

Recording requested by:

SYLVIA BROADBENT  
1957 MONROE STREET  
RIVERSIDE, CALIFORNIA 92504  
And when recorded, mail to:

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

RECEIVED FOR RECORD  
Min. Past 2 o'clock P.M.

MAR 18 1988  
Recorded in Official Records  
of Riverside County, California  
W. Allen E. ...  
RECORDER  
Fees \$

72435

FOR RECORDER'S OFFICE USE ONLY

PROJECT: C.O.C-9-878

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): SYLVIA M. BROADBENT, a single woman

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 27 of Resubdivision of Block 32 of Arlington Heights, as shown by map on file in Book 1, Page 37 of Maps, records of Riverside County, California;

Excepting therefrom the northwesterly rectangular 5.02 acres thereof as conveyed to Fred C. Chase and wife by Deed recorded April 13, 1925 in Book 635, Page 193 of Deeds in the Office of the County Recorder of said Riverside County.

Also excepting therefrom that portion described as follows:

BEGINNING at the most southerly corner of said Lot 27;

THENCE North 34° 00' 30" West along the southwesterly line of said Lot 27, a distance of 214.52 feet;

THENCE North 55° 58' 20" East, parallel with the southeasterly line of said Lot 27, a distance of 76.00 feet;

THENCE North 10° 45' 07" East, a distance of 176.10 feet to the Northwesterly line of that certain parcel of land conveyed to Wallace F. LeGras, a married man, by Deed filed for record January 3, 1961 as Instrument No. 217, Records of Riverside County, California;

72435

THENCE North 55° 58' 20" East along the northwesterly line of said parcel conveyed to Wallace F. LeGras, a married man, a distance of 441.47 feet to the most northerly corner thereof, said corner being on the Northeasterly line of said Lot 27;

THENCE South 34° 00' 30" East, along the northeasterly line of said Lot 27, a distance of 339.52 feet to the most easterly corner thereof;

THENCE South 55° 20' 00" West along the southeasterly line of said Lot 27, a distance of 641.47 feet to the POINT OF BEGINNING.

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

All conditions have been satisfied.

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 2/16/88

Walter R. Joyce by           
SURVEYOR, CITY OF RIVERSIDE

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

MERLE G. GARDNER  
PLANNING DIRECTOR

Dated: MARCH 17, 1988

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

STATE OF CALIFORNIA)  
                                  )ss.  
COUNTY OF RIVERSIDE)

On this 17<sup>th</sup> day of MARCH, in the year 1988, before me, GUNARS SVIKA a Notary Public in and for said county and state, personally appeared ROBERT C. MEASE, personally known to me to be the person who executed this instrument as PRINCIPAL PLANNER of the City of Riverside on behalf of the Planning Commission of the City of Riverside and acknowledged to me that said Planning Commission executed the same.

Gunars Svika  
Notary Public in and for said County and State

