

234579

Recording requested by:

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City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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AUG 1 3 1987
Recorder's Office
of Riverside County, California
William E. Stoney
RECORDER
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: COC-11-856
Gramercy Pl. and Bushnell Ave.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): JOHN O. LEYVA and TEODORA V. LEYVA, husband and wife as joint tenants.

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:

That portion of Lot 19 of Glen Arden Tract, as shown by map on file in Book 11, Pages 96 and 97 of Maps, records of said Riverside County, described as follows:

COMMENCING at the southwest corner of said Lot 19;

THENCE easterly along the southerly line of said Lot 19, a distance of 100 feet;

THENCE North 17° 56' 38" West (formerly recorded as North 72° 56' 38" West), parallel with the southwesterly line of said Lot 19, a distance of 150 feet;

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THENCE North 72° 03' 22" East, parallel with the northwesterly line of said Lot 19, a distance of 69 feet to the most westerly corner of that certain parcel of land conveyed to Ester G. Crewdson, by deed recorded March 12, 1957, in Book 2054, Page 294 of Official Records of said Riverside County; said most westerly corner being the POINT OF BEGINNING of the parcel of land to be described;

THENCE continuing North 72° 03' 22" East, along the northwesterly line of said parcel, as conveyed to Ester G. Crewdson, a distance of 40 feet to the northeasterly corner of that certain parcel of land conveyed to John O. Leyva, et ux., by deed recorded August 31, 1978, as Instrument No. 184917 of Official Records of said Riverside County;

THENCE South 17° 56' 38" East, parallel with said southwesterly line of Lot 19, to a point in the southerly line of said Lot 19; said point being the southeasterly corner of said parcel conveyed to John O. Leyva, et ux.;

THENCE North 89° 32' 27" West, along said southerly line, to a point which bears South 17° 56' 38" East, from said point of beginning;

THENCE North 17° 56' 38" West, along the westerly line of said parcel conveyed to Ester G. Crewdson, to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion as conveyed to the City of Riverside by deed recorded July 31, 1987, as Instrument No. 222036 of Official Records of said Riverside County.

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

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: *AUGUST 10, 1987*

By *Merle Gardner*
MERLE G. GARDNER

DESCRIPTION APPROVAL *8/5/87*
George P. Hutchinson by *VGP*
SURVEYOR, CITY OF RIVERSIDE

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STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 10TH day of AUGUST, in the year 1987, before me, GUNARS SVIKA, a Notary Public in and for said county and state, personally appeared MERRLE G. GARDNER, personally known to me to be the person who executed this instrument as PLANNING DIRECTOR 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.


Notary Public in and for said County and State

311.12/m - SURVEY.17/n

