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

5968482-A

FOR RECORDER'S OFFICE USE ONLY

Project: P20-0222
Address: 9174 and 9258 Indiana Avenue
APN's: 233-170-001 & 233-180-007
TRA: 009-139

**P20-0222
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): **BP Partners Riverside, 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 Consolidation 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 4/8/20
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 April 8, 2020, before me, Teresa Sophia Maryanski,
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.

Teresa Sophia Maryanski

Notary Signature



EXHIBIT "A"
LEGAL DESCRIPTION

Project: P20-0222
Address: 9174 and 9258 Indiana Avenue
APN's: 233-170-001 & 233-180-007

PARCEL A

That certain real property located in the City of Riverside, County of Riverside, State of California being a portion of Lot 1 and Lot 2 in Block 30 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, Records of San Bernardino County, California, described as follows:

The Southwesterly One-Half of the following described parcel of land:

BEGINNING at the Northeasterly corner of said Lot 1;

Thence Southwesterly along the Northwesterly line of said Lot 1, a distance of 435.6 feet;

Thence Southeasterly, at a right angle to said Northwesterly line and parallel with the Northeasterly line of said Lot 1, a distance of 428.7 feet;

Thence Northeasterly, 439 feet to a point on the Northeasterly line of said Lot 1, 356.3 feet Southeasterly from the Point of Beginning;

Thence Northwesterly along said Northeasterly line, a distance of 356.3 feet to the **POINT OF BEGINNING**, the Northeasterly line of said Southwesterly One-Half being parallel with the said Northeasterly line of Lot 1.

TOGETHER WITH that portion of said Lot 1, described as follows:

BEGINNING on the Northwesterly line of said Lot 1, at a point 435.6 feet Southwesterly from the Northeasterly corner thereof;

Thence Southwesterly along said Northwesterly line, a distance of 90.43 feet;

Thence Southeasterly, at a right angle to said Northwesterly line Thence Southeasterly, at a right angle to said Northwesterly line and parallel with the Northeasterly line of said Lot 1, a distance of 463.28 feet to the Northwesterly line of the Atcheson, Topeka and Santa Fe Railroad Right of Way (formerly Southern California Railroad);

Thence Northeasterly along the Northwesterly of said Right of Way to a point on a line that is right angle to said Northwesterly line of Lot 1 and passes through the Point of Beginning;

Thence Northwesterly, along last said line, a distance of 500.15 feet to the **POINT OF BEGINNING**.

ALSO TOGETHER WITH that portion of said Lot 1 and said Lot 2, described as follows:

COMMENCING at the Northeasterly corner of said Lot 1;

Thence Southwesterly along the Northwesterly line of said Lot 1, a distance of 526.03 feet to the **POINT OF BEGINNING**;

Thence South 34°00' East, parallel with the Northeasterly line of said Lot 1, a distance of 463.28 feet to the Northwesterly line of the Atcheson, Topeka and Santa Fe Railroad Right of Way;

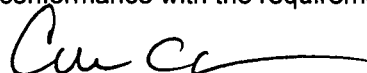
Thence South 78°12' West, along the Northwesterly line of said Atcheson, Topeka and Santa Fe Railroad Right of Way, a distance of 493.35 feet to the most Southerly corner of that certain parcel conveyed to Riverside City School District, by Deed recorded March 6, 1957 in Book 2050, Page 368 as Instrument No. 16511 of Official Records of Riverside County, California;

THENCE North 34°00' West, 276.65 feet on the Southwest line of said parcel to the Northwesterly line of said Lot 2;

Thence North 56°00' East, along said Northwesterly line of Lot 2 and the Northwesterly line of said Lot 1, a distance of 457.33 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM the Northwest 4.00 feet of the above described parcel of land.

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

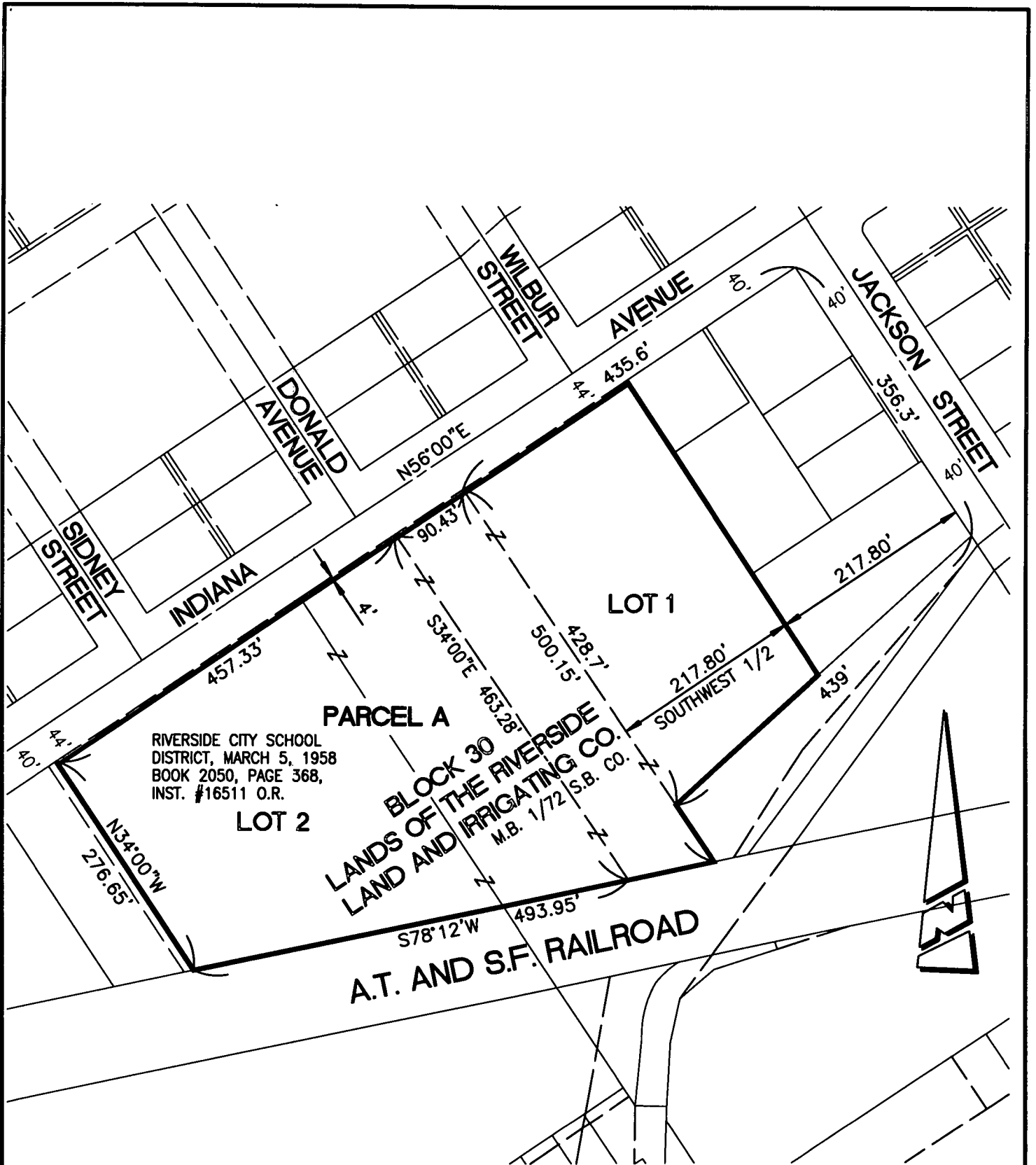


Curtis C. Stephens, L.S. 7519

11/20 Prep. 

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"=150'

DRAWN BY: CURT

DATE: 7/22/19

SUBJECT: 9174 AND 9258 INDIANA AVENUE - LOT CONSOLIDATION