

246835

Recording requested by

And when recorded, mail to:

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

this space for recorder's use

RECEIVED FOR RECORD  
50 Min. Past 1 o'clock  
At Request of  
John R. Gilbreath  
Book 1979, Page 246835  
NOV 19 1979

Recorded in Official Records  
of Riverside County, California  
D. J. S. Recorder  
FEES \$ 5-

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): COC-15-789  
John R. Gilbreath

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 EXHIBIT "A"

Said Certificate of Compliance is granted subject to the following conditions: The subject property will comply with City regulations when the following item is satisfied:

- a. Provision of deeds for the widening of Arlington Avenue to 55 feet from centerline.
- b. The provision of sidewalk and street trees.

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

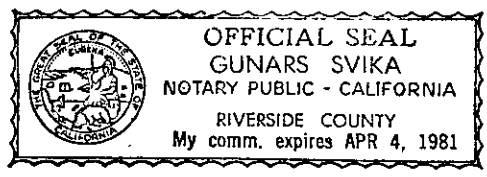
Dated: Oct. 25, 1979

By Merle G. Gardner  
Planning Director  
City of Riverside

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) ss.

On Oct. 25, 1979, 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.

Chun S. Vika  
Notary Public in and for said County and State



246835

EXHIBIT "A"

Lot 4 in Block 3 of CHADBOURNE HEIGHTS, as shown by map on file in Book 12, Pages 11, 12 & 13 of Maps, Riverside County Records:

EXCEPTING therefrom that portion described as follows:

BEGINNING at the Southeast corner of said Lot 4;

THENCE North  $61^{\circ} 26' 10''$  West, on the South line of said Lot, 131.18 feet to the Southwest corner of said Lot;

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  $8^{\circ} 33' 42''$  West on the East line of Lot 4, 225 feet to the point of beginning;

ALSO EXCEPTING that portion conveyed to the County of Riverside by Deed recorded June 28, 1961 as Instrument No. 55195.

DESCRIPTION APPROVAL  
by *George Hutchinson* 11/8/79 by *DRT*  
Surveyor

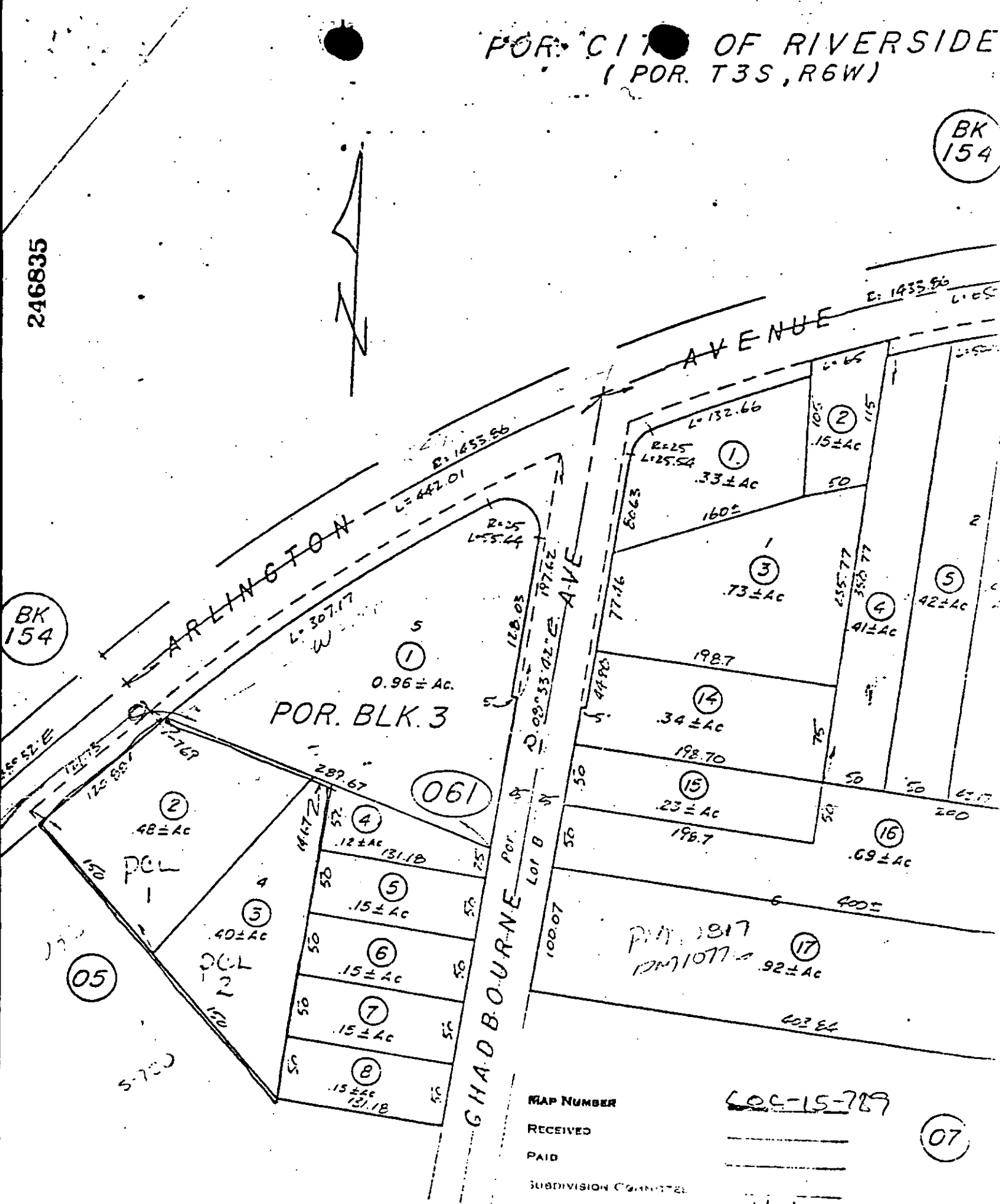
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CITY OF RIVERSIDE  
(POR. T3S, R6W)

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246835

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POR. BLK. 3

061

MAP NUMBER LOC-15-789  
 RECEIVED \_\_\_\_\_  
 PAID \_\_\_\_\_  
 SUBDIVISION COMMITTEE \_\_\_\_\_  
 CITY PLANNING COMMISSION 4/5/79  
 ROUTED TO PWD

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