

63133

Recording requested by:

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

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At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

Book 1981, Page 63133
APR 9 1981

Recorded in Official Records
of Riverside County, California
D. J. S. Recorder
FEES \$ 5.00

this space for recorder's use

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PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE
COC-10-801

Property Owner(s): ANNIE L. JACOBI

611-1

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:

R.V. 2526913-M

SEE ATTACHED DESCRIPTION

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

SEE ATTACHED CONDITIONS

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.

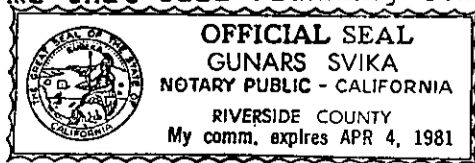
PLANNING COMMISSION OF THE CITY OF RIVERSIDE

Dated: APR. 3, 1981

By Merle Gardner
Planning Director
City of Riverside

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On APR. 3, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Merle G. Gardner, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument 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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DESCRIPTION

The North 100.00 feet of the south 200 feet of the following described property:

That portion of Lot 4 in Block 3 of Chadbourne Heights, as shown by map on file in Book 12 Pages 11, 12 and 13 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the southeast corner of said Lot 4;

THENCE North $81^{\circ} 26' 10''$ West, on the south line of said Lot, 131.18 feet;

THENCE North $08^{\circ} 33' 42''$ East, parallel to the east line of said Lot 4, to a point on the northerly line of said Lot;

THENCE South $69^{\circ} 22' 36''$ East, on said North line, to the northeast corner of said Lot;

THENCE South $08^{\circ} 33' 42''$ West, on the east line of Lot 4, 225 feet to the point of beginning.

DESCRIPTION APPROVAL
by George P. Hutchison 4/2, 87. by DLF
Surveyor

CONDITIONS

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1. The provisions of public utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the Public Utilities Department.
2. Deed for widening Chadbourne to 33 feet from centerline.
3. Installation of curb and gutter at 18 feet from centerline, sidewalk and matching pavement on Chadbourne.
4. Storm Drain construction will be contingent on engineer's drainage study.
5. Off-site improvement plans to be approved by Public Works and a surety posted to guarantee the required off-site improvements prior to building permits being issued.
6. Size, number and location of driveways to be approved by Traffic Division.
7. Installation of sewers to serve this project.