

Recording requested by:

2019-0027150

01/24/2019 03:38 PM Fee: \$ 23.00

Page 1 of 4

Recorded in Official Records
County of Riverside
Peter Aldana
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

080

FOR RECORDER'S OFFICE USE ONLY

Project: P16-0867
APN: 209-194-015, 016 & 017
Address: 3011, 3027 & 3043 Market St.

**LL-P16-0867
PARCELS 1 & 2**

**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): **CENTERPOINTE AT MARKET LP, a California limited partnership**

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 **TWO (2)** 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.

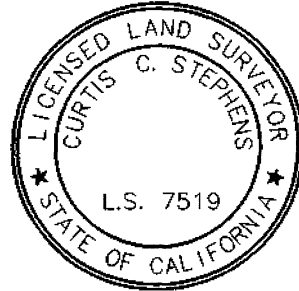
THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

LL-P16-0867-1

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: Curtis C. Stephens 1/15/19
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 JANUARY 15, 2019 before me, SHERYN LEE SMAY,
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.

Sheryn Smay
Notary Signature



EXHIBIT A
LEGAL DESCRIPTION

Lot Consolidation P16-0867

PARCEL 1:

Being a portion of Lot 7 and 8 as shown on the Map of Moore's Subdivision filed in Book 6, Page 68 of Maps, Records of Riverside County, State of California, lying in a portion of protracted Section 23, Township 2 South, Range 5 West as shown on Plat of the Jurupa Rancho - Stearns, filed in Book 1, Page 47 S.B., of Maps, Records of said County, located in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

All that portion of Parcel "A" as described in Quit Claim Deed recorded July 14, 2016 as Document No. 2016-0294587, Official Records of said County, **Together with** the southwesterly 10.26 feet of Parcel "B" as described in said Quit Claim Deed, as measured at right angles from the southwesterly line of said Parcel "B".

The above described parcel contains 4,941 square feet (0.11 acres), more or less.

PARCEL 2:

Being a portion of Lot 7 and 8 as shown on the Map of Moore's Subdivision filed in Book 6, Page 68 of Maps, Records of Riverside County, State of California, lying in a portion of protracted Section 23, Township 2 South, Range 5 West as shown on Plat of the Jurupa Rancho - Stearns, filed in Book 1, Page 47 S.B., of Maps, Records of said County, located in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

That portion of Parcel "B" **Together with** all that portion of Parcel "C" as described in Quit Claim Deed recorded July 14, 2016 as Document No. 2016-0294587, Official Records of said County;

Excepting Therefrom the southwesterly 10.26 feet of said Parcel "B", as measured at right angles from the southwesterly line of said Parcel "B".

The above described parcel contains 7,250 square feet (0.17 acres), more or less.

This description is not intended for use in the division and/or conveyance of land in violation of the Subdivision Map Act of the State of California

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




Tim R. Garcia, PLS 9146

05/17/2018

Date:

DESCRIPTION APPROVAL:

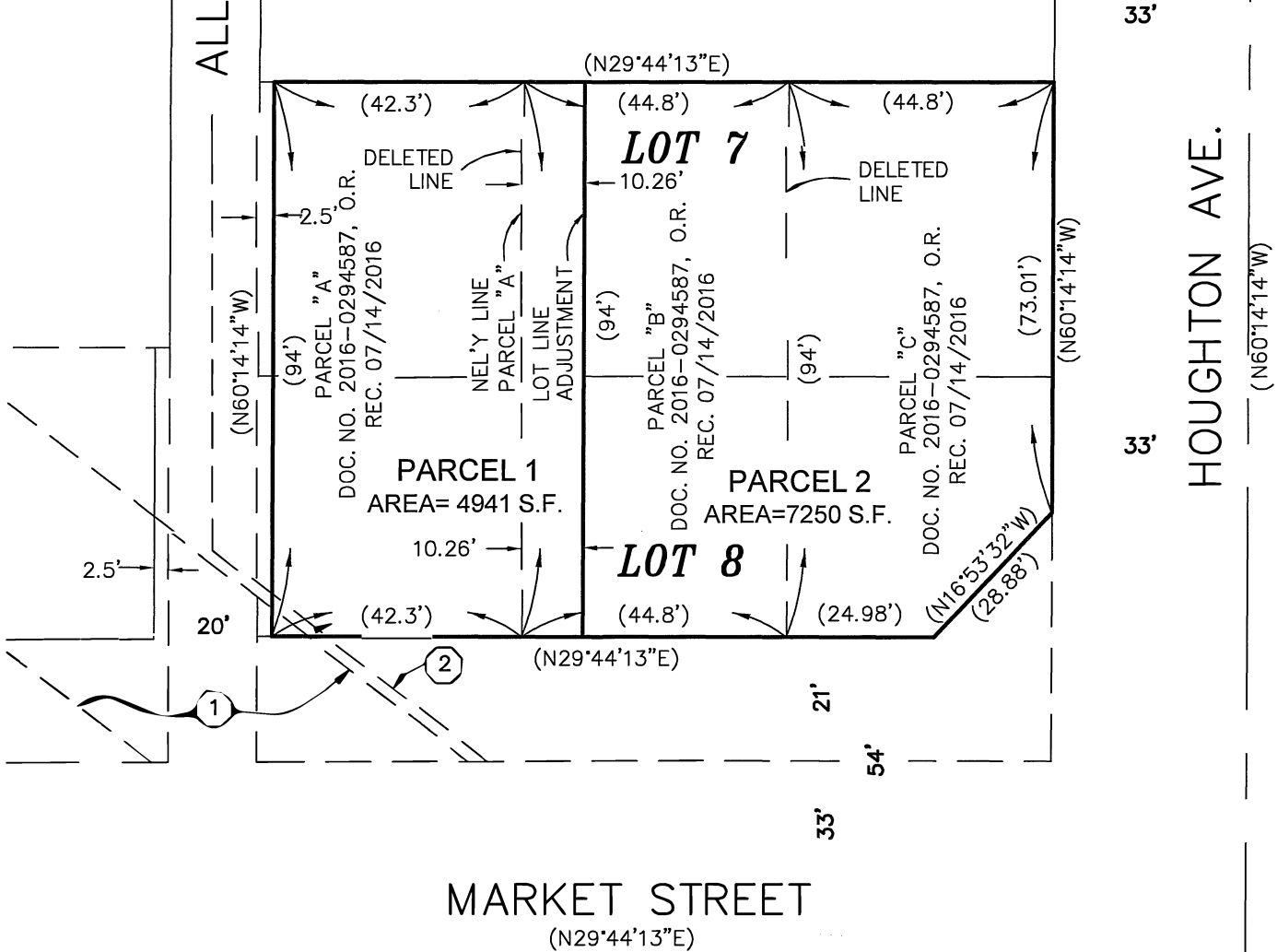
BY:  5/23/2018
DATE

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



LL-P16-0867-3

LOT 6
MAP OF MOORE'S SUBDIVISION
M.B. 6/68



NOTE:

- () INDICATES RECORD DATA AS SHOWN ON QUITCLAIM DEED RECORDED JULY 14, 2016 AS DOCUMENT NO. 2016-0294587, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- ① AN EASEMENT TO RIVERSIDE WATER COMPANY'S LOWER CANAL PER M.B. 6/68 AND BOOK 526, PG. 370 OF DEEDS REC. APR. 28, 1920
- ② AN EASEMENT TO CONSTRUCT AND MAINTAIN SEWER IN THE ALLEY AND LOT 8 AS SHOWN ON MAP OF MOORE'S SUBDIVISION M.B. 6/68



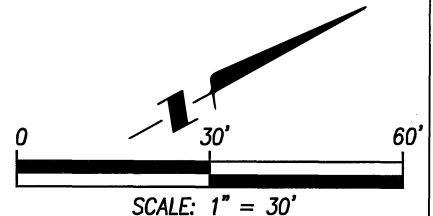
THIS EXHIBIT WAS PREPARED
 UNDER MY DIRECTION:

Tim R. Garcia

05/17/2018

TIM R. GARCIA, PLS 9146

DATE



LOT CONSOLIDATION
P16-0867

SHEET 1 OF 1

PSOMAS

1500 Iowa Avenue, Suite 210
 Riverside, California 92507
 (951) 787-8421 www.psomas.com

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|-----------------------|
| SCALE 1" = 30' |
| DRAFTED DO |
| CHECKED TRG |
| DATE MAY. 17, 2018 |
| JOB NUMBER 4ZIO010501 |

LL-P16-0867-4