

2015-0391602

09/01/2015 01:55 PM Fee: \$ 24.00

Page 1 of 4

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



Recording requested by:

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

15					R	A	Exam: 586		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
4						1	3	1	
SIZE	NCOR	SMF	NCHG	T:					

FOR RECORDER'S OFFICE USE ONLY

315

Project: P12-0451
APN: 247-183-020, -041 &
POR. APN: 247-183-040
Address: 1624 Oxford Street

**LL-P12-0451
PARCEL A**

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT MERGER

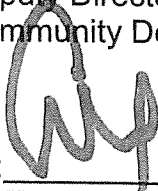
Property Owner: **Laborers International Union of North America Local #1184**

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

Emilio Ramirez
Deputy Director
Community Development Department

By: 

Emilio Ramirez

7/31/14
Date

State of California

County of Riverside } ss

On July 31, 2014, before me, SHERYLN LEE SMAY,
notary public, personally appeared, EMILIO RAMIREZ

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

Parcel A

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

Being those portions of Lots 14 through 19, inclusive, in Block 3 of the Map of the Pann Subdivision, as shown by map of file in Book 7, Page 12 of Maps, records of said Riverside County described as follows:

Beginning at a point in the westerly line of said Lot 14 distant South 0°09'20" East, 3.00 feet from the northwesterly corner thereof, said point being the southwesterly corner of that certain 3.00 foot wide easement described, as Parcel "A" in Grant of Easement to the City of Riverside per document recorded February 6, 2006 as Document No. 2006-0089948 of Official Records of said Riverside County;

Thence South 0°09'20" East along said westerly line and along the westerly line of said Lot 19, a distance of 276.00 feet to the northerly line of an 11.00 foot wide easement described in Grant of Easement to the City of Riverside per document recorded July 16, 2013 as Document No. 2013-0342806 of Official Records of said Riverside County;

Thence South 89°50'00" East along said northerly line and the northerly line of Parcel "B" of said Document No. 2006-0089948, a distance of 150.00 feet to the easterly line of said Lot 17;

Thence North 0°09'20" West along said easterly line and along the easterly line of said Lot 16, a distance of 276.00 feet to the southerly line of said Parcel "A";

Thence North 89°50'00" West along said southerly line, a distance of 10.31 feet to a point of intersection with a non-tangent curve, said curve being concave northerly and having a radius of 41.50 feet, a radial line to said point bears South 15°17'05" East, said curve being the southerly line of that certain Grant of Easement to the City of Riverside per document recorded June 11, 1999 as Instrument No. 259953 of Official Records of said Riverside County;

Thence westerly along said curve, through a central angle of 30°54'11" an arc length of 22.38 feet to a point of intersection with the aforescribed southerly line of said Parcel "A";

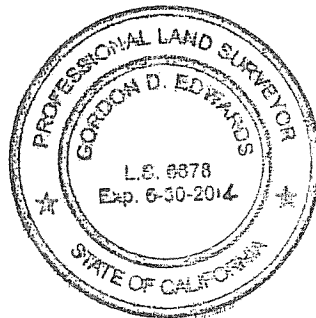
Thence non-tangent to last said curve, North 89°50'00" West along said southerly line, a distance of 117.58 feet to the point of beginning.

Containing 0.95 acres, more or less.

Prepared by me or under my supervision

Gordon D Edwards, PLS 6678

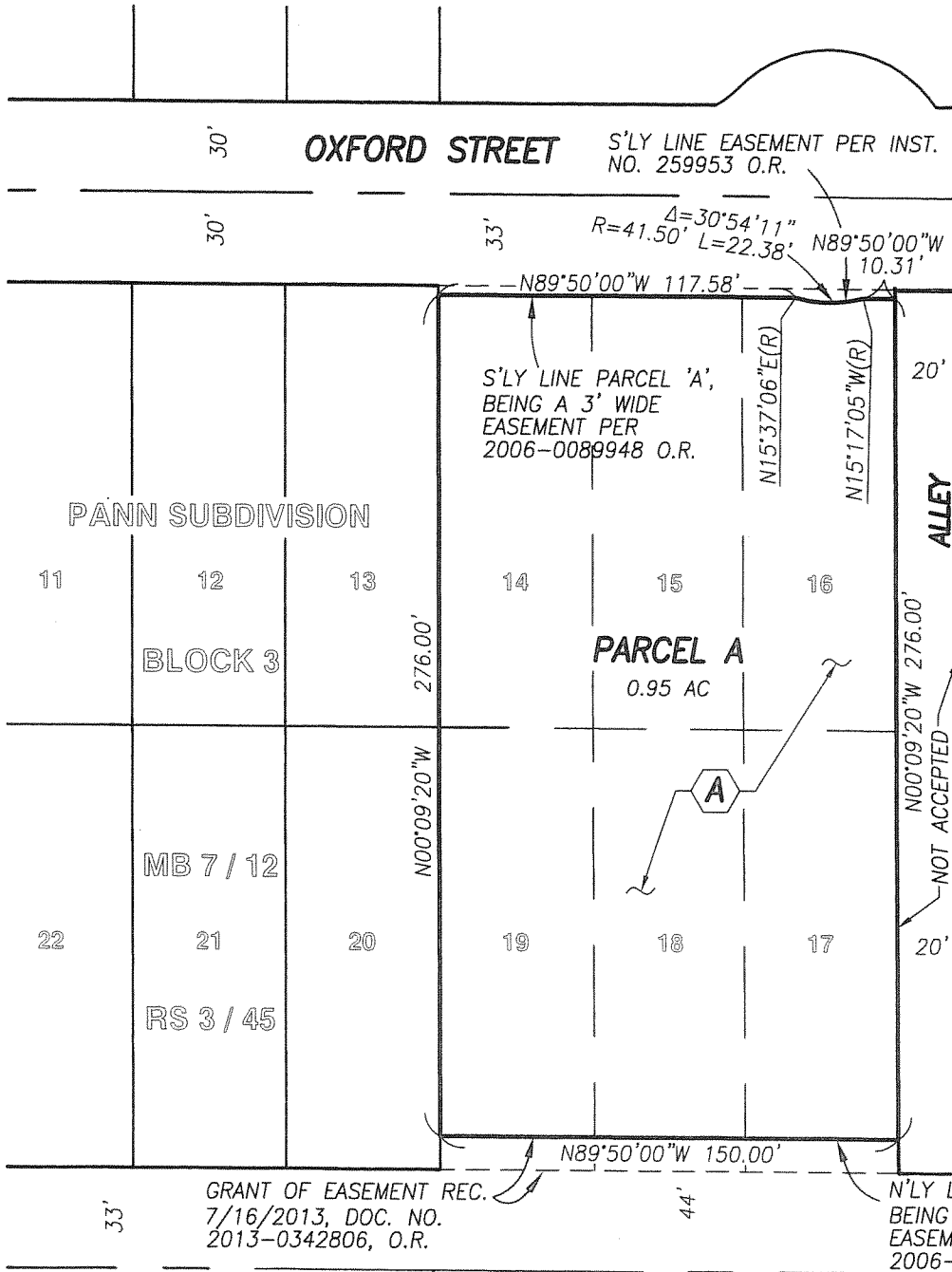
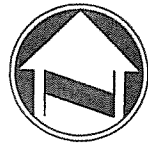
Gordon D Edwards



DESCRIPTION APPROVAL:

BY: *[Signature]* 1/13/14 DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR



PARCEL 2

PM NO. 32001

PMB 211 / 43-44



CERT. OF COMPLIANCE FOR PARCEL MERGER NO. LL-04-1249, REC. 2/23/06, DOC. NO. 2006-0130326, O.R.



LEGEND:

- NEW ADJUSTED LOT LINE
- EXISTING LOT LINES TO REMAIN
- LOT LINE ELIMINATED

PLAT PREPARED BY:
adkan ENGINEERS
 Civil Engineering · Surveying · Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 · Fax: (951) 688-0599

SCALE: 1" = 60'

JOB NO. 8264

7-31-2012

CLIENT: LIUNA

APPROVED BY:

Gordon D Edwards

GORDON D EDWARDS, PLS 6678

PORTIONS OF LOTS 14 THROUGH 19 OF THE PANN SUBDIVISION, MB 7/12, RECORDS OF RIVERSIDE COUNTY

LL-P12-0451