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DOCUMENTARY
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NO CONSIDERATION

And when recorded, mail to:

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

2018-0439937

11/08/2018 02:04 PM Fee: \$ 0.00

Page 1 of 5

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



121

FOR RECORDER'S OFFICE USE ONLY

Project: P18-0712
APN's: 229-140-017 and 229-140-026
Address: 3444 and 3454 Arlington Avenue,
Riverside, CA

LL-P18-0712
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): **3434-44 Thompson, 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 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* 11/7/18
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 NOVEMBER 7, 2018, 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

PW18-0712
APN: 229-140-017and 229-140-026

Parcel A

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

That portion of Lots 1, 2, 3, and 4 in Block 11 of Orange Acres No. 3, as shown by map on file in Book 16, Page 47 of Maps, Records of Riverside County, described as follows:

Beginning at the northerly corner of Parcel No. 3 of Record of Survey Book 31, Page 47, Records of Riverside County;

Thence southeasterly along the easterly line of said Parcel No. 3, South 28°20'00" East 100.00 feet;

Thence continuing along said easterly line of said Parcel No. 3, South 33°57'20" East 84.95 feet, to the most southerly corner of Parcel 1 of Certificate of Compliance for Lot Line Adjustment LL-P03-0803, recorded April 27, 2004 as Doc. No. 2004-0305149 of Official Records of Riverside County;

Thence along the southerly, easterly and northerly lines of said Parcel the next seven (7) courses;

North 56°02'40" East 34.07 feet;

North 33°57'20" West 4.45 feet;

North 56°02'40" East 61.52 feet;

North 89°49'59" East 49.74 feet;

North 04°55'12" East 66.07 feet;

North 00°10'00" West 54.69 feet, to a line parallel and 60.00 feet southerly, measured at right angles from the centerline of Arlington Avenue, as shown on said Record of Survey;

South 89°50'00" West along said parallel line, 107.93 feet to the northwesterly corner of said Parcel 1;

Thence continuing along said parallel line and said southerly line of Arlington Avenue South 89°50'00" West 58.46 feet to the intersection with the southerly line of Grant of Easement, recorded June 17, 1998, as Instrument No. 247665, Official Records of Riverside County ;

Thence South 88°04'09" West 27.48 feet to the northerly line of property vacated by Resolution No. 23262, recorded January 26, 2018, as Doc. No. 2018-0031611, Official Records of Riverside County;

Thence South 88°04'09" West 42.00 feet along said vacated right-of-way, to the most westerly corner thereof;

Thence South 28°20'00" East 18.67 feet along said vacated right-of-way to the **point of beginning**.

Subject to the permanent easements and right-of-ways for public street and highway purposes, for roadway slope and support purposes, and for sanitary sewer facilities, all as conveyed to the City of Riverside by Deed recorded August 21, 2000, as Instrument No. 326432, Official Records of Riverside County, California.

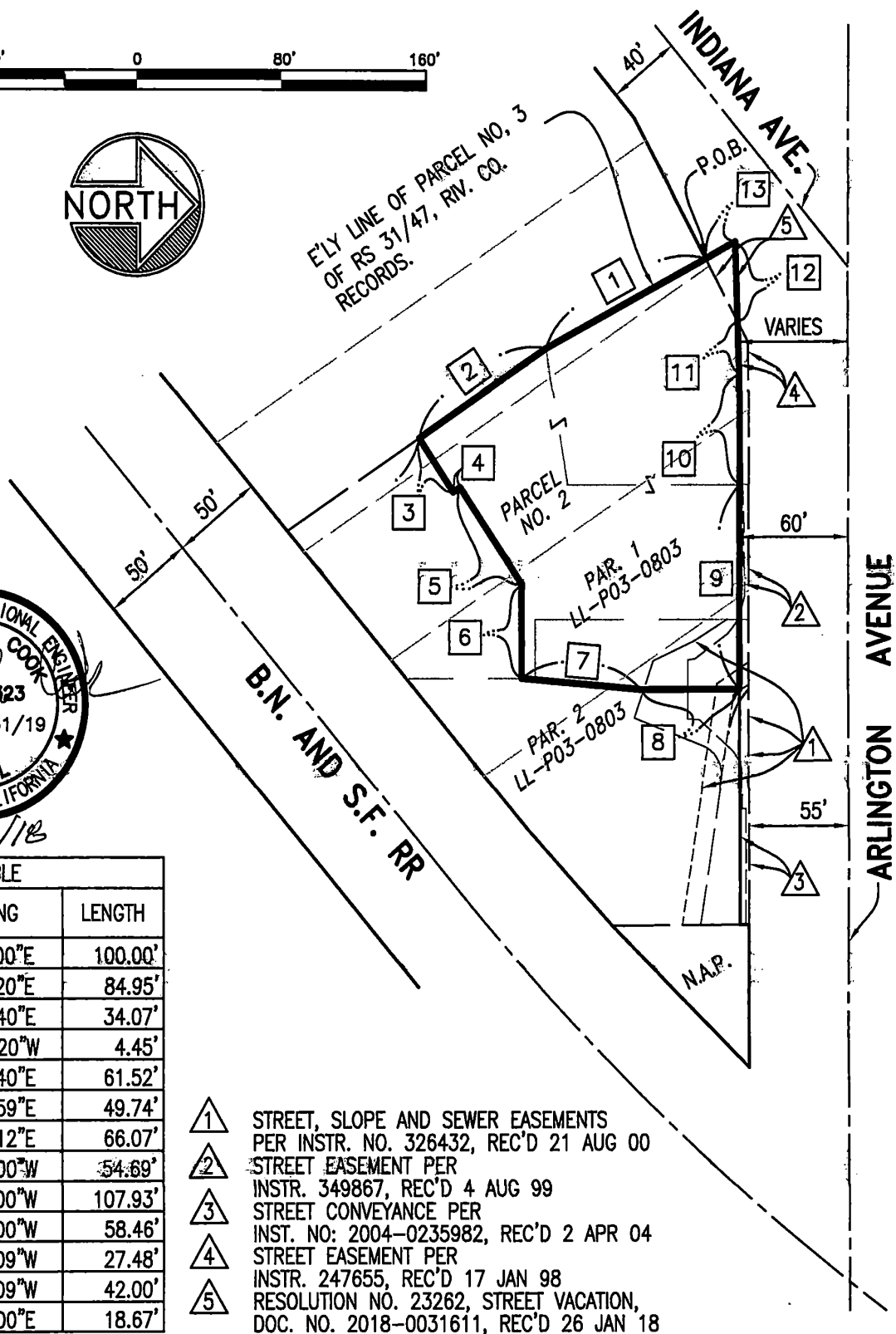
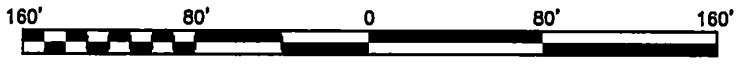


11/03/18

DESCRIPTION APPROVAL:

BY: DB Will 11/07/18
DATE

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



LINE TABLE		
□	BEARING	LENGTH
1	S28°20'00"E	100.00'
2	S33°57'20"E	84.95'
3	N56°02'40"E	34.07'
4	N33°57'20"W	4.45'
5	N56°02'40"E	61.52'
6	N89°49'59"E	49.74'
7	N04°55'12"E	66.07'
8	N00°10'00"W	54.69'
9	S89°50'00"W	107.93'
10	S89°50'00"W	58.46'
11	S88°04'09"W	27.48'
12	S88°04'09"W	42.00'
13	S28°20'00"E	18.67'

- ① STREET, SLOPE AND SEWER EASEMENTS PER INSTR. NO. 326432, REC'D 21 AUG 00
- ② STREET EASEMENT PER INSTR. 349867, REC'D 4 AUG 99
- ③ STREET CONVEYANCE PER INSTR. NO: 2004-0235982, REC'D 2 APR 04
- ④ STREET EASEMENT PER INSTR. 247655, REC'D 17 JAN 98
- ⑤ RESOLUTION NO. 23262, STREET VACATION, DOC. NO. 2018-0031611, REC'D 26 JAN 18

PW18-0273

● 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 A WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE 1"=80'

DATE: NOVEMBER 2018

FOR: 3434-44 THOMPSON, LLC

WO 1653