

176922

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
Min. Past 4:00 clock P.M.

MAY 28 1991

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$
William E. [Signature]

FOR RECORDER'S OFFICE USE ONLY

PROJECT: COC-11-889

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): SHAWN S. LEE and YOON J. LEE, 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:

See EXHIBIT "A" attached.

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.

EXHIBIT "A"

PARCEL 1

THOSE PORTIONS OF LOTS 12, 13 AND 14 AND THAT PORTION OF THAT CERTAIN UNNUMBERED LOT IN BLOCK 7 OF TIBBETTS TRACT, AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE 91 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF MAGNOLIA AVENUE, DISTANT NORTHEASTERLY THEREON, 11.15 FEET FROM THE SOUTHERLY LINE OF SAID LOT 14;

THENCE NORTHEASTERLY, ALONG SAID NORTHWESTERLY LINE OF MAGNOLIA AVENUE, 48 FEET;

THENCE NORTH 62°33'15" WEST, PARALLEL WITH THE NORTHEASTERLY LINE OF PARCEL 1 OF THE LAND DESCRIBED IN DEED TO E.S. OLSON AND FLOYD R. OLSON HUSBAND AND WIFE, AS JOINT TENANTS, RECORDED FEBRUARY 5, 1954, IN BOOK 1552 PAGE 189 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS, TO THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE CITY OF RIVERSIDE RECORDED JANUARY 11, 1961, AS INSTRUMENT NUMBER 2572, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHWESTERLY, ALONG SAID SOUTHEASTERLY LINE, TO THE SOUTHERLY LINE OF SAID LOT 12;

THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 12, TO THE MOST WESTERLY CORNER OF SAID PARCEL 1 OF THE LAND DESCRIBED IN DEED TO OLSON;

THENCE SOUTHEASTERLY, 189.38 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHEASTERLY 10.00 FEET OF THE ABOVE DESCRIBED PROPERTY.

DESCRIPTION APPROVAL 7/3/89
George P. Hutchinson by F
 SURVEYOR, CITY OF RIVERSIDE

