

Recording requested by:

DOCUMENTARY
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NO CONSIDERATION

And when recorded, mail to:

SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

2018-0118887

03/29/2018 10:07 AM Fee: \$ 0.00

Page 1 of 4

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



380

FOR RECORDER'S OFFICE USE ONLY

Project: P18-0198
POR. APN: 211-174-011, 012 &
APN: 211-174-025
Address: 2039 University Avenue

LL-P18-0198
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): **The 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 Merger 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.

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: Curtis C. Stephens 3/5/18
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 3/5/18, before me, Lisa Andresen,
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.

Lisa Andresen

Notary Signature

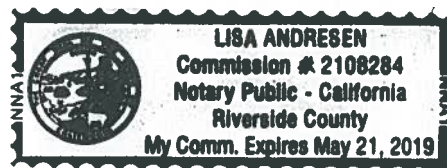


EXHIBIT "A"

P18-0198
POR. APN: 211-174-011, -012 &
APN: 211-174-025

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

PARCEL "A"

Lot 117 together with Lots 118, 119 and the East one-half of Lot 120 of Madison Square as shown by Map on file in Book 5 of Maps at Page 59 thereof, Records of San Bernardino County, California;

EXCEPTING THEREFROM that portion of said Lots 117 and 118 as described in Deed to the City of Riverside by document recorded November 8, 1963 in Book 3532, Page 8, Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion of said Lots 118 through 120 as described in Grant of Easement to the City of Riverside by document recorded February 14, 2007 as Document No. 2007-0103161, Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM the Southerly 0.50 feet of said Lot 117 and the Southerly 0.50 feet of the East one-half of said Lot 118.

The above described parcel of land contains 25,725 square feet, 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 3/6/18 Prep. E.V.
Curtis C. Stephens, L.S. 7519 Date





33'

To City of Riverside
Rec. 11/8/1963 B.
3532, P. 8, O.R. Riv.
Co. CA.

17.5'

17.5'

15'

15'

2.50'

2.50'

L.L. P05-1333
Rec. 12/15/2006 as
Doc. No. 2006-0921550,
O.R. Riv. Co. CA.

MADISON SQUARE
M.B. 5/59 S.B.

120

119

118

117

116

147

147

PARCEL "A"
25,725 SQ./FT.

DELETED
LINE

0.50'

0.50'

175

33'

50'

To City of Riverside Rec. 2/14/2007
as Doc. No. 2007-0103161, O.R.
Riv. Co. CA.

50'

49.5'

49.5'

UNIVERSITY AVENUE

DOUGLASS AVENUE

• 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"=40'

DRAWN BY: EV DATE: 2/28/18

SUBJECT: LL-P18-0198 LOT MERGER



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.riversideacr.com

Receipt: 18-92743

Product	Name	Extended
15	CERTIFICATE COMPLIANCE	\$0.00
	Document #	2018-0118887
	# Pages	4
Total		\$0.00
Change (On Account)		\$0.00
Account#	RIRED	
Account Name	RIRED - CITY OF RIVERSIDE / HOUSING AUTHORITY DIV	
Balance	\$583.00	
Comment	EYDEE JIMENEZ 951-826-5954	