

282858

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

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DEC 16 1985

Recorded in Official Records
of Riverside County, California

William E. Gandy
RECORDER

Fees \$

8

FOR RECORDER'S OFFICE USE ONLY

PROJECT: Certificate of Compliance Case COC-15-823
PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

5/72

Property Owner(s): WILLIAM L. CONLON and SUZANNE C. CONLON

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:

All that portion of the North one-half of the Southeast one-quarter of the northeast one-quarter of the Southwest one-quarter of Section 14, Township 3 South, Range 5 West, S.B.M., described as follows:

COMMENCING at the northeast corner of said southeast one-quarter of the northeast one-quarter of the southwest one-quarter of Section 14;

THENCE South 89° 57' 45" West along the northerly line of said southeast one-quarter of the northeast one-quarter of the southwest one-quarter of Section 14, a distance of 194.00 feet to the northeast corner of Parcel 2 as conveyed to William L. Conlon, et ux by Deed recorded August 1, 1963 as Instrument No. 80546. Official Records of Riverside County, California, said corner being THE POINT OF BEGINNING of the parcel of land to be described;

THENCE South 00° 05' 45" East, (formerly recorded South 00° 05' 00' East) along the easterly line of said Parcel 2, a distance of 149.00 feet to the southeast corner of said Parcel 2;

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THENCE South 89° 57' 45" West along the southerly line of said Parcel 2 and the southerly line of that certain parcel of land conveyed to William L. Conlon, et us, by Deed recorded July 8, 1965 as Instrument No. 78698, Official Records of Riverside County, California, a distance of 305.67 feet to the easterly line of that certain parcel of land conveyed to William L. Conlon., et ux, by Deed recorded September 19, 1977 as Instrument No. 182962, Official Records of Riverside County, California;

THENCE South 00° 04' 45" East along said easterly line, a distance of 181.62 feet to the southerly line of said north one-half of the southeast one-quarter of the northeast one-quarter of the southwest one-quarter of Section 14;

THENCE South 89° 57' 30" West, a distance of 159.00 feet;

THENCE North 00° 04' 45" West, a distance of 330.63 feet;

THENCE North 89° 57' 45" East, a distance of 464.67 feet to THE POINT OF BEGINNING.

The preceding three (3) courses are along the southerly, westerly and northerly lines of said north one-half of the southeast one-quarter of the northeast one-quarter of the southwest one-quarter of Section 14;

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: DECEMBER 10, 1985

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

DESCRIPTION APPROVAL
BY George P. Hatch 11/17/85
CLERK

