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PUBLIC WORKS DEPARTMENT
City Hall, 3900 Main Street
Riverside, California 92522

Recorded in Official Records
of Riverside County, California
Recorder 
Fees \$ _____

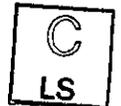
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FOR RECORDER'S OFFICE USE ONLY

Project: CO-001-989

A.P.N. 257-090-003 &-004

CO-001-989



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): HENRY O. STARNES AND CYNTHIA A. STARNES

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in Exhibit "A" attached hereto and incorporated herein by this reference, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE . THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By Craig Aaron 7-23-98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

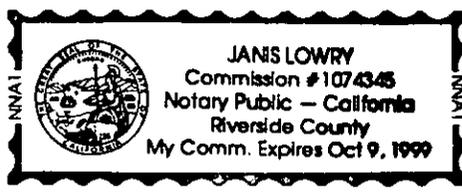
State of California }
County of RIVERSIDE } ss

On July 23, 1998, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

CRAIG AARON
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Janis Lowry

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator

() Individual(s)

() Trustee(s)

() Other

() Partner(s)

() General

() Limited

The party(ies) executing this document is/are representing:

EXHIBIT A

That certain parcel of land located in the City of Riverside, County of Riverside, State of California and described as a separate parcel in a document recorded April 11, 1997 as Instrument Number 122413 and also described as a separate parcel in a document recorded February 26, 1947 in Book 816, page 491, Official Records of said county and is described in said documents as follows:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 760 FEET NORTH OF THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 264 FEET;

THENCE AT A RIGHT ANGLE WEST, 330 FEET;

THENCE AT A RIGHT ANGLE NORTH, 264 FEET;

THENCE AT A RIGHT ANGLE EAST, 330 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EASTERLY 30 FEET THEREOF AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MAY 4, 1948 AS INSTRUMENT NO. 416.

THE ABOVE DESCRIBED PARCEL MORE COMMONLY KNOWN AS 2109 MT. VERNON AVENUE, RIVERSIDE CALIFORNIA; 92507

The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

2007

6'X6' PUE
D-5520 279.41

150

30

VERNON AV

657.76

D5409(FF)

30

LOT "A"

60'

299.99

30'

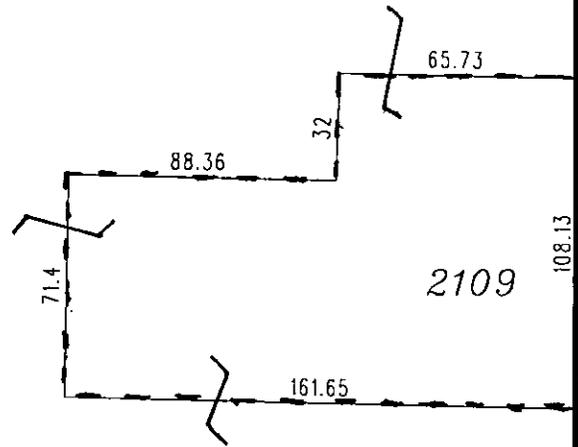
30'

D5409(DD)

340

MT VERNON AV

D5409(EE)



2175

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1

Scale: 1" = 60'

Drawn by: bmark

Date: 07/14/98

Subject: COC-001-989