

Recording requested by:

**2021-0525085**

09/01/2021 04:18 PM Fee: \$ 0.00

Page 1 of 7

Recorded in Official Records  
County of Riverside  
Peter Aldana  
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

339

FOR RECORDER'S OFFICE USE ONLY

Project: GP-2021-11516 Lot Consolidation  
APN's: 253-210-027, ~~-028~~, -052, -054 & -055 & <sup>025</sup> ~~-025~~  
and portions of Monte Vista Dr. and Pollard Way (vacated)

**GP-2021-11516**  
**PARCEL A**

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

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT CONSOLIDATION

Property Owner(s): **DHG Investments, LLC, a California limited liability company**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Consolidation is hereby issued creating the **ONE (1)** parcel(s) 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, and which parcel(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

**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.**

**CITY APPROVAL:**

CITY OF RIVERSIDE  
PUBLIC WORKS – SURVEY DIVISION

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



By: Curtis C. Stephens 8/31/21  
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

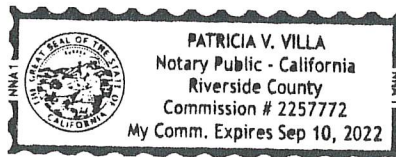
On Aug. 31, 2021, before me, Patricia V. Villa,  
notary public, personally appeared, Curtis C. Stephens

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.

Patricia V. Villa



Notary Signature

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PROJECT: GP-2021-11516

APN'S: 253-210-025, 253-210-027, 253-210-052, 253-210-054, 253-210-055

PARCEL A

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING FURTHER DESCRIBED AS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT "D", AS SHOWN ON TRACT NO. 2721, BOOK 51, PAGES 58 THROUGH 60 OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 15°24'55" EAST, 114.40 FEET;

THENCE SOUTH 55°08'25" EAST, 51.07 FEET;

THENCE SOUTH 62°43'15" EAST, 171.95 FEET TO AN ANGLE POINT THEREIN, THE PRECEDING THREE COURSES BEING ALONG THE NORTHEASTERLY LINE OF LOT D PER SAID TRACT 2721;

THENCE NORTH 69°02'25" EAST, ALONG THE NORTHERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO ADRIENNE BURKE, DATED SEPTEMBER 22, 1978 AS INSTRUMENT NO. 200770, 134.56 FEET TO THE SOUTHWESTERLY LINE OF A 20 FOOT WIDE ROAD EASEMENT PER RECORD OF SURVEY ON FILE IN BOOK 41, PAGES 40 AND 41 OF RECORDS OF SURVEY, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 56°21'47" EAST 0.68 FEET ALONG THE SOUTHWESTERLY LINE OF SAID EASEMENT;

THENCE SOUTH 52°03'36" EAST, 76.98 FEET ALONG THE SOUTHWESTERLY LINE OF SAID EASEMENT;

THENCE NORTH 37°56'24" EAST, 10.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID 20 FOOT ROAD EASEMENT AND THE PROLONGATION OF THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO FRANK H. GIBSON AS INSTRUMENT NO. 1663, RECORDED APRIL 14, 1950;

THENCE NORTH 40°30'04" EAST ALONG SAID PROLONGATION OF THE SOUTHEASTERLY LINE, 151.58 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN SAID PARCEL OF LAND CONVEYED TO FRANK H. GIBSON, ET UX, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 2, TRACT NO. 4733-R, AS SHOWN BY MAP ON FILE IN BOOK 75, PAGES 6 AND 7 OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 49°19'26" WEST, 197.41 FEET;

THENCE NORTH 73°00'56" WEST, 65.15 FEET;

THENCE NORTH 27°07'04" EAST, 27.00 FEET;

THENCE NORTH 59°09'52" WEST, 147.47 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO DONALD SHOFEITT PER INSTRUMENT NO. 79-183879, RECORDED AUGUST 30, 1979;

THENCE SOUTH 27°07'09" WEST, 109.28 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND TO THE MOST EASTERLY CORNER OF POLLARD WAY AS SHOWN BY MAP ON FILE IN BOOK 54, PAGES 56 THROUGH 59 OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 217 FEET, AND AN INITIAL RADIAL BEARING OF SOUTH 44°45'11" WEST; THE PRECEDING 5 COURSES BEING ALONG THE SOUTHEASTERLY AND SOUTHWESTERLY LINE OF SAID LOT 2;

THENCE NORTHWESTERLY ALONG SAID CURVE, BEING THE NORTHEASTERLY LINE OF POLLARD WAY, THROUGH A CENTRAL ANGLE OF 21°45'43" AN ARC DISTANCE OF 82.42 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 283 FEET;

THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF POLLARD WAY, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°38'44" AN ARC DISTANCE OF 27.88 FEET TO A POINT THAT IS 46.00 FEET SOUTHEASTERLY, MEASURED AT A RIGHT ANGLE, FROM THE SOUTHEASTERLY RIGHT OF WAY OF EL CERRITO DRIVE, 44.00 FEET HALF WIDTH, AS SHOWN ON SAID TRACT NO. 4733-R; SAID POINT BEING THE EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT DEED TO THE CITY OF RIVERSIDE, RECORDED MARCH 1, 2021 AS DOCUMENT NO. 2021-0131513 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE LEAVING THE NORTHEASTERLY LINE OF POLLARD WAY SOUTH 60°52'10" WEST 39.49 FEET;

THENCE NORTH 71°17'48" WEST 28.88 FEET TO THE WESTERLY LINE OF THAT 20 FOOT WIDE ROAD EASEMENT, THE CENTERLINE OF WHICH IS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 41, PAGES 40 AND 41 OF RECORDS OF SURVEY, RECORDS OF SAID RIVERSIDE COUNTY; THE PRECEDING 2 COURSES BEING ALONG THE SOUTHEASTERLY AND SOUTHWESTERLY LINES OF SAID GRANT DEED TO THE CITY OF RIVERSIDE;

THENCE NORTH 20°59'25" WEST ALONG SAID WESTERLY LINE, 31.06 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 3 DESCRIBED TO DHG INVESTMENTS ON DEED RECORDED FEBRUARY 15, 2013 AS DOCUMENT NO. 2013-0078758, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 62°50'55" WEST, 15.87 FEET;

THENCE SOUTH 51°27'21" WEST, 234.30 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 933 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°24'52" AN ARC DISTANCE OF 185.87 FEET;

THENCE SOUTH 27°07'47" EAST 26.57 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF PARCEL 4 PER RECORD OF SURVEY ON FILE IN BOOK 19, PAGE 32 OF RECORDS OF SURVEY, RECORDS OF SAID RIVERSIDE COUNTY, THE PRECEDING 4 COURSES BEING ALONG THE NORTHWESTERLY AND SOUTHWESTERLY LINES OF SAID PARCEL 3 DESCRIBED TO DHG INVESTMENTS;

THENCE NORTH 71°36'05" EAST ALONG SAID SOUTHEASTERLY LINE OF PARCEL 4 AND ON THE NORTHWESTERLY LINE OF SAID LOT "D" OF TRACT NO. 2721, 26.13 FEET TO THE MOST WESTERLY CORNER OF LOT D;

THENCE CONTINUING NORTH 71°36'05" EAST, ALONG SAID SOUTHEASTERLY LINE OF PARCEL 4 AND THE NORTHWESTERLY LINE OF SAID LOT "D" OF TRACT NO. 2721, SAID LINE BEING COINCIDENT WITH THE NORTH LINE OF LOT "D" AS SHOWN ON SAID TRACT NO. 2721, 324.01 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING NORTHWESTERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT 33.00 FEET SOUTHEASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF EL CERRITO DRIVE WITH THE CENTERLINE OF PEARBLOSSOM DRIVE AS SHOWN BY MAP OF TRACT 3081, ON FILE IN BOOK 54 PAGES 56 THROUGH 59 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING IN A NON-TANGENT CURVE CONCAVING SOUTHEASTERLY HAVING A RADIUS OF 900.00 FEET AND TO WHICH THE RADIUS BEARS SOUTH 28°02'39" EAST;

THENCE SOUTHWESTERLY TO THE LEFT ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 10°30' AN ARC LENGTH OF 164.93 FEET;

THENCE SOUTH 51°27'21" WEST, ALONG A LINE TANGENT TO THE END OF SAID LAST MENTIONED CURVE, A DISTANCE OF 44.90 FEET; THE PRECEDING TWO COURSES BEING ALONG THE CENTERLINE OF EL CERRITO DRIVE AS SHOWN BY SAID MAP OF TRACT 3081;

THENCE SOUTH 55°53'21" WEST, A DISTANCE OF 84.09 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 6.50 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF EL CERRITO DRIVE AS SHOWN BY MAP OF TRACT 20586, ON FILE IN BOOK 152 PAGES 33 THROUGH 35 OF MAPS, RECORDS OF SAID COUNTY;

THENCE SOUTH 51°27'21" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 234.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVING NORTHWESTERLY AND HAVING A RADIUS OF 900.00 FEET;

THENCE SOUTHWESTERLY TO THE RIGHT ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 11°24'52" AN ARC LENGTH OF 179.30 FEET;

THENCE SOUTH 62°52'13" WEST, ALONG A LINE TANGENT TO THE END OF SAID LAST MENTIONED CURVE, A DISTANCE OF 97.96 FEET TO AN INTERSECTION WITH THE CENTERLINE OF CANYON CREST DRIVE, AND THE END OF THIS LINE DESCRIPTION."

ALSO EXCEPTING THAT PORTION OF PARCEL 4 OF RECORD OF SURVEY ON FILE IN BOOK 19, PAGE 32 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT "D" OF TRACT NO. 2721, BOOK 51, PAGES 58 THROUGH 60 OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY;

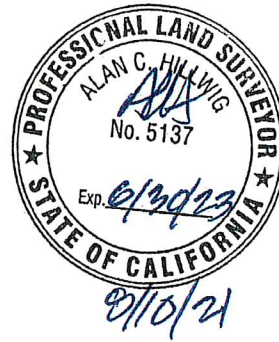
THENCE SOUTH 71°36'05" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT "D", ALSO BEING THE SOUTHEASTERLY LINE OF SAID PARCEL 4, A DISTANCE OF 324.01 FEET TO THE MOST WESTERLY CORNER OF LOT "D", BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED;

THENCE CONTINUING SOUTH 71°36'05" WEST, 26.13 FEET TO THE MOST WESTERLY LINE OF PARCEL 3 DESCRIBED TO DHG INVESTMENTS ON DEED RECORDED FEBRUARY 15, 2013 AS DOCUMENT NO. 2013-0079758, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG SAID MOST WESTERLY LINE OF PARCEL 3 NORTH 27°07'47" WEST, 12.06 FEET TO THE BEGINNING OF A NON TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 45.00 FEET, AND AN INITIAL RADIAL BEARING OF SOUTH 15°02'37" EAST;

THENCE EASTERLY AND THEN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°28'47" AN ARC DISTANCE OF 31.01 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 150,915 SQUARE FEET, OR 3.46 ACRES



DESCRIPTION APPROVAL:

Curtis C. Stephens 8/13/21  
CURTIS C. STEPHENS, L.S. 7519 DATE  
CITY SURVEYOR



# PARCEL MERGER

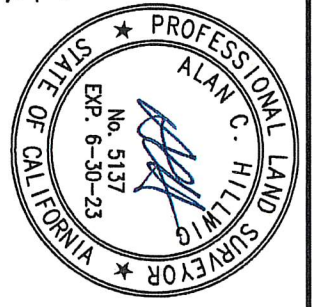
## CANYON CREST DR. & EL CERRITO DR.

P15-

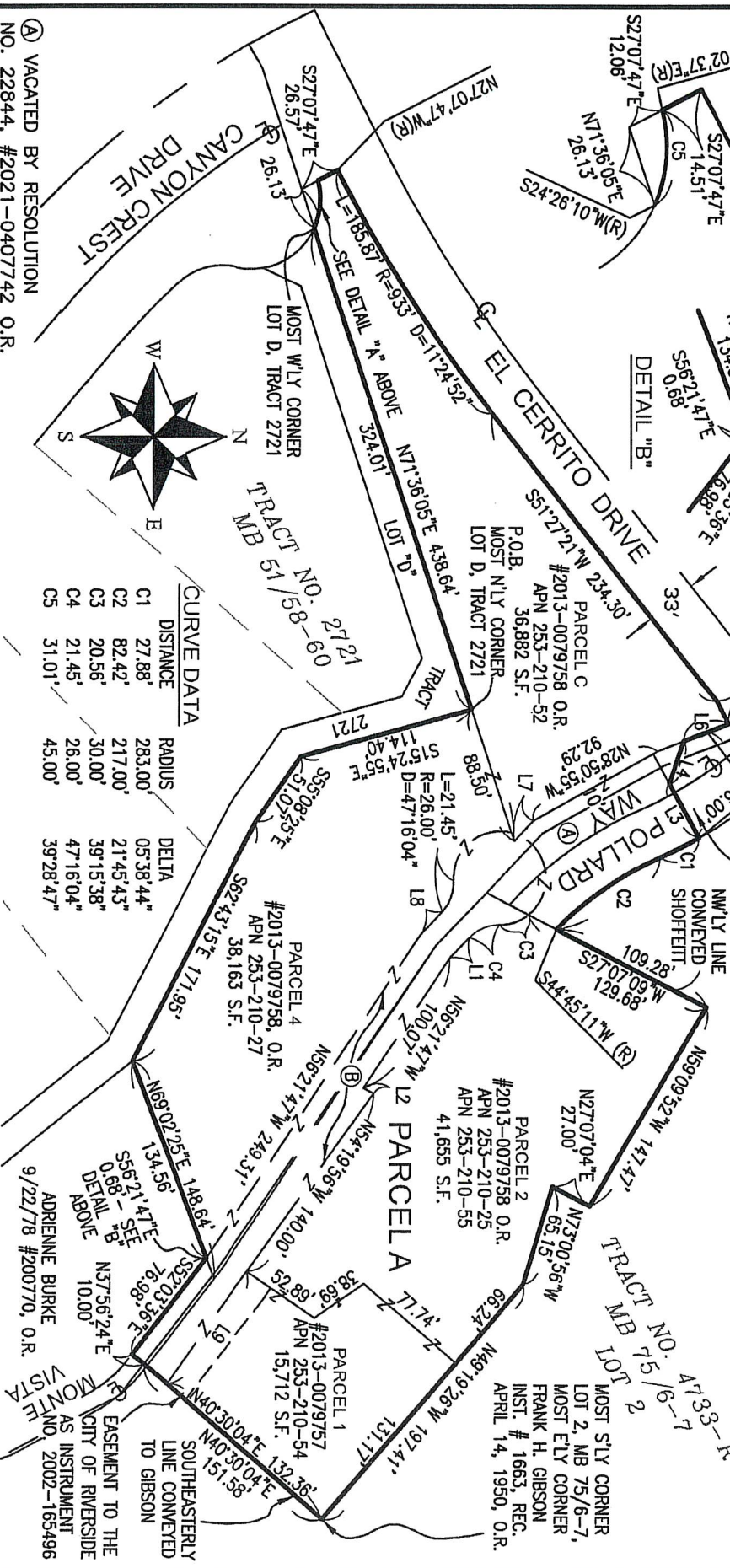
LEGEND

Z ——— Z ——— ELIMINATED PARCEL LINES

————— BOUNDARY OF MERGED LOTS

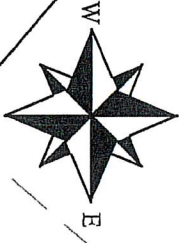


LINE DATA	BEARING	DISTANCE
L1	N46°22'30"W	18.09'
L2	S27°07'04"W	7.41'
L3	S60°52'10"W	39.49'
L4	N71°17'48"W	28.88'
L5	S62°50'55"W	15.87'
L6	N20°59'25"W	31.06'
L7	N46°25'49"W	17.77'
L8	N46°22'30"W	20.19'
L9	N54°19'56"W	87.94'



**CURVE DATA**

DISTANCE	RADIUS	DELTA
C1	27.88'	05°38'44"
C2	82.42'	21°45'43"
C3	20.56'	39°15'38"
C4	21.45'	47°16'04"
C5	31.01'	39°28'47"



Ⓐ VACATED BY RESOLUTION NO. 22844, #2021-0407742 O.R.

Ⓑ AREA DEEDED TO THE CITY OF RIVERSIDE AS INSTRUMENT NOS. 82800, 82801, AND 82802, RECORDED APRIL 19, 1985, AND INSTRUMENT NOS. 8745, 87459, AND 87460, RECORDED APRIL 25, 1985. VACATED BY RESOLUTION NO. 22844, #2015-\_\_\_\_\_ O.R.

Prepared by HILLWIG-GOODROW, INC.:  
 31407 Outer Hwy. 10, Redlands, CA 92373 (888) 626-5137

ALAN C. HILLWIG, PLS 5137  
 LICENSE EXPIRES: 6-30-23

8/10/21 DATE

SCALE: 1"=100'  
 FILE NO.: 286-21  
 DATE: SEPTEMBER 2020  
 SHEET 1 OF 1