

117618

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD  
32 Min. Fast 10 o'clock AM

MAY 21 1986

Recorded in Official Records  
of Riverside County, California

*William E. Strong*  
RECORDER

Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: COC-17-856  
4431 Strong Street

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CONDITIONAL CERTIFICATE OF COMPLIANCE

2/1/86

Property Owner(s): ARTHUR M. SPARBER and JERRI L. SPARBER, husband and wife,  
and DOLLY MORROW, an unmarried woman, all 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:

Lot 25 of Alamo Tract, as shown by map on file in Book 9, Page 5 of Maps, records of said Riverside County;

EXCEPTING THEREFROM the northeasterly 8.00 feet of the southwesterly 33.00 feet of said Lot 25;

ALSO EXCEPTING THEREFROM the northwesterly 132.00 feet of said Lot 25, as measured along the northeasterly line of Strong Street, as shown by said map;

ALSO EXCEPTING THEREFROM the southeasterly 66.00 feet of said Lot 25, as measured along said northeasterly line of said Strong Street;

ALSO EXCEPTING THEREFROM that portion of said Lot 25 described as follows:

COMMENCING at the most southerly corner of said Lot 25;

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THENCE North 60° 57' 00" West, along the southwesterly line of said Lot 25, a distance of 198.00 feet to a point thereon; said point being the most westerly corner of that certain parcel of land conveyed to A. E. Bottell and Helen Bottell, by deed recorded April 7, 1965, as Instrument No. 39729, Official Records of said Riverside County;

THENCE North 29° 03' 00" East, along the northwesterly line of said parcel so conveyed, a distance of 8.00 feet to a point thereon for the POINT OF BEGINNING;

THENCE continuing North 29° 03' 00" East, a distance of 100.00 feet;

THENCE South 60° 57' 00" East, a distance of 66.00 feet;

THENCE South 20° 03' 00" West, a distance of 100.00 feet;

THENCE North 60° 57' 00" West, a distance of 66.00 feet to said POINT OF BEGINNING.

DESCRIPTION APPROVAL  
5/18/86 by  
George P. Hutchison  
SUTROVER

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: MAY 16, 1986

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

