

205412

Recording requested by:

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

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JUN 21 1989
Recorded in Official Records
of Riverside County, California
William E. Smith
RECORDER
Fee \$

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PROJECT: COC-8-878 & C-6-867
5907-09 Norwood Pl.

6/11-2

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): ARLINGTON CALIFORNIA CONGREGATION OF JEHOVAH'S WITNESSES, a non-profit organization.

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:

Lot 3 in Block 6 of Chadbourne Heights, on file in Book 12, Pages 11 and 12 of Maps, records of said Riverside County;

EXCEPTING THEREFROM that portion of said Lot 3 in Block 6 described as follows:

BEGINNING at the southwest corner of said Lot 3;

THENCE northerly, along the westerly line of said Lot 3, a distance of 50 feet;

THENCE easterly, parallel with the southerly line of said Lot 3, a distance of 152 feet;

THENCE southerly, parallel with the westerly line of said Lot 3, a distance of 50 feet, to a point on the southerly line of said Lot 3;

THENCE westerly, along the southerly line of said Lot 3, a distance of 152 feet, more or less, to the POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM a strip of land 3.00 feet in width over a portion of said Lot 3 in Block 6 described as follows:

BEGINNING at the northwesterly corner of said Lot 3;

THENCE South 04° 51' West, along the westerly line of said Lot 3, a distance of 150.12 feet to a point which is distant 50 feet northerly from the southwesterly corner of said Lot 3;

THENCE South 86° 50' 08" East, parallel with the southerly line of said Lot 3, a distance of 3.00 feet to a line which is parallel with and distant 3.00 feet easterly as measured at right angle from the westerly line of said Lot 3;

THENCE North 04° 51' East, along said parallel line 150.12 feet to the northerly line of said Lot 3;

THENCE North 86° 50' 08" West, along said northerly line 3.00 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 6/19/89
George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE



Dated: June 20, 1989

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

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

