

123665

Recording requested by

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

RECEIVED FOR RECORD  
AT 9:00 O'CLOCK A.M.  
At Request of  
SAFECO TITLE INSURANCE CO.  
Book 1984, Page 123665  
JUN 11 1984  
Recorded in Official Records  
of Riverside County, California  
Recorder's use  
\$

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE  
C.O.C.-2-823

Property Owner(s): PERCY CRAIN and JEWELLEAN CRAIN

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: APR. 26, 1984

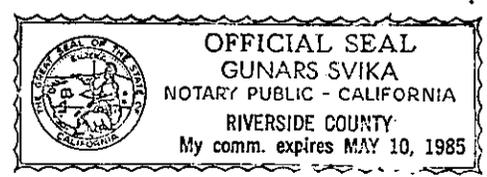
MERLE G. GARDNER  
PLANNING DIRECTOR

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

STATE OF CALIFORNIA) SS  
COUNTY OF RIVERSIDE)

On this 26<sup>TH</sup> day of APRIL, 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 Sviika  
Notary Public in and for said County and State



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That portion of Lot 7 in Block 66 of the Lands of W. T. Sayward and S. C. Evans, as shown by plat on file in Book 3 of Maps at Page 2 thereof, records of San Bernardino County California, being more particularly described as follows:

BEGINNING at the southeasterly corner of Lot 13 of Adams and Mitchell Tract as shown by map on file in Book 35 of Maps at Page 74 thereof, records of said Riverside County California, said southeasterly corner also being the most southerly corner of Parcel 2 of that certain parcel of land conveyed to Christopher G. Sanders, et. ux., by deed recorded February 23, 1978, as Instrument No. 34779, Official Records of Riverside County California;

THENCE North 56° 00' 00" East along the southeasterly line of said Parcel 33.00 feet to the most easterly corner thereof;

THENCE North 34° 00' 00" West along the northeasterly line of said Parcel 2 a distance of 217.80 feet to the most southerly corner of that certain parcel of land conveyed to Percy Crain et. ux., by deed recorded in Book 1527 as Page 120 thereof, Official Records of said Riverside County California;

THENCE North 56° 00' 00" East along the southeasterly line of last said parcel of land 100.40 feet to the most easterly corner thereof;

THENCE North 34° 00' 00" West along the northeasterly line of said last said parcel a distance of 391.37 feet to the most northerly corner thereof;

THENCE South 49° 30' 00" West along the northwesterly line of said Parcel conveyed to Percy Crain et. ux., to the most northerly corner of Lot 5 of said Adams and Mitchell Tract;

THENCE South 34° 00' 00" East along the northeasterly line of said Adams and Mitchell Tract a distance of 593.92 feet to the point of beginning.

DESCRIPTION APPROVAL  
by *George H. Hutchins* 4/24/81 by *RF*  
Surveyor