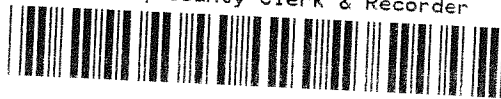


Recording requested by:

DOC # 2014-0477025
12/12/2014 04:15P Fee:24.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			4						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									513

Project: P13-0962
APN: 225-091-040 &
Por. APN: 225-091-039
Address: 3446 Trinity Court

LL-P13-0962²⁴
PARCEL 1



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT MERGER

Property Owner(s): **Jose L. Chavez, a married man, as his sole and separate property**

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(s) 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(s) 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.

EXHIBIT "A"

P13-0962
APN: 225-091-040 &
Por. APN: 225-091-039

That certain real property in the City of Riverside, County of Riverside, State of California described as follows:

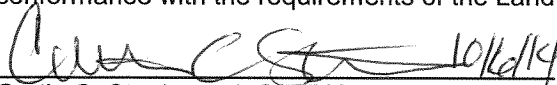
Parcel 1

Lot 228, together with the Westerly 1.50 feet of Lot 227 of Harmony-Dale Tract Unit No. 3 on file in Book 32 of Maps at Page 11 thereof, Records of Riverside County, California.

SUBJECT TO an easement for ingress, egress and electric energy distribution and telecommunication facilities over the Southerly 10.00 feet of the Westerly 1.50 feet of said Lot 227.

The above described parcel of land contains 6,650 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 Prep. E.V.
Curtis C. Stephens, L.S. 7519 Date 10/6/14



2014-0477025
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3 of 4

TO TIPPERARY WAY
 30' ☉ TRINITY COURT 30'

HARMONY-
 DALE TRACT
 UNIT NO. 3
 M.B. 32/11

229

10' P.U.E. per
 M.B. 32/11

Deed to Jose
 L. Chavez,
 rec. 8/28/09,
 as Doc. No.
 452153, O.R.
 Riv. Co., Ca.

228

PARCEL 1
 6,650 SQ./FT.

1.5'
 DELETED LOT LINE
 100.00'

ADJUSTED LOT LINE

Parcel conveyed to
 City of Riverside by
 Deed, rec. 7/14/11,
 as Doc. No. 308821,
 O.R. Riv. Co., Ca.

227

Subject to an
 easement for
 ingress, egress,
 electric energy
 distribution &
 telecommunication
 facilities.

226

10' P.U.E. per M.B.
 48/63-64 & Esmt.
 rec. 2/5/60 in B.
 2629, P. 520 et
 seq., O. R. Riv. Co.
 Ca.

TRACT
 2791
 M.B. 48/63-64



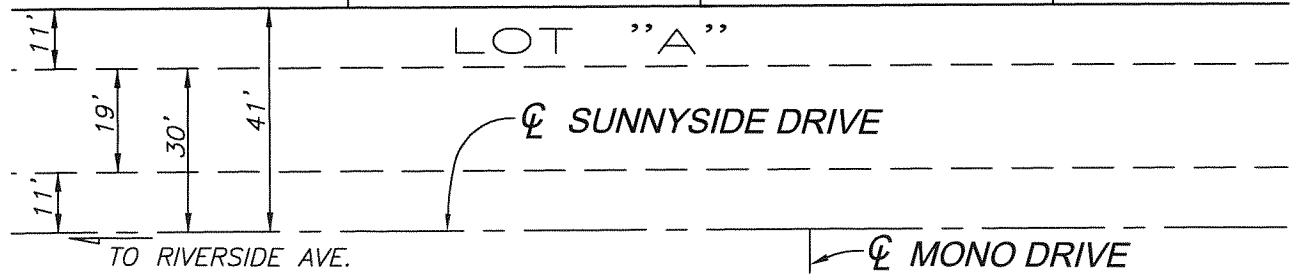
1

2

3

4

Parcel conveyed to
 City of Riverside by
 Deed, rec. 7/19/12,
 as Doc. No. 339019,
 O.R. Riv. Co., Ca.



● 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: N.T.S.

DRAWN BY: EV DATE: 11/25/13

SUBJECT: RIVERSIDE AVE. GRADE SEPARATION LLA

2014-0477025
 12/12/2014 04:15P
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