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

**2019-0282883**

07/29/2019 04:23 PM Fee: \$ 0.00

Page 1 of 7

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



782

FOR RECORDER'S OFFICE USE ONLY

Project: Riverside Avenue Underpass Surplus  
Por. APN's: 225-073-027, -028 & 225-074-012  
Address: 6087, 6095 & 6107 Riverside Avenue

**LL-P19-0315  
PARCELS A & B**

**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): **City of Riverside, a California charter city and municipal corporation**

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 **TWO** 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 5/1/19  
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 5/1/19, before me, Lisa Andresen

notary public, personally appeared, Curtis C. Stephens

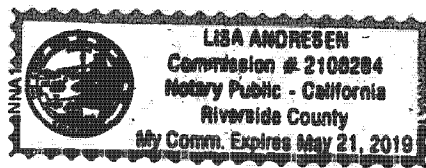
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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"**  
**LEGAL DESCRIPTION**

Project: Riverside Avenue Underpass Surplus  
Address: 6087, 6095 & 6107 Riverside Avenue

**PARCEL A** - Por. APN's: 225-073-027, -028

Project: Riverside Avenue Underpass Surplus  
Por. A.P.N.: 225-073-027 & -028

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

Those portions of Lots 19 and 20 of Del-Ray Tract, Unit No. 2, as shown by map on file in Book 6, Page 24 of Maps, Records of Riverside County California, described as follows.

**COMMENCING** at the Southwest corner of said Lot 20;

Thence North 00°08' East, along the West line of said Lot 20, a distance of 0.46 feet to the beginning of a non-tangent curve concave Northwest and having a radius of 28.00 feet, a radial to said point bears South 34°08'32" East, and to the **POINT OF BEGINNING**;

Thence Northeasterly to the left along said curve an arc length of 23.57 feet, through a central angle of 48°14'20" to a point of reverse curvature and a curve concave Southeast, having a radius of 43.00 feet;

Thence Northeasterly to the right along said curve an arc length of 61.60 feet, through a central angle of 82°05'20";

Thence North 08°34'20" East, along a line non-tangent to last said curve, a distance of 113.08 feet to a point on the North line of said Lot 19;

Thence North 89°52' West, along said North line, a distance of 70.90 feet to the Northwest corner of said Lot 19;

Thence South 00°08' West, along the West line of said Lot 19 and said Lot 20, a distance of 168.74 feet to the **POINT OF BEGINNING**.

Area – 7988.1 S.F. more or less

**PARCEL B** - Por. APN's: 225-074-012

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

Lot 40 of Del-Ray Tract, Unit No. 3, as shown by map on file in Book 7, Page 11 of Maps, Records of Riverside County California.

**EXCEPTING** therefrom the Northwest 3.00 feet of said Lot 40.

**ALSO EXCEPTING** therefrom that portion of said Lot 40 conveyed to the City of Riverside by a grant deed recorded October 13, 1971 as Instrument No. 116053, of Official Records of Riverside County, California.

**ALSO EXCEPTING** therefrom that portion of said Lot 40 lying Easterly of the following described line:

**COMMENCING** at the southeast corner of said Lot 40, said corner also being the beginning of a non-tangent curve, concave to the northwest and having a radius of 1587.30 feet, the initial radial line bears South 22°23'23" East;

Thence Southwest long said curve to the right, an arc length of 14.05 feet thru a central angle of 0°30'25" to a line that is parallel and 43.00 feet west, as measured at right angles to the centerline of Riverside Avenue and to the **BEGINNING** of this line description;

Thence North 00°08'00" East, Along said parallel line a distance of 2.44 feet;

Thence North 01°48'32" East, a distance of 65.15 feet;

Thence South 88°11'28" East, a distance of 3.00 feet;

Thence North 01°48'32" East, a distance of 33.69 feet, more or less, to a point on the West line of said parcel conveyed to the City of Riverside and the **END** of this line description.

**RESERVING THEREFROM** an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of Retaining Wall and Footing Facilities, together with all necessary appurtenances, in, under, upon, over and along that portion of the above described parcel lying Northerly and Northeasterly of the following described line:

**COMMENCING** at the southeast corner of said Lot 40, said corner also being the beginning of a non-tangent curve, concave to the northwest and having a radius of 1587.30 feet, the initial radial line bears South 22°23'23" East;

Thence Southwest long said curve, an arc length of 14.05 feet thru a central angle of 0°30'25" to a line that is parallel and 43.00 feet west, as measured at right angles to the centerline of Riverside Avenue;

Thence North 00°08'00" East, along said parallel line a distance of 2.44 feet;



Thence North 01°48'32" East, a distance of 64.15 feet to the **BEGINNING** of this line description;

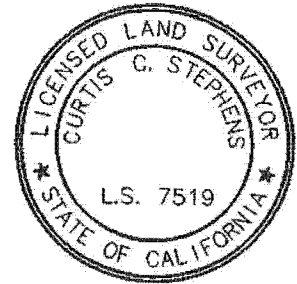
Thence North 88°11'52" West, a distance of 4.50 feet;

Thence North 01°48'32" East, a distance of 47.87 feet, more or less, to a point on the West line of said parcel conveyed to the City of Riverside and the **END** of this line description.

Area – 5,199 S.F. (0.12 Ac.) more or less

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

 5/1/19 Prep.   
Curtis C. Stephens, L.S. 7519 Date





23

22

21

DEL-RAY UNIT NO. 2  
M.B. 16/24 18

N89°52'W 70.90'

30'

AVENUE

19

PARCEL A

LOT LINE TO  
BE DELETED

N08°34'20"E 113.08'

N00°08'E

RIVERSIDE

20

S00°08'W  
168.74'

CURVE DATA

C1 R=28.00' Δ=48°14'20" L=23.57'  
C2 R=43.00' Δ=82°05'20" L=61.60

C2

S54°08'32"E(R)

P.O.B.  
N00°08'E  
0.46'

P.O.C.

STREET

R=1041.82'

ELIZABETH

TO DEL RAY COURT

• 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.

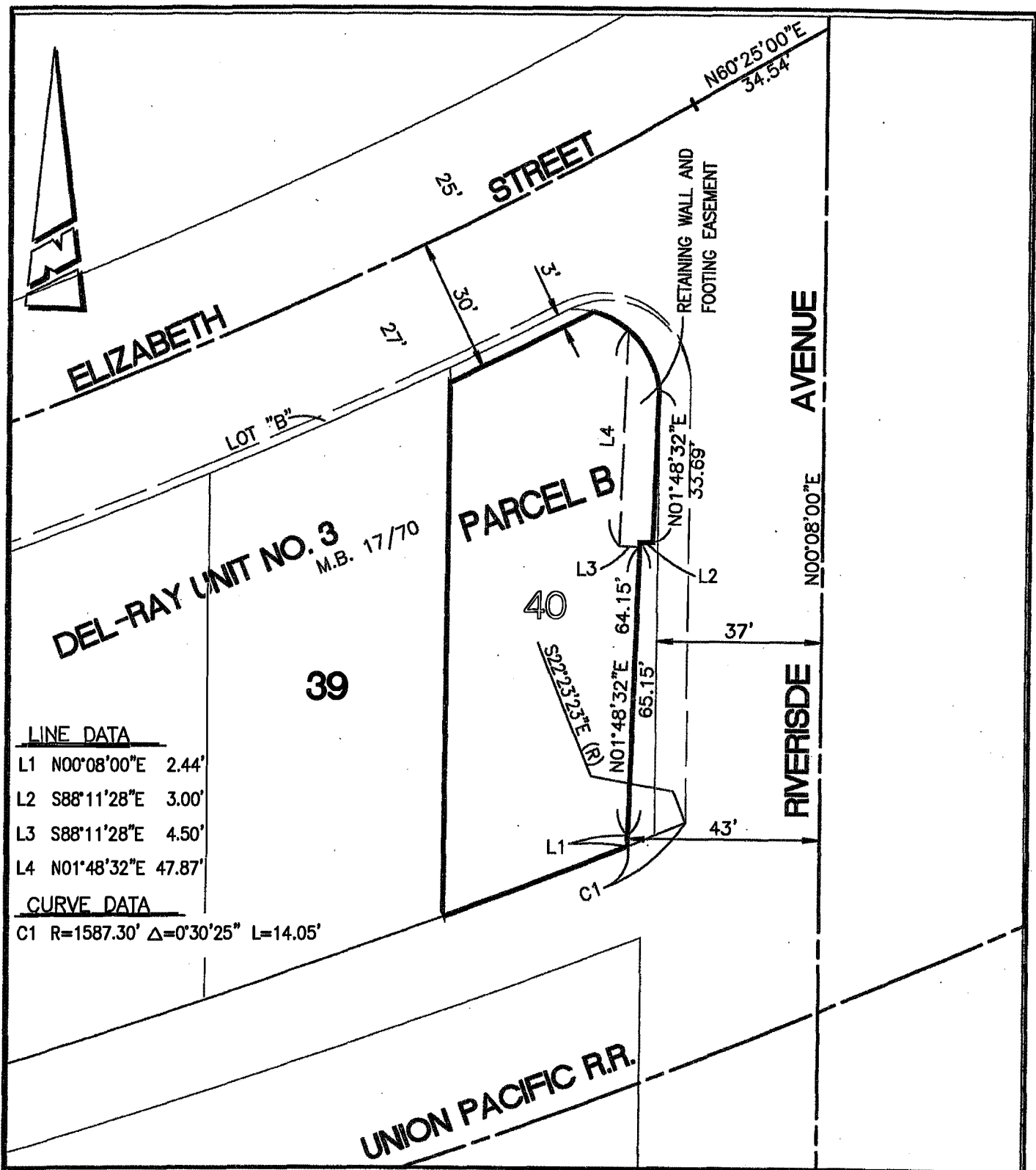
SHEET 1 OF 2

SCALE: 1"=30'

DRAWN BY: CURT

DATE: 5/1/19

SUBJECT: LOT LINE ADJUSTMENT - P19-0315 - APN 225-073-027 & 028



**LINE DATA**

L1	$N00^{\circ}08'00''E$	2.44'
L2	$S88^{\circ}11'28''E$	3.00'
L3	$S88^{\circ}11'28''E$	4.50'
L4	$N01^{\circ}48'32''E$	47.87'

**CURVE DATA**

C1	$R=1587.30'$	$\Delta=0^{\circ}30'25''$	$L=14.05'$
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• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 2 OF 2

SCALE: 1"=30'

DRAWN BY: CURT

DATE: 5/01/19

SUBJECT: LOT LINE ADJUSTMENT - APN 225-074-012