

444533

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

FOR RECORDER'S OFFICE USE ONLY

Project: Determination of Compliance
A.P.N. 243-210-008

CO-009-978

10
K/B

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): PIERRE A. and VICTORIA A. SCOTT

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 12-1-97
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On December 1, 1997, before me JANIS LOWRY
(date) (name)

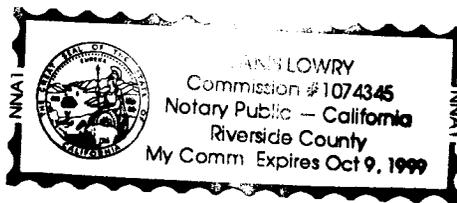
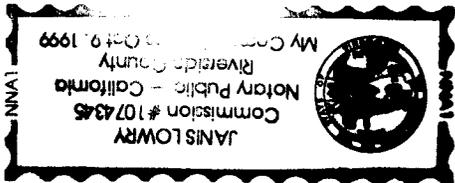
a Notary Public in and for said State, personally appeared

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:

Mail To:
Pierre A. Scott
7191 Magnolia Avenue
Riverside, CA 92504

EXHIBIT A

That certain parcel of land located in the City of Riverside, County of Riverside, State of California described in a document recorded, August 14, 1979 as Instrument Number 170751 and is described in said document as follows:

ALL THAT PORTION OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

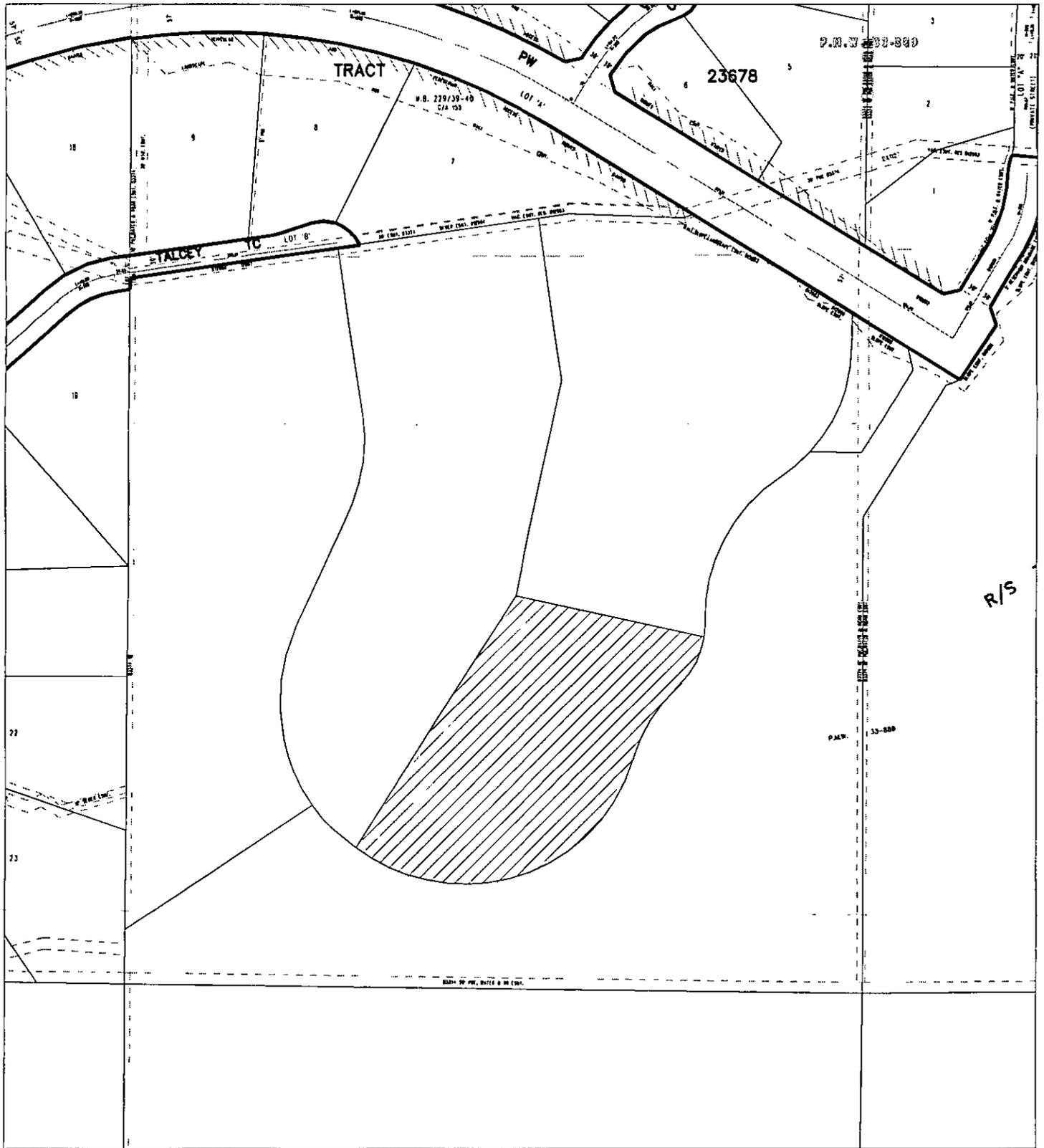
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 00 DEGREES 44'30" WEST ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 100.00 FEET TO A POINT THEREIN; THENCE NORTH 54 DEGREES 29'36" EAST A DISTANCE OF 405.63 FEET TO A POINT IN A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 330.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 53 DEGREES 29'36" EAST FOR THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58 DEGREES 15'24" AN ARC DISTANCE OF 335.53 FEET TO THE END THEREOF; THENCE NORTH 22 DEGREES 45'00" EAST A DISTANCE 244.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10 DEGREES 21'56" AN ARC DISTANCE OF 54.27 FEET TO POINT "G" OF THIS DESCRIPTION FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 77 DEGREES 36'56" WEST; THENCE CONTINUING NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 300.00 FEET, TO THE LEFT THROUGH A CENTRAL ANGLE OF 21 DEGREES 34'50" AN ARC DISTANCE OF 113.00 FEET TO THE END THEREOF; THENCE NORTH 09 DEGREES 11'46" WEST A DISTANCE OF 304.13 FEET TO A POINT IN THE CENTERLINE OF THAT CERTAIN STRIP OF LAND 30.00 FEET WIDE CONVEYED TO THE CITY OF RIVERSIDE AS PARCEL III BY DEED RECORDED JANUARY 9, 1959 IN BOOK 2394 OF OFFICIAL RECORDS, AT PAGE 90 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 80 DEGREES 48'14" EAST ALONG SAID CENTERLINE, A DISTANCE OF 374.15 FEET TO A POINT THEREIN, DISTANT SOUTH 80 DEGREES 48'14" WEST 50.00 FEET FROM AN ANGLE POINT IN SAID CENTERLINE; THENCE SOUTH 09 DEGREES 11'45" WEST, A DISTANCE OF 293.41 FEET; THENCE SOUTH 11 DEGREES 00'00" WEST, A DISTANCE OF 258.00 FEET TO POINT "H" OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 11 DEGREES 00'00" WEST, A DISTANCE OF 127.69 FEET TO POINT "J" OF THIS DESCRIPTION; THENCE SOUTH 79 DEGREES 00'00" EAST A DISTANCE OF 357.66 FEET

TO A POINT IN A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 150.00 FEET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 80 DEGREES 36'24" WEST, THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38 DEGREES 51'24" AN ARC DISTANCE OF 101.73 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 300.00 FEET THE RADIAL LINE OF SAID POINT BEARS NORTH 41 DEGREES 45'00" WEST; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32 DEGREES 30'00" AN ARC DISTANCE OF 170.17 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 330.00 FEET, THE RADIAL LINE AT SAID POINT BEARS NORTH 74 DEGREES 15'00" WEST; THENCE WESTERLY ALONG SAID LAST MENTIONED CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 109 DEGREES 00'00" AN ARC DISTANCE OF 627.80 FEET TO POINT "K" OF THIS DESCRIPTION, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 34 DEGREES 45'00" EAST; THENCE CONTINUING WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 330.00 FEET TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19 DEGREES 44'36" AN ARC DISTANCE OF 113.71 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING NORTHWESTERLY OF A STRAIGHT LINE CONNECTING SAID POINTS "J" AND "K" HEREINBEFORE REFERRED TO. SAID STRAIGHT LINE HAS A BEARING OF NORTH 31 DEGREES 18'26" EAST, AND A DISTANCE OF 561.36 FEET.

CONTAINING 4.4 ACRES.

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.



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

70-7

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" = 300'

Drawn by: bmark

Date: 10/30/97

Subject: CO-

CO-009-978