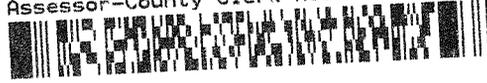


2015-0277591

06/29/2015 02:53 PM Fee: \$ 24.00

Page 1 of 4

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:

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

15					R	A	Exam: <i>022</i>		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
4									1
SIZE	NCOR	SMF	NCHG	T:					

FOR RECORDER'S OFFICE USE ONLY *25.56*

Project: P13-0797
APN: 231-020-005 &
POR. APN: 231-020-006 - 010
Address: 3747 Monroe Street

LL-P13-0797
PARCEL A

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT MERGER

Property Owner: **California Baptist University, a California corporation**

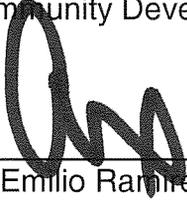
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Merger is hereby issued creating the **ONE (1)** parcel of real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, and which parcel complies with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

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.

LL-P13-0797

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Emilio Ramirez
Deputy Director
Community Development Department

By: 
Emilio Ramirez

11/9/14
Date

State of California

County of Riverside } ss

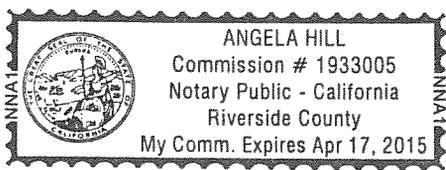
On November 4, 2014, before me, Angela Hill,
notary public, personally appeared, Emilio Ramirez

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Signature



LL-P13-0797

EXHIBIT "A"
LOT MERGER P13-0797

PARCEL "A"

That portion of Lot 4, Block 23, of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72, thereof (previously shown by map on file in Book 1 Page 70 of Maps), records of San Bernardino County, California, within the City of Riverside, State of California, said portion more particularly described as follows:

BEGINNING at the most Westerly corner of said Lot 4, said corner being on the Southeasterly right of way line of Magnolia (66.00 foot half width) as shown on said Map;

THENCE along said right of way line and the Northwesterly line of said Lot 4, North 56°23'19" East, a distance of 265.19 feet to a point on a line lying 396.00 feet Southwesterly of the Northerly corner of said Lot 4, said point also being on the Northerly prolongation of the Southwesterly line of Lot 1 of Tract No. 18586, as filed in Book 139, Pages 80 through 81, inclusive of maps, records of Riverside County;

THENCE Southerly along said prolongation of said Southwesterly line, South 33°35'54" East, a distance of 661.04 feet to a point on the Southeasterly line of said Lot 4, said point also being on the Northeasterly line of said Lot 1;

THENCE along said Southeasterly line and said Northeasterly line, South 56°23'18" West, a distance of 265.19 feet to the most Southerly corner of said Lot 4, said corner being on the Northeasterly right of way line of Monroe Street (40.00 foot half width) as shown on said Tract No 18586;

THENCE along the Southwesterly line of said Lot 4 and said right of way line, North 33°35'54" West, a distance of 661.04 feet to the **POINT OF BEGINNING**;

SUBJECT TO a Grant of Easement for Public Street and Highway Purposes conveyed to the City of Riverside by Document Recorded JUNE 9, 2015 as Document No. 2015- 0242340 of Official Records of Riverside County, California.

Containing 4.024 acres, more or less.



William Rohal L.S. 8805
Exp. Date 12/31/2016

2-24-2015
Date



LL-P13-0797

DESCRIPTION APPROVAL:

BY:  2/26/15
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

POB MOST WESTERLY CORNER LOT 4

MAGNOLIA AVENUE

SHEET 1 OF 1 SHEET

GRANT DEED INST NO. 8991 JAN 15, 1982

MOST NORTHERLY CORNER LOT 4

N56°23'19"E 265.19'

238.15'

108'

396.00'

SEE DETAIL B

231-020-006

231-020-005

DELETED LINE

231-020-007

231-020-008

3.960 AC

231-020-009

DELETED LINE

231-020-010

SOUTHEASTERLY LINE OF LOT 4 MB 1/72 SB

261.19'

N56°23'18"E 265.19'

SEE DETAIL A

LOT 1 231-020-026

231-020-026

TRACT NO 18586

MB 139 / 80-81

LOT 1

LOT 4 BLOCK 4 MB 1/72 S.B.

NORTHEASTERLY LINE OF LOT 4 MB 1/72 SB AND LOT 1 TRACT 18686

POB MOST WESTERLY CORNER LOT 4

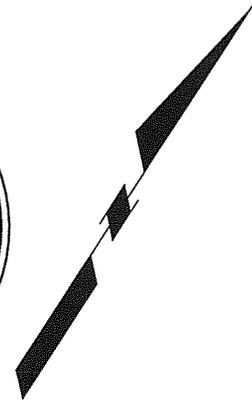
N56°23'19"E 27.03'

N22°29'06"E 27.76'

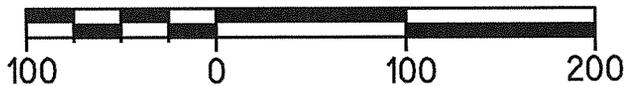
MOST SOUTHERLY CORNER LOT 4 N56°23'18"E 4.00'

DETAIL B N.T.S.

DETAIL A N.T.S.



SCALE: 1" = 100'



CITY OF RIVERSIDE

LL-P13-0797

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



1770 IOWA AVENUE - SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX)951.782.0723

rickengineering.com

San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

LOT MERGER P13-0797

SCALE: 1"=100'

DATE:FEB. 23, 2015