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

2019-0256857

07/12/2019 11:34 AM

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Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

FOR RECORDER'S OFFICE USE ONLY

Project: P19-0155
APN: 229-035-011, -013 and -020
Address: 7065 Indiana Avenue

**LL-P19-0155
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): **J & S Riverside 1, LLC, a California Limited Liability Company**

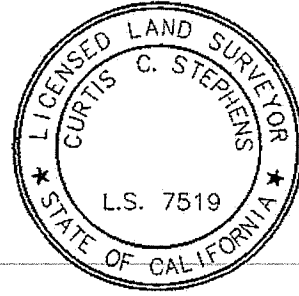
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Merger is hereby issued creating the **ONE (1)** parcel of real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, and which parcel(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 4/11/19
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 Apr 11, 2019, before me, Patricia V. Villa,

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.

[Signature]
Notary Signature

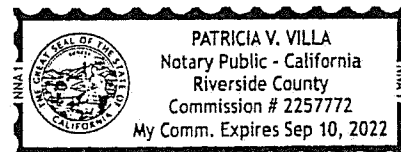


EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL MERGER

PROJECT: P19-0155 & PW19-0027
ADDRESS: 7043 INDIANA AVE

PARCEL A

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

PARCEL 1 OF LOT LINE ADJUSTMENT LL-P06-0774 RECORDED JULY 17, 2007, AS DOCUMENT NUMBER 2007-0462318, OFFICIAL RECORDS, RIVERSIDE COUNTY;

TOGETHER WITH LOTS 1 AND 4 OF BLOCK 2 AND THE NORTHEASTERLY HALF OF MCKINLEY STREET, ALSO SHOWN AS A PORTION OF LOT 'A' (VACATED BY RESOLUTION NO. 21202, RECORDED JUNE 28, 2007 AS DOCUMENT NUMBER 2007-0422792, OFFICIAL RECORDS, RIVERSIDE COUNTY) OF ORANGE ACRES, AS SHOWN BY MAP ON FILE IN BOOK 13, PAGE 7 OF MAPS, RECORDS OF RIVERSIDE COUNTY; EXCEPTING THEREFROM THAT PORTION OF SAID LOT 4 AND LOT 'A' LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF STATE HIGHWAY ROUTE 91 AS SHOWN BY RIGHT-OF-WAY MAP NO. 204-563 ON FILE WITH THE RIVERSIDE COUNTY SURVEYOR; ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 4 LYING NORTHEASTERLY OF THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF SAID LOT 1.

SAID PARCEL A IS SUBJECT TO THAT CERTAIN GRANT OF EASEMENT RECORDED JUNE 12, 2019, AS DOCUMENT NUMBER 2019-0210532, OFFICIAL RECORDS OF RIVERSIDE COUNTY

CONTAINING 0.90 ACRES, MORE OR LESS.

PREPARED BY ME OR UNDER MY SUPERVISION:

6-28-2019
Gordon D. Edwards

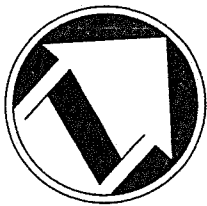
GORDON D. EDWARDS, PLS 6678



DESCRIPTION APPROVAL:

BY: *DB Will* 7/8/2019
DATE

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



1" = 40'

SR-91 FREEWAY

SE'LY LINE PER ROW MAP NO. 204-563

N50°38'29"E 249.83'

POR. 38

POR. 4

PARCEL 1
LL-P06-0774
REC. 07/17/2017 DOC. NO.
2007-0462318 O.R. RIV. CO. CA

PARCEL A

BLOCK 2
ORANGE
ACRES
MB 13/17

WASHINGTON STREET

N34°00'00"W 158.95'

MCKINLEY STREET, LOT 'A'
(VACATED BY RESOLUTION NO. 21202, REC. JUNE 28,
2007 AS DOC NO. 2007-0422792 O.R. RIV. CO. CA)

NE'LY LINE
LOT 1 BLOCK 2
N34°00'00"W 154.23'

39

40

41

BLOCK 1
ORANGE
ACRES
MB 13/17

N49°34'00"E 250.32'

GRANT OF EASEMENT REC. JUNE 12, 2019
DOC. NO. 2019-0210532 O.R. RIV. CO. CA

INDIANA STREET

440.57'
N49°34'00"E

LEGEND

- Z - INDICATES LOT LINE TO BE ELIMINATED
- - - INDICATES BOUNDARY OF MERGED PARCEL



PLAT PREPARED BY:

adkan ENGINEERS

Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

JOB NO. 9502.C

DATE: 06-28-2019

CLIENT: J&S RIVERSIDE

APPROVED BY:

6-28-2019

Gordon D. Edwards

GORDON D. EDWARDS, PLS 6678

PLAT TO ACCOMPANY
LEGAL DESCRIPTION FOR
PARCEL MERGER