

Recording requested by:

2019-0226166

06/21/2019 01:55 PM Fee: \$ 0.00

Page 1 of 4

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



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

293

FOR RECORDER'S OFFICE USE ONLY

Project: P19-0189
Por. APN: 243-210-037
Address: 7215 & 7237 Alabbasi Way

LL-P19-0189
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): **Marwan S. Alabbasi and Elizabeth Alabbasi, husband and wife as joint tenants**

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 complies 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.

LL-P19-0189-1

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: Curtis C. Stephens 5/22/19
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 May 22, 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.

[Handwritten Signature]

Notary Signature

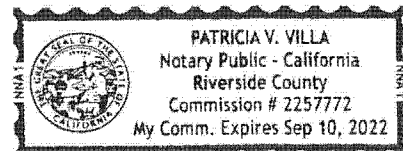


Exhibit "A"
Legal Description

LL-P19-0189

Parcel A

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

Lot 7 of Tract 37392 as shown by map on file in Book 466, Pages 17 through 21, inclusive, Records of Riverside County, California;

Together with Lot 8 of Tract 37392 as shown by map on file in Book 466, Pages 17 through 21, inclusive, Records of Riverside County, California;

Subject to the easement for water distribution facilities as shown by Tract Map 37392 on file in Book 466, Pages 17 through 21, inclusive, of Maps, Records of Riverside County, California, and the easement for Public Utilities as shown by Tract Map 37392 on file in Book 466, Pages 17 through 21, inclusive, of Maps, Records of Riverside County, California.

The above described parcel of land contains 2.949 acres, more or less.

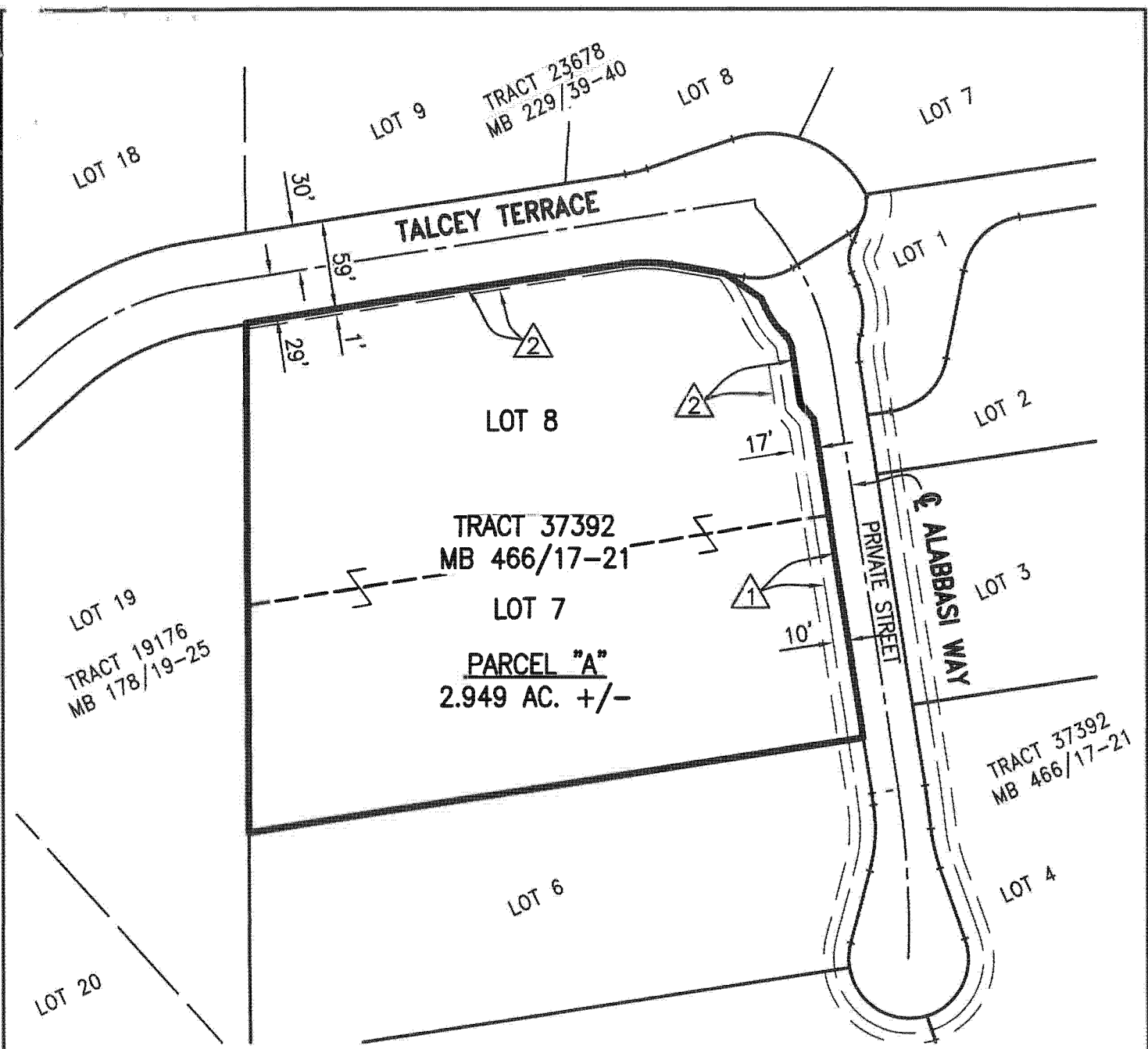


17 May 2019

DESCRIPTION APPROVAL:

BY: [Signature] 5/22/19
DATE

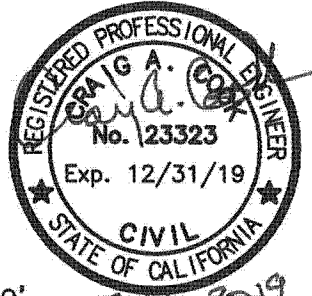
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR



WATER DISTRIBUTION FACILITIES EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE PER MAP RECORDED IN BOOK 466, PAGES 17-21 OF MAPS, RIVERSIDE COUNTY RECORDS.



PUBLIC UTILITIES EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE PER MAP RECORDED IN BOOK 466, 17-21 OF MAPS, RIVERSIDE COUNTY RECORDS.



17 MAY 2019

LL-P19-0189

● CITY OF RIVERSIDE, CALIFORNIA ● LL- P19-0189-4

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
WO

SCALE 1"=100'

DATE: MAY 2019

FOR: MARWAN & ELIZABETH ALABBASI

2165