

Recording requested by: MAR 18 2013

Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder

RECORDED



DOCUMENTARY TRANSFER TAX = \$0.00  
 NO CONSIDERATION

And when recorded, mail to:

**SURVEYOR, CITY OR RIVERSIDE**  
 PUBLIC WORKS DEPARTMENT  
 City Hall, 3900 Main Street  
 Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

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

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Project: Determination of Compliance  
 A.P.N. 141-250-042

**CO- P13-0113**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): Lloyd Knoefler, Lynette Adams, Evelyn Adams and Lucy Knoefler.


Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.120.030 of the Riverside Municipal Code, the 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, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

**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 PARCEL 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 PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.**

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

Steve Hayes  
City Planner

By:  3/5/13  
Steve Hayes Date

State of California

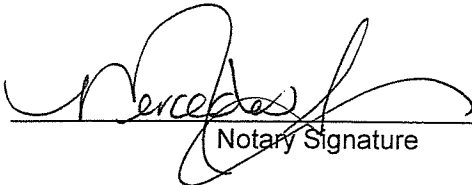
County of Riverside } ss

On March 5, 2013, before me, MERCEDES DAEMS,  
notary public, personally appeared, Steve Hayes

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.

  
Notary Signature



**EXHIBIT "A"**

That portion of certain parcel of land located in the City of Riverside, County of Riverside, State of California, being described as a separate parcel in a document recorded September 26, 2011, as Document No. 2011-0425246 of Official Records of Riverside County, California, and described as a separate parcel in a document recorded July 8, 1958, in Book 2298, Page 20 of Official Records of said Riverside County. Said parcel is affected by Grant Deed in favor of Vincent Knoefler and Ray Knoefler by document recorded March 4, 1949, in Book 1056, Page 296, et seq., of Official Records of said Riverside County.

**PARCEL 1**

All that portion of Fractional Section 15, Township 3 South, Range 6 West, San Bernardino Base and Meridian, as shown by map of subdivision of Rancho La Sierra, on file in Book 6, Page 70 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the intersection of the center lines of Knoefler Drive and Ambs Street, as shown on said map;

THENCE westerly along the center line of Knoefler Drive 274 feet, to the TRUE POINT OF BEGINNING;

THENCE southerly at right angles to said center lines 230 feet;

THENCE westerly and parallel with the center lines of Knoefler Drive, 75 feet;

THENCE northerly at right angles 230 feet to a point on the center line of Knoefler Drive 75 feet from the point of beginning;

THENCE easterly 75 feet along said center line to the POINT OF BEGINNING;

EXCEPTING THEREFROM any portion lying outside of the boundary of that certain parcel of land described in Grant Deed recorded March 4, 1949, in Book 1056, Page 296, et seq., of Official Records of said Riverside County;

ALSO EXCEPTING THEREFROM that portion granted to the City of Riverside by document recorded February 25, 1983, as Instrument No. 36479 of Official Records of said Riverside County;



2013-0107853  
03/05/2013 11:34A  
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ALSO EXCEPTING THEREFROM any portion included in Knoefler Drive.

APN# 141-250-042

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

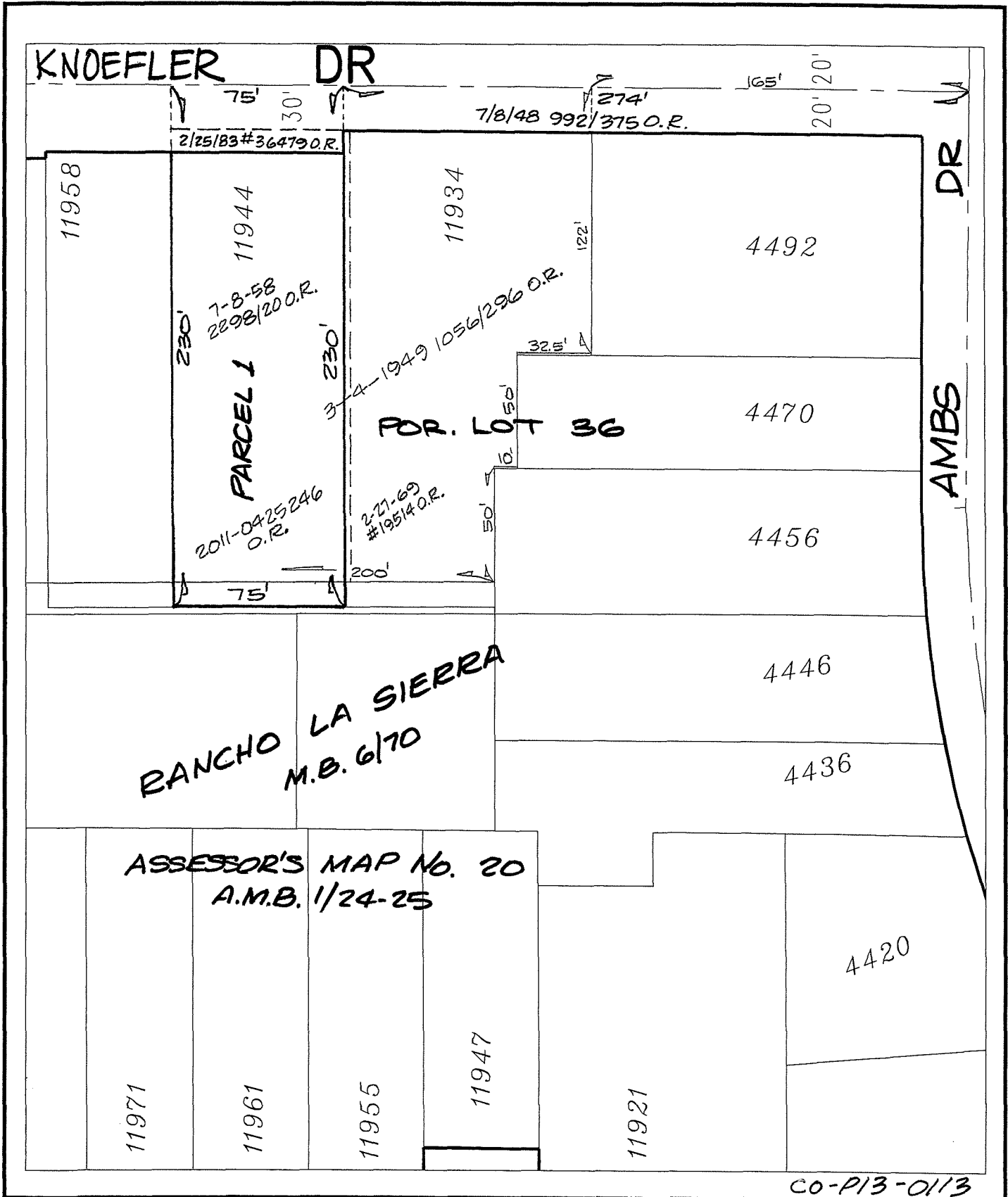
Curtis C. Stephens 2/25/13 Prep. Kap  
Curtis C. Stephens, L.S. 7519 Date



The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.



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03/05/2013 11:34A  
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CO-P13-0113

◆ **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" = 60'

Drawn by: sken

Date: 02/19/13

Subject: CO P13-0113 11944 Knoefler Dr.