

Recording requested by:

DOC # 2018-0108155

03/22/2018 01:23 PM Fees: \$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**

**This document was electronically submitted
to the County of Riverside for recording**
Receipted by: CAROL #914

And when recorded, mail to:

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

FOR RECORDER'S OFFICE USE ONLY

Project: P18-0229
APN: 210-100-017 & Por. 210-100-019
Address: 2200 La Cadena Drive

**LL-P18-0229
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 CONSOLIDATION**

Property Owner(s): **Evan Holdings, LLC a Delaware limited liability company**

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 Line Adjustment is hereby issued creating the **ONE** 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.**

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CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

Curtis C. Stephens, L.S. 7519
City Surveyor



By: Curtis C. Stephens 3/14/18
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 3/14/18, before me, Lisa Andresen,
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.

Lisa Andresen
Notary Signature



EXHIBIT "A"
LEGAL DESCRIPTION

Project: P18-0229 Lot Consolidation
Address: 2200 La Cadena Drive
APN: 210-100-017 & Por. 210-100-019

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

PARCEL A

That portion of Government Lot 5 of Fractional Section 13, Township 2 South, Range 5 West, San Bernardino Meridian, according to Government Survey, described as follows:

COMMENCING at a Standard California Highway Commission disk in a well, marking the North Quarter Corner of Section 24, of said Township and Range stamped "KAN-IND P.I. 1/4 COR.";

Thence along the centerline of Kansas Avenue Extension, as shown by map entitled "Detail Map of Relinquishment" on file in State Highway Map Book 3, Page 7 of Maps, Records of Riverside County, California, North 0°45'59" East, a distance of 145.23 feet;

Thence at right angles North 89°14'01" West, a distance of 33.00 feet to the Westerly line of said Kansas Avenue Extension and the **TRUE POINT OF BEGINNING** of the Parcel of land to be described;

Thence along said Westerly line North 0°45'59" East, a distance of 135.15 feet to the beginning of a tangent curve, concave Southwesterly and having a radius of 60 feet;

Thence Northwesterly along said curve through an angle of 100°04'36", an arc distance of 104.80 feet;

Thence along the Southerly line of Kansas-Down Conn. Rd., as shown on said Map, South 80°41'23" West, a distance of 181.60 feet to the beginning of a tangent curve, concave Southeasterly and having a radius of 195 feet;

Thence southwesterly along said curve, through an angle of 31°20'51", an arc distance of 106.69 feet;

Thence South 57°40'42" East, a distance of 355.72 feet;

Thence North 31°21'30" East, a distance of 80.71 feet, to said **TRUE POINT OF BEGINNING**;

TOGETHER WITH that portion of La Cadena Drive Vacated by Riverside City Council Resolution No. 22933 by document recorded November 8, 2016 as Document No. 2016-0495715 of Official Records of Riverside County California.

EXCEPTING THEREFROM that portion lying Southeasterly of the Northwesterly line of the right of way of the Upper Canal of Riverside Water Company as described in Quitclaim Deed to the City of Riverside recorded July 15, 1977 as Instrument No. 133841 of Official Records of Riverside County, California and being more particularly described therein as follows:

A strip of land 33 feet in width, and commonly known as the Riverside Water Company Upper Canal, lying 16.5 feet on each side of the following described centerline:

COMMENCING at the South Quarter Corner of said Section 13, said point being also the intersection of Spruce Street, formerly Indianapolis Avenue and Kansas Avenue;

Thence North $89^{\circ}58'11''$ West, 2.66 feet to the beginning of a tangent curve, concave to the North and having a radius of 200 feet;

Thence Westerly along said curve, through a central angle of $29^{\circ}44'10''$, an arc distance of 103.80 feet to the end thereof;

Thence North $29^{\circ}49'13''$ East, 58.00 feet to the most Southerly corner of Parcel 1 in deed recorded July 22, 1965 as Instrument No. 84884 of Official Records of Riverside county, California;



Thence North $57^{\circ}40'42''$ West, along the Southwesterly line of said Parcel 1, and the Northeasterly right of way line of said Spruce Street, 199 feet to the centerline of the Riverside Water Company Canal, as it now exists;

Thence North $43^{\circ}05'51''$ East, along said centerline, 163.61 feet to the beginning of a tangent curve, concave to the Southeast and having a radius of 300 feet;

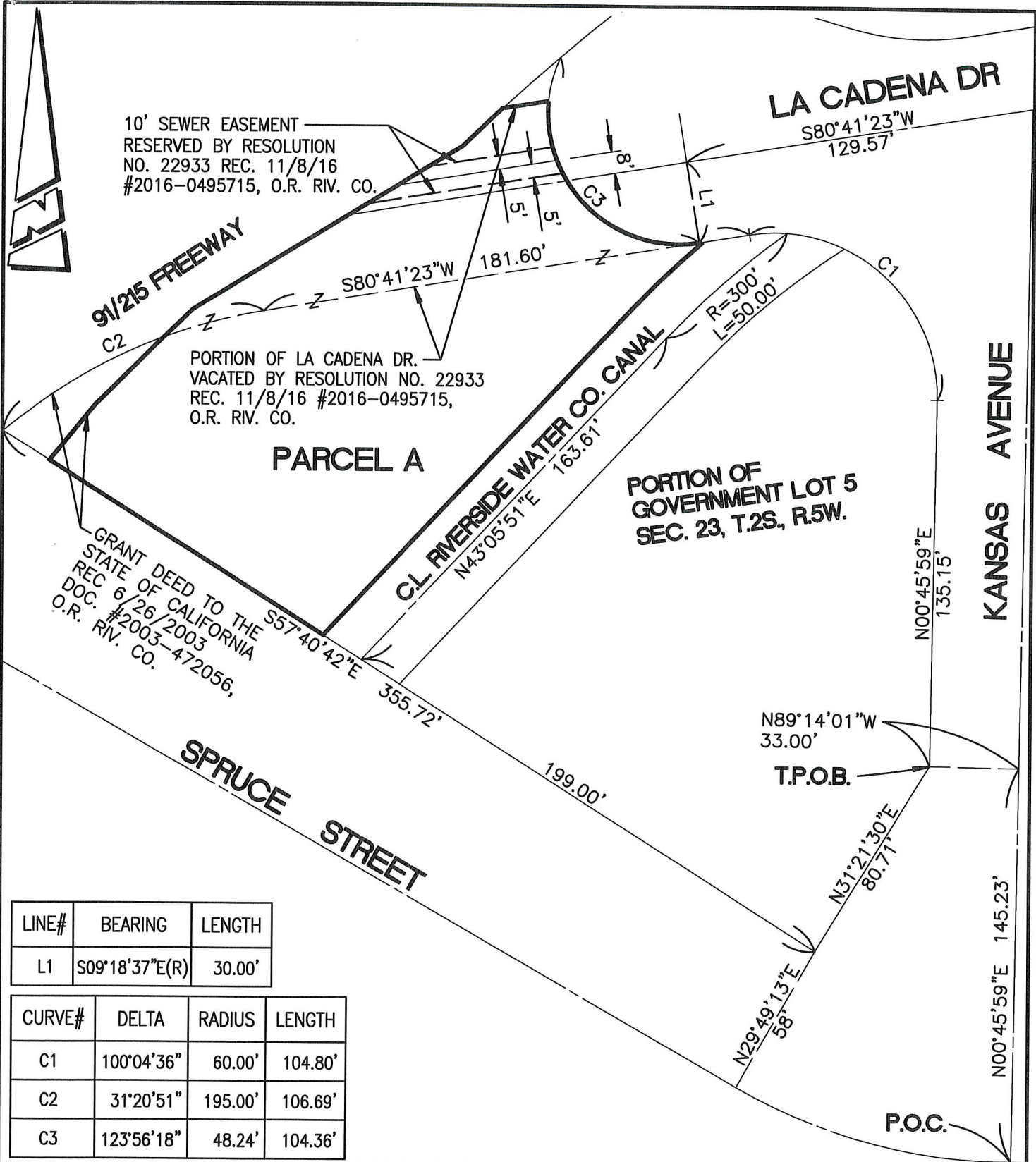
Thence along said curve, an arc distance of 50 feet, more or less to the Southerly right of way line of East La Cadena Drive all aforementioned streets are as shown on the Relinquishment Map recorded December 16, 1957 in Book 2, Page 126 of State Highway Maps, Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion as described in that certain Grant Deed to the State of California recorded June 26, 2003 as Document No. 2003-472056, of Official Records of Riverside County, California;

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

 3/14/18 Prep. 
Curtis C. Stephens, L.S. 7519 Date





LINE#	BEARING	LENGTH
L1	S09°18'37"E(R)	30.00'

CURVE#	DELTA	RADIUS	LENGTH
C1	100°04'36"	60.00'	104.80'
C2	31°20'51"	195.00'	106.69'
C3	123°56'18"	48.24'	104.36'

● 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"=50'	DRAWN BY: CURT	DATE: 3/13/18
SUBJECT: P18-0229 LOT CONSOLIDATION		

LL-P18-0229