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Received by: JACQUELINE #2386

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: P18-0380
APN: 231-154-014 & 016
Address: 8043 & 8069 Indiana Avenue

**LL-P18-0380
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): **Auto Center Realty LLC, a California 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 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.**

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: Curtis C Stephens 4/2/19
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 April 2, 2019, before me, SHERYN LEE SMAY,
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.

Sheryn Smay
Notary Signature



EXHIBIT "A"
LEGAL DESCRIPTION
LOT MERGER NO. LL-P18-0380

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A

PARCELS 1 THRU 4 OF RECORD OF SURVEY ON FILE IN BOOK 26 AT PAGE 78 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH PARCELS 1 AND 2, AND THE NORTHEASTERLY 0.60 FEET OF PARCEL 3 OF RECORD OF SURVEY ON FILE IN BOOK 27 AT PAGE 36 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO TOGETHER WITH LOTS 17 AND 18 OF JONES TRACT AS SHOWN BY MAP ON FILE IN BOOK 24 OF MAPS AT PAGE 35 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO TOGETHER WITH THAT PORTION OF LOT 19 OF JONES TRACT NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 25 OF MAPS AT PAGE 6 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 19;

THENCE N 34°00'30" W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 19, A DISTANCE OF 5.45 FEET TO THE SOUTHEASTERLY LINE OF STATE HIGHWAY 91 AS SHOWN ON CAL-TRANS RIGHT OF WAY MAP NO. 426533;

THENCE N 55°29'39" E ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 112.28 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 19;

THENCE S 34°00'30" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 6.44 FEET TO THE MOST EASTERLY CORNER THEREOF;

THENCE S 56°00'00" W ALONG THE SOUTHEASTERLY LINE OF SAID LOT 19, A DISTANCE OF 112.27 FEET TO THE POINT OF BEGINNING;

ALSO TOGETHER WITH THAT PORTION OF THE SOUTHWESTERLY HALF OF SUSAN STREET, BEING THAT PORTION OF LOT "A" OF JONES TRACT, AS SHOWN BY MAP ON FILE IN BOOK 24, PAGE 35 OF MAPS AND THAT PORTION OF LOT A OF JONES TRACT NO. 2, AS SHOWN BY MAP OF FILE IN BOOK 25, PAGE 6 OF MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTHWESTERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT 44.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF INDIANA AVENUE AS SHOWN BY SAID MAPS AND LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF STATE HIGHWAY ROUTE 91 AS SHOWN BY STATE HIGHWAY RIGHT-OF-WAY MAP VIII-RIV-43-RIV SHEET 14 OF 23 SHEETS, FILED WITH THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA,

ALSO TOGETHER WITH THAT PORTION OF THE NORTHEASTERLY HALF OF SUSAN STREET, BEING THAT PORTION OF LOT A OF JONES TRACT, AS SHOWN BY MAP ON FILE IN BOOK 24, PAGE 35 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTHWESTERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT 44.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF INDIANA AVENUE AS SHOWN BY SAID MAP AND LYING SOUTHEASTERLY OF A LINE PERPENDICULAR TO THE CENTERLINE OF SAID SUSAN STREET (LOT A) WHICH PASSES THROUGH THE MOST WESTERLY CORNER OF LOT 15 OF SAID JONES TRACT;

EXCEPTING THEREFROM THE SOUTHEASTERLY 4.00 FEET OF PARCELS 1 THRU 4 OF RECORD OF SURVEY, ON FILE IN BOOK 26, PAGE 78 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID EXCEPTION PER DEED RECORDED NOVEMBER 6, 1987 AS INSTRUMENT NO. 320710, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THE SOUTHEASTERLY ONE (1) FOOT OF LOT 18 OF JONES TRACT AS SHOWN BY MAP ON FILE IN BOOK 24 OF MAPS AT PAGE 35 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID EXCEPTION PER DEED RECORDED SEPTEMBER 12, 2002 AS INSTRUMENT NO. 506703, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.81 ACRES, MORE OR LESS.

DESCRIPTION APPROVAL:

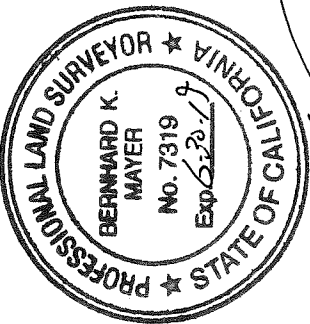
BY: [Signature] 8/9/18
DATE

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



[Signature]

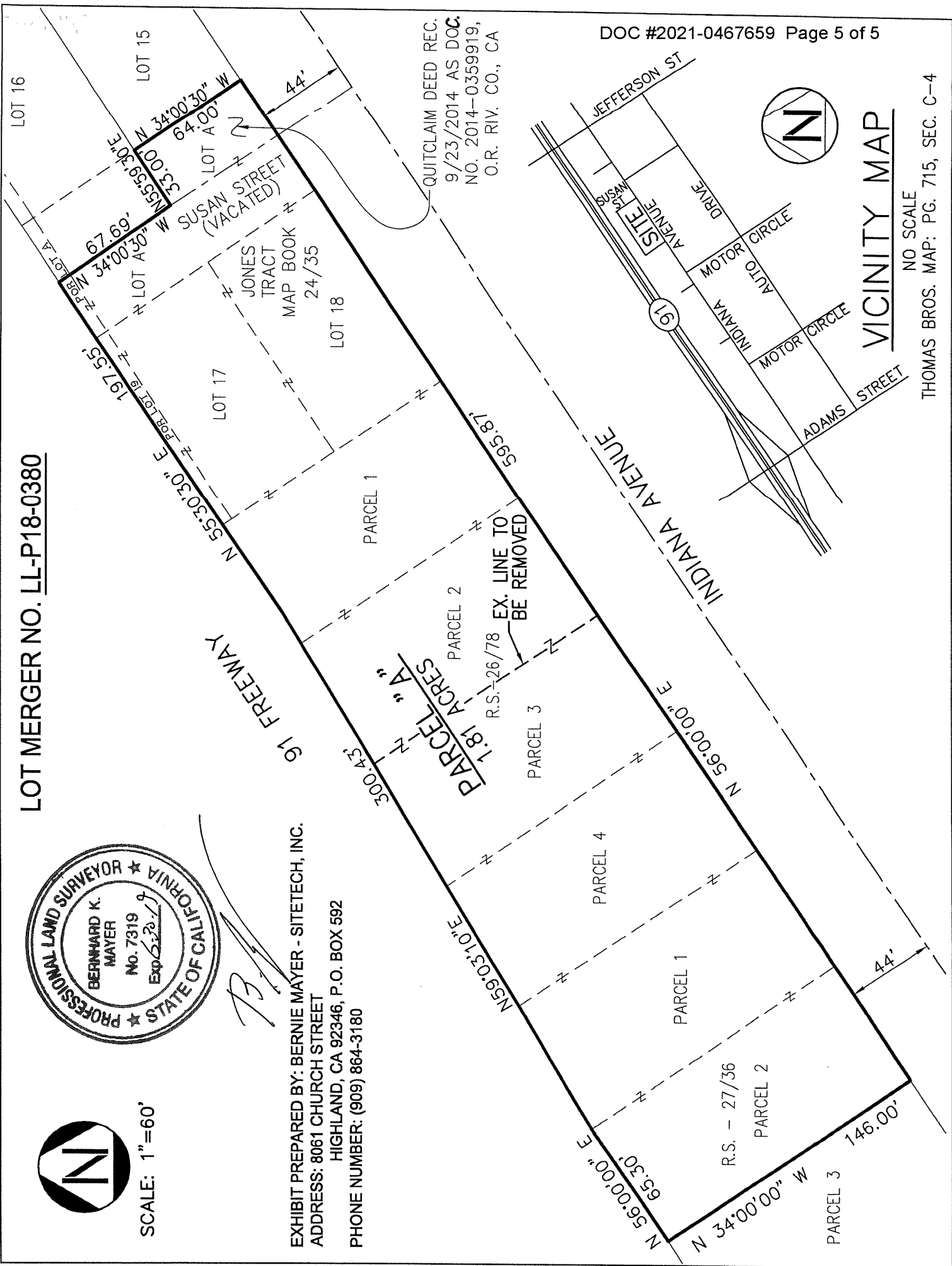
LOT MERGER NO. LL-P18-0380



SCALE: 1"=60'

EXHIBIT PREPARED BY: BERNIE MAYER - SITETECH, INC.
ADDRESS: 8061 CHURCH STREET
HIGHLAND, CA 92346, P.O. BOX 592
PHONE NUMBER: (909) 864-3180

QUITCLAIM DEED REC.
9/23/2014 AS DOC.
NO. 2014-0359919,
O.R. RIV. CO., CA



VICINITY MAP

NO SCALE
THOMAS BROS. MAP: PG. 715, SEC. C-4