

Recording requested by:

2018-0295812

07/23/2018 05:00 PM Fee: \$ 0.00

Page 1 of 4

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



DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:

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

459

FOR RECORDER'S OFFICE USE ONLY

Project: P18-0450 Anacapa Lots
APN: 141-173-012 & 141-173-036

**CO-P18-0450
PARCELS A & B**

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

**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE**

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.

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: *Curtis C. Stephens* 6/27/18
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 June 27, 2018, before me, SHERYL LEE SMAY
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.

Sheryl Lee Smay
Notary Signature

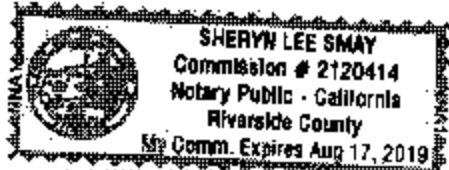


EXHIBIT "A"
LEGAL DESCRIPTION

Project: P18-0450 Anacapa Lots
APN: 141-173-012 & 141-173-036

PARCEL A

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

The Southwesterly rectangular 50 feet of Lots 10 and 11 of La Sierra Home Tract as shown by map on file in Book 12, Page 84 of Maps, records of Riverside County, California.

EXCEPTING THEREFROM the Northwesterly 10 feet of the Southwesterly rectangular 50 feet of said Lot 10.

Area – 4,012.6 S.F. more or less

PARCEL B

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:


The Northeasterly rectangular 100 feet of Lot 10 of La Sierra Home Tract as shown by map on file in Book 12, Page 84 of Maps, records of Riverside County, California.

EXCEPTING THEREFROM that portion of said land conveyed to the City of Riverside by Deed recorded June 5, 1981, as Instrument No. 104346 of Official records of Riverside County, California.

ALSO SUBJECT TO an Easement for Public Street Purposes as granted to the City of Riverside by Deed recorded June 5, 1981, as Instrument No. 104347 of Official records of Riverside County, California.

Area – 3,189.1 S.F. more or less

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

Curtis C. Stephens 6/23/18 Prep. 
Curtis C. Stephens, L.S. 7519 Date



