

259121

Recording requested by

And when recorded, mail to:

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

RECEIVED FOR RECORD  
11:55 Min. Past 3 o'clock P.M.  
At Request of  
*R. Cherry*

Book 1979, Page 259121

DEC-5 1979

Recorded in Official Records  
of Riverside County, California

*Donald S. Swain* Recorder  
FEES \$ 6.00

this space for Recorder's use

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE  
COC-2-778

Property Owner(s): Richard W. Cherry, Maytie L. Cherry, Earl J. Cherry, and  
Sylvia I. Cherry

Pursuant to Section 66499.35 of the Government Code of the State of California, a Conditional Certificate of Compliance waiving compliance to the California Subdivision Map Act and Title 18 of the Riverside Municipal Code is hereby granted by the Planning Commission of the City of Riverside, California, for the following described real property located in the City of Riverside, County of Riverside, State of California:

See attached Exhibit "A" for legal description

Said Certificate of Compliance is granted subject to the following conditions:

See attached Exhibit "B" for conditions

This certificate shall serve as notice to the property owner or vendee who has applied for this certificate, a grantee of the property owner, or any subsequent transferee or assignee of the property that the fulfillment and implementation of designated conditions applied to this certificate shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property. THIS ISSUANCE OF THIS CONDITIONAL CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OR PROVISIONS OF THE RIVERSIDE MUNICIPAL CODE PERTAINING TO ZONING REGULATIONS.

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

Dated: Nov 21, 1979

By *Merle G. Gardner*  
Planning Director  
City of Riverside

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) ss.

On Nov 21, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Merle G. Gardner, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.

*Merle G. Gardner*  
Notary Public in and for said County and State

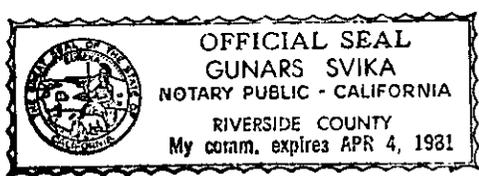


EXHIBIT "A"

259121

The Easterly 5 acres of the Southerly 15 acres of the Northeast quarter of the Southeast quarter of Section 12, Township 3 South, Range 6 West, San Bernardino Base and Meridian; Said Southerly 15 acres being more particularly described as follows:

Beginning at the Southeast corner of the Northeast quarter of the Southeast quarter of said Section; Thence North along the East boundary line of said Section, 495 feet; Thence West at right angles, 1320 feet, more or less, to the West line of the Northeast quarter of the Southeast quarter of said Section; Thence South at right angles, 495 feet; Thence East at right angles 1320 feet, more or less, to the point of beginning.

Said property is shown on the map of La Sierra Rancho on file in Book 6, Page 70 of Maps, Records of Riverside County, California, and marked "Not a part of this subdivision."

EXCEPTING from said Easterly 5 acres, the Easterly 33 feet, as conveyed to the City of Riverside by Deed dated June 24, 1969.

ALSO EXCEPTING from said Easterly 5 acres, the Southerly 269 feet thereof.

DESCRIPTION APPROVAL  
by *George Hutchinson* 11/8/79 by *D.J.*

Arlington Foothills

Unit I

Sharon

Lot B Avenue

SHARON AVE

GARFIELD

RIVERSIDE

NO IMP  
EXISTING COG  
S/W (E-1353)

County Farm Road

Special PUE over County Farm Rd. CD273

Harrison Street

Lot 6

E-1353  
C-20-6-10

COC-2-778

R

HEAT



B-5 (6-13-2)  
5-18 (6-16-1)

259121

CONDITIONS OF APPROVAL  
FOR COC-2-778 EXHIBIT "B"

The subject property will comply with City regulations when the following is completed:

- a. Storm drain construction contingent on engineer's drainage study.
- b. Improvement plans to be submitted prior to preparing estimate for bonding.
- c. Size, number and location of driveways to be approved by the Traffic Division.
- d. Removal and/or relocation of irrigation facilities.
- e. Removal and/or relocation of street trees as required.
- f. Full improvements of Harrison Street to City specifications. Because of the uncertain future of Harrison Street, i.e., 66' secondary or 88' major, the exact improvement and right-of-way for Harrison Street will be determined at the time the property is developed.