

RECORDING REQUESTED BY:

FIRST AMERICAN TITLE COMPANY

WHEN RECORDED MAIL TO:

SURVEYOR'S OFFICE

CITY OF RIVERSIDE

PUBLIC WORKS DEPARTMENT

3900 MAIN STREET

RIVERSIDE, CA 92522

DOC # 2003-373766

05/23/2003 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	I		6						
								✓	<i>[Signature]</i>
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

CERTIFICATE OF COMPLIANCE

T
SW

THIS AREA
FOR
RECORDER'S
USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

100-001

Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:

Surveyor's Office
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

Project: CO-PO3-0335
5117 Victoria Avenue
A.P.N. 223-102-057

CO - PO3-0335

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **RODGER C. SLININGER and JULIA SLININGER,
husband and wife as joint tenants.**

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

2003-073766
05/23/2003 09:00A
2 of 6



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

KEN GUTIERREZ
PLANNING DIRECTOR

By: Jol A S L 5/20/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On May 21, 2003, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared
John A. Swiecki
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.
Francisca Andrade
Signature

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, described as a separate parcel in a document recorded December 20, 1984, as Instrument No. 270914 *together with* a separate parcel described in a document recorded December 21, 1994, as Instrument No. 473417 of Official Records of said Riverside County, and being described as follows:

PARCEL 1

All that portion of Lots 10 and 11 of County Club Park, as shown by map on file in Book 11, Page 64 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the southeasterly corner of said Lot 10;

THENCE North 81°28'00" West, along the south line of said Lot 10, a distance of 228.18 feet;

THENCE North 3°48'13" East, 92.34 feet to a line which is parallel with and distant 9.20 feet north, as measured at right angles, right angles from the south line of said Lot 11;

THENCE South 88°14'00" East, along said parallel line, 200.93 feet to a line that is parallel with and distant 25.00 feet westerly, as measured at right angles, from the east line of said Lot 11;

THENCE South 2°21'30" West, along said parallel line, 9.20 feet to the north line of said Lot 10;

THENCE South 88°14'00" East, along said north line, 25.00 feet to the east line of said Lot 10;

THENCE South 3°05'00" West, along said east line of Lot 10, a distance of 110.00 feet to the POINT OF BEGINNING;

TOGETHER WITH that portion of Parcel 2 of Parcel Map No. 23985, as shown by map on file in Book 162, Pages 73 through 79 of Parcel Maps, records of Riverside County, California, described as follows;

BEGINNING at the southeast corner of said Parcel 2;

THENCE North 81°48'18" West, along the south line of said Parcel 2, a distance of 35.62 feet;

THENCE North 3°28'13" East, parallel with the east line of said Parcel 2, a distance of 85.50 feet;



2003-373766
05/23/2003 08:00A
4 of 5

THENCE North 83°46'01" East, a distance of 36.00 feet to the east line of said Parcel 2;

THENCE South 3°28'13" West, along said east line, a distance of 94.50 feet to the POINT OF BEGINNING.

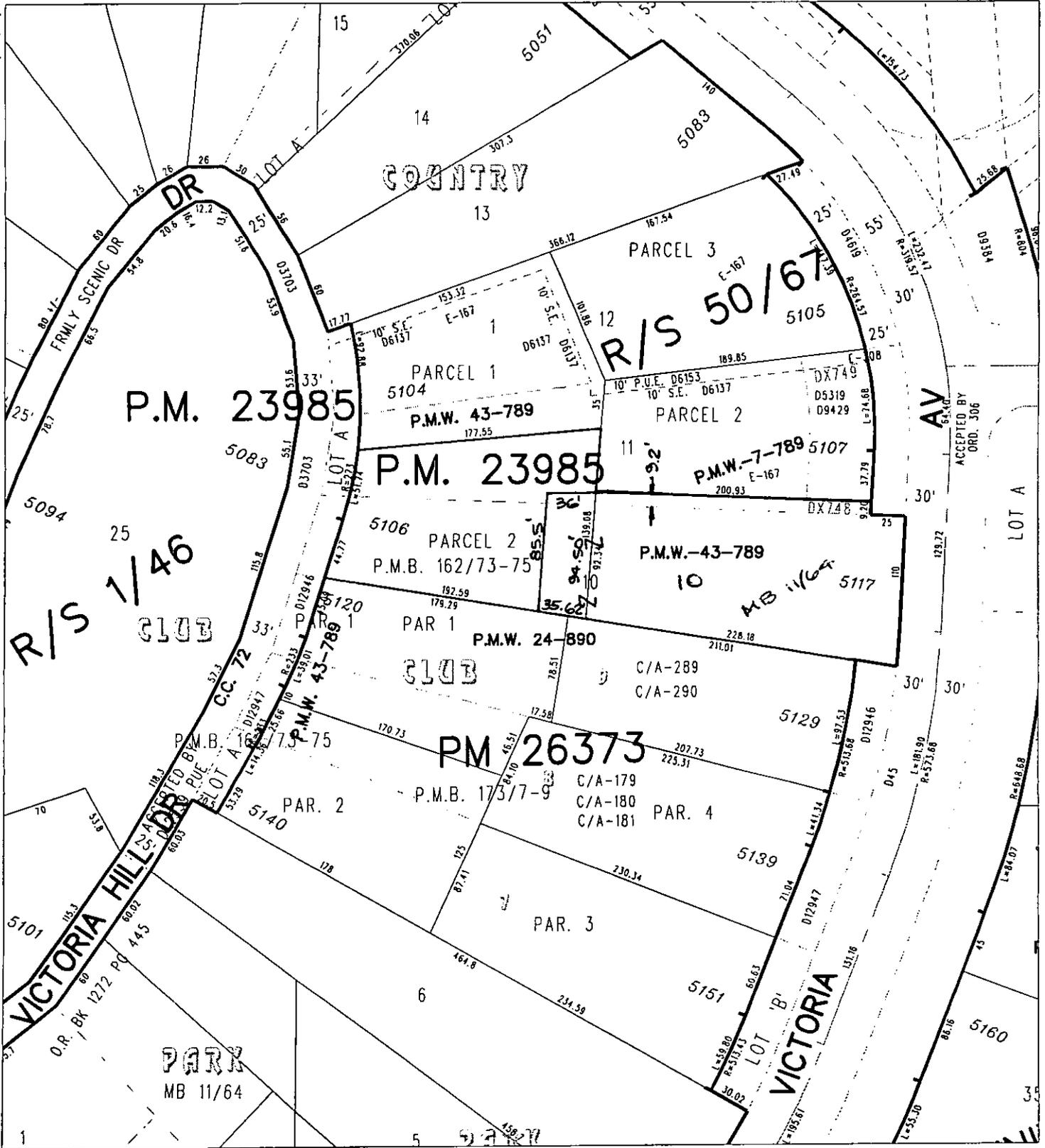
DESCRIPTION APPROVAL 4/11/03
K. Stuard
for SURVEYOR, CITY OF RIVERSIDE by —

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.

CO-PO3-0335.DOC



2003-373766
05/23/2003 08:00A
5 of 6



◆ CITY OF RIVERSIDE, CALIFORNIA ◆ 40-7

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" = 100'

Drawn by: sken

Date: 04/09/03

Subject: COC - VICTORIA AVENUE

CO - POB - 0335