

108812

Recording requested by:

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

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APR 6 1989
Recorded in Official Records
of Riverside County, California
William E. Smith
RECORDER
Fees \$

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PROJECT: COC-6-889
Holly Lane and Mango Court

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): SULTANA DEVELOPMENT CORP., a California corporation.

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:

All that portion of Lot 12 in Block 4 of the Lands of the Riverside Land and Irrigating Company, 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 intersection of the southeasterly line of said Lot 12 with the southwesterly boundary of Roblynn Manor Unit No. 3, on file in Book 36, Pages 74 through 76 of Maps, records of said Riverside County;

THENCE South 55° 59' 15" West, along said southeasterly line, a distance of 120.00 feet;

THENCE North 33° 59' 15" West, parallel with the southwesterly line of said Lot 12, a distance of 70 feet;

THENCE North 55° 59' 15" East, parallel with said southeasterly line of Lot 12, a distance of 78.08 feet to the beginning of a non-tangent curve concaving northerly and having a radius of 45.00 feet; the radial line to the beginning of said curve bears South 34° 40' 57" West;

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THENCE southeasterly to the left along said curve through a central angle of 68° 40' 12" an arc length of 53.93 feet to said westerly boundary of Roblynn Manor Unit No. 3;

THENCE South 33° 59' 15" East, along said southwesterly boundary, a distance of 41.35 feet to the POINT OF BEGINNING.



DESCRIPTION APPROVAL 3/29/89
George P. Hutchinson by [Signature]
SURVEYOR, CITY OF RIVERSIDE

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.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

By [Signature]
ROBERT C. MEASE
PRINCIPAL PLANNER

Dated: April 5, 1989

