

Recording requested by:

2015-0344042

08/03/2015 11:12 AM Fee: \$ 27.00

Page 1 of 5

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

15					R	A	Exam: 648		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
5						3	12		
SIZE	NCOR	SMF	NCHG	T:					

Project: P14-0810
APN's: 191-240-050, -057, -039, -030 & -029
Address: 4247 Van Buren Boulevard

P14-0810

58.50

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT MERGER

Property Owner(s): **Grace Community Church of Riverside, California, Inc., a California non-profit corporation,**

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(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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Emilio Ramirez
Deputy Director
Community Development Department

By: 
Emilio Ramirez


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 _____ } ss

On _____, before me, _____,

notary public, personally appeared, _____

_____ ,
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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)

On July 29, 2015 before me, Michelle M. Garcia-Guzman, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Emilio Ramirez
Name(s) of Signer(s)

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.



Signature Michelle Garcia-Guzman
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Certificate of Compliance Document Date: 7/22/15
Number of Pages: 5 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

LL-P14-0810

EXHIBIT A
LEGAL DESCRIPTION
Parcel Merger

Project: P14-0810

PARCEL 1

That portion of Lots 12 and 13 in Block 9 of the Lands of the Riverside Land and Irrigating Company as shown by map on file in Book 1 of Maps, Page 72, thereof, Records of San Bernardino County, California, more particularly described as follows:

BEGINNING at a point in the southwest line of said Lot 13, said point being 286.00 feet northwesterly of the most southerly corner of said Lot 13.

Thence North 34°16'00" West along the southwest line of said Lot 13, a distance of 374.00 feet, more or less, to the most westerly corner of said Lot 13. Said southwest line also being the northeast right-of-way of Van Buren Street (40 foot half-width) as shown on said Map;

Thence continuing North 34°16'00" West along the southwest line of said Lot 12 a distance of 94.00 feet;

Thence North 55°47'20" East on a line parallel with the southeasterly line of said Lot 12, a distance of 330.00 feet, more or less, to the northeasterly line of the southwesterly rectangular one-half of said Lots 12 and 13 as shown on said Map;


Thence South 34°16'15" East, on said last northeasterly line, a distance of 468.00 feet;

Thence South 55°47'20" West, on a line parallel with the northwest line of said Lot 13, a distance of 330.00 feet more or less to the POINT OF BEGINNING.

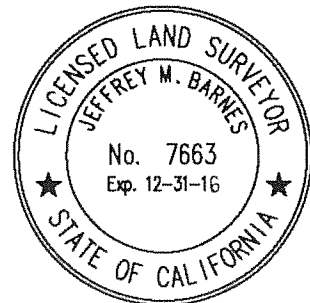
Excepting therefrom, those portions of said Lots 12 and 13 lying southwesterly of a line 60.00 feet northeasterly and parallel with the centerline of Van Buren Boulevard (formerly Van Buren Street) as measured at right angles therefrom.

Contains 3.331 acres, more or less.


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



Jeffrey M. Barnes, PLS 7663, Exp. 12-31-16 7/23/2015 Date

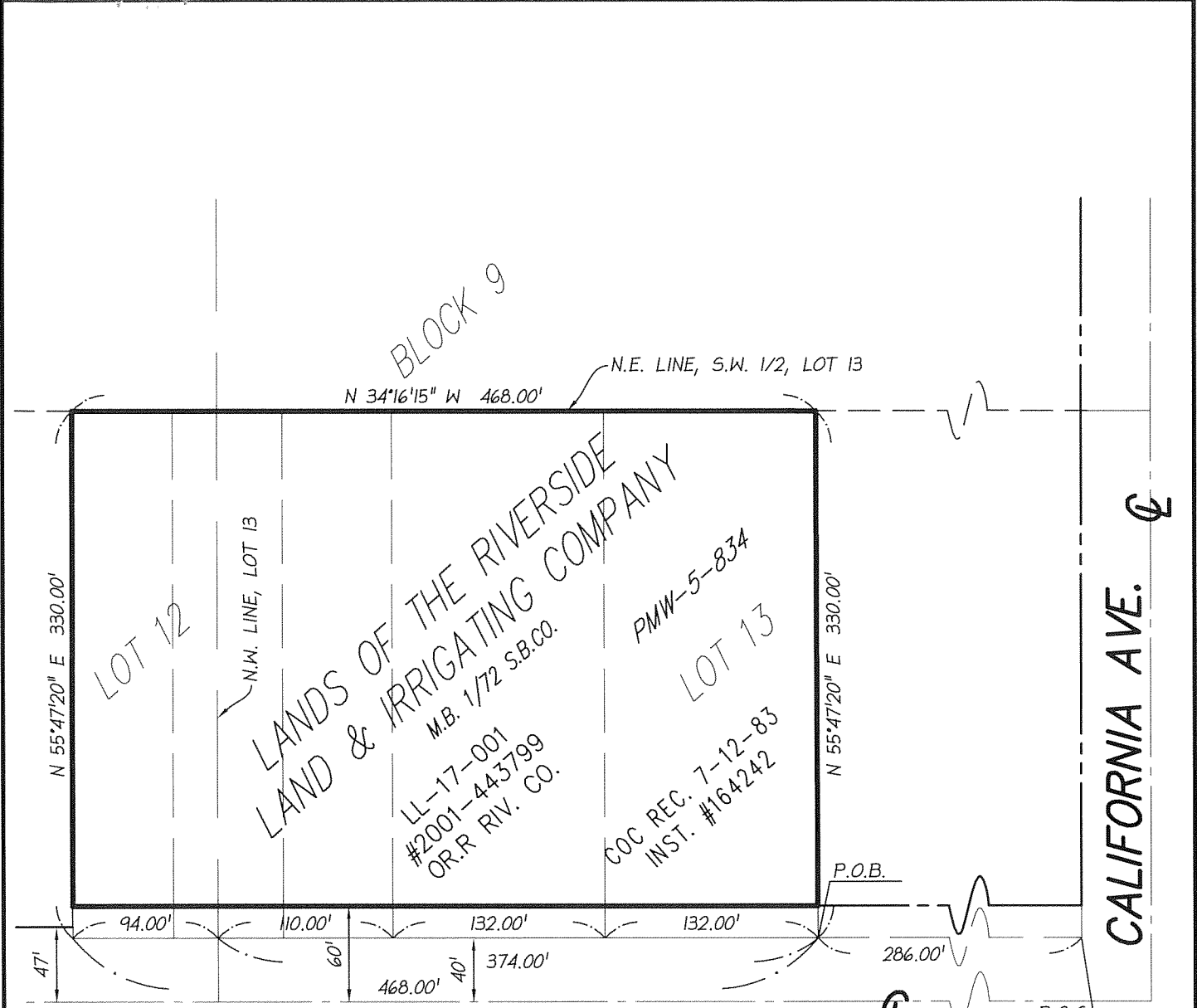


DESCRIPTION APPROVAL:



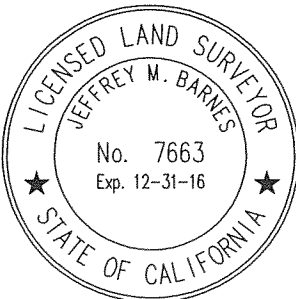
CURTIS C. STEPHENS, L.S. 7519 7/20/15 DATE
CITY SURVEYOR

LL - P14 - 0810



N34°16'00"W
VAN BUREN BLVD.
 (FORMERLY VAN BUREN ST.)

CALIFORNIA AVE.

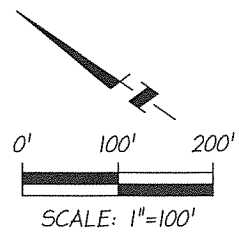


THIS EXHIBIT WAS PREPARED
 UNDER MY DIRECTION:

Jeffrey M. Barnes
 JEFFREY M. BARNES, PLS 7663

LL-P14-0810

7/23/2015
 DATE



LOT CONSOLIDATION
 PORTION OF LOTS 12 & 13 OF
 LANDS OF RIVERSIDE & IRRIGATING CO.
 M.B. 1/72 O.R.S.B.CO.

PSOMAS
 1500 IOWA AVENUE, SUITE 210
 RIVERSIDE, CA 92507
 (951) 787-8421 WWW.PSOMAS.COM

SHEET 1 OF 1
DRAFTED: JC
CHECKED: JMB
DATE: 07/23/2015
JOB NO.: 4VAN050100

Drawing: C:\467\002\Drawings\Final\Exhibits\467002-EXH_P14.dwg
 Plotted By: jorge.chavez
 Layout: P14
 Last Saved: Thu Jul 23, 2015 - 10:03am
 Last Plotted: Thu Jul 23, 2015 - 1:56pm