

132788



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City of Riverside

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

APR 18 1997

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

ME

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: VC-018-845

A.P.N. 241-240-025 & POR. 241-333-006

CO - 008-967

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **GLORIA A. FROST.**

Pursuant to Section 66499.35(b) 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, 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 J. Craig Aaron 4-18-97
J. CRAIG AARON DATE
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }^{ss}

On 4-18-97, before me Eva A. Correa
(date) (name)

a Notary Public in and for said State, personally appeared

J. 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.

Eva A. Correa
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)

Other
Principal Planner

- () Partner(s)
- () General
- () Limited

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

EXHIBIT "A"
VC-18-845 & CO-008-967

Parcel 1

All of that certain parcel of land described in Certificate Of Compliance document recorded April 29, 1992, as Instrument No. 153654 of Official Records of Riverside County, California, **TOGETHER WITH** that portion of Lot A and Lot 9-A of Osborne Heights, as shown by map on file in Book 12, Pages 39 through 41 of Maps, records of said Riverside County, more particularly described as follows:

That portion of Lot 9A and Lot "A" of Osborne Heights, as shown by map on file in Book 12 of Maps at Pages 39 through 41 thereof, records of Riverside County, California, more particularly described as all of Parcel 2 of Record of Survey, on file in Book 46 of Record of Surveys, at Page 94 thereof, records of Riverside County, California;

TOGETHER WITH that certain parcel of land conveyed to Gloria A. Frost, by Quitclaim Deed recorded November 27, 1985, as Instrument No. 268955 of Official Records of Riverside County, California, **TOGETHER WITH** that portion of said Lot "A" described as follows:

COMMENCING at the most southerly corner of Lot 14 of Tract No. 9006-1, as shown by map on file in Book 140, Pages 43 through 45 of Maps, records of said Riverside County;

THENCE South $35^{\circ}41'38''$ West, along the southwesterly prolongation of the southeasterly line of said Lot 14, a distance of 28.22 feet;

THENCE South $72^{\circ}02'53''$ West, a distance of 28.27 feet to a point in a line parallel with and distant 55.00 feet northeasterly, as measured at right angles, from the centerline of Overlook Parkway as shown by said Tract 9006-1;

THENCE North $62^{\circ}24'36''$ West, along said parallel line, a distance of 21.67 feet to the beginning of a tangent curve concaving southwesterly and having a radius of 1355.00 feet;

THENCE northwesterly to the left along said curve through a central angle of $3^{\circ}59'06''$, an arc length of 94.24 feet to an intersection with the southerly prolongation of the westerly line of said Lot 14 and the **POINT OF BEGINNING** of the parcel of land being described;

THENCE North $0^{\circ}33'12''$ West, along said southerly prolongation of the westerly line of Lot 14, a distance of 13.39 feet to a point in the centerline of Lot A;

THENCE North $62^{\circ}25'59''$ West, along said centerline, a distance of 12.58 feet

to the beginning of a tangent curve concaving northwesterly and having a radius of 300.00 feet;

THENCE northwesterly along said last mentioned curve through a central angle of $7^{\circ}24'45''$ an arc length of 38.81 feet to most easterly corner of that certain parcel of land described in deed to Frank M. Schiavone Construction, Inc., by document recorded November 27, 1985, as Instrument No. 268954 of Official Records of said Riverside County;

THENCE South $34^{\circ}58'46''$ west, along the southeasterly line of said parcel, a distance of 20.00 feet to a point in said line parallel with and distant 55.00 feet northeasterly, as measured at right angles, from the centerline of Overlook Parkway; said point being in a non-tangent curve concaving southwesterly and having a radius of 1355.00 feet, and from which the radius bears South $21^{\circ}02'58''$ West;

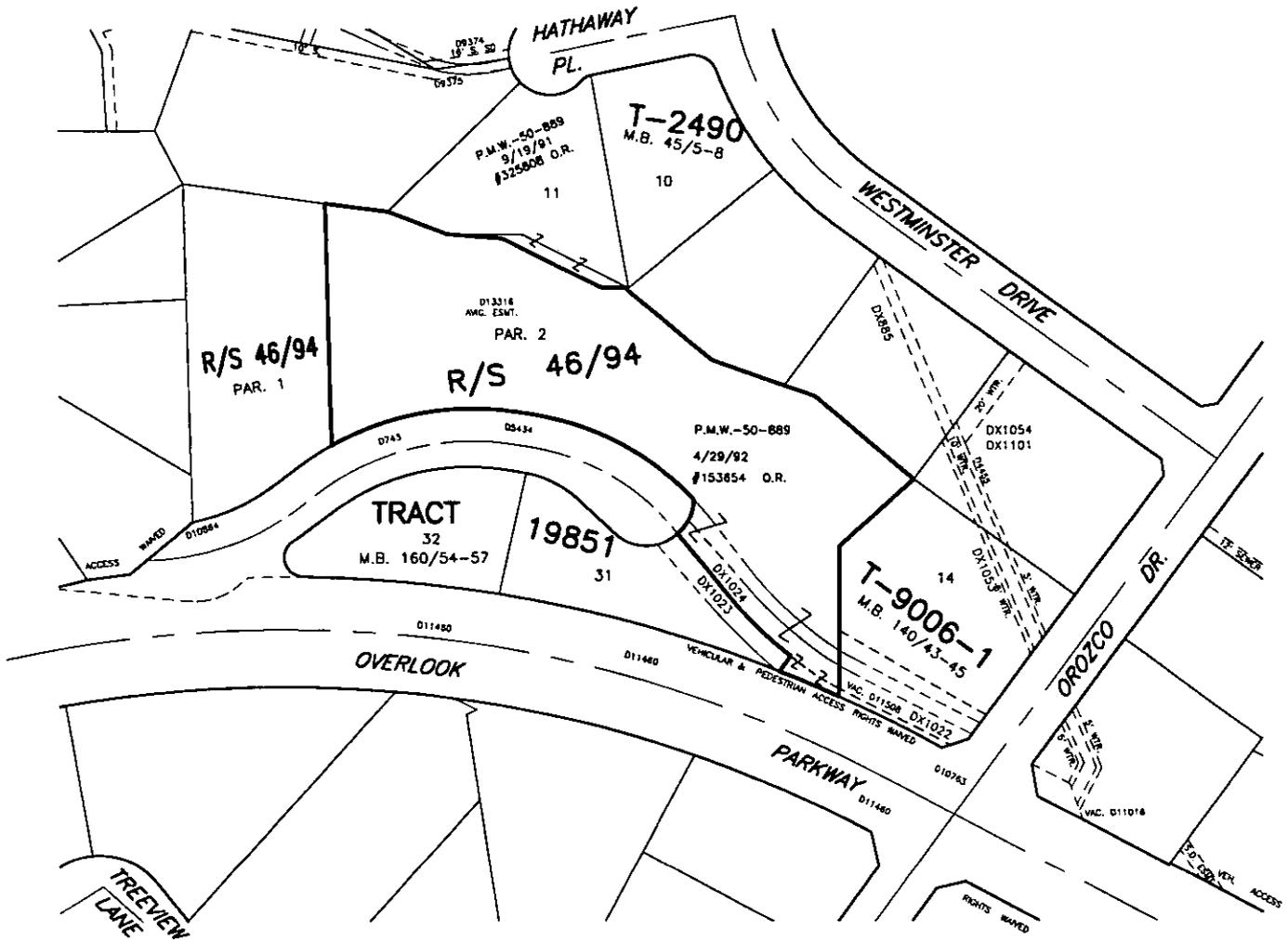
THENCE southeasterly along said last mentioned curve through a central angle of $2^{\circ}33'20''$ an arc length of 60.44 feet to the **POINT OF BEGINNING**;

EXCEPTING THEREFROM that certain parcel of land conveyed to Christopher L. Carpenter, by Deed recorded April 3, 1990, as Instrument No. 120537 of Official Records of Riverside County, California.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 3/24/97 Prep. Kep
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99





• 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 2 OF 2

69-6

SCALE: N.T.S.

DRAWN BY: Kgs

DATE: 3/26/97

SUBJECT: VC-018-845 & CO-8-967