

Recording requested by:

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TRANSFER TAX = \$0.00  
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SURVEYOR  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

**2016-0390685**

09/09/2016 09:05 AM Fee: \$ 24.00

Page 1 of 4

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



15					R	A	Exam: 380		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
4						2	6		
SIZE	NCOR	SMF	NCHG	T:					

FOR RECORDER'S OFFICE USE ONLY

44

Project: P16-0174  
APN's: 230-200-005 & 230-200-015  
Address: 7475 Indiana Avenue

**LL-P16-0174**

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

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT CONSOLIDATION

Property Owner(s): **IN-N-OUT BURGERS, a California corporation**

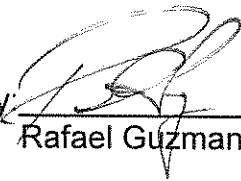
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Consolidation is hereby issued creating the **ONE (1)** parcel(s) of real property located in the City of Riverside, County of Riverside,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

LL-P16-0174

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

Rafael Guzman  
Director  
Community & Economic Development Department

By:   
Rafael Guzman

7-19-16  
Date

ACKNOWLEDGMENT

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 July 19, 2016, before me, Angela Ferreira,  
notary public, personally appeared, Rafael Guzman

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~(s)~~ 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

PROJECT: P16-0174 LOT CONSOLIDATION  
A.P.N.'S: 230-200-005 & 230-200-015

PARCEL A

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 OF CERTIFICATE OF COMPLIANCE FOR PARCEL MAP WAIVER PMW-15-867 RECORDED FEBRUARY 24, 1987 AS INSTRUMENT NO. 50738 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THE WESTERLY 50 FEET OF LOT 35 OF MADISON PARK, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 82 AND 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID WESTERLY 50 FEET BEING MEASURED ON THE SOUTHERLY LINE OF SAID LOT 35 AND NORTHEASTERLY LINE OF SAID WESTERLY 50 FEET BEING PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 35:

EXCEPTING THEREFROM THAT PORTION THEREOF LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING ON THE SOUTHWESTERLY LINE OF SAID LOT 35, DISTANT ALONG SAID SOUTHWESTERLY LINE NORTH 33°41'29" WEST 101.89 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 35; THENCE NORTH 49°48' 31" EAST 50.38 FEET TO THE NORTHEASTERLY LINE OF SAID SOUTHWESTERLY 50 FEET DISTANT ALONG SAID NORTHEASTERLY LINE OF NORTH 33°41'29" WEST 107.64 FEET FROM THE MOST EASTERLY CORNER OF SAID SOUTHWESTERLY 50 FEET

ALSO EXCEPTING THEREFROM THE SOUTHEASTERLY 4.00 FEET OF THE SOUTHWESTERLY 50.00 FEET OF SAID LOT 35

END OF DESCRIPTION

THE AREA OF THE ABOVE DESCRIBED LEGAL DESCRIPTION CONSISTS OF APPROXIMATELY 27,861 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF THE FOLLOWING STATE OF CALIFORNIA PROFESSIONAL LAND SURVEYOR.

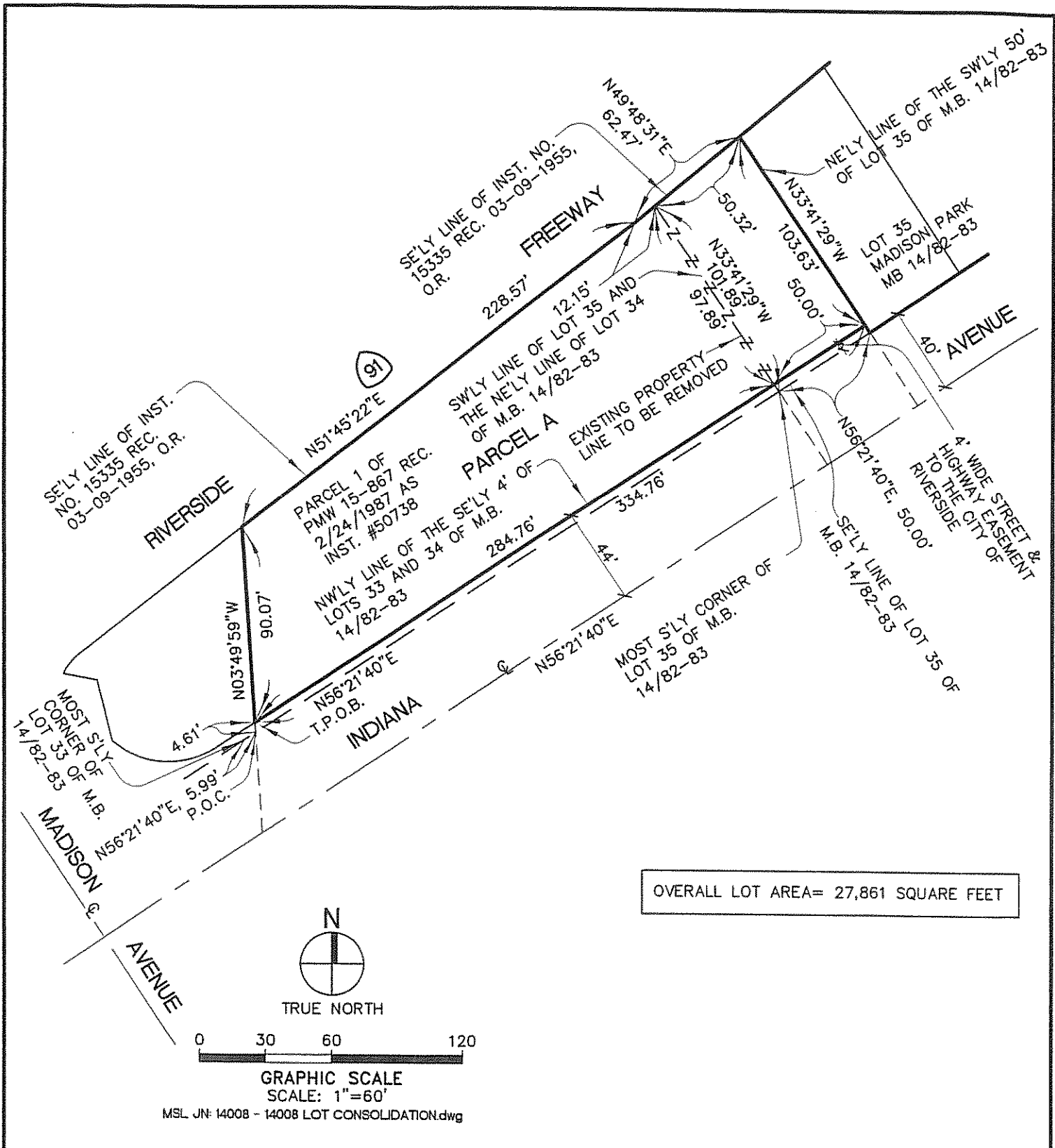
Mark S. Lamoureux 07-18-2016  
MARK S. LAMOUREUX, P.L.S. 5794  
REGISTRATION EXPIRES 06-30-2018  
MSL JN 14008D



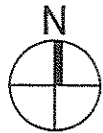
DESCRIPTION APPROVAL:

Curtis C. Stephens 7/19/16  
CURTIS C. STEPHENS, L.S. 7519 DATE  
CITY SURVEYOR

LL-P16-0174



OVERALL LOT AREA= 27,861 SQUARE FEET



TRUE NORTH



GRAPHIC SCALE  
SCALE: 1"=60'

MSL JN: 14008 - 14008 LOT CONSOLIDATION.dwg

# LOT CONSOLIDATION MAP

## CITY OF RIVERSIDE

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.

EXHIBIT "A" / LLA P16-0174

SHEET 1 OF 1

SCALE: 1"=60'

DRAWN BY: BR

DATE: 07/18/2016

LL-P16-0174