

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

FOR RECORDER'S OFFICE USE ONLY

Project: P16-0639  
Por. APN: 138-470-013  
APN: 138-470-014  
Address: 10920 Magnolia Avenue

**LL- P16-0639  
PARCEL "A"**

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

**CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT MERGER**

**Property Owner(s): GRAE La Sierra, LLC, a California Limited Liability Company**

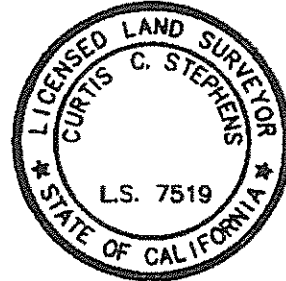
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Merger is hereby issued creating the **ONE (1)** parcel of real property located in the City of Riverside, County of Riverside, State of 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.**

**CITY APPROVAL:**

CITY OF RIVERSIDE  
PUBLIC WORKS – SURVEY DIVISION

Curtis C. Stephens, L.S. 7519  
City Surveyor



By: Curtis C. Stephens 5/25/17  
Curtis C. Stephens, L.S. 7519 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 May 25, 2017 before me, Angela Ferreira,  
notary public, personally appeared, Curtis C. Stephens

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.

Angela Ferreira

Notary Signature



EXHIBIT "A"  
LEGAL DESCRIPTION

THAT PROPERTY SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,  
AND IS DESCRIBED AS FOLLOWS:

**PARCEL "A"**

PARCEL 4 OF PARCEL MAP NO. 15817, AS SHOWN BY MAP ON FILE IN BOOK 86 OF PARCEL MAPS AT PAGES  
42 AND 43 THEREOF, RECORDS OF RIVERSIDE COUNTY CALIFORNIA;

TOGETHER WITH THAT PORTION OF THE NORTHEASTERLY RECTANGULAR HALF OF LOT 3 IN BLOCK 39  
OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN  
BOOK 1, PAGE 72 (FORMERLY KNOWN AS BOOK 1, PAGE 70) OF MAPS, RECORDS OF SAN BERNARDINO  
COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 3, LOCATED 125 FEET  
NORTHEASTERLY FROM THE NORTHWESTERLY CORNER OF THE NORTHEASTERLY HALF OF SAID LOT 3;

THENCE NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 125 FEET;

THENCE SOUTHEASTERLY, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, A DISTANCE OF  
348 FEET;

THENCE SOUTHWESTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, A DISTANCE OF  
125 FEET;

THENCE NORTHWESTERLY, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, A DISTANCE OF  
348 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHWESTERLY 11.00 FEET THEREOF.


SAID PARCEL CONTAINS AN AREA OF 1.33 ACRES, MORE OR LESS.

PREPARED BY ME OR UNDER MY DIRECTION

  
RODNEY D. CRAMPTON, R.C.E. 22522



DESCRIPTION APPROVAL:

BY:  5/30/2017  
DATE

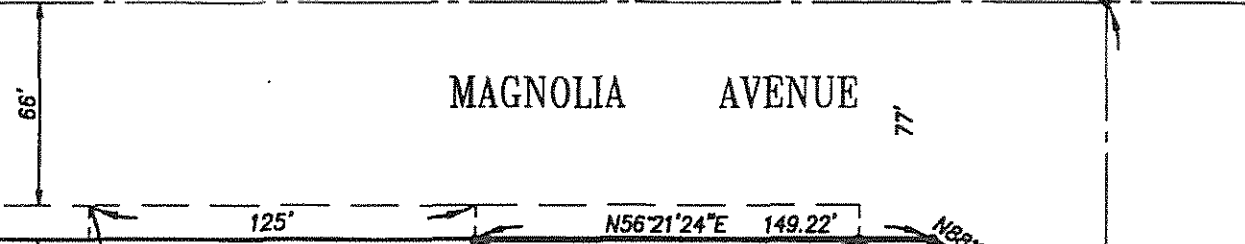
FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR

C/L BURGE STREET

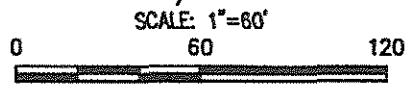
FD. 1" I.P. TAGGED "PLS 8403",  
DN. 0.20' PER P.M.B. 238 / 26-30,  
ACCEPTED AS THE C.L. INT OF  
PARK SIERRA DR. AND MAGNOLIA AVE.

N56°21'24"E 153.43'

MAGNOLIA AVENUE



NWLY CORNER OF THE  
NELY 1/2 OF LOT 3



PARCEL 6  
PMB 238/28-30

APN  
138-470-013

APN  
138-470-014

BK. R. L. & I. S.B. CO. 39  
POR. BLOCK LOT 39

PARCEL 4  
PARCEL MAP  
NO 887  
PMB 88/42-8

PARCEL "A"  
1.33 Ac.

EXIST. LOT LINE  
TO BE DELETED

DRIVE  
SIERRA  
PARK

N33°38'10"W 1147.97'

299.00'  
N33°38'23"W  
336.98'

N33°38'23"W  
336.97'

N33°38'10"W  
320.00'

37.98'

125.00'  
N56°21'15"E 173.16'

48.16'

FD. 1" I.P. TAGGED "R.C.E. 11842"  
DN 0.14' PER P.M.B. 230 / 8-13,  
ACCEPTED AS THE N.E. COR. PCL 3  
PER P.M.B. 86 / 42-43

33'

LL-P16-0639



12071 CROMDALE STREET  
OAK HILLS, CA 92344  
(780) 695-2417

A PORTION OF THE NORTHEASTERLY QUARTER OF LOT 3  
IN BLOCK 39 OF THE LANDS OF THE RIVERSIDE LAND  
AND IRRIGATION CO., AS SHOWN BY MAP ON FILE IN  
BOOK 1 PAGE(S) 70 OF MAPS, RECORDS OF SAN  
BERNARDINO COUNTY, CALIFORNIA

**DOC # 2017-0421884**  
10/11/2017 01:48 PM Fees: \$27.00  
Page 1 of 5  
Recorded In Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

**RECORDING REQUESTED BY:**  
STEWART TITLE OF CALIFORNIA

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: MARIA #309

**AND WHEN RECORDED MAIL TO:**  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, CA 92522

ORDER NO: 01180-218885

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APN : 138-470-013-1 & 138-470-014-2

TRA : 009178

DTT : \$

Certificate of Compliance  
for Lot Mapper  
**TITLE OF DOCUMENT**

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION**  
**(\$3.80 ADDITIONAL RECORDING FEE APPLIES)**

LL-P16-0639