

780

Recording requested by:

2017-0472533

11/09/2017 02:48 PM Fee: \$ 27.00

Page 1 of 5

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

FOR RECORDER'S OFFICE USE ONLY

Project: P17-0815 Lot Consolidation
APN's: 230-252-021 & Por. 230-252-017
Address: 3320 & 3328 Madison Street

**LL - P17-0815
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 CONSOLIDATION

Property Owner(s): **Rudy Chavez and Dolores P. Chavez, husband and wife as joint tenants**

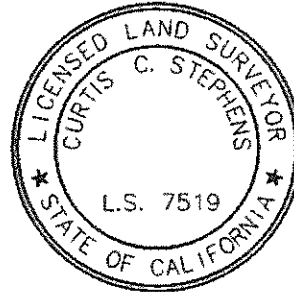
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Consolidation is hereby issued creating the **ONE** parcel(s) of real property located in the City of Riverside, County of Riverside, State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

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: *Curtis C. Stephens* 10/23/17
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 OCTOBER 23, 2017, 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 Lee Smay
Notary Signature

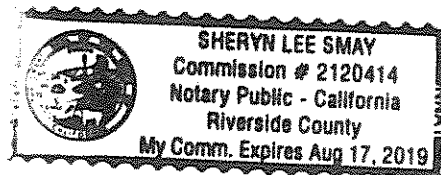


EXHIBIT "A"
LEGAL DESCRIPTION

Project: P17-0815 Lot Consolidation
APN's: 230-252-021 & Por. 230-252-017
Address: 3320 & 3328 Madison Street

PARCEL A

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

Lot 45 together with Lot 46 and 47 of the S.C. Evans Jr. Surplus Addition to Casa Blanca, as shown by map on file in Book 4, Page 96 of Maps, Records of Riverside County California;

EXCEPTING therefrom the Northeasterly 4.00 feet of said Lot 45 as described in Grant Deed to the City of Riverside, Recorded June 23, 1967 as Instrument No. 54788 of Official Records of Riverside County, California;

ALSO EXCEPTING therefrom that portion of said Lot 45 as described in Grant Deed to the City of Riverside, and recorded July 15, 1983 as Instrument No. 142343 of Official Records of Riverside County, California;

ALSO EXCEPTING therefrom the Northeasterly 4.00 feet of said Lot 46 described in Grant Deed to the City of Riverside recorded June 23, 1967 as Instrument No. 54787 of Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion of said Lot 47 described as follows:

BEGINNING at the most Northerly corner of said Lot 47;

Thence South 49°24'45" West, along the Northwest line of said Lot 47, a distance of 4.03 feet to a line parallel with and distant 44.00 feet Southwesterly, measured at right angles from the centerline of Madison Street as shown on said S.C. Evans Jr. Surplus Addition to Casa Blanca;

Thence South 34°00'07" East, along said parallel line, a distance of 29.57 feet;

Thence South 12°10'54" West, a distance of 17.13 feet to the Southeast line of said Lot 47;

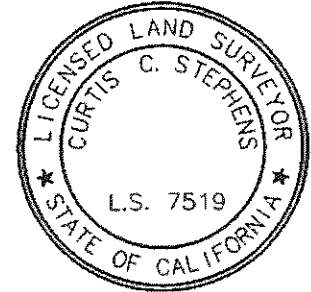
Thence North 49°24'45" East, along said Southeast line, a distance of 16.47 feet to the most Easterly corner of said Lot 47;

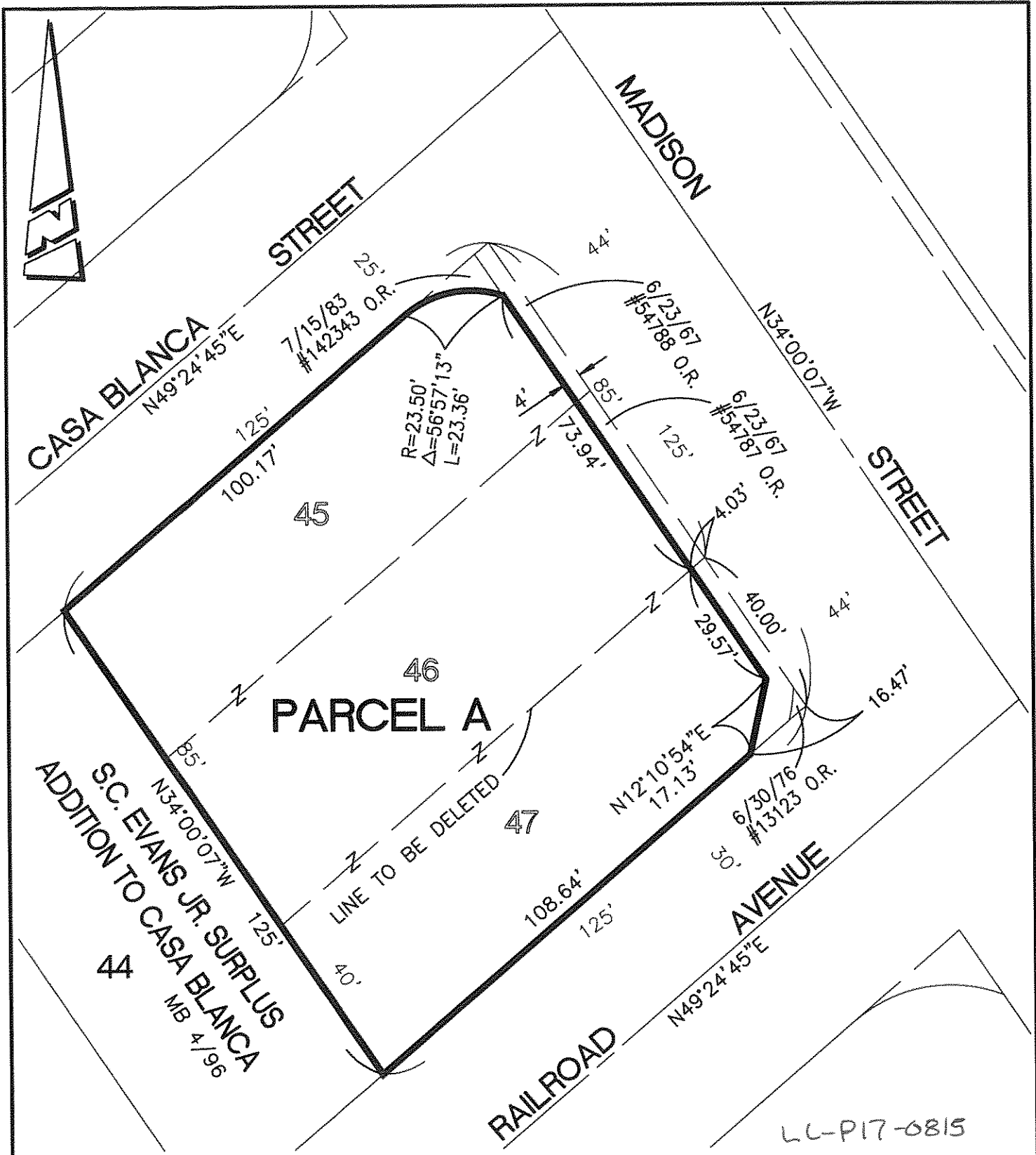
Thence North 34°00'07" west along the Northeast line of said Lot 47, a distance of 40.00 feet to the **POINT OF BEGINNING**.

Area – 14,888 S.F. more or less

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

Curtis C. Stephens 11/23/17 Prep. *CS*
Curtis C. Stephens, L.S. 7519 Date





• 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: 1"=30'

DRAWN BY: CURT

DATE: 10/16/17

SUBJECT: P17-0815 - 3320 & 3328 MADISON ST - LOT CONSOLIDATION