

Please record for the benefit of the City of Riverside
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Property Services Manager

Recording requested by

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

11620

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William E. Stoney
RECORDER
Fees \$
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PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE
C.O.C.-9-834

Property Owner(s): JIM CURRIE, a single man

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 deferred.
See Exhibit "A".

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: JANUARY 14, 1985

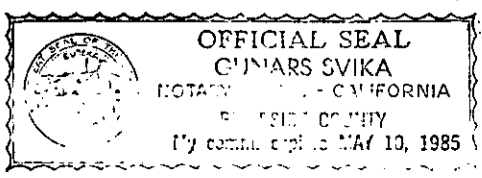
MERLE G. GARDNER
PLANNING DIRECTOR

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 14TH day of JANUARY, 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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That portion of Lot 10 in Block 16 of La Granada, as shown by map on file in Book 12 of Maps at Page 43 thereof, records of Riverside County, California, being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 10, said corner also being the intersection of the easterly line of Tyler Street (formerly Tyler Avenue) and the northerly line of Gramercy Place;

THENCE Northeasterly, along the northerly line of Gramercy Place, 109.07 feet to the southwest corner of that certain parcel conveyed to Ralph J. Turner and Lola Turner, husband and wife, by deed filed for record January 25, 1957 as Instrument No. 6098; official records of said Riverside County;

THENCE Northwesterly along the westerly line of said parcel so conveyed to Ralph J. Turner, et ux., 107.67 feet to the northwesterly corner thereof, said corner also being a point on the northwest line of that certain parcel conveyed to Annabelle C. Rutherford, a single woman, by Deed filed for record March 20, 1951 as Instrument No. 11819 of said Official Records;

THENCE Southwest, along the northwest line of said parcel conveyed to Annabelle C. Rutherford 109.07 feet, more or less, to the northwest corner thereof;

THENCE Southeast along the westerly line of said parcel conveyed to Annabelle C. Rutherford to said point of beginning;

EXCEPTING therefrom that portion thereof described as follows:

BEGINNING at the southwest corner of said Lot 10; said corner also being the intersection of the easterly line of Tyler Street (formerly Tyler Avenue) and the northerly line of Gramercy Place;

THENCE Northerly along the westerly line of said Lot 10, a distance of 85.73 feet, to the true point of beginning of the parcel to be described;

THENCE continuing Northerly along said westerly line of said Lot 10, a distance of 15.00 feet;

THENCE North $76^{\circ} 52' 39''$ East and parallel with the northerly line of said Lot 10, a distance of 107.20 feet;

THENCE a straight line back to the true point of beginning.

DESCRIPTION APPROVAL
George P. Hultsch
Surveyor
11/19/85

EXHIBIT "A"

The following conditions will apply upon application for a Building Permit on the described property.

CONDITIONS

1. Street dedications and/or widenings and improvements:

Tyler Street - right-of-way dedication to 55' from C/L, installation of curb and gutter at 43' from C/L with curb return, sidewalk, paving, Class II bikeway, waiver of access. Because of bikeway, no parking allowed on Tyler.

Gramercy Avenue - right-of-way dedication to 44' from C/L, 24' of paving with 6' graded shoulder. Only one driveway approach will be allowed to serve the property on Gramercy. Size and location to Public Works specifications.

Improvements are required per Section 13.16.090 of the Riverside Municipal Code (60% rule).

2. The provision of storm drains contingent upon an engineer's drainage study.
3. Off-site improvement plans to be approved by the Public Works Department and a surety posted to guarantee the required off-site improvements prior to recordation.
4. The removal, relocation or protection of existing irrigation facilities.
5. The removal, relocation, replacement or protection of existing street trees to the specifications of the Park and Recreation, Public Works and Planning Departments.
6. The installation of new street trees in accordance with the specifications of the Park and Recreation Department.
7. No reverse frontage allowed on Tyler Street. The site shall be developed using side-on treatment.

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