

255875

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
10:10 Min. Post 10'clock P.M.
At Request of
Buddy Clay
Book 1979, Page 255875
NOV 30 1979

Recorded in Official Records
of Riverside County, California

Recorded
Fees \$ 5-

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): COC-17-789
Billie Clay

6:13-6

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 shall comply with City regulations when the following is satisfied:

- a. Deeds for the widening of Gramercy Place to 44 feet from centerline.
- b. Installation of 24 feet of paving on Gramercy Place.
- c. Provision of street improvements per the City Council "60%" rule.
- d. Applicant shall provide chain of title to insure innocent purchaser status.

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

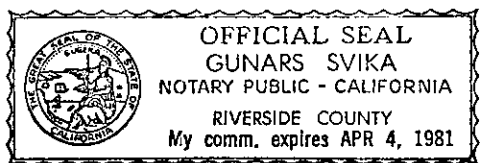
Dated: Oct. 25, 1979

By [Signature]
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.

[Signature]
Notary Public in and for said County and State



255875

EXHIBIT "A"

The Easterly 75 feet of that portion of Lot 3 of Omwensia, in the County of Riverside, State of California, as per map recorded in Book 11, Page 98 of Maps, in the Office of the County Recorder of said County, described as follows:

BEGINNING at a point on the North line of said Lot, Easterly 50 feet thereon, from the Northwest corner thereof;

THENCE Southerly, 150 feet, parallel with the Westerly line of said Lot;

THENCE Westerly, 50 feet, parallel with the Northerly line of said Lot; to said Westerly line;

THENCE Southerly, 273.39 feet, on said Westerly line;

THENCE Easterly 150 feet parallel with the said Northerly line;

THENCE Northerly, parallel with said Westerly line, to said Northerly line;

THENCE Westerly, on said Northerly line, to the point of beginning.

DESCRIPTION APPROVAL
by *George Hutchinson*, S.T. by *DR*
Recorder

255875

POR. CITY OF RIV

18

*Required
19' Dedication*

BK
149

