

Recording requested by:

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

2019-0112244

04/03/2019 12:29 PM Fee: \$ 0.00

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



And when recorded, mail to:

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

001

FOR RECORDER'S OFFICE USE ONLY

Project: P19-0081
APN: 217-140-030 & 036
Address: 4800 Palm Avenue

**LL-P19-0081
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): **INVISION PALM, 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 3/27/19
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 MARCH 27, 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 Lee Smay
Notary Signature



EXHIBIT "A"
LEGAL DESCRIPTION
LOT MERGER NO. LL-P19-0081

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

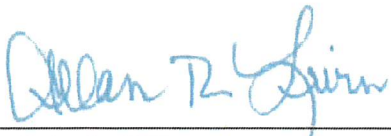
PARCEL "A"

Parcel 3 as shown by Record of Survey on file in Book 52, Page 87 thereof, in the office of the County Recorder of said County;

Together with Parcel D of City of Riverside Certificate of Compliance for Lot Line Adjustment number LL-003-001, recorded March 13, 2001 as instrument number 2001-101816, in the office of the County Recorder of said County.

The above described parcel contains 85,434 square feet (1.961 acres), more or less.

This legal description has been prepared by me, or under my direction, in conformance with the professional land surveyor's act.



Allan R. Levin, RCE



DESCRIPTION APPROVAL:

BY:  3/13/19

DATE

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

THIS EXHIBIT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

PARCEL 2
RS 52/87

N61°03'00"W
91.71'

PARCEL 3
RS 52/87

N53°34'13"E 8.90'

DELETED LINE

PARCEL "A"
AREA = 85,434 SF

PARCEL B
C.O.C. L.L.A. PER
INST. NO. 2001-101813
RECORDED 3/13/2001,
O.R. RV. CO. CA.

PARCEL A
C.O.C. L.L.A. PER
INST. NO. 2001-101810
RECORDED 3/13/2001,
O.R. RV. CO. CA.

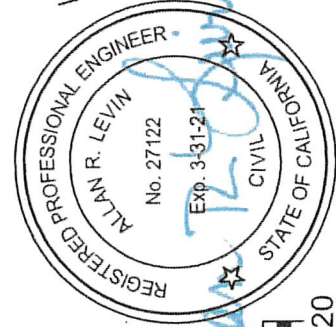
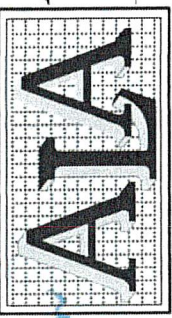
PARCEL D
C.O.C. L.L.A. PER
INST. NO. 2001-101815
RECORDED 3/13/2001,
O.R. RV. CO. CA.

N42°46'30"E 11.51'

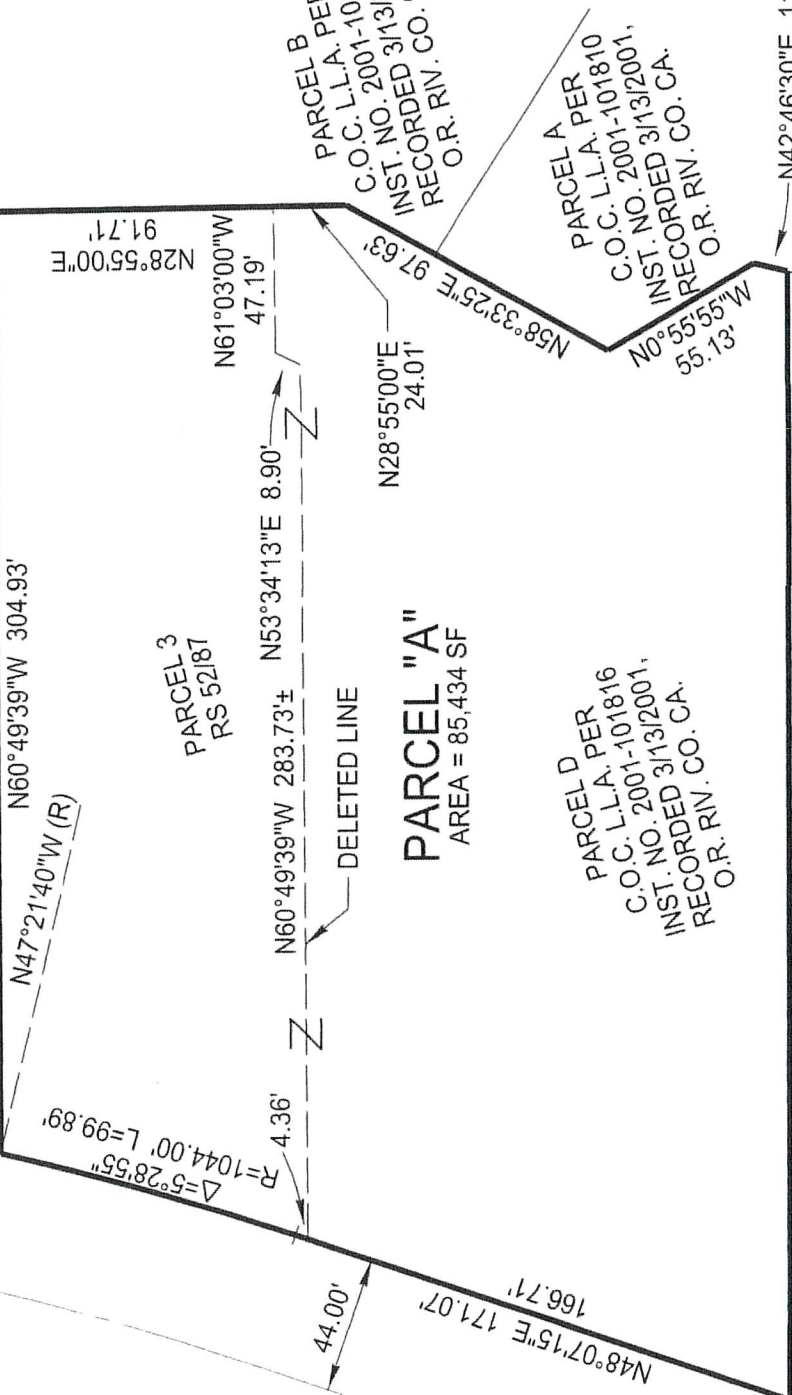
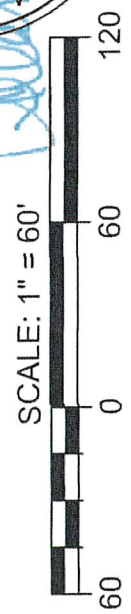
PARCEL C
C.O.C. L.L.A. PER
INST. NO. 2001-101815
RECORDED 3/13/2001,
O.R. RV. CO. CA.

NOTE: ALL DIMENSIONS SHOWN
HEREON ARE BASED ON RECORD
DATA OR CALCULATED FROM
RECORD DATA.

ALLAN LEVIN
ASSOCIATES



76-768 BISHOP PLACE
PALM DESERT, CA 92211
760.345.0058
alamagc@earthlink.net



PALM AVENUE

N48°07'15"E 171.07'

44.00'

$\Delta = 5^\circ 28' 55''$
R=1044.00' L=99.89'

N47°21'40"W (R)

N60°49'39"W 304.93'

N28°55'00"E
91.71'

N61°03'00"W
47.19'

N28°55'00"E
24.01'

N58°33'25"E 97.63'

M.5555'00"
55.13'