

Recording requested by:

2016-0356825

08/19/2016 12:20 PM Fee: \$ 0.00

Page 1 of 8

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

DOCUMENTARY TRANSFER TAX = \$0.00

When recorded mail to:



**CITY SURVEYOR,
CITY OF RIVERSIDE**
Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

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Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
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NOTE TO COUNTY RECORDER:

DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

Project: P16-0434

APN: 155-060-028

Address: N.W. corner Van Buren Blvd and Jurupa Ave

CO-P16-0434

**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE**

Property Owner(s): **Riverside Gateway Plaza, a California General Partnership**

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

Rafael Guzman
Community & Economic Development Director

By: Edward A White
Edward A. White

8/18/16
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 _____

} ss

See Attached

On _____, before me, _____,

notary public, personally appeared, _____

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

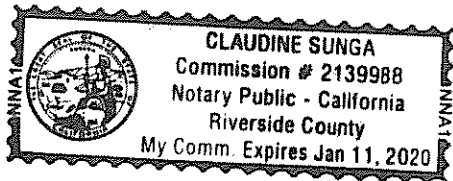
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)
On August 18, 2016 before me, Claudine Sunga, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Edward A White
Name(s) of Signer(s)

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.

Signature Claudine Sunga
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Exhibit "A"

Project 16-0434
APN: 155-060-028

In the City of Riverside, County of Riverside, State of California:

Being a portion of Lot C (Green Avenue), Lot F (Jurupa Avenue), Lot Y, and Lot Z of the Randolph Subdivision, per map filed in Book 16, page 39 of Maps; a portion of Lots 14 and 15 of the McClaskey Tract, per map filed in Book 10, pages 36 and 37 of Maps; and a portion of Tracts 2 and 4 of the River Farm Tract, per map filed in Book 7, page 52 of Maps; all records of Riverside County, described as follows:

Beginning at the most easterly corner of Parcel 1150-1A as shown on Record of Survey filed in Book 60, pages 11 through 14, inclusive, of Record of Surveys, records of said Riverside County, said corner being a point in the southwesterly line of Van Buren Boulevard per map number 702-N, on file in the office of the Riverside County Surveyor;

Thence South $49^{\circ}40'51''$ East along said southwesterly line, a distance of 487.72 feet to the northerly line of that certain parcel of land described in a deed to the City of Riverside per document recorded March 13, 1970 as Instrument No. 24041 of Official Records of said Riverside County;

Thence South $81^{\circ}57'00''$ West, along said northerly line, a distance of 476.44 feet to an angle point therein;

Thence South $7^{\circ}20'40''$ East, along the westerly line thereof, a distance of 20.91 feet to an angle point therein;

Thence continuing along said westerly line, South $29^{\circ}45'56''$ East, a distance of 5.07 feet to a point of intersection with the southerly line of Jurupa Avenue as described in documents recorded July 3, 2003 as Document No. 2003-495229 and recorded May 9, 2011 as Document No. 2011-0204110, both of Official Records of said Riverside County, said point being the beginning of a non-tangent curve, concave northerly and having a radius of 2055.00 feet, a radial line to said point bears South $4^{\circ}45'12''$ East;

Thence westerly along said southerly line and said curve, through a central angle of $5^{\circ}14'41''$, an arc length of 188.11 feet;

Thence tangent to last said curve, North $89^{\circ}30'31''$ West, continuing along said southerly line, a distance of 425.73 feet to the beginning of a tangent curve, concave southerly and having a radius of 1945.00 feet;

Thence westerly along said curve and said southerly line, through a central angle of $2^{\circ}19'40''$, an arc length of 79.02 feet to the southeasterly line of Tract No. 21138-1, per map filed in Book 175, pages 34 and 35 of Maps, records of said Riverside County;

Thence North $44^{\circ}59'56''$ East, along said southeasterly line, a distance of 55.17 feet to an angle point therein;

Thence North 0°31'55" East along the easterly line of said Tract No. 21138-1, a distance of 95.86 feet to a point in the northerly line of the aforesaid Jurupa Avenue per documents recorded July 3, 2003 as Document No. 2003-495229 and recorded May 9, 2011 as Document No. 2011-0204110, both of Official Records of said Riverside County, said point being a point in a non-tangent curve, concave southerly and having a radius of 2079.00 feet, a radial line to said point bears North 0°37'06" West;

Thence easterly along said curve and said northerly line, through a central angle of 1°06'35", an arc length of 40.27 feet;

Thence tangent to last said curve, South 89°30'31" East, continuing along said northerly line, a distance of 425.73 feet to the beginning of a tangent curve, concave northerly and having a radius of 1921.00 feet;

Thence easterly along said curve and said northerly line, through a central angle of 2°06'59", an arc length of 70.95 feet to the easterly line of Parcel 1150-1D of said Record of Survey filed in Book 60, pages 11 through 14, inclusive, of Record of Surveys;

Thence non-tangent to last said curve, North 12°26'37" West, along said easterly line, a distance of 51.68 feet to an angle point therein;

Thence continuing along said easterly line, North 3°14'27" West, a distance of 187.13 feet to the southerly line of the aforesaid Parcel 1150-1A;

Thence North 79°38'34" East along said southerly line, a distance of 236.07 feet to the point of beginning.

Subject to a right of way for streets, highways, and public utility purposes per documents recorded July 3, 2003 as Document No. 2003-495229 and recorded May 9, 2011 as Document No. 2011-0204110, both of Official Records of Riverside County.

Subject to covenants, conditions, restrictions, and easements of record, if any.

Containing 5.133 gross acres, more or less.

Containing 2.346 net acres, more or less.

Prepared by me or under my direction

8-12-2016
Gordon D Edwards

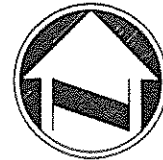
Gordon D Edwards, PLS 6678
Expiration 6-30-2018



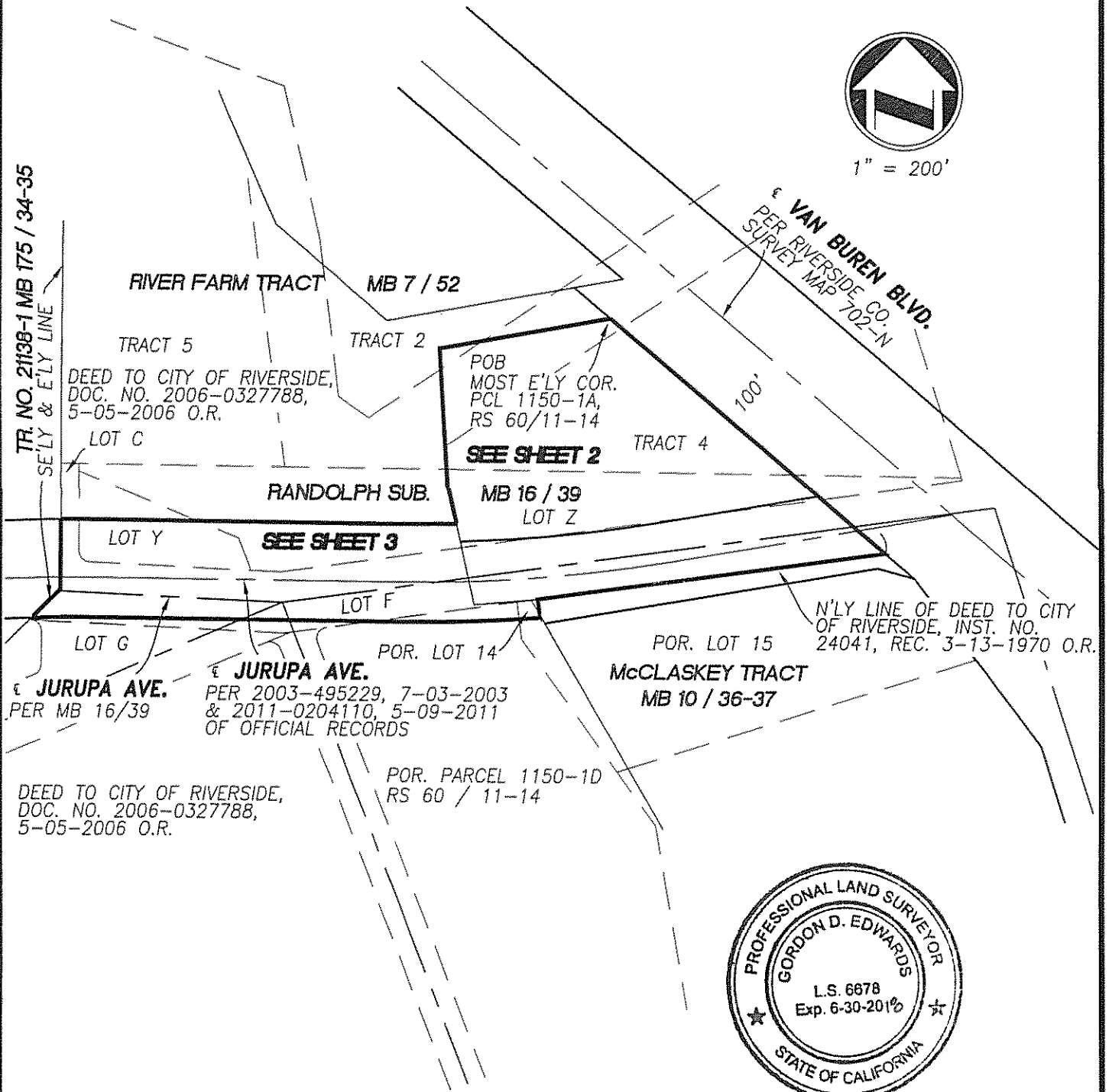
DESCRIPTION APPROVAL:


Curtis C. Stephens 8/15/16
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR

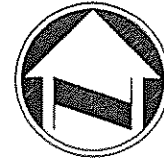
CO-P16-0434



1" = 200'



PLAT PREPARED BY: adkan ENGINEERS <small>Civil Engineering • Surveying • Planning</small> 6879 Airport Drive, Riverside, CA 92504 Tel:(951) 688-0241 • Fax:(951) 688-0599	JN 6128	8-12-2016	CLIENT: COX
	APPROVED BY:  GORDON D EDWARDS, PLS 6678	SKETCH TO ACCOMPANY LEGAL DESCRIPTION	



1" = 100'

TRACT 2

☉ VAN BUREN BLVD.
PER RIVERSIDE CO.
SURVEY MAP 702-N

SW 1/4 LINE VAN BUREN
BLVD. PER RIVERSIDE CO.
SURVEY MAP 702-N

N79°38'34"E 236.07'

POB
MOST E'LY COR.
PCL 1150-1A,
RS 60/11-14

S'LY LINE PCL 1150-1A,
RS 60/11-14

RIVER FARM TRACT MB 7 / 52

TRACT 4

E'LY LINE PCL 1150-1D,
RS 60/11-14

RANDOLPH SUB. MB 16 / 39

LOT Z

N3°14'27"W
187.13'

A=2'06"59"
R=1921.00'
L=70.95'

N12°26'37"W
51.68'

S1°37'30"E(R)
55'

LOT F

S81°57'00"W 476.44'

N'LY LINE OF DEED TO CITY
OF RIVERSIDE, INST. NO.
24041, REC. 3-13-1970 O.R.

☉ JURUPA AVE.

PER 2003-495229, 7-03-2003
& 2011-0204110, 5-09-2011
OF OFFICIAL RECORDS

POR. LOT 15

McCLASKEY TRACT
MB 10 / 36-37

S'LY LINE JURUPA
AVENUE PER
2003-495229,
7-03-2003 &
2011-0204110,
5-09-2011
OF OFFICIAL RECORDS

Δ=5'14'41"
R=2055.00'
L=188.11'

S4°45'12"E(R)

POR. LOT 14

POR. PARCEL 1150-1D
RS 60 / 11-14

- ① S7°20'40"E 20.91'
- ② S29°45'56"E 5.07'

EXHIBIT "A"



1" = 100'

TR. NO. 21138-1 MB 175 / 34-35

SE'LY & E'LY LINE

N0°37'06"W(R)

N0°31'55"E

95.86'

79'

55'

51.68'

187.13'

51.68'

187.13'

51.68'

187.13'

51.68'

187.13'

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187.13'

51.68'

187.13'

51.68'

187.13'

RIVER FARM TRACT MB 7 / 52

TRACT 5

DEED TO CITY OF RIVERSIDE,
DOC. NO. 2006-0327788,
5-05-2006 O.R.

TRACT 2

POR. PARCEL 1150-1D
RS 60 / 11-14

N79°38'34"E
236.07'

S'LY LINE PCL
1150-1A, RS
60/11-14

TRACT 4

N51°4'27"W
187.13'

E'LY LINE PCL
1150-1D, RS
60/11-14

RANDOLPH SUB. MB 16 / 39

LOT Z

$\Delta=2'06'59"$
 $R=1921.00'$
 $L=70.95'$

S89°30'31"E 425.73'

N'LY LINE JURUPA AVENUE PER
2003-495229, 7-03-2003 &
2011-0204110, 5-09-2011
OF OFFICIAL RECORDS

LOT C

LOT Y

79'

55'

51.68'

187.13'

51.68'

187.13'

51.68'

187.13'

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187.13'

☉ JURUPA AVE.
PER MB 16/39

S'LY LINE JURUPA AVENUE PER
2003-495229, 7-03-2003 &
2011-0204110, 5-09-2011
OF OFFICIAL RECORDS

☉ JURUPA AVE.

PER 2003-495229, 7-03-2003
& 2011-0204110, 5-09-2011
OF OFFICIAL RECORDS

DEED TO CITY OF RIVERSIDE,
DOC. NO. 2006-0327788,
5-05-2006 O.R.

POR. PARCEL 1150-1D
RS 60 / 11-14

③

④

①

②

① S7°20'40"E 20.91'

② S29°45'56"E 5.07'

③ N44°59'14"E 55.17'

④ $\Delta=1'06'35"$ R=2079.00' L=40.27'