

38873

Recording requested:

And when recorded, mail to:
City of Riverside
Public Works Department
3900 Main Street
Riverside, CA 92522

this space

RECEIVED FOR RECORD
3:00 Min. Past 10 o'clock P.M.
At Request of

38873

1984, Page

38873

FEB 27 1984

Recorded in Official Records
of Riverside County, California

Recorder

Recorder

Recorder

Recorder

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

2-30

CONDITIONAL CERTIFICATE OF COMPLIANCE
COC-13-834

Property Owner(s): JAMES E. KEYS and HELEN H. KOENIG

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 description.

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

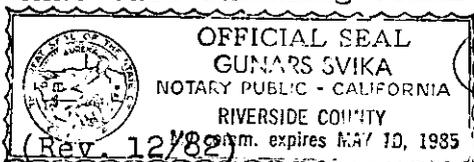
Dated: FEB. 21, 1984

MERLE G. GARDNER
PLANNING DIRECTOR

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this 21ST day of FEBRUARY, in the year 1984, 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 Svikas
Notary Public in and for said County and State

38873

That portion of Lot 265, as shown by corrected map of addition to maps, of the Riverside Land and Irrigating Company on file in Book 4, Page 75 of Maps, records of Riverside County, California, described as follows:

BEGINNING at a point in the southeasterly line of said Lot 265, 56.35 feet southwesterly from the most easterly corner thereof;

THENCE South $29^{\circ} 09'$ West on the southeasterly line of said Lot, 125.52 feet;

THENCE North $60^{\circ} 52'$ West, 522.6 feet, more or less, to a point in the southeasterly line of Grand Avenue;

THENCE North $54^{\circ} 45'$ East on the southeasterly line of said Grand Avenue, 139.14 feet;

THENCE South $60^{\circ} 52'$ East, 462.4 feet to the point of beginning.

TOGETHER with that portion of said Lot 265 described as follows:

BEGINNING at a point in the southeasterly line of said Lot, 181.87 feet southwesterly from the most easterly corner thereof;

THENCE South $29^{\circ} 09'$ West, 80.40 feet to a point;

THENCE North $60^{\circ} 52'$ West, 355 feet to a point;

THENCE North $29^{\circ} 09'$ East, 80.40 feet to a point;

THENCE South $60^{\circ} 52'$ East, 355 feet to the point of beginning;

EXCEPTING therefrom the northwesterly 11.00 feet thereof as conveyed to the City of Riverside in Deed recorded March 26, 1982 as Instrument No. 51609 of Official Records of Riverside County, California.

DESCRIPTION APPROVAL
George Hutchinson
Surveyor