

20990

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City of Riverside
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PLANNING COMMISSION
of the
CITY OF RIVERSIDE

5/40-2

CONDITIONAL CERTIFICATE OF COMPLIANCE
COC-8-823

Property Owner(s): DONALD J. MAYES and GERALDINE MAYES

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:

See attached description.

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

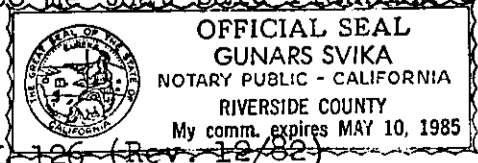
Dated: JAN. 18, 1983

MERLE G. GARDNER
PLANNING DIRECTOR

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this 18TH day of JANUARY, in the year 1983, 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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That portion of Lot 7 in Block 30 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:

COMMENCING at the common corner of Lots 2 and 3 of said Block 30, being on the southerly line of Indiana Avenue;

THENCE North 56° 00' 44" East, along the southerly line of said Indiana Avenue, a distance of 25 feet to the easterly line of Gibson Street;

THENCE South 33° 59' 16" East, along the easterly line of said Gibson Street, a distance of 1095.97 feet to the point of beginning of the parcel of land to be described, said point being the most southerly corner of that certain parcel of land conveyed to Riverside Construction Co., a general partnership, by Deed recorded January 6, 1971, as Instrument No. 966 of Official Records of Riverside County, California;

THENCE continuing South 33° 59' 16" East, along the easterly line of said Gibson Street 147.73 feet to the most westerly corner of the land conveyed to the City of Riverside, a municipal corporation, by Deed recorded December 30, 1970, as Instrument No. 130665 of Official Records of Riverside County, California;

THENCE along the northerly, northwesterly and southwesterly boundary line of said land conveyed to the City of Riverside, the following bearings and distances:

North 80° 53' 44" East, a distance of 144.95 feet;

THENCE North 72° 19' 10" East, a distance of 75.57 feet;

THENCE North 51° 48' 25" East, a distance of 65.24 feet;

THENCE North 41° 53' 00" East, a distance of 50.33 feet;

THENCE North 28° 58' 15" East, a distance of 22.42 feet;

THENCE North 17° 53' 30" East, a distance of 38.30 feet;

THENCE North 05° 34' 45" East, a distance of 30.66 feet;

THENCE North 04° 14' 45" West, a distance of 27.14 feet;

THENCE North 19° 46' 45" West, a distance of 40.24 feet;

THENCE North 26° 26' 05" West, 93.65 feet to the most easterly corner of said land conveyed to Riverside Construction Co.;

THENCE South 56° 00' 44" West, along the southeasterly line of said land conveyed to Riverside Construction Co., 423.18 feet to the point of beginning.

EXCEPTING therefrom any portion included in Gibson Street.

DESCRIPTION APPROVAL
by George P. Hutchings 11/83 by [Signature]
Surveyor