

Recording requested by:

**CHICAGO TITLE COMPANY
COMMERCIAL DIVISION**

**DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION**

This document was electronically submitted to the County of Riverside for recording
Received by: KAREN #277

And when recorded, mail to:

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

FOR RECORDER'S OFFICE USE ONLY

Project: GP-2021-11615
APN: 211-181-019, -020, -021, -022, -024, & -025
Location: Chicago Ave. & 7th St.

**LL-GP-2021-11615
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): **Wakeland Entrada LP, a California limited partnership**

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 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 11/22/21
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 NOVEMBER 22, 2021, before me, SHERYN 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.

Sheryn Smay
Notary Signature

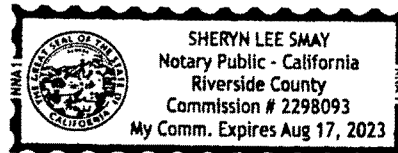


EXHIBIT "A"
LEGAL DESCRIPTION

PROJECT: GP-2021-11615
APN'S: 211-181-019, -020, -021, -022, -024, -025, -026
LOCATION: 7TH STREET AND CHICAGO AVENUE

PARCEL A

LOT 30, TOGETHER WITH LOTS 31 THROUGH 34, INCLUSIVE OF THE ALTA MESA TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

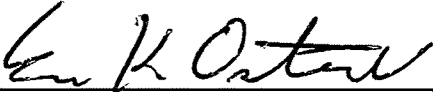
EXCEPTING THEREFROM THE WESTERLY 50.00 FEET OF SAID LOT 30.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF RIVERSIDE BY DEED RECORDED JULY 03, 1964, AS INSTRUMENT NO. 82024 OF OFFICIAL RECORDS OF SAID COUNTY.

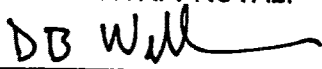
ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF RIVERSIDE BY DEED RECORDED JULY 13, 1986, AS INSTRUMENT NO. 138276 OF OFFICIAL RECORDS OF SAID COUNTY.

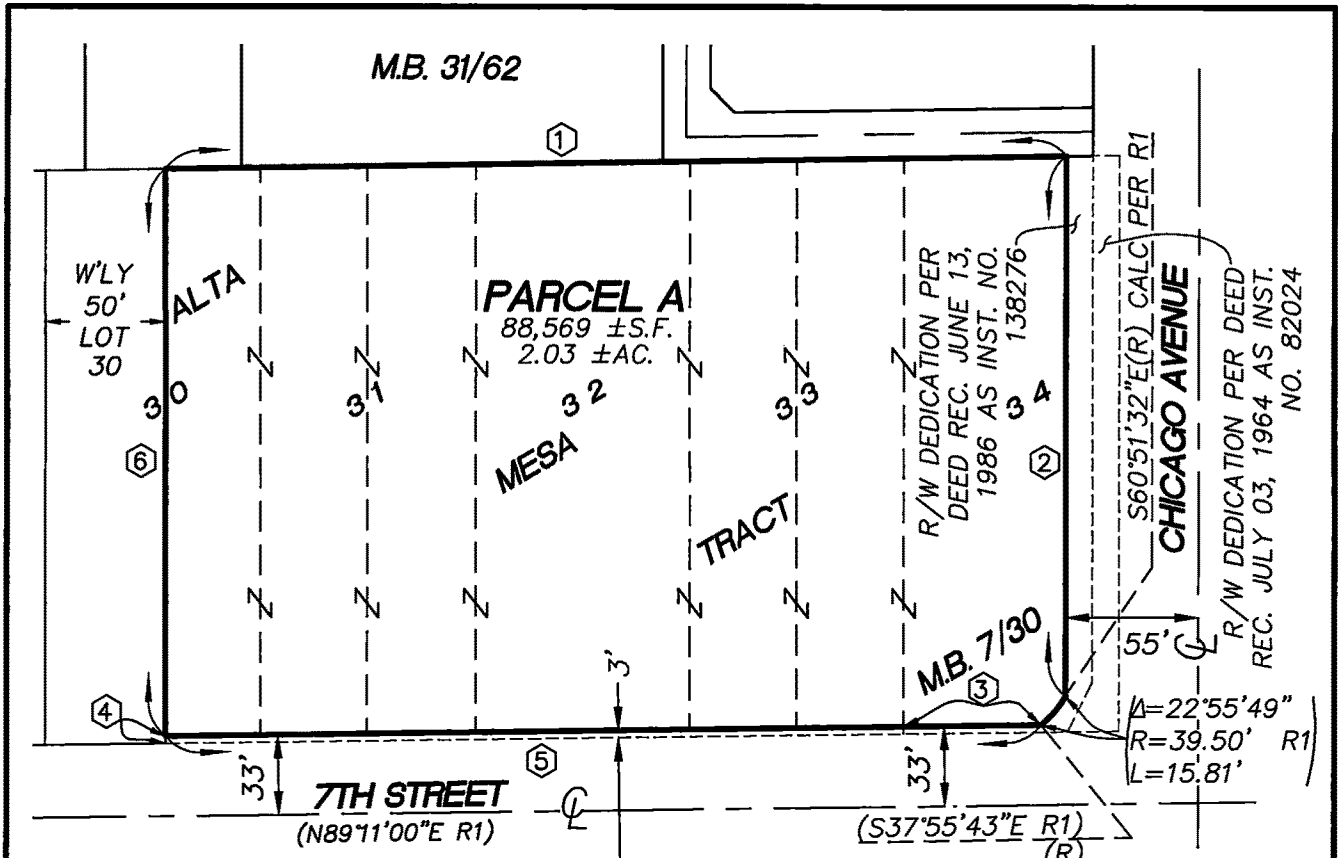
ALSO EXCEPTING THEREFROM THE GRANT OF EASEMENT TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED SEPTEMBER 17, 2021 AS DOCUMENT NO. 2021-0555482 OF OFFICIAL RECORDS OF SAID COUNTY.

THIS LEGAL DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

 11/03/2021
ERIC K. OSTERODE, PLS 9371 DATE



DESCRIPTION APPROVAL:
BY:  11/09/2021
DATE
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR



- (R1) INDICATES RECORD DATA PER DEED REC. JUNE 13, 1986 AS INST. NO. 138276.
- (R2) INDICATES CALCULATED DATA PER M.B. 7/30 AND DATA PER GRANT OF EASEMENT REC. SEPTEMBER 17, 2021 AS DOC. NO. 2021-0555482.
- (R3) INDICATES CALCULATED DATA PER M.B. 7/30 AND DATA PER DEED REC. JUNE 13, 1986 AS INST. NO. 138276.
- (R4) INDICATES CALCULATED DATA PER M.B. 7/30, DATA PER DEED REC. JUNE 13, 1986 AS INST. NO. 138276., AND DATA PER GRANT OF EASEMENT REC. SEPTEMBER 17, 2021 AS DOC. NO. 2021-0555482.

R/W DEDICATION REC. SEPTEMBER 17, 2021 AS DOC. NO. 2021-0555482.

	BEARING	DISTANCE
①	(N89°07'36"E R3)	(374.48' R3)
②	(N00°00'03"W R3)	(222.73' R3)
③	(N89°11'00"E R1)	(57.01' R1)
④	(N00°04'48"W R3)	(3.00' R2)
⑤	(N89°11'00"E R1)	(363.92' R4)
⑥	(N00°04'48"W R3)	(234.13' R4)

SCALE: 1" = 80'

INDICATES LOT LINES TO BE REMOVED.



Eric K. Osterode 11/03/2021
 ERIC K. OSTERODE, LS 9371 DATE

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	CASE No. GP-2021-11615
	SUBJECT A.P.N.: 211-181-026, -022, -021, -020, -019, -024, -025	
SHEET 1" = 80'	DRAWN BY: RJJ DATE: 4/21/21	1705, 1719, 1725, 1733, 1747, 1753, 1761 7TH ST.