

Recording requested by:

2016-0078486

02/29/2016 10:16 AM Fee: \$ 27.00

Page 1 of 5

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



2050

And when recorded, mail to:

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

15					R	A	Exam:	218	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
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SIZE	NCOR	SMF	NCHG	T:					

FOR RECORDER'S OFFICE USE ONLY

Project: Determination of Compliance
A.P.N. 207-150-047
4088 Strong Street

CO - P14-0039

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): JAMAL AKBER, a single man.

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.120.030 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.

CO-P14-0039

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Steve Hayes
City Planner

By:  1/30/14
Steve Hayes Date

State of California

County of Riverside } ss

on Jan. 30, 2014, before me, MERCEDES DAEMS,
notary public, personally appeared, Steve Hayes

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Signature



CO-P14-0039

EXHIBIT "A"

CASE NO. P14-0039

APN: 207-150-047

4088 Strong Street

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 June 20, 2013, per Document No. 2013-0295325 of Official Records of Riverside County, California, and also described as a separate parcel in a document recorded December 20, 1946, in Book 807, Page 266, et seq., of Official Records of said Riverside County, and is described in said documents as follows:

PARCEL 1

All that portion of Lot 17 of Alamo Tract, as shown by map on file in Book 9, Page 5 of Maps, records of Riverside County, California, described as follows:

COMMENCING at a point on the southwesterly line of said Lot, distant North 60°57' West, 206.8 feet from the most southerly corner of said Lot;

THENCE North 29°03' East, and parallel with the northwesterly line of said Lot, a distance of 503 and 2/3rds feet to the POINT OF BEGINNING;

THENCE North 60°57' West, 16 feet;

THENCE North 29°03' East, and parallel with the northwesterly line of said Lot, a distance of 156 and 1/3rd feet to the centerline of Strong Street;

THENCE South 60°57' East, along the centerline of Strong Street, a distance of 32 feet;

THENCE South 29°03' West, and parallel with the northwesterly line of said Lot, 156 and 1/3rd feet to a point 503 and 2/3rds feet northeasterly from the southwesterly line of said Lot;

THENCE North 60°57' West, 16 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM the portion included in Strong Street along the northeasterly line thereof;

ALSO EXCEPTING THEREFROM that portion of said Lot 17, described in Grant Deed in favor

of the City of Riverside by document recorded October 16, 1981, as Instrument No. 195372 of Official Records of said Riverside County.

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

Curtis C. Stephens 1/27/14 Prep. (S)
Curtis C. Stephens, L.S. 7519 Date



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.

STRONG

TO FAIRMOUNT BLVD.

ST.

10-16-1981
#195372

32'

27'

33'

32'

156 1/3'

129.33'

129.33'

156 1/3'

17

LOT

POR.

32'

16'

16'

M.B. 9/5

TRACT

ALAMO

503 2/3'

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

CO-P14-0039

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" = 30'

Drawn by: sken

Date: 01/17/14

Subject: P14-0039 DOC - APN 207-150-047