

84241

Recording requested by:

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

RECEIVED FOR RECORD
5:35 Min. Past 10 o'clock A.M.
At Request of

Nakky Marshall
Book 1982, Page 84241

MAY 17 1982

Recorded in Official Records
of Riverside County, California

Acting Recorder
YES 3-6-

this space for recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

6/11-1
6'

CONDITIONAL CERTIFICATE OF COMPLIANCE
COC-11-801

Property Owner(s): HARRY MARSHALL and ARTHUR WILLS each to an undivided
1/2 interest,

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:

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 fulfill-
ment 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

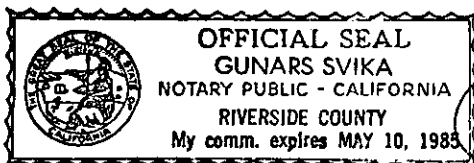
Dated: MAY 10, 1982

MERLE G. GARDNER
PLANNING DIRECTOR

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On MAY 12, 1982, before me, the undersigned, a Notary
Public in and for said County and State, personally appeared ROBERT C.
MEASE known to me to be the Principal Planner 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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The South 100 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 Hutchinson 5/11/82 
SURVEYOR

CONDITIONS

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1. Prior to filing of the Conditional Certificate of Compliance, the final parcel to be recognized shall be under a single or an undivided ownership.
2. 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.
3. Deed for widening Chadbourne to 33 feet from centerline.
4. Installation of curb and gutter at 18 feet from centerline, sidewalk and matching pavement on Chadbourne.
5. Storm Drain construction will be contingent on engineer's drainage study.
6. 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.
7. Size, number and location of driveways to be approved by Traffic Division.
8. Installation of sewers to serve this project.