

**2019-0058700**

02/21/2019 11:24 AM Fee: \$ 0.00

Page 1 of 4

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

**080**

FOR RECORDER'S OFFICE USE ONLY

Project: P18-0899  
APN: 209-092-005, -006, -016 and -028  
Address: 2209 Orange Street

**LL-P18-0899  
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): A.H.D. LP, Limited Partnership

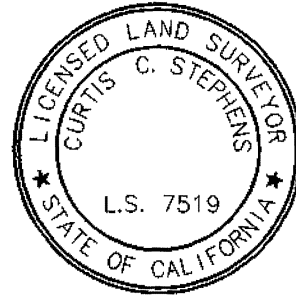
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **ONE (1)** parcel of real property located in the City of Riverside, County of Riverside, 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* 2/20/19  
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.

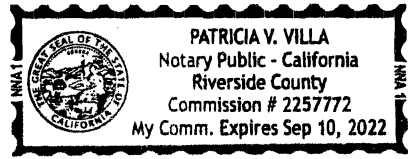
State of California  
County of Riverside } ss

On Feb. 20, 2019, before me, Patricia V. Villa,  
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.

*Patricia V. Villa*  
Notary Signature



# EXHIBIT "A"

## LOT MERGER

### Legal Description:

Those portions of real property in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

Lot 22 of E. N. Smith's Subdivision as shown by Map on file in Book 5, Page 179 of Maps records of said County;

**Together with** Lots 23, 24, 25, 26, and 27 of said E. N. Smith Subdivision;

**Together with** Lots 4, 5, 6, 7, and 8 of Oakley's Subdivision as shown by Map on file in Book 5, Page 160 of Maps records of said County;

**Excepting therefrom** that portion lying northwesterly, northerly and northeasterly of the following described line;

**Beginning** at the westerly corner of the parcel described in Director's Deed, recorded July 30, 2014, as Document No. 2014-0285821, Official Records of said County;

**Thence** North 29°45'38" East 123.15 feet, parallel with and distant 52.67 feet southwestly from the centerline of Main Street;

**Thence** North 72°29'04" East, 23.05 feet to the beginning of a non-tangent curve, concave southerly, having a radius of 968.11 feet and to which a radial line bears North 5°35'31" East;

**Thence** easterly along said non-tangent curve 228.01 feet through a central angle of 13°29'41";

**Thence** South 63°21'09" East a distance 131.06 feet to the westerly line of Orange Street;

**Also Excepting Therefrom** Orange Street Grant of Easement for Street Purposes, recorded February 15, 2019 as document No. 2019-0052828

**Also Excepting Therefrom** Those portions of said Lots 4 and 5 more particularly described as follows:

**Beginning** at a point on the northwesterly line of said Lot 6, 5 Feet northwesterly of the most easterly corner;

**Thence** North 29°44'14" East 65.36 feet along a line 30.00 feet northwesterly and parallel with the centerline of Orange Street to the northerly line of said Director's Deed;

**Thence** North 63°21'09" West 12.79 feet along said Director's Deed;

**Thence** South 18°33'56" West 50.43 feet to the **Point of Beginning**.

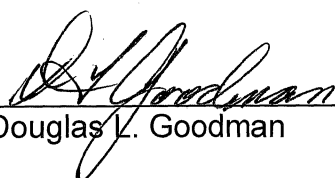
Area = 1.993 Acres

SEE EXHIBIT FOR A PLAT DEPICTING THE ABOVE DESCRIBED PROPERTY.

AFFECTS: A.P.N. 209-092-005, 209-092-006, 209-092-012, 209-092-016 AND 209-092-028

Prepared By:

**GOODMAN & ASSOCIATES**

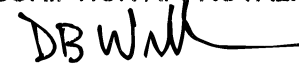
  
Douglas L. Goodman



RCE 28500

Date

DESCRIPTION APPROVAL:

BY: 

2/20/19  
DATE

Sheet 1 of 1

LL-P18-0899-3

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

