

Recording requested by:

DOC # 2013-0025897
01/16/2013 04:06P Fee:30.00
Page 1 of 6
Recorded in Official Records
County of Riverside
Larry W. Ward
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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			6						3
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI
522									

Project: P11-0777
APN: 146-182-081, 082, 084 - 086
Address: 4901 La Sierra Ave.

P11-0777
LOT MERGER
PARCEL A

33



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT MERGER

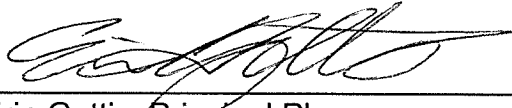
Property Owner(s): **John William Friesmuth, Jr. and Rhonda K. Jacobs, Trustees of The Golden Rule Family Trust, dated May 25, 2011**

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 Merger 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 complies 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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Steve Hayes
City Planner

By: 
Erin Gettis, Principal Planner

1/7/2013
Date

State of California

County of Riverside } ss

On Jan. 9, 2013, before me, Mercedes Daems,
notary public, personally appeared, Erin Gettis

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

FIVE POINTS

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

Parcel "A"

That portion of Lot "P" and Lot 2 in Block 59 of Tract No. 2 of La Sierra Heights as shown by map on file in Book 7 of Maps, at Page 66 thereof, Records of Riverside County, California, described as follows:

Beginning at the most Westerly corner of Bogart Avenue as described in Final Order of Condemnation recorded March 24, 1976 as Instrument no. 38559, Official Records of Riverside County, California;

Thence S.26°25'03"E. along the Westerly line of said Bogart Avenue, a distance of 193.51 feet to the Northwesterly line of Bushnell Avenue as shown on La Sierra Gardens by map on file in Book 11 of Maps, at Pages 42 through 50 thereof, Records of Riverside County, California;

Thence S.44°54'19"W. along said Northwesterly line, a distance of 208.66 feet to the most Easterly corner of that certain parcel of land as described in Deed to the City of Riverside recorded November 24, 1975 as Instrument no. 146286, Official Records of Riverside County, California;

Thence S.89°54'19"W. along the Northeasterly line of said parcel described to the City of Riverside by Instrument no. 146286, a distance of 3.64 feet to an angle point therein;

Thence N.62°50'20"W. along said Northeasterly line, a distance of 22.09 feet to a line that is parallel and distant 48.00 feet Northeasterly, as measured at right angles from planned street centerline (P-19) of La Sierra Avenue (Holden Avenue) adopted by the City Council of the City of Riverside, by Resolution No. 13596 on January 16, 1979;

Thence N.29°30'54"W. along said parallel line, a distance of 232.14 feet to the Southwesterly prolongation of the Northwesterly line of Lot 2 of Assessor's Map No. 23 recorded in assessor's map Book 1, at Page 28 thereof, Records of Riverside County, California;

Thence N.61°16'19"E. along said prolongation and the Northwesterly line of said Lot 2 and Lot 9 of said Assessor's Map No. 23, a distance of 226.78 feet to the point of beginning.

SUBJECT TO AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET AND HIGHWAY PURPOSES within that portion of Lot "P" of said Tract No. 2 of La Sierra Heights, being a strip of land 5.00 feet in width, the Southwesterly line being described as follows:

Beginning at the most Northerly corner of that certain parcel of land as described in Deed to the City of Riverside recorded October 28, 1977 as Instrument no. 215670, Official



Records of Riverside County, California, said corner being the intersection of a line that is parallel and distant 48.00 feet Northeasterly, as measured at right angles from planned street centerline (P-19) of La Sierra Avenue (Holden Avenue) adopted by the City Council of the City of Riverside, by Resolution No. 13596 on January 16, 1979 and the Southwesterly prolongation of the Northwesterly line of Lot 2 of said Assessor's Map No. 23;

Thence S.29°30'54"E. along said parallel line, a distance of 232.14 feet to the Northeasterly line of that certain parcel of land as described in Deed to the City of Riverside recorded November 24, 1975 as Instrument no. 146286, Official Records of Riverside County, California, being the termination of said line description.

The sidelines of said strip of land 5.00 feet in width shall be prolonged or shortened to terminate in the Southwesterly prolongation of the Northwesterly line of Lot 2 of said Assessor's Map No. 23 and the Northeasterly line of said parcel described to the City of Riverside as Instrument no. 146286.

ALSO SUBJECT TO AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET AND HIGHWAY PURPOSES within that portion of Lot 2 in said Block 59, described as follows:

Beginning at the Easterly corner of Lot 8 of said Assessor's Map No. 23;

Thence N.26°24'41"W. along the Northeasterly line of said Lot 8, a distance of 10.56 feet to a line parallel and distant 30.00 feet Northwesterly, measured at right angles from the centerline of said Bushnell Avenue;

Thence S.44°54'19"W. along said parallel line, a distance of 22.81 feet;

Thence Southwesterly on a curve concave Northwesterly, having a radius of 103.00 feet, through an angle of 15°00'00", an arc length of 26.97 feet;

Thence S.59°54'19"W., a distance of 49.67 feet;

Thence Westerly and Southerly on a curve concave Southeasterly, having a radius of 48.00 feet, through an angle of 80°22'32", an arc length of 67.34 feet to the Northwesterly line of said Bushnell Avenue;

Thence N.44°54'19"E. along said Northwesterly line, a distance of 150.12 feet to the point of beginning.

ALSO SUBJECT TO AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC STREET AND HIGHWAY PURPOSES within that portion of Lot 2 in said Block 59, described as follows:

Beginning at the Southerly corner of Lot 9 of said Assessor's Map No. 23;

Thence N.26°24'41"W. along the Southwesterly line of said Lot 9, a distance of 10.56 feet to a line parallel and distant 30.00 feet Northwesterly, measured at right angles from the centerline of said Bushnell Avenue;

Thence N.44°54'19"E. along said parallel line, a distance of 41.44 feet;



Thence N.09°15'00"E., a distance of 18.29 feet to the Southwesterly line of Bogart Avenue as described in Final Order of Condemnation recorded March 24, 1976 as Instrument no. 38559, Official Records of Riverside County, California;

Thence S.26°25'03"E. along said Southwesterly line, a distance of 21.81 feet to the Northwesterly line of said Bushnell Avenue;

Thence S.44°54'19"W. along said Northwesterly line, a distance of 52.70 feet to the point of beginning.

The above described parcel of land contains 1.034 acres, more or less.

EXCEPTING THEREFROM ANY AND ALL ABUTTERS RIGHTS OF ACCESS APPURTENANT TO LA SIERRA AVENUE AND BUSHNELL AVENUE SO THAT LANDS ABUTTING THE ABOVE DESCRIBED PROPERTY SHALL HAVE NO RIGHT OF ACCESS OR EASEMENT OF ACCESS THERETO OVER AND ACROSS THE FOLLOWING DESCRIBED LINE:

Beginning at the intersection of a line that is parallel and distant 53.00 feet Northeasterly, as measured at right angles from planned street centerline (P-19) of La Sierra Avenue (Holden Avenue) adopted by the City Council of the City of Riverside, by Resolution no. 13596 on January 16, 1979 and the Southwesterly prolongation of the Northwesterly line of Lot 3 of said Assessor's Map No. 23;

Thence S.29°30'54"E. along said parallel line, a distance of 179.02 feet to the Northeasterly line of that certain parcel of land as described in Deed to the City of Riverside recorded November 24, 1975 as Instrument no. 146286, Official Records of Riverside County, California;


Thence S.62°50'20"E. along said Northeasterly line, a distance of 12.99 feet;

Thence N.89°54'19"E. along said Northeasterly line, a distance of 3.64 feet to the Northwesterly line of Bushnell Avenue as shown on said La Sierra Gardens;

Thence N.44°54'19"E. along said Northwesterly line, a distance of 5.84 feet to the end of said line description.

Access Denial Line length – 201.49 feet.

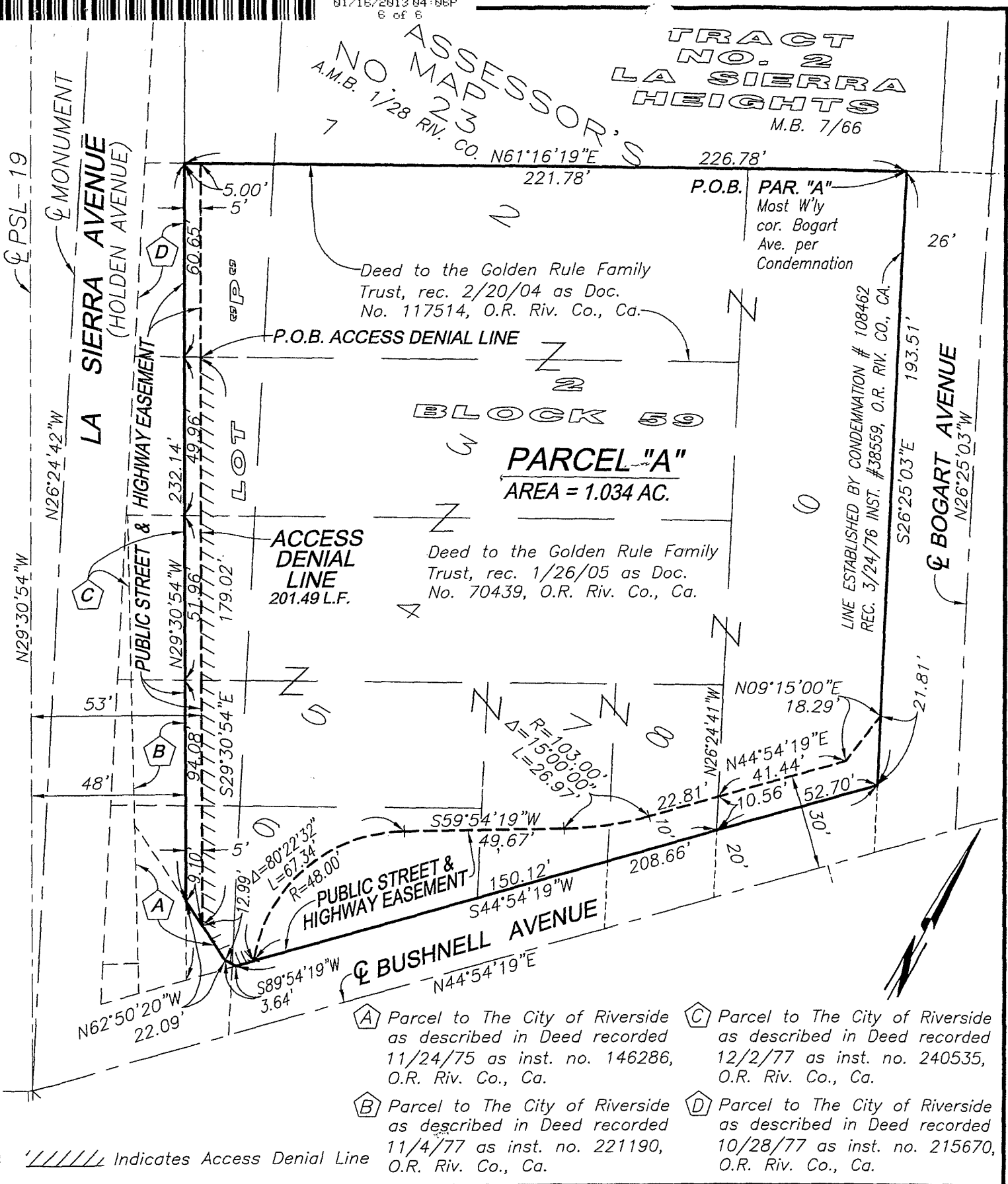
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Mark S. Brown, L.S. 5655 Date 11/12/09 Prep. E.V.
License Expires 9/30/11



ASSESSOR'S
NO. 23
A.M.B. 1/28 RIV. CO.

TRACT
NO. 2
LA SIERRA
HEIGHTS
M.B. 7/66



ACCESS DENIAL LINE
201.49 L.F.

PARCEL "A"
AREA = 1.034 AC.

A Parcel to The City of Riverside as described in Deed recorded 11/24/75 as inst. no. 146286, O.R. Riv. Co., Ca.

B Parcel to The City of Riverside as described in Deed recorded 11/4/77 as inst. no. 221190, O.R. Riv. Co., Ca.

C Parcel to The City of Riverside as described in Deed recorded 12/2/77 as inst. no. 240535, O.R. Riv. Co., Ca.

D Parcel to The City of Riverside as described in Deed recorded 10/28/77 as inst. no. 215670, O.R. Riv. Co., Ca.

////// Indicates Access Denial Line

• CITY OF RIVERSIDE, CALIFORNIA •

LL-P11-0777

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