

2016-0108264

03/21/2016 10:52 AM Fee: \$ 27.00

Page 1 of 5

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

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Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
5									
SIZE	NCOR	SMF	NCHG	T:					

FOR RECORDER'S OFFICE USE ONLY

Project: P15-0801  
APN'S: 209-270-017 & -018  
Address: 2822 Main Street

P15-0801  
PARCELS A - C

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT MERGER

Property Owner(s): Dieter G. Lange and Irene M. Lange Trustee's of the "Dieter Gustav Lange" living trust dated June 27, 2006


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 **THREE (3)** 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.**

LL-P15-0801

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

Emilio Ramirez  
Deputy Director  
Community Development Department

By:   
Emilio Ramirez

16 SEP 15  
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

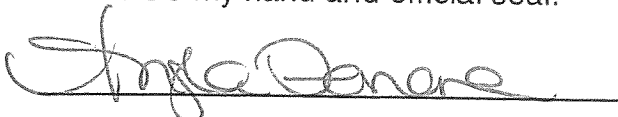
County of Riverside } ss

On September 16, 2015, before me, Angela Ferreira,  
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



LL-P15-0801

**EXHIBIT "A"**

APN'S: 209-270-017 & 018  
P15-0801

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

**Parcel "A"**

Lot 8 together with that portion of an Alley of North Main St. Tract as shown by Map on file in Book 6 of Maps at Page 30 thereof, Records of Riverside County, California, described as follows:

Beginning at the Southwest corner of said Lot 8;

Thence, along the Southwest line of said Lot 8, said line being a curve concave to the Northeast and having a radius of 678.78 feet, a radial bearing through said point bears N.39°54'37"E;

Thence Northeasterly along said curve through a central angle of 14°56'28", an arc distance of 177.01 feet to the Southeast line of Main Street (50.00 feet half width), a radial bearing through said point bears N.54°51'05"E.;

Thence, along said Southeast line S.29°00'00"E., a distance of 16.63 feet to the Northeast line of the Crescent City Railroad right-of-way as shown on said North Main St. Tract, said line being a curve concave to the Northeast and having a radius of 693.78 feet, a radial bearing through said point bears N.54°15'09"E;

Thence Southwesterly along said curve through a central angle of 14°34'52", an arc distance of 176.56 feet to the Northwest line of said Alley;

Thence along said Northwest line N.29°00'00"E., a distance of 15.27 feet to the Point of Beginning;

**ALSO TOGETHER WITH** that portion of an Alley shown on said North Main St. Tract;

Beginning at the East corner of said Lot 8;

Thence along the Southeast line of said Lot 8, S.29°00'00"E., a distance of 89.97 feet to the Northeast line of the Crescent City Railroad as shown on said North Main St. Tract, said line being a curve concave to the Northeast and having a radius of 693.78 feet, a radial bearing through said point bears N.39°40'18"E.;

Thence Southeasterly along said curve through a central angle of 00°51'55", an arc distance of 10.48 feet, a radial bearing through said point bears N.38°48'23"E.;

Thence N.29°00'00"E., a distance of 5.33 feet to the Northwesterly extension of the Southeast line of Lot 1 of said North Main St. Tract;

Thence along said extension, N.61°00'00"E., a distance of 2.50 feet to the centerline of said Alley;

Thence along said centerline S.29°00'00"E., a distance of 86.50 feet to the Southeasterly extension of the Northeast line of said Lot 8;

LL-P15-0801

Thence along said extension, N.61°00'00"W., a distance of 7.81 feet to the Point of Beginning.

**Parcel "B"**

Lot 9 together with that portion of an Alley of North Main St. Tract as shown by Map on file in Book 6 of Maps at Page 30 thereof, Records of Riverside County, California, described as follows:

Beginning at the East corner of said Lot 9;

Thence along the Southeast line of said Lot 9 S.29°00'00"W., a distance of 50.00 feet to the South corner of said Lot 9;

Thence along the Southeast extension of the Southwest line of said Lot 9 S.61°00'00"E., a distance of 7.81 feet to the centerline of said Alley;

Thence along said centerline N.29°00'00"E., a distance of 50.00 feet to the Southeasterly extension of the Northeast line of said Lot 9;

Thence along said extension N.61°00'00"W., a distance of 7.81 feet to the Point of Beginning.

**Parcel "C"**

Lot 10 together with that portion of an Alley of North Main St. Tract as shown by Map on file in Book 6 of Maps at Page 30 thereof, Records of Riverside County, California, described as follows:

Beginning at the East corner of said Lot 10;

Thence along the Southeast line of said Lot 10 S.29°00'00"W., a distance of 50.00 feet to the South corner of Lot 9 of said North Main St. Tract;

Thence along the Southeast extension of the Southwest line of said Lot 10 S.61°00'00"E., a distance of 7.81 feet to the centerline of said Alley;

Thence along said centerline N.29°00'00"E., a distance of 50.00 feet to the Southeasterly extension of the Northeast line of said Lot 10;

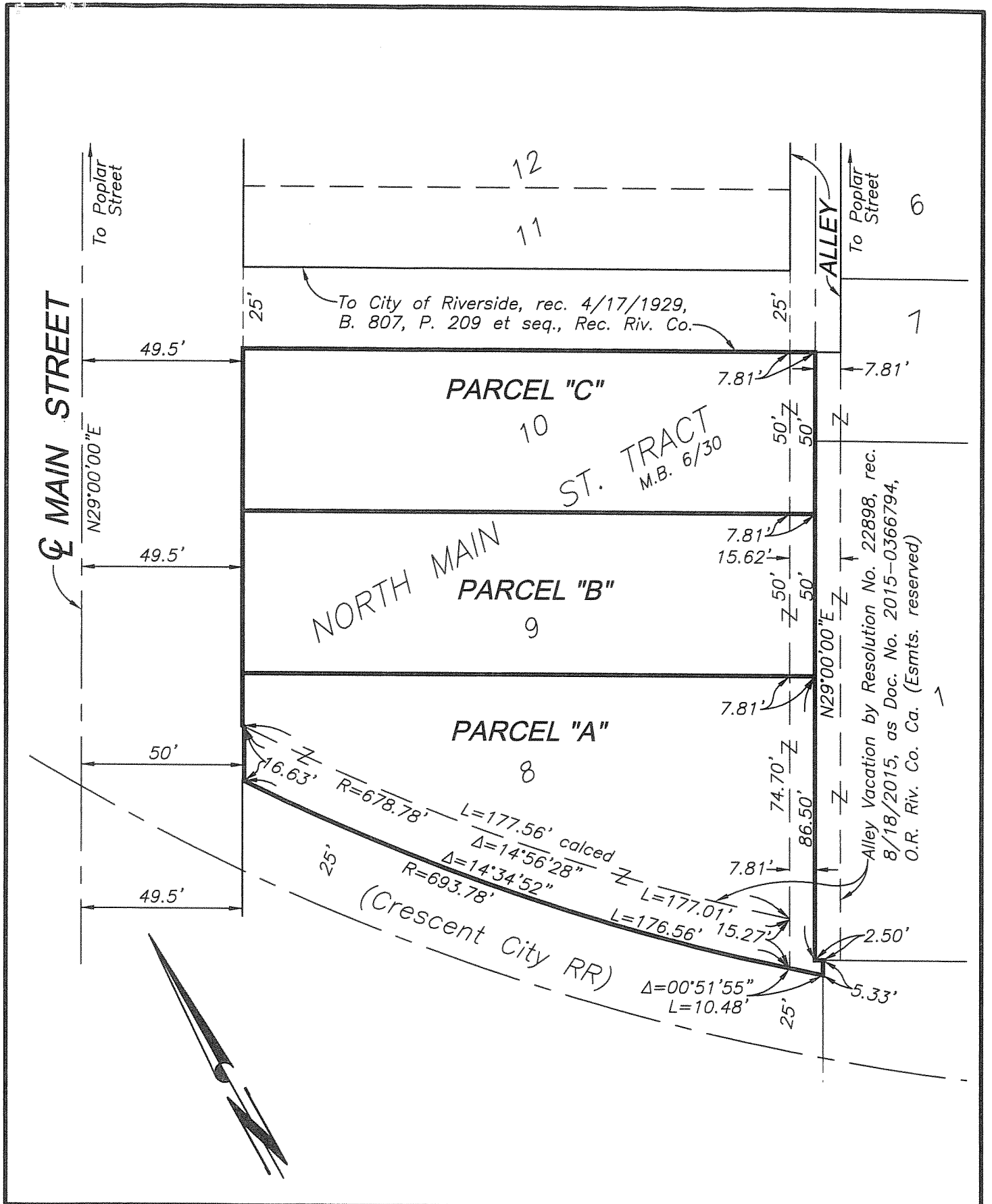
Thence along said extension N.61°00'00"W., a distance of 7.81 feet to the Point of Beginning.

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

Curtis C. Stephens 9/17/15 Prep. E.V.  
Curtis C. Stephens, L.S. 7519 Date



LL-115-0801



• CITY OF RIVERSIDE, CALIFORNIA • LL-P15-0261

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**

SCALE: 1"=30'

DRAWN BY: EV DATE: 9/10/15

SUBJECT: MAIN STREET ALLEY - LOT MERGER