

2020-0279175

06/29/2020 12:11 PM Fee: \$ 0.00

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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: P20-0233 Lot Consolidation
A.P.N's.: 215-231-009, -013 & -014

**P20-0233
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 CONSOLIDATION

Property Owner(s): **Riverside County Board of Education, a public educational entity organized and existing pursuant to the laws of the State of California**

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 Consolidation 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* *5/5/20*
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 5, 2020*, before me, *Teresa Sophia Maryanski*,
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.



Teresa Sophia Maryanski
Notary Signature

EXHIBIT "A"
LEGAL DESCRIPTION

Project: P20-0233 Lot Consolidation
A.P.N's.: 215-231-009, -013 & -014

PARCEL A

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

That portion of Parcel 1 of City of Riverside Certificate of Compliance for Lot Line Adjustment recorded March 10, 1995 as Instrument No. 074002 of Official Records of Riverside County, California and that portion of Block 12, Range 10 of the Town of Riverside, as shown by map on file in Book 7, Page 17 of Maps, Records of San Bernardino County, California, described as follows:

COMMENCING at the Northeasterly corner of said Block 12, Range 10;

Thence Southwesterly along the Southeasterly line of said Block 12, Range 10, a distance of 100.00 feet to the Southeasterly corner of that certain parcel of land conveyed to Steven H. and Dixie L. Packard by Deed recorded December 31, 1985 as Instrument No. 295100 of Official Records of Riverside County, California, said point being the **POINT OF BEGINNING**;

Thence Northwesterly, parallel to the Northeasterly line of said Block 12, Range 10 and along the Southwesterly line of said parcel conveyed to Steven H. and Dixie L. Packard, a distance of 180.00 feet;

Thence Southwesterly parallel to the Southeasterly line of said Block 12, Range 10, a distance of 100.62 feet to a point in a line that is parallel with and distant 130.00 feet Northeasterly, as measured at right angles from the Southwesterly line of said Block 12, Range 10;

Thence Northwesterly along said parallel line, a distance of 139.00 feet to a point in a line that is parallel with and distant 11.00 feet Southeasterly, as measured at right angles from the Northwesterly line of said Block 12, Range 10;

Thence Southwesterly along said parallel line, a distance of 110.00 feet to a point distant thereon 20.00 feet from the Southwesterly line of said Block 12, Range 10;


Thence Southeasterly a distance of 30.48 feet to a point on the Southwesterly line of said Block 12, Range 10, distant thereon 34.00 feet Southeasterly of the Southwesterly corner of said Block 12, Range 10;

Thence Southeasterly along said Southwesterly line, a distance of 296.00 feet to the Southeasterly corner of said Block 12, Range 10;

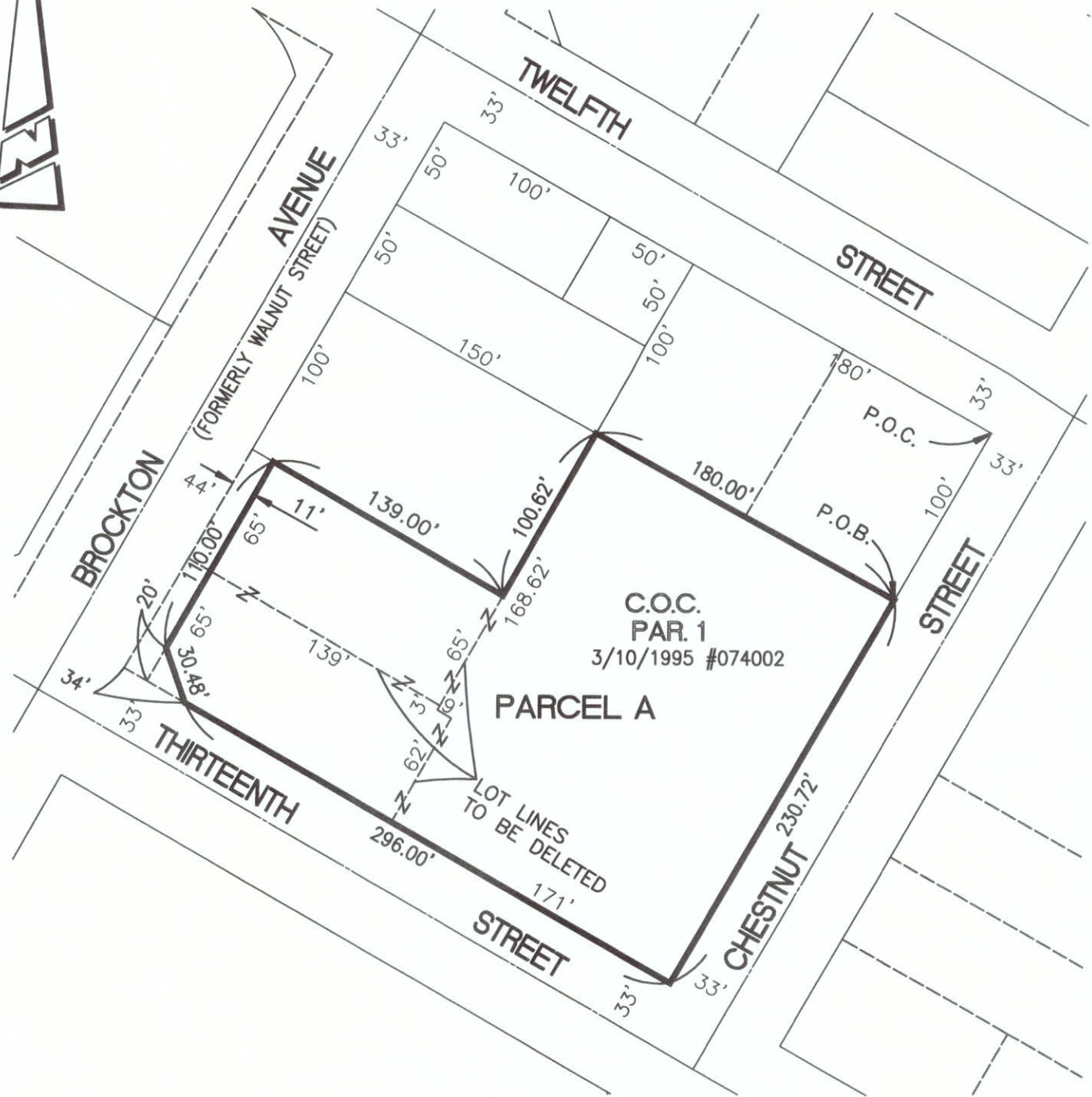
Thence Northeasterly along the Southeasterly line of said Block 12, Range 10, a distance of 230.72 feet to the **POINT OF BEGINNING**.

Area – 59,360 S.F. more or less

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 8/5/20 Prep. 
Curtis C. Stephens, L.S. 7519 Date





• 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 THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=80'

DRAWN BY: CURT

DATE: 5/5/20

SUBJECT: P20-0233 - LOT CONSOLIDATION