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151222

Recording requested by:

Van Daele Development Corp

And when recorded, mail to:

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

RECEIVED FOR RECORD
Min. Past 2 o'clock P.M.

JUL 31 1987
Recorded to Official Records
of Riverside County, California
William S. Stumpf
RECORDER
Page 1

FOR RECORDER'S OFFICE USE ONLY

9/12

PROJECT: COC-13-856
11290 Arlington Avenue

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): GEORGE M. THATCHER, an unmarried 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:

That portion of the Southeast Quarter of Section 33, Township 2 South, Range 6 West, San Bernardino Meridian, described as follows:

COMMENCING at the most northerly corner of that certain 30 acre parcel of land conveyed to Gladys Lobingier by Grant Deed recorded June 20, 1919 in Book 504, Page 284 of Deeds, records of said Riverside County;

THENCE South 50° 54' 00" West, along the northwesterly line of said 30 acre parcel of land conveyed to Gladys Lobingier, 80.01 feet to a line that is 80.00 feet southwesterly and parallel to the centerline of Arlington Avenue as described in Grant Deed to the County of Riverside as Parcel "B", recorded August 2, 1926, in Book 686, Page 110, et seq., of Deeds, records of said Riverside County, and to the TRUE POINT OF BEGINNING;

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THENCE South 50° 54' 00" West, continuing along said northwesterly line 1,088.69 feet;

THENCE North 89° 20' 21" West, 259.74 feet;

THENCE North 39° 06' 00" West, 833.87 feet;

THENCE North 50° 54' 00" East, 800.00 feet;

THENCE South 39° 06' 00" East, 950.00 feet to a line that is parallel with and distant 50 feet northwesterly as measured at right angle from said northwesterly line of parcel of land so conveyed to Gladys Lobingier;

THENCE North 50° 54' 00" East, along said parallel line 489.16 feet to the beginning of a non-tangent curve concave southwesterly and having a radius of 684.49 feet; the radial line of said non-tangent curve at said beginning bears North 51° 28' 07" East; said non-tangent curve also being concentric with a curve having a radius of 764.49 feet as described on said Grant Deed to the County of Riverside;

THENCE southeasterly along said non-tangent curve an arc length of 4.36 feet thru a central angle of 0° 21' 53" to said line that is parallel with and distant 80.00 feet southwesterly as measured at right angle from the centerline of Arlington Avenue;

THENCE South 38° 10' 00" East, along said parallel line 45.64 feet to said TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL 512187
George P. Hutchison by OS
SURVEYOR, CITY OF RIVERSIDE

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.

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PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: MAY 8, 1987

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 8TH day of MAY, in the year 1987, 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

311.12/m - legal.331/b

