

181856

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

JUN 30 1988

Recorded in Official Records
of Riverside County, California

William S. Brown
Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: VAC-14-878
Seventh St. and Redwood Dr.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): JAMES B. HENDERSON, JR., and NANCY R. HENDERSON, 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 Lot 1 in Block 18 of Rubidoux Heights, as shown by map on file in Book 6, Page 22 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the most northerly corner of said Lot;

THENCE South 61° 00' 00" East, along the northeasterly line of said Lot, a distance of 86.63 feet to the beginning of a non-tangent curve concaving westerly and having a radius of 28.00 feet; the radial line to the beginning of said curve bears North 73° 24' 53" East;

THENCE southeasterly to the right along said curve through a central angle of 45° 29' 53", an arc length of 22.24 feet to a line parallel with and distant 5.00 feet northwesterly, as measured at right angles, from the southeasterly line of said Lot;

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Please record for the benefit of the City of Riverside
[Signature]
Property Services Manager

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THENCE South 28° 54' 46" West, along said parallel line a distance of 91.04 feet;

THENCE South 61° 05' 14" East, a distance of 1.00 foot to a line parallel with and distant 4.00 feet northwesterly, as measured at right angles, from said southeasterly line;

THENCE South 28° 54' 46" West, along said last mentioned parallel line, a distance of 45.00 feet to a point distant therein 4.00 feet northeasterly, as measured at right angles, from the southwesterly line of said Lot;

THENCE North 58° 01' 07" West, a distance of 96.14 feet to the most easterly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded September 22, 1978, as Instrument No. 201621 of Official Records of said Riverside County; said corner being in the northwesterly line of said Lot 1;

THENCE North 28° 54' 46" East, along said northwesterly line, a distance of 151.00 feet to the POINT OF BEGINNING.

DESCRIPTION APPROVAL 6/23/88
By Robert C. Mease
SURVEYOR, CITY OF RIVERSIDE

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: June 23, 1988

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

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STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 23rd day of JUNE, in the year 1988, 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

311.12/m - SURVEY.550/k

