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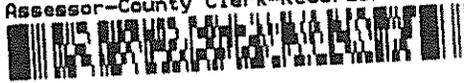
SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

2017-0186727

05/10/2017 11:10 AM Fee: \$ 36.00

Page 1 of 8

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



37.50

182					R	A	Exam:	248		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Add Pg	Cert	CC	
8										
SIZE	NCOR	SMF	NCHG	T:						

FOR RECORDER'S OFFICE USE ONLY

**WAIVER OF PARCEL MAP
WPM-P17-0255
TENTATIVE PM 37285**

Project: Waiver of PM 37285
APN: 219-330-037
Address: 3512 14th Street

**NOTE TO COUNTY RECORDER:
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR WAIVER OF PARCEL MAP

Property Owner(s): **Riverside County Real Estate, LLC, a Delaware Limited Liability Company**

Pursuant to Section 66428 of the Government Code of the State of California and Section 18.110 of the Riverside Municipal Code, the filing of a final Parcel Map for Tentative Parcel Map no. 37285 is hereby waived and this Certificate of Compliance is hereby issued creating the **TWO (2)** parcels 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, which parcels comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCELS DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO,

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. DEVELOPMENT OF THE PARCELS MAT REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: Curtis C. Stephens 4/27/17
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

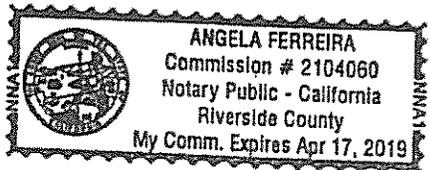
On April 27, 2017, before me, Angela Ferreira,
notary public, personally appeared, Curtis C. Stephens

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.

Angela Ferreira
Notary Signature



WPM-P17-0255

OWNERS STATEMENT / CONSENT OF OWNERS

We hereby state that we are the owners of, or have some right, title, or interest in the land included within the subdivision as described in this Certificate of Compliance for Waiver of Parcel Map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Certificate of Compliance for Waiver of Parcel Map.

Dated 5/2/17

**Riverside County Real Estate, LLC, a Delaware
Limited Liability Company**

By: [Signature]
Name: Joseph Miller
Title: President

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~~ Ny
County of Ny } ss

On May 2, 2016, before me, Carolyn Shearin,
notary public, personally appeared, Joseph Miller

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.

CAROLYN A SHEARIN
Notary Public, State of New York
Registration #01SH6293620
Qualified in Richmond County
Commission Expires December 16, 2017

WITNESS my hand and official seal.
[Signature]
Notary Signature

WPM-P17-0255

EXHIBIT "A"
LEGAL DESCRIPTION

WPM-P17-0255 - WAIVER OF FINAL MAP - PARCEL MAP 37285
ORANGE GROVE AVE - 14TH TO PROSPECT AVE

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

PARCEL 1 - POR. A.P.N.: 219-330-037

PARCEL A OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT P13-0430 RECORDED JULY 9, 2013 AS DOCUMENT NO. 2013-0331666 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL A DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL A, BEING ON A LINE PARALLEL WITH AND DISTANT SOUTHEASTERLY 33.00 FEET, MEASURED AT RIGHT ANGLE, FROM THE CENTERLINE OF ORANGE GROVE AVENUE;

THENCE NORTH 28°56'04" EAST, ALONG SAID PARALLEL LINE AND ALONG THE NORTHWEST BOUNDARY OF SAID PARCEL A, A DISTANCE OF 185.00 FEET;

THENCE SOUTH 61°03'56" EAST, A DISTANCE OF 132.30 FEET;

THENCE SOUTH 29°03'36" WEST A DISTANCE OF 191.28 FEET TO AN ANGLE POINT IN THE SOUTHWEST BOUNDARY OF SAID PARCEL A;

THENCE SOUTH 28°57'33" WEST, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID PARCEL A, A DISTANCE OF 6.00 FEET TO AN ANGLE POINT THEREIN, ALSO BEING A POINT ON A LINE PARALLEL WITH AND DISTANT NORTHEASTERLY 33.00 FEET, MEASURED AT RIGHT ANGLE, FROM THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH 60°55'57" WEST, ALONG SAID PARALLEL LINE AND THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL A, A DISTANCE OF 119.91 FEET TO AN ANGLE POINT THEREIN, SAID POINT BEING DISTANT THEREON SOUTHEASTERLY 11.97 FEET FROM THE INTERSECTION OF SAID PARALLEL LINE WITH A LINE PARALLEL WITH AND DISTANT SOUTHEASTERLY 33.00 FEET, MEASURED AT RIGHT ANGLE FROM THE CENTERLINE ON ORANGE GROVE AVENUE;

THENCE NORTH 15°59'57" WEST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL A, A DISTANCE OF 16.95 FEET TO A POINT ON SAID LINE PARALLEL WITH ORANGE GROVE AVENUE, SAID POINT ALSO BEING DISTANT THEREON NORTHEASTERLY 11.97 FEET FROM THE INTERSECTION OF SAID PARALLEL LINES AND TO THE **POINT OF BEGINNING**.

CONTAINING: 5.51 ACRES, MORE OR LESS

PREPARED BY: K&A ENGINEERING
357 N. SHERIDAN ST.
CORONA, CA 92880

DATE EXHIBIT PREPARED: APRIL 26, 2017

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 2- POR. A.P.N.: 219-330-037

THAT PORTION OF PARCEL A OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT P13-0430 RECORDED JULY 9, 2013 AS DOCUMENT NO. 2013-0331666 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL A, BEING ON A LINE PARALLEL WITH AND DISTANT SOUTHEASTERLY 33.00 FEET, MEASURED AT RIGHT ANGLE, FROM THE CENTERLINE OF ORANGE GROVE AVENUE;

THENCE NORTH 28°56'04" EAST, ALONG SAID PARALLEL LINE AND ALONG THE NORTHWEST BOUNDARY OF SAID PARCEL A, A DISTANCE OF 185.00 FEET;

THENCE SOUTH 61°03'56" EAST, A DISTANCE OF 132.30 FEET;

THENCE SOUTH 29°03'36" WEST A DISTANCE OF 191.28 FEET TO AN ANGLE POINT IN THE SOUTHWEST BOUNDARY OF SAID PARCEL A;

THENCE SOUTH 28°57'33" WEST, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID PARCEL A, A DISTANCE OF 6.00 FEET TO AN ANGLE POINT THEREIN, ALSO BEING A POINT ON A LINE PARALLEL WITH AND DISTANT NORTHEASTERLY 33.00 FEET, MEASURED AT RIGHT ANGLE, FROM THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH 60°55'57" WEST, ALONG SAID PARALLEL LINE AND THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL A, A DISTANCE OF 119.91 FEET TO AN ANGLE POINT THEREIN, SAID POINT BEING DISTANT THEREON SOUTHEASTERLY 11.97 FEET FROM THE INTERSECTION OF SAID PARALLEL LINE WITH A LINE PARALLEL WITH AND DISTANT SOUTHEASTERLY 33.00 FEET, MEASURED AT RIGHT ANGLE FROM THE CENTERLINE ON ORANGE GROVE AVENUE;

THENCE NORTH 15°59'57" WEST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL A, A DISTANCE OF 16.95 FEET TO A POINT ON SAID LINE PARALLEL WITH ORANGE GROVE AVENUE, SAID POINT ALSO BEING DISTANT THEREON NORTHEASTERLY 11.97 FEET FROM THE INTERSECTION OF SAID PARALLEL LINES AND TO THE **POINT OF BEGINNING**.

CONTAINING: 0.59 ACRES, MORE OR LESS

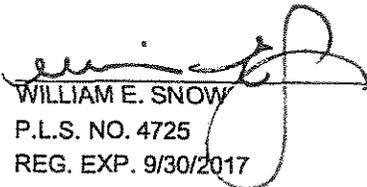
PREPARED BY: K&A ENGINEERING
357 N. SHERIDAN ST.
CORONA, CA 92880

DATE EXHIBIT PREPARED: APRIL 26, 2017

**EXHIBIT "A"
LEGAL DESCRIPTION**

PLAT OF WAVIER: ATTACHED HERETO AND BY THIS REFERANCE MADE A PART HEREOF
THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY
DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

PREPARED UNDER THE SUPERVISION OF:


WILLIAM E. SNOW
P.L.S. NO. 4725
REG. EXP. 9/30/2017

04/27/17 DATE



DESCRIPTION APPROVAL:

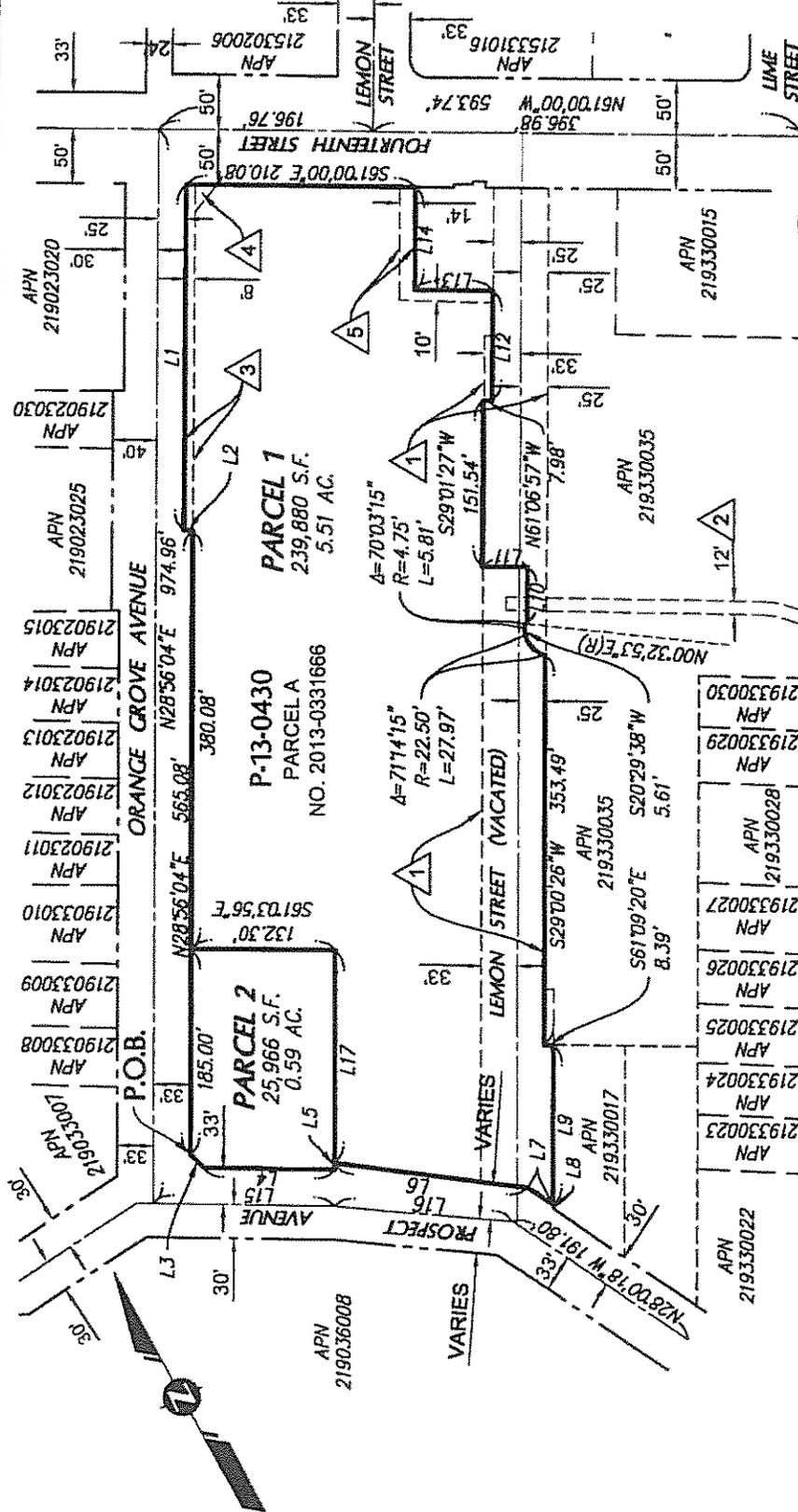

4/27/17 DATE
CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

PREPARED BY: K&A ENGINEERING
357 N. SHERIDAN ST.
CORONA, CA 92880

DATE EXHIBIT PREPARED: APRIL 26, 2017

PLAT OF WAVIER
WAVIER OF FINAL MAP PM 37285
 WPM-P17-0255

SHEET 1 OF 2



SCALE: 1"=150'
 APN: 219-330-037
 DATE EXHIBIT PREPARED: APRIL 26, 2017

LINE TABLE

NO.	BEARING	DISTANCE
L10	S29°19'34"W	50.69'
L11	S61°06'57"E	41.30'
L12	S29°01'27"W	99.95'
L13	S61°00'00"E	71.21'
L14	S29°01'27"W	93.50'
L15	N60°55'57"W	164.50'
L16	N56°52'17"W	161.98'
L17	S29°03'36"W	191.28'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N28°56'04"E	314.96'
L2	N61°03'56"W	8.00'
L3	N15°59'57"W	16.95'
L4	N60°55'57"W	119.91'
L5	S28°57'33"W	6.00'
L6	N54°18'28"W	176.30'
L7	N28°00'18"W	27.56'
L8	N29°01'27"E	3.36'
L9	N29°01'27"E	143.48'

EASEMENT NOTE:
 SEE SHEET 2 FOR EASEMENT NOTES

AREA:
 PARCEL "1" - 5.51 ± ACRES
 PARCEL "2" - 0.59 ± ACRES

WPM-P17-0255

PLAT OF WAVIER
WAVIER OF FINAL MAP PM 37285
WPM-P17-0255

SHEET 2 OF 2

EASEMENT NOTES

- 1 THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT TO PRESERVE A PUBLIC EASEMENT IN LEMON STREET AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED FEBRUARY 10, 1987 AS INSTRUMENT NO. 38193 OF OFFICIAL RECORDS.
- 2 AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 9, 1987 AS INSTRUMENT NO. 5776 OF OFFICIAL RECORDS. IN FAVOR OF THE CITY OF RIVERSIDE.
- 3 AN OFFER OF DEDICATION FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 15, 2006 AS INSTRUMENT NO. 2006-0112592 OF OFFICIAL RECORDS. TO THE CITY OF RIVERSIDE.
- 4 AN OFFER OF DEDICATION FOR PUBLIC STREET AND HIGHWAY PURPOSES, TOGETHER WITH ALL RIGHTS TO CONSTRUCT AND MAINTAIN UTILITIES, SANITARY SEWERS, STORM DRAINS AND OTHER IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED JULY 8, 2013 AS INSTRUMENT NO. 2013-0328617 OF OFFICIAL RECORDS. TO THE CITY OF RIVERSIDE, A CALIFORNIA CHARTER CITY AND MUNICIPAL CORPORATION.
- 5 AN EASEMENT FOR RIGHT OF WAY AND MAINTENANCE OF "NO-BUILD EASEMENT" AND INCIDENTAL PURPOSES, RECORDED APRIL 15, 2014 AS INSTRUMENT NO. 2014-0136786 OF OFFICIAL RECORDS. IN FAVOR OF THE COUNTY OF RIVERSIDE.

SCALE: 1"=150'
APN: 219-330-037
DATE EXHIBIT PREPARED: APRIL 26, 2017

WPM-P17-0255