

196768

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORDING  
Min. Past 8 o'clock

AUG 15 1986  
Recorded in Official Records  
of Riverside County, California  
W. E. Stanley  
RECORDER  
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: COC-20-834

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): FRANKLIN D. REED and JANET M. REED, husband and wife

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 Fractional Section 16, Township 3 South, Range 6 West, of the Rancho La Sierra as shown by map on file in Book 6, Page 70 of Maps, records of said Riverside County, more particularly described as follows:

BEGINNING at the Northeasterly corner of the 120 acre tract in the Southwest portion of Fractional Section 15, Township 3 South, Range 6 West, San Bernardino Meridian, according to the official plat thereof, as shown by said map of Rancho La Sierra;

THENCE South 00° 20' East, on the Easterly line of said 120 acre tract, 1602.30 feet;

THENCE South 89° 40' West, 971 feet;

THENCE North 80° 10' West, 200 feet;

THENCE North 80° 52' West, 145.26 feet, to the Northeasterly corner of that 3.21 acre parcel of land conveyed to Barbara M. Hare, et al, by deed recorded June 15, 1943 in Book 584, Page 487 of Official Records of Riverside County, California;

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THENCE South  $21^{\circ} 35'$  West, on the easterly line of said 3.21 acre parcel, 321.60 feet;

THENCE North  $76^{\circ} 32'$  West, on the southerly line of said 3.21 acre parcel, 409 feet, to the westerly line of said 120 acre tract, said westerly line being also the westerly line of Lot 21, as shown on said map of Rancho La Sierra;

THENCE North  $00^{\circ} 58'$  West, on said westerly line, 297.11 feet, to the northeasterly corner of the 6.98 acre tract of land conveyed to Kenneth Knoefler and Wanda L. Knoefler, his wife, by deed recorded May 2, 1945 in Book 669, Page 394 of Official Records of Riverside County, California;

THENCE North  $00^{\circ} 58'$  West, on said westerly line, 390.19 feet, to the center line of that certain easement for road and public utility purposes, 50 feet wide, described as the first exception in deed recorded August 18, 1950 in Book 1197, Page 579 of Official Records of Riverside County, California;

THENCE South  $89^{\circ} 30' 40''$  West, on the center line of said easement, 80.21 feet to the southwest corner of that certain parcel of land conveyed to John Ormand Dalke and Maybelle Lorraine Dalke, by deed recorded January 19, 1953 as Instrument No. 2672 of Official Records of Riverside County, California, for the true POINT OF BEGINNING;

THENCE North  $00^{\circ} 29' 20''$  West, 25 feet to the northerly line of said easement;

THENCE North  $25^{\circ} 34' 00''$  West, 528.42 feet to the northwest corner of said parcel of land so conveyed;

THENCE South  $89^{\circ} 45' 30''$  West, 829.83 feet;

THENCE South  $44^{\circ} 09' 30''$  East, 106.99 feet;

THENCE South  $23^{\circ} 27' 40''$  East, 378.47 feet;

THENCE North  $89^{\circ} 10' 30''$  West, 67.86 feet;

THENCE South  $09^{\circ} 23' 30''$  East, 310.94 feet to the northeast corner of Parcel 2, as conveyed to Felice Lipari, et ux, by deed recorded April 19, 1950 in Book 1165, Page 316 of Official Records of Riverside County, California;

THENCE South  $37^{\circ} 25' 20''$  West, on the easterly line of said Parcel 2, so conveyed to Felice Lipari, et ux, (formerly recorded South  $38^{\circ} 37' 15''$  West), 4.27 feet to an angle point thereon;

THENCE South  $21^{\circ} 28' 20''$  West, on the easterly line of said Parcel 2 (formerly recorded South  $22^{\circ} 40' 15''$  West), 158.00 feet to an angle point thereon;

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THENCE South  $14^{\circ} 53' 55''$  East, on the easterly line of said Parcel 2 (formerly recorded South  $13^{\circ} 42'$  East, 68.05 feet to a point thereon, said point being the intersection of the southwest extension of the course in the southerly line of that certain 3.30 acre parcel of land, described in deed to Roger A. Evans, et ux, recorded March 28, 1947 in Book 826, Page 274 of Official Records of Riverside County, California, said course having a bearing of South  $85^{\circ} 33' 20''$  West (recorded South  $85^{\circ} 17' 30''$  West, in said deed);

THENCE North  $85^{\circ} 33' 20''$  East, on the southwesterly extension of said course in the southerly line of said 3.30 acre parcel 497.07 feet to the center line of the 50 foot easement previously referred to, recorded August 18, 1950 as Instrument No. 3017 of Official Records of Riverside County, California, said point being also the most westerly corner of that certain parcel conveyed to Gerald R. Sams and Margaret C. Sams, by deed recorded May 2, 1952 as Instrument No. 18694 of Official Records of Riverside County, California;

THENCE on the center line of said easement and the northwesterly line of said parcel so conveyed, on a curve concave to the southeast, having a radius of 200 feet, through an angle of  $46^{\circ} 58' 50''$  (recorded as  $46^{\circ} 53'$  in said deed), an arc distance of 163.99 feet;

THENCE North  $42^{\circ} 27' 10''$  East, on said center line and said northwesterly line of said parcel of land, 263.35 feet (recorded in said deed as North  $42^{\circ} 10' 30''$  East, 263.06 feet);

THENCE on said center line and said northwesterly line of said parcel of land, on a curve concave to the southeast, having a radius of 200 feet, through an angle of  $47^{\circ} 03' 30''$  (recorded in said deed as  $47^{\circ} 16' 30''$ ), an arc distance of 164.26 feet;

THENCE North  $89^{\circ} 30' 40''$  East, on said center line and on the northerly line of said parcel so conveyed, 22.28 feet to the true POINT OF BEGINNING;

ALSO EXCEPTING from that portion of the herein described property which lies northeasterly of the southwesterly line of that certain easement for road and public utility purposes, described in the exception herein, the portion within a strip of land 80 feet in width, being 40 feet on each side of the following described center line;

BEGINNING at the point designated as Point A, which is described as follows:

BEGINNING at a point on the westerly line of that 120 acre tract in the southwest portion of said Fractional Section 15, said westerly line being also the westerly line of said Lot 21, 390.19 feet northerly from the northeasterly corner of that 6.98 acre tract of land conveyed to Kenneth Knoefler, et ux, by deed recorded May 2, 1945 in Book 669, Page 394 of Official Records of Riverside County, California;

THENCE South  $89^{\circ} 30' 40''$  West, 102.49 feet;

THENCE southwesterly on a curve to the left, having a radius of 200 feet and a central angle of  $47^{\circ} 03' 30''$  to the end thereof;

THENCE South  $42^{\circ} 27' 10''$  West, 99.32 feet, to a point designated as Point A;

THENCE North  $28^{\circ} 02'$  West, 130 feet;

THENCE northwesterly on a curve to the left, having a radius of 90 feet and a central angle of  $81^{\circ} 30'$ , 128.02 feet;

THENCE northwesterly on a curve to the right, having a radius of 90 feet, and a central angle of  $61^{\circ} 30'$ , 96.60 feet;

THENCE North  $48^{\circ} 02'$  West, 41.90 feet;

THENCE northwesterly on a curve to the left, having a radius of 125 feet, and a central angle of  $24^{\circ} 30'$ , 53.45 feet;

THENCE North  $72^{\circ} 32'$  West, 92.97 feet;

THENCE northerly on a curve to the right, having a radius of 80 feet, and a central angle of  $90^{\circ}$ , 125.66 feet;

THENCE North  $17^{\circ} 28'$  East, 49.83 feet;

THENCE northerly on a curve to the left, having a radius of 125 feet, and a central angle of  $54^{\circ} 01'$ , 117.85 feet;

THENCE North  $36^{\circ} 33'$  West, 127.20 feet;

THENCE northwesterly on a curve to the left, having a radius of 130 feet, and a central angle of  $55^{\circ} 20'$ , 125.55 feet;

THENCE northwesterly on a curve to the right, having a radius of 135 feet, and a central angle of  $81^{\circ} 30'$ , 192.03 feet;

ALSO EXCEPT that portion described as follows:

BEGINNING at the point designated as Point A, in the first exception herein described;

THENCE North  $28^{\circ} 02'$  West, 26.52 feet, to a point on the northwesterly line of that certain 50 foot easement for road and public utility purposes, described in the said first exception;

THENCE South  $42^{\circ} 27' 10''$  West, on the northwesterly line of said easement, 42.44 feet, to the true POINT OF BEGINNING, said point being the most southerly corner of that strip of land 80 feet in width as described in the second exception herein;

THENCE South  $42^{\circ} 27' 10''$  West, on the northwesterly line of said 50 foot easement, described in the said first exception herein, 50 feet;

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THENCE North 28° 02' West, 50 feet;

THENCE North 42° 27' 10" East, 50 feet;

THENCE South 28° 02' East, 50 feet, to the true POINT OF BEGINNING.

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.

DESCRIPTION APPROVAL  
George P. Hutchison 6/25/86  
Surveyor

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

MERLE G. GARDNER  
PLANNING DIRECTOR

Dated: JUNE 27, 1986

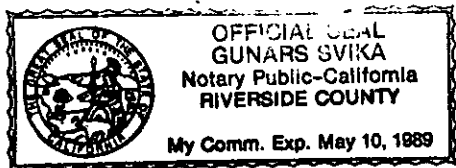
By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

STATE OF CALIFORNIA)  
                                  )ss.  
COUNTY OF RIVERSIDE)

On this 27<sup>TH</sup> day of JUNE, in the year 1986, 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

0058X - 1185m/k



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Recording requested by:

And when recorded, mail to:

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

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

AUG 15 1986  
Recorded in Official Records  
of Riverside County, California  
William E. Trowbridge  
RECORDER  
Fees

FOR RECORDER'S OFFICE USE ONLY

PROJECT: COC-20-834

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): FRANCIS E. TROWBRIDGE and LINDA J. TROWBRIDGE, husband and wife 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:

That portion of Fractional Section 16, Township 3 South, Range 6 West, of the Rancho La Sierra as shown by map on file in Book 6, Page 70 of Maps, records of said Riverside County, more particularly described as follows:

BEGINNING at the northeasterly corner of the 120 acre tract in the southwest portion of Fractional Section 15, Township 3 South, Range 6 West, San Bernardino Meridian, according to the official plat thereof, as shown by said map of Rancho La Sierra;

THENCE South 00° 20' East, on the easterly line of said 120 acre tract, 1602.30 feet;

THENCE South 89° 40' West, 971 feet;

THENCE North 80° 10' West, 200 feet;

THENCE North 80° 52' West, 145.36 feet, to the northeasterly corner of that 3.21 acre parcel of land conveyed to Barbara M. Hare, et al, by deed recorded June 15, 1943 in Book 584, Page 487 of Official Records of Riverside County, California;

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THENCE South: 21° 35' West, on the Easterly line of said 3.21 acre parcel, 321.60 feet;

THENCE North: 76° 32' West, on the Southerly line of said 3.21 acre parcel, 409 feet, to the Westerly line of said 120 acre tract, said Westerly line being also the Westerly line of Lot 21, as shown on said map of Rancho La Sierra;

THENCE North 00° 58' West, on said Westerly line, 297.11 feet, to the Northeasterly corner of the 6.98 acre tract of land conveyed to Kenneth Knoefler and Wanda L. Knoefler, his wife, by deed recorded May 2, 1945 in Book 669, Page 394 of Official Records of Riverside County, California;

THENCE North 00° 58' West, on said Westerly line, 390.19 feet, to the centerline of that certain easement for road and public utility purposes, 50 feet wide, described as the first exception in deed recorded August 18, 1950 in Book 1197, Page 579 of Official Records of Riverside County, California;

THENCE South 89° 30' 40" West, on the centerline of said easement, 80.21 feet, to the Southwest corner of that certain parcel of land conveyed to John Ormand Dalke and Maybelle Lorraine Dalke, by deed recorded January 19, 1953, as Instrument No. 2672 of Official Records of Riverside County, California, for the TRUE POINT OF BEGINNING;

THENCE North 00° 29' 20" West, 25 feet, to the Northerly line of said easement;

THENCE North 25° 34' 00" West, 528.42 feet, to the Northwest corner of said parcel of land so conveyed;

THENCE South 89° 45' 30" West, 829.83 feet;

THENCE South 44° 09' 30" East, 106.99 feet;

THENCE South 23° 27' 40" East, 378.47 feet;

THENCE North 89° 10' 30" West, 67.86 feet;

THENCE South 09° 23' 30" East, 310.94 feet to the Northeast corner of Parcel 2, as conveyed to Felice Lipari, et ux, by deed recorded April 19, 1950 in Book 1165 page 316 of Official Records of Riverside County, California;

THENCE South 37° 25' 20" West, on the Easterly line of said Parcel 2, so conveyed to Felice Lipari, et ux, (formerly recorded South 38° 37' 15" West), 4.27 feet, to an angle point thereon;

THENCE South 21° 28' 20" West, on the Easterly line of said Parcel 2 (formerly recorded South 22° 40' 15" West), 158.00 feet, to an angle point thereon;

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THENCE South  $14^{\circ} 53' 55''$  East, on the Easterly line of said Parcel 2 (formerly recorded South  $13^{\circ} 42'$  East), 68.05 feet, to a point thereon, said point being the intersection of the Southwest extension of the course in the Southerly line of that certain 3.30 acre parcel of land, described in deed to Roger A. Evans, et ux, recorded March 28, 1947 in Book 826, page 274 of Official Records of Riverside County, California, said course having a bearing of South  $85^{\circ} 33' 20''$  West (recorded South  $85^{\circ} 17' 30''$  West, in said deed);

THENCE North  $85^{\circ} 33' 20''$  East, on the Southwesterly extension of said course in the Southerly line of said 3.30 acre parcel 497.07 feet, to the centerline of the 50 foot easement previously referred to, recorded August 18, 1950 as Instrument No. 3017 of Official Records of Riverside County, California, said point being also the most Westerly corner of that certain parcel conveyed to Gerald R. Sams and Margaret C. Sams, by deed recorded May 2, 1952 as Instrument No. 18694 of Official Records of Riverside County, California;

THENCE on the centerline of said easement and the Northwesterly line of said parcel so conveyed, on a curve concave to the Southeast, having a radius of 200 feet, through an angle of  $46^{\circ} 58' 50''$  (recorded as  $46^{\circ} 53'$  in said deed), an arc distance of 163.99 feet;

THENCE North  $42^{\circ} 27' 10''$  East, on said centerline and said Northwesterly line of said parcel of land, 263.35 feet (recorded in said deed as North  $42^{\circ} 10' 30''$  East, 263.06 feet);

THENCE on said centerline and said Northwesterly line of said parcel of land, on a curve concave to the southeast, having a radius of 200 feet, through an angle of  $47^{\circ} 03' 30''$  (recorded in said deed as  $47^{\circ} 16' 30''$ ), an arc distance of 164.26 feet;

THENCE North  $89^{\circ} 30' 40''$  East, on said center line and on the Northerly line of said parcel so conveyed, 22.28 feet to the TRUE POINT OF BEGINNING;

ALSO EXCEPTING from that portion of the herein described property which lies Southwesterly of the Northeasterly line of that certain easement for road and public utility purposes, described in the exception herein, the portion within a strip of land 80 feet in width, being 40 feet on each side of the following described centerline;

BEGINNING at the point designated as Point A, which is described as follows:

BEGINNING at a point on the Westerly line of that 120 acre tract in the Southwest portion of said Fractional Section 15, said Westerly line being also the Westerly line of said Lot 21, 390.19 feet Northerly from the Northeasterly corner of that 6.98 acre tract of land conveyed to Kenneth Knoefler, et ux, by deed recorded May 2, 1945 in Book 669, page 394 of Official Records of Riverside County, California;



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THENCE South 89° 30' 40" West, 102.49 feet; THENCE Southwesterly, on a curve to the left, having a radius of 200 feet and a central angle of 47° 03' 30" to the end thereof;

THENCE South 42° 27' 10" West, 99.32 feet, to a point designated as Point A;

THENCE North 28° 02' West, 130 feet;

THENCE Northwesterly on a curve to the left, having a radius of 90 feet, and a central angle of 81° 30' 128.02 feet;

THENCE Northwesterly on a curve to the right, having a radius of 90 feet, and a central angle of 61° 30' 96.60 feet;

THENCE North 48° 02' West, 41.90 feet;

THENCE Northwesterly on a curve to the left, having a radius of 125 feet, and a central angle of 24° 30' 53.45 feet;

THENCE North 72° 32' West, 92.97 feet;

THENCE Northerly on a curve to the right, having a radius of 80 feet, and a central angle of 90° 125.66 feet;

THENCE North 17° 28' East, 49.83 feet;

THENCE Northerly on a curve to the left, having a radius of 125 feet, and a central angle of 54° 01' 117.85 feet;

THENCE North 36° 33' West, 127.20 feet;

THENCE Northwesterly on a curve to the left, having a radius of 130 feet, and a central angle of 55° 20' 125.55 feet;

THENCE Northwesterly on a curve to the right, having a radius of 135 feet, and a central angle of 81° 30' 192.03 feet;

ALSO EXCEPTING a 50 foot wide strip of land, as conveyed to the City of Riverside, by deed recorded July 10, 1964 as Instrument No. 84843 of Official Records of Riverside County, California.

Said Certificate of Compliance is granted subject to the following conditions:

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

DESCRIPTION APPROVED  
George P. Hutchins, 6/25/88  
Surveyor

196767

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: JUNE 27, 1986

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

STATE OF CALIFORNIA)  
  )ss.  
COUNTY OF RIVERSIDE)

On this 27<sup>TH</sup> day of JUNE, in the year 1986, 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

0058X - 1159m/a

