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

DOC # 2014-0355830

09/18/2014 03:35P Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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Project: Van Buren SR91 Interchange Improvements Project
Parcels 23512-1 & Parcel 3
A.P.N. POR. 233-063-010 & 233-063-007

C
513

CO - P14-0687

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): The City of Riverside, a California charter city and municipal corporation.


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

Emilio Ramirez
Deputy Director
Community Development Department

By: 
Emilio Ramirez

17 SEP 14
Date

State of California

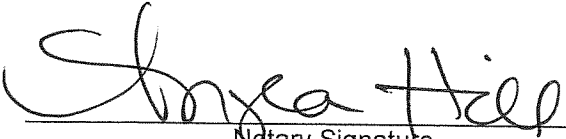
County of Riverside } ss

On September 17, 2014, before me, Angela Hill,
notary public, personally appeared, Emilio Ramirez

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

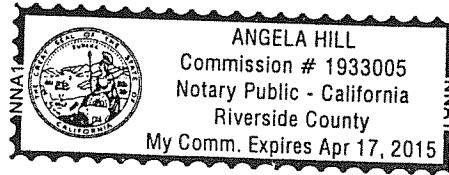




EXHIBIT "A"

*POR. A.P.N. 233-063-010 &
A.P.N. 233-263-007
Parcel 23512-1 & Parcel 3
State Parcel No. 23512-1
Fee Simple Interest & Access Denial*

PARCEL 1

Parcel 23512-1 and City Parcel 3: For Remnant Parcel description purposes and for freeway purposes, the extinguishment of all easements of access in and to Van Buren Boulevard, State Route 91 and a portion of Indiana Avenue, that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 10 in Block 25 of the Village of Arlington, as shown by map on file in Book 1, Page 62 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the most southerly corner of said Lot 10;

THENCE along the southwesterly line of said Lot 10, North $33^{\circ}38'07''$ West, a distance of 18.523 meters (60.77 feet) to the southeasterly terminus of that certain tangent curve described as having a radius of 3.048 meters (10 feet) in deed to the State of California by document recorded February 17, 1959, in Book 2416, Page 236, et seq., of Official Records of Riverside County, California; said southeasterly terminus also being a point in the southeasterly boundary line of State Route 91 as shown by State Right-Of-Way Map VIII RIV 43 RIV Sheet 6 of 23 Sheets on file with the County Surveyor of Riverside County, California;

THENCE northwesterly to the right along said tangent curve and along the southeasterly boundary line as described in said deed through a central angle of $85^{\circ}48'11''$ an arc length of 4.564 meters (14.98 feet);

THENCE continuing along said southeasterly boundary line as described in said deed, North $52^{\circ}10'04''$ East, a distance of 23.479 meters (77.03 feet) to the POINT OF BEGINNING of the parcel of land being described;

THENCE South $12^{\circ}34'56''$ West, a distance of 5.317 meters (17.45 feet) to a line that is parallel with and distant 34.594 meters (113.50 feet) northeasterly, as measured at right angles, from the centerline of Van Buren Boulevard as shown by said State Highway Right-Of-Way Map;

THENCE along said parallel line, South $33^{\circ}38'07''$ East, a distance of 14.522 meters (47.64 feet);

THENCE South $59^{\circ}20'03''$ East, a distance of 3.027 meters (9.93 feet);

THENCE North 72°02'53" East, a distance of 4.217 meters (13.83 feet) to a line that is parallel with and distant 13.411 meters (44.00 feet) northwesterly, as measured at right angles, from the centerline of Indiana Avenue as shown by said State Highway Right-Of-Way Map; the preceding four courses are hereinafter referred to as Course "A";

THENCE along said last described parallel line and along the northwesterly line of that certain parcel of land described in Grant Deed in favor of the City of Riverside by document recorded February 8, 1974, as Instrument No. 15153 of Official Records of Riverside County, California, North 56°22'48" East, a distance of 27.773 meters (91.12 feet) to the most easterly corner of that certain parcel of land described Grant Deed in favor of the City of Riverside by document recorded May 6, 2008, per Document No. 2008-0236570 of Official Records of Riverside County, California;

THENCE along the northeasterly line of said last described parcel of land, North 33°39'12" West, a distance of 24.227 meters (79.48 feet) to the southeasterly line of that certain parcel of land described in deed to the State of California by document recorded November 8, 1956, in Book 1996, Page 159, et seq., of Official Records of Riverside County, California; said southeasterly line also being said southeasterly boundary line of State Route 91;

THENCE along said last described southeasterly line, and along said southeasterly boundary line of said parcel of land described in document recorded February 17, 1959 and along said southeasterly boundary line of State Route 91, South 52°10'04" West, a distance of 29.378 meters (96.38 feet) to the POINT OF BEGINNING.

Together with the extinguishment of all easements of access appurtenant to the above described real property in and to said Van Buren Boulevard and Indiana Avenue over and across Course "A" hereinabove described. Said lands abutting said freeway shall have no right or easement of access thereto.

Area – 750.354 square meters (8,076.71 square feet).

The bearings and distances used in the above description are based on the California Coordinate System of 1983, Zone 6. Multiply all distances shown by 1.000033361 to obtain ground level distances.

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

Curtis C. Stephens 9/14/14 Date Prep. Kap
Curtis C. Stephens, L.S. 7519





DATA TABLE

1. R=3.048M Δ=85°48'11" L=4.564M
1. (R=10' Δ=85°48'11" L=14.98')
2. S12°34'56"W 5.317M (17.45')
3. S33°38'07"E 14.522M (47.64')
4. S59°20'03"E 3.027M (9.93')
5. N72°02'53"E 4.217M (13.83')

RIVERSIDE  FREEWAY

VAN BUREN BOULEVARD

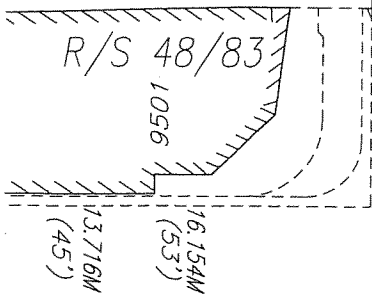
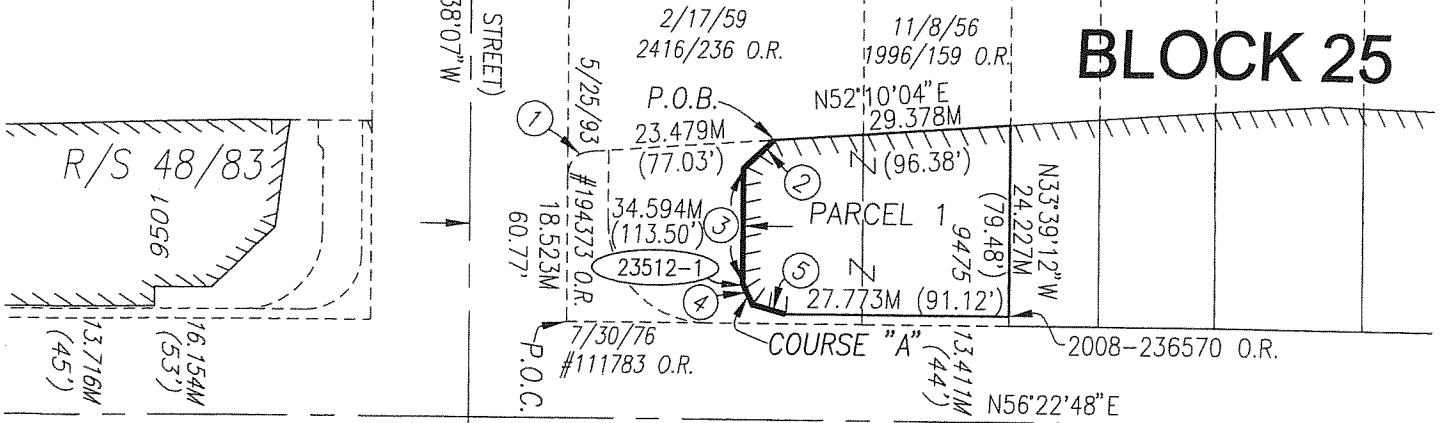
(FORMERLY VAN BUREN STREET)
N33°38'07"W

VILLAGE OF ARLINGTON

M.B. 1/62 S.B. Co.

LOT 10

BLOCK 25



INDIANA AVENUE

R/S 52/85

INDICATES ACCESS DENIAL LINE

● 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: N.T.S.

DRAWN BY: Kgs DATE: 9/4/14

SUBJECT: VAN BUREN BOULEVARD SR91 IMPROVEMENTS