on the westerly line of said Lot; distant northerly 175.62 feet from the Southwest corner of said Lot;

THENCE northerly along the westerly line of said Lot to the POINT OF BEGINNING.

Said Certificate of Compliance is granted subject to the following conditions:

All conditions pertaining to this parcel 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.

DESCRIPTION APPROVAL 3/20/89
George P. Hutchinson by DL
SURVEYOR, CITY OF RIVERSIDE

