

Recording requested by:

2017-0334099

08/14/2017 10:58 AM Fee: \$ 0.00

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:



⓪

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

15					R	A	Exam: 782		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
5									1
SIZE	NCOR	SMF	NCHG JT:			NCHG CC			

FOR RECORDER'S OFFICE USE ONLY

Project: Lot Consolidation P17-0576 –
RTA Multimodal Site
APN: 215-152-012 & Por. APN 215-152-019
Address: 4015 and 4085 Vine Street

**LL - P17-0576
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 MERGER

Property Owner(s): **CITY OF RIVERSIDE, a California charter city and municipal 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 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*
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 August 1, 2017, before me, Angela Ferreira,
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.
Angela Ferreira
Notary Signature

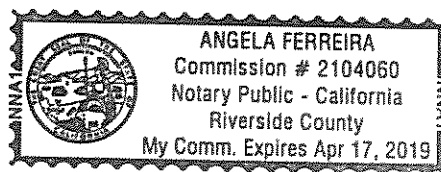


EXHIBIT "A"
LEGAL DESCRIPTION

Project: Lot Consolidation P17-0576 - RTA Multimodal Site
APN: 215-152-012 & Por. APN 215-152-019
Address: 4015 and 4085 Vine Street

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

PARCEL "A"

Portions of Parcels 2, 3 and 4 of Parcel Map No. 26301, as shown by map on file in Book 176, Pages 72 through 81 of Parcel Maps, Records of Riverside County, California, together with a portion of Lot 14 and a portion of Eleventh Street vacated of Mulberry Hill Tract, as shown by map on file in Book 10, Page 98 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at the most Easterly corner of said Parcel 4;

THENCE North 61°07'49" West, a distance of 163.98 feet along the Northeasterly line of said Parcel 4 also being the centerline of vacated Tenth Street (66 feet wide);

Thence North 61°08'29" West, along said Northeasterly line, a distance of 152.67 feet to the most Northerly corner of said Parcel 4 and to a point in the Easterly right of way line of State Highway 91;

THENCE South 58°51'31" West, along said right of way line, a distance of 33.00 feet to the most Northerly corner of that certain parcel of land conveyed to the Riverside County Transportation Commission by Grant Deed recorded April 7, 2011 as Document No. 2011-0155090, Official Records of Riverside County, California;

THENCE South 8°51'04" West, along the East line of said Document No. 2011-0155090, a distance of 297.43 feet to an angle point therein;

THENCE South 7°59'44" West, along the East line of said Document No. 2011-0155090, a distance of 115.42 feet to an angle point therein;

THENCE South 82°00'42" East, along the North line of said Document No. 2011-0155090, a distance of 29.03 feet to an angle point therein;

THENCE South 7°59'59" West, along the East line of said Document No. 2011-0155090, a distance of 10.20 feet to the most Southerly corner of that certain parcel of land conveyed to the City of Riverside by Grant Deed recorded January 15, 2010, as Document No. 2010-0018231, Official Records of Riverside County, California;

EXHIBIT "A"
LEGAL DESCRIPTION

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BEGINNING at the most Easterly corner of said Parcel 4;

THENCE North 61°07'49" West, a distance of 163.98 feet along the Northeasterly line of said Parcel 4 also being the centerline of vacated Tenth Street (66 feet wide);

Thence North 61°08'29" West, along said Northeasterly line, a distance of 152.67 feet to the most Northerly corner of said Parcel 4 and to a point in the Easterly right of way line of State Highway 91;

THENCE South 58°51'31" West, along said right of way line, a distance of 33.00 feet to the most Northerly corner of that certain parcel of land conveyed to the Riverside County Transportation Commission by Grant Deed recorded April 7, 2011 as Document No. 2011-0155090, Official Records of Riverside County, California;

THENCE South 8°51'04" West, along the East line of said Document No. 2011-0155090, a distance of 297.43 feet to an angle point therein;

THENCE South 7°59'44" West, along the East line of said Document No. 2011-0155090, a distance of 115.42 feet to an angle point therein;

THENCE South 82°00'42" East, along the North line of said Document No. 2011-0155090, a distance of 29.03 feet to an angle point therein;

THENCE South 7°59'59" West, along the East line of said Document No. 2011-0155090, a distance of 10.20 feet to the most Southerly corner of that certain parcel of land conveyed to the City of Riverside by Grant Deed recorded January 15, 2010, as Document No. 2010-0018231, Official Records of Riverside County, California;



THENCE North 57°14'34" East, along the Southeast line of said Document No. 2010-0018231, a distance of 26.20 feet to a point on the Southwest line of said Parcel 2 of Parcel Map. No. 23601;

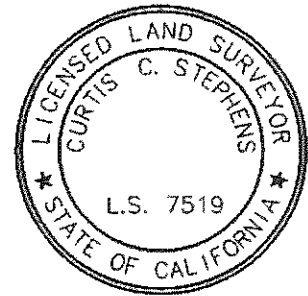
THENCE South 61°10'05" East, along said Southwest line, a distance of 130.44 feet to the most Southerly corner thereof and the Northwesterly line of Vine Street

THENCE North 28°52'29" East, along the Southeasterly line of said Parcels 2, 3 and 4 and the Northwesterly line of Vine Street, a distance of 396.52 feet to the **POINT OF BEGINNING**;

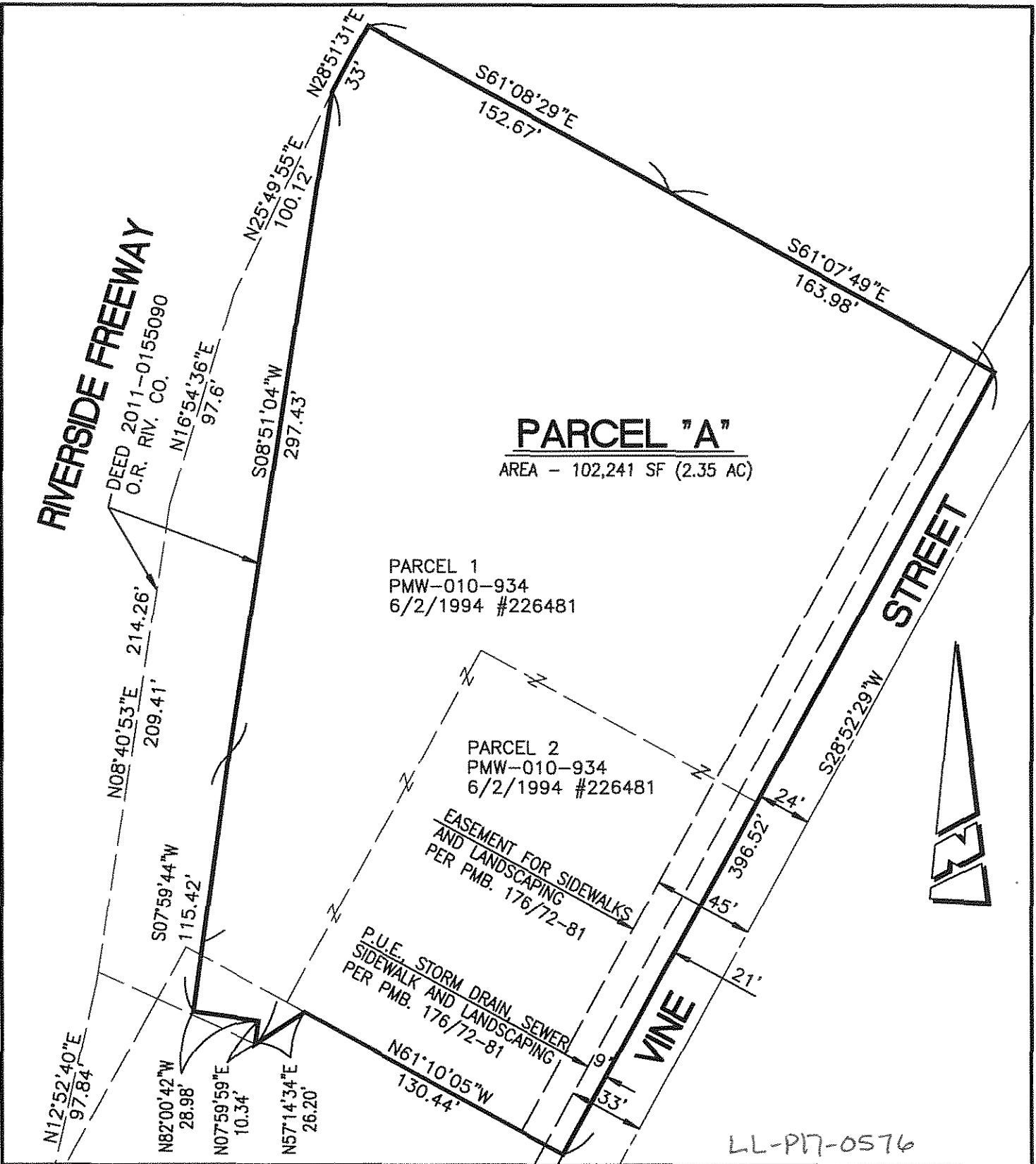
Area – 102,241 S.F. (2.35 Acres) more or less

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

 7/3/17 Prep. 
Curtis C. Stephens, L.S. 7519 Date



LL-P17-0576



• 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

SCALE: 1"=60'

DRAWN BY: CURT

DATE: 7/31/17

SUBJECT: VINE STREET MULTIMODAL PARCEL - PERFECTING DEED