

40764

Recording requested by:

And when recorded, mail to:  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, CA 92522

RECEIVED FOR RECORDS  
AT 9:00 O'CLOCK A.M.  
As Requested of  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE  
Book 1983, Page 40764  
MAR - 4 1983  
Recorded in Official Records  
of Riverside County, California  
William E. Egan  
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this space for recorder's use

4/10-1 5

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE  
COC-9-823

Property Owner(s): JAMES E. MILLER, STEPHANIE L. MILLER, WINONA C. MILLER, JOHN A. CROKE and MARGARET K. CROKE

1637041-B

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

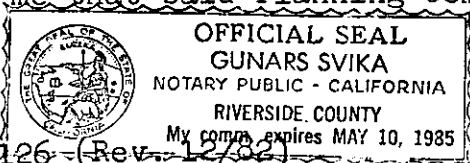
Dated: JAN. 18, 1983

MERLE G. GARDNER  
PLANNING DIRECTOR

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

STATE OF CALIFORNIA) SS  
COUNTY OF RIVERSIDE)

On this 18<sup>TH</sup> 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

DESCRIPTION:

In the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 2 of Parcel Map recorded in Book 11 page 12 of Parcel Maps, Records of Riverside County, California;

EXCEPTING therefrom that portion thereof lying Westerly of the following described line:

BEGINNING at a point, said point being the Northwest corner of that parcel of land conveyed to C. O. Brown, et ux, by Deed recorded July 6, 1933 in Book 130 page 100 of Official Records of Riverside County, California;

THENCE Southerly along the Westerly line of said parcel, 512.5 feet to a point and the end of said line described;

ALSO EXCEPTING therefrom that portion thereof described as follows:

BEGINNING at the Southwest corner of that certain parcel of land conveyed to Winona C. Miller, et al, by Deed recorded December 15, 1977 as Instrument No. 248747 of Official Records of Riverside County, California, said point also being in the West line of that certain parcel of land conveyed to Richard K. Ehrlich by Deed recorded December 28, 1973 as Instrument No. 168013 of Official Records of Riverside County, California;

THENCE Southerly along the West line of the parcel conveyed to Ehrlich as aforesaid, a distance of 4.54 feet, more or less, to a point in the South line of Parcel 2, as shown on said Parcel Map;

THENCE Easterly along the South line of said Parcel 2, a distance of 110.00 feet to a point in the East line of the parcel conveyed to Ehrlich as aforesaid;

THENCE Northerly along the East line of the parcel conveyed to Ehrlich as aforesaid, a distance of 4.54 feet, more or less, to the Southeast corner of said parcel conveyed to Winona C. Miller, et al;

THENCE Westerly along the South line of the parcel conveyed to Miller as aforesaid, a distance of 110.00 feet to the Point of Beginning.

\* \* \* \* \*

DESCRIPTION APPROVAL:

George P. Hutchinson  
3, 2, 83  
SURVEYOR, CITY OF RIVERSIDE