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City of Riverside
Public Works Department
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Riverside, California 92522

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W. J. E. Strong
RECORDER
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PROJECT: COC-3-856

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

5/20-1

Property Owner(s): Magnolia Properties,
a General Partnership

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:

That portion of Lot 16 in Block 35 of the Lands of the Riverside Land and Irrigating Co., as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at the most southerly corner of said Lot;

THENCE North 55° 44' 00" East, along the southeasterly line of said Lot 16 a distance of 231.00 feet;

THENCE North 34° 17' 15" West, parallel with the southwesterly line of said Lot a distance of 640.30 feet to a line which is parallel with and distant 20.00 feet southeasterly as measured at right angle from the northwesterly line of said Lot;

THENCE South 55° 44' 55" West, along said parallel line 201.01 feet;

THENCE South 10° 42' 45" West, 14.14 feet to a line which is parallel with and distant 20.00 feet northeasterly as measured at right angle from said southwesterly line of Lot 16;

THENCE South 34° 17' 15" East, along said parallel line 430.37 feet;

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THENCE South 55° 42' 45" West, 20.00 feet to said southwesterly line of Lot 16; the preceding four courses being along the northwesterly, the westerly and the southwesterly line of Parcel 2 of Record of Survey as shown by map on file in Book 30, Page 68 of Record of Surveys, records of Riverside County, California;

THENCE South 34° 17' 15" East, along said southwesterly line of Lot 16 a distance of 200.00 feet to the POINT OF BEGINNING.

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

All conditions have been met.

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.

DESCRIPTION APPROVAL
George P. Hutchinson
Surveyor

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: *NOVEMBER 1, 1985*

By *Robert C. Mease*
ROBERT C. MEASE
PRINCIPAL PLANNER

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