

Recording requested by:

2015-0273221

06/25/2015 03:39 PM Fee: \$ 0.00

Page 1 of 7

Recorded in Official Records
County of Riverside
Peter Aidana
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

					R	A	Exam: 110			
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
7										
SIZE	NCOR	SME	NCHG T:							NCHG acc

FOR RECORDER'S OFFICE USE ONLY

Project: Five Points (NW corner)
All or Por. APN: 146-162-001, 018 - 021,
031, 032, 037, 038, 042 - 048
Address:

P15-0240
PARCELS 1 - 3

**NOTE TO COUNTY RECORDER:
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

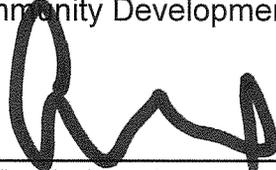
Property Owner(s): **CITY OF RIVERSIDE as Successor Agency to the REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body**

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 Line Adjustment is hereby issued creating the **THREE (3)** 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) comply 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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Emilio Ramirez
Deputy Director
Community Development Department

By: 
Emilio Ramirez

19 June, 2015
19/6/15
Date

A Notary public or other officer completing this Certificate verifies only the identity of the individual who signed the document to which this Certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside } ss

On June 19, 2015, before me, Angela Ferreira,
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.

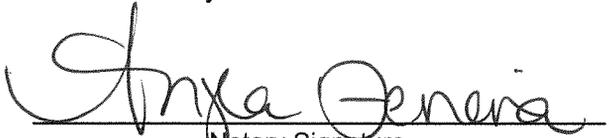

Notary Signature



EXHIBIT "A"
LEGAL DESCRIPTION

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

PARCEL 1

That portion of Parcel "A" of City of Riverside Certificate of Compliance for lot line adjustment No. LL-P14-0653, recorded August 19, 2014 as document no. 2014-0313317, official records of Riverside County, California, being more particularly described as follows:

Beginning at the most southerly corner of said Parcel A;

Thence North 26° 44' 26" West along the southwesterly line of said Parcel "A" a distance of 194.99 feet to an angle point in said southwesterly line;

Thence South 61° 17' 34" West along said southwesterly line, a distance of 16.22 feet;

Thence North 26° 44' 26" West a distance of 53.81 feet;

Thence South 63° 15' 34" West a distance of 16.67 feet;

Thence North 26° 44' 26" West a distance of 62.95 feet;

Thence North 63° 14' 53" East a distance of 260.75 feet to a point on the westerly right-of-way of La Sierra Avenue as described in a Grant of Easement recorded May 24, 2010, as Document No. 2010-0238427 of Official Records of Riverside County, California, also being the northeasterly line of said Parcel "A";

The following eight (8) courses being along the northeasterly and southeasterly line of said Parcel "A";

Thence South 29° 30' 54" East along said westerly right-of-way of La Sierra Avenue a distance of 19.97 feet to the beginning of a tangent curve, concave to the Southwest, having a radius of 235.78 feet,

Thence Southeasterly along said curve, to the right, through a central angle of 09° 13' 47", having a radius of 235.78 feet, an arc length of 37.98 feet;

Thence South 20° 17' 07" East a distance of 41.03 feet to the beginning of a tangent curve, concave to the Northeast, having a radius of 260.00 feet;

Thence Southeasterly along said curve, to the left through a central angle of 09° 13' 47", an arc length of 41.88 feet;

Thence South 29° 30' 54" East continuing along said westerly right-of-way a distance of 144.98 feet;

Thence South 22° 45' 09" West a distance of 29.08 feet;

Thence South 61° 17' 34" West a distance of 177.67;

The preceding seven (7) courses are hereinafter referred to as "Course A";

Thence continuing South 61° 17' 34" West a distance of 29.02 feet to the TRUE POINT OF BEGINNING;

Subject to the Waiver and Relinquishment of all rights of Ingress and Egress to and from Pierce Street and La Sierra Avenue over and across the line hereinabove referred to as course "A". This Waiver and Relinquishment shall be binding upon the undersigned and upon the heirs, successors and assigns of the undersigned all of whom shall not permit ingress or egress from said streets to said real property over and across said course "A"

Contains 1.655 acres, more or less.

PARCEL 2

That portion of Parcels "A","C" and all of Parcel "D" of City of Riverside Certificate of Compliance for Lot Line Adjustment No. LL-P14-0653 recorded August 19, 2014 as document no. 2014-0313317, Official Records of Riverside County, California, being more particularly described as follows:

Commencing at the most southerly corner of said Parcel "A";

Thence North 26° 44' 26" West along the southwesterly line of said Parcel "A" a distance of 194.99 feet to an angle point in said southwesterly line;

Thence South 61° 17' 34" West along said southwesterly line, a distance of 16.22 feet to the TRUE POINT OF BEGINNING;

Thence North 26° 44' 26" West a distance of 53.81 feet;

Thence South 63° 15' 34" West a distance of 16.67 feet;

Thence North 26° 44' 26" West a distance of 62.95 feet;

Thence North 63° 14' 53" East a distance of 260.75 feet to a point on the westerly right-of-way of La Sierra Avenue as described in a Grant of Easement recorded May 24, 2010, as Document No. 2010-0238427 of Official Records of Riverside County, California, also being the Northeasterly line of said Parcel "A";

The following three (3) courses being along the northeasterly line of said Parcels "A", "D" and "C";

Thence North 29° 30' 54" West along said westerly right-of-way a distance of 33.41 feet;

Thence North 24° 42' 21" West a distance of 54.51 feet;

Thence North 26° 24' 42" West a distance of 181.82 feet to a point distant 166.06 feet Southeasterly from the most northerly corner of Parcel "B" of said Certificate of Compliance No. LL-P14-0653;

Thence South 63° 15' 34" West a distance of 144.67 feet;

Thence North 26° 44' 26" West a distance of 35.54 feet;

Thence South 63° 14' 11" West a distance of 96.77 feet;

Thence North 26° 44' 26" West a distance of 119.50 feet;

Thence South 63° 15' 34" West a distance of 27.83 feet;

Thence North 26° 44' 26" West a distance of 25.48 feet to the northwesterly line of said Parcel "A";

Thence South 62° 42' 49" West along said northwesterly line, a distance of 47.91 feet to the most Westerly corner of said Parcel "A";

Thence South 26° 44' 26" East along the southwesterly line of said Parcel "A" a distance of 568.96 feet to an angle point therein;

Thence North 61° 17' 34" East along said southwesterly line, a distance of 71.78 feet to the TRUE POINT OF BEGINNING.

Contains 2.504 acres, more or less.

PARCEL 3

That portion of Parcels "A" and "C" and all of Parcel "B" of City of Riverside Certificate of Compliance for Lot Line Adjustment No. LL-P14-0653, recorded August 19, 2014 as document no. 2014-0313317, official records of Riverside County, California, being more particularly described as follows:

Beginning at the most northerly corner of said Parcel "B";

Thence South 26° 24' 42" East along the northeasterly line of said Parcel "B", a distance of 166.06 feet;

Thence South 63° 15' 34" West a distance of 144.67 feet;

Thence North 26° 44' 26" West a distance of 35.54 feet;

Thence South 63° 14' 11" West a distance of 96.77 feet;

Thence North 26° 44' 26" West a distance of 119.50 feet;

Thence South 63° 15' 34" West a distance of 27.83 feet;

Thence North 26° 44' 26" West a distance of 25.48 feet to the northwesterly line of said Parcel "A";

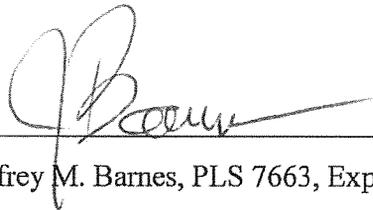
Thence North 62° 42' 49" East along said northwesterly line, and the northwesterly line of said Parcel "B" a distance of 157.33 feet to an Angle point in the northwesterly line of said Parcel "B";

Thence South 26° 24' 42" East continuing along last said northwesterly line a distance of 17.00 feet to an angle point therein;

Thence North 62° 42' 49" East continuing along previously said northwesterly line a distance of 113.00 feet to the TRUE POINT OF BEGINNING.

Contains 0.904 acres, more or less.

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



Jeffrey M. Barnes, PLS 7663, Exp. 12-31-16 6/18/2016 Date



