

Recording requested by:

DOC # 2004-0414231

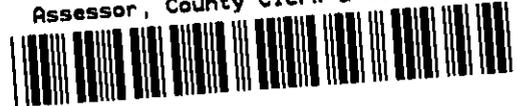
06/01/2004 08:00A Fee:16.00  
Page 1 of 4

Recorded in Official Records  
County of Riverside

Gary L. Orso  
Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00

NO CONSIDERATION



And when recorded, mail to:

Surveyor's Office  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

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16

Project: PO4-0259

A.P.N. 231-163-007

CO- P04-0259

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE



Property Owner(s): CHRIS J. CHRISTIANSEN and DEBORAH J. CHRISTIANSEN,  
husband and wife as joint tenants.

Pursuant to Section 66499.35(a) of the Government Code of the State of California,  
and Section 18.39 of the Riverside Municipal Code, the real property located in the City of  
Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto  
and incorporated herein by this reference, complies with the applicable divisions of the  
California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby  
issued this Certificate of Compliance.

**THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE  
WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT  
THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL  
DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER  
COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED  
PURSUANT THERETO.**

**THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE,  
MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING  
REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY  
REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF  
APPROVAL.**

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

KEN GUTIERREZ  
PLANNING DIRECTOR

By: JRASE 3/30/04  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

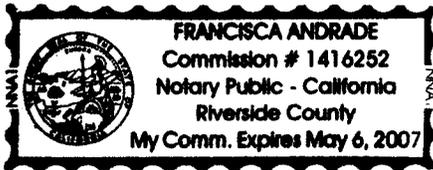
County of Riverside } ss

On 3-30-04, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki  
Name(s) of Signer(s)

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.  
Francisca Andrade  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_

Title \_\_\_\_\_

( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
( ) Other

( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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**EXHIBIT "A"**

That certain parcel of land located in the City of Riverside, County of Riverside, State of California, described as a separate parcel in a document recorded September 6, 1996, as Instrument Number 338944 of Official Records of Riverside County, California, and is described in said document as follows:

**PARCEL 1**

Lot 88 of Jones Tract No. 3, as shown by map on file in Book 25, Page 73 of Maps, records of Riverside County, California, *together with* that portion of Lot 10 in Block 22 of the lands of the Riverside Land and Irrigating Co., as shown by map on file in Book 1, Page 72 (formerly Book 1, Page 70) of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at a point on the northeasterly line of said Lot 10, distant 33.35 feet northwesterly from the most easterly corner of said Lot 10;

THENCE South 56° West, 38.04 feet;

THENCE northwesterly parallel with the northeasterly line of said Lot 10, a distance of 69.98 feet to a point on the southwesterly extension of the northwesterly line of Lot 88 of Jones Tract No. 3, as shown by map on file in Book 25, Page 73 of Maps, Riverside County Records;

THENCE northeasterly on said extended line, 38.04 feet to a point on the northeasterly line of said Lot 10;

THENCE southeasterly on the northeasterly line of said Lot 10, a distance of 69.98 feet to the POINT OF BEGINNING.

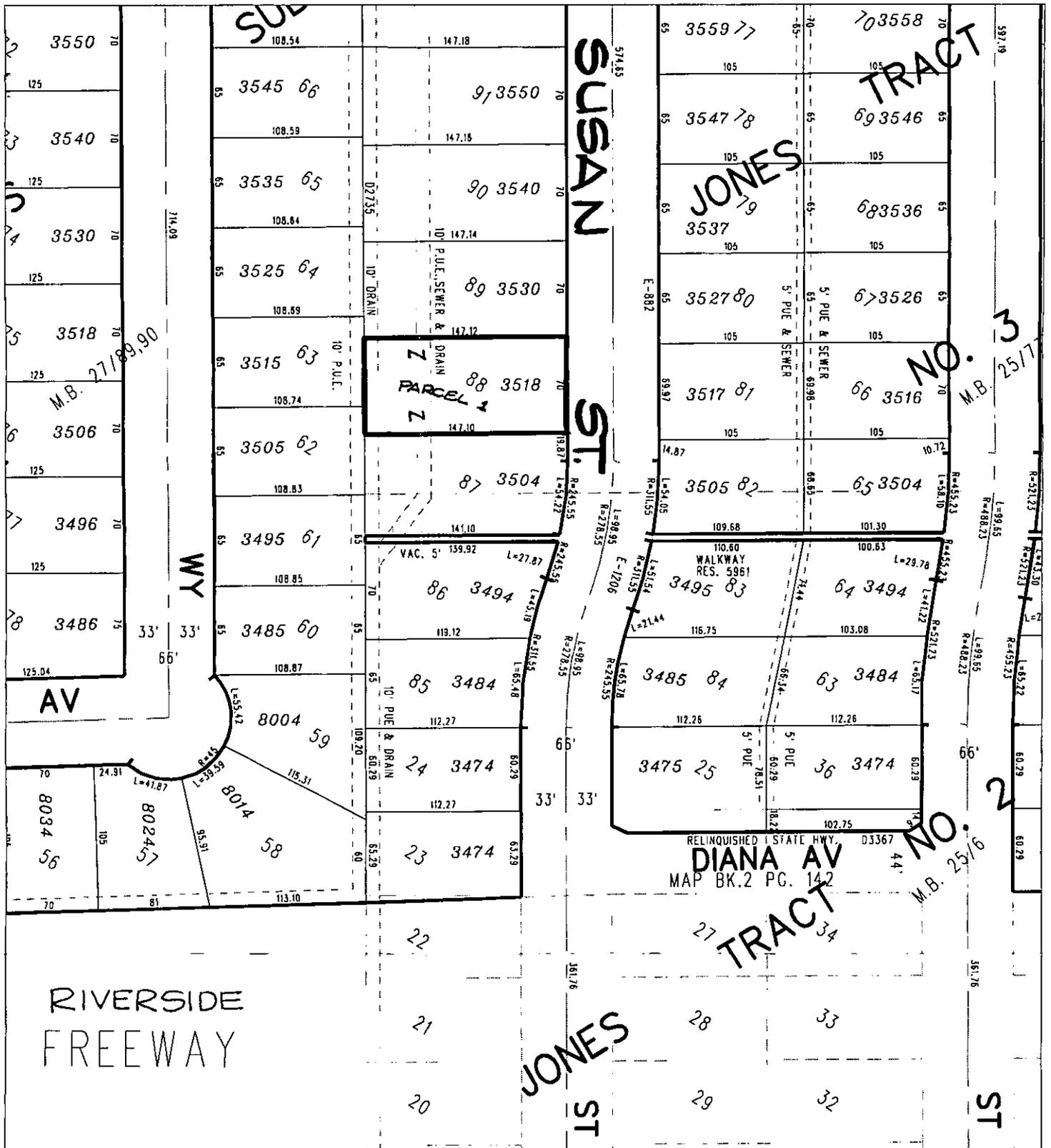
DESCRIPTION APPROVAL 3/19/04  
K Street  
for SURVEYOR, CITY OF RIVERSIDE by —

The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

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# ◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale: 1" = 50'

Drawn by: skn

Date: 03/19/04

Subject: P04-0259 - COC

67-Z