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Stewart Title

DOCUMENTARY

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NO CONSIDERATION

This document was electronically submitted to the County of Riverside for recording
Received by: TERESA #134

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SURVEYOR

City of Riverside

Public Works Department

3900 Main Street

Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

Project: P21-0002

APN: 219-330-038 & 039

Address: 3512 fourteenth St.

**LL-P21-0002
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 Real Estate, LLC,**
a Delaware 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 Consolidation 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 7/1/21
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

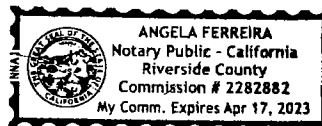
County of Riverside } ss

On July 1, 2021, before me, Angela Ferreira,
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.



Angela Ferreira
Notary Signature

EXHIBIT "A"

LOT CONSOLIDATION NO. LL-P 21-0002
DESCRIPTION

PARCEL "A"

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PARCEL 1 TOGETHER WITH PARCEL 2 OF WAIVER OF PARCEL MAP NO. WPM-P17-0255, AS DESCRIBED IN INSTRUMENT NO. 2017-0186727 OF OFFICIAL RECORDS, RECORDED MAY 10, 2017, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 2, BEING ON A LINE PARALLEL WITH AND DISTANT SOUTHEASTERLY 33.00 FEET, MEASURED AT RIGHT ANGLE, FROM THE CENTERLINE OF ORANGE GROVE AVENUE; THENCE, NORTH 28°56'04" EAST, ALONG SAID PARALLEL LINE AND ALONG THE NORTHWEST BOUNDARY OF SAID PARCEL 1 AND ITS NORTHEASTERLY PROJECTION, A DISTANCE OF 565.08 FEET; THENCE, NORTH 61°03'56" WEST, A DISTANCE OF 8.00 FEET; THENCE, NORTH 28°56'04" EAST, A DISTANCE OF 314.96 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF 14TH STREET AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 127 AT PAGE 8 OF RECORD OF SURVEYS OF SAID COUNTY RECORDERS OFFICE, SAID LINE BEING 50.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID 14TH STREET; THENCE THE FOLLOWING 16 COURSES ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID PARCEL 1;

1. SOUTH 61°00'00" EAST, A DISTANCE OF 210.09 FEET;
2. SOUTH 29°01'27" WEST, A DISTANCE OF 93.50 FEET;
3. SOUTH 61°00'00" EAST, A DISTANCE OF 71.21 FEET;
4. SOUTH 29°01'27" WEST, A DISTANCE OF 99.95 FEET;
5. NORTH 61°06'57" WEST, A DISTANCE OF 7.98 FEET;
6. SOUTH 29°01'27" WEST, A DISTANCE OF 151.54 FEET;
7. SOUTH 61°06'57" EAST, A DISTANCE OF 41.30 FEET;
8. SOUTH 29°19'34" WEST, A DISTANCE OF 50.69 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 4.75 FEET AND A RADIAL BEARING TO SAID CURVE OF NORTH 00°32'53" EAST;
9. SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°03'15", AN ARC DISTANCE OF 5.81 FEET;
10. SOUTH 20°29'38" WEST, A DISTANCE OF 5.61 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 22.50 FEET;
11. SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°14'15", AN ARC DISTANCE OF 27.97 FEET, TO A POINT OF NON-TANGENCY;
12. SOUTH 29°00'26" WEST, A DISTANCE OF 353.49 FEET TO A POINT ON THE NORTHWESTERLY PROLONGATION OF THAT CERTAIN COURSE DESCRIBED AS "NORTH 61°08'35" WEST, A DISTANCE OF 132.13 FEET" IN THE SOUTHEASTERLY BOUNDARY OF PARCEL 1, AS DESCRIBED IN CERTIFICATE OF COMPLIANCE FOR WAIVER OF PARCEL MAP FOR LOT LINE ADJUSTMENT PER

PAGE 1 OF 2

JOB NO. 20-5474

LL-P21-0002 P3

DOCUMENT RECORDED MARCH 17, 1989 AS INSTRUMENT NO. 083686 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY RECORDER;

13. SOUTH 61°09'20" EAST, ALONG SAID NORTHWESTERLY PROLONGATION, A DISTANCE OF 8.39 FEET TO AN ANGLE POINT ON SAID SOUTHEASTERLY BOUNDARY LINE OF SAID PARCEL 1

14. SOUTH 29°01'27" WEST, A DISTANCE OF 143.38 FEET;

15. NORTH 28°00'18" WEST, A DISTANCE OF 27.56 FEET;

16. NORTH 54°18'28" WEST, A DISTANCE OF 176.30 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 2;

THENCE SOUTH 28°57'33" WEST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 6.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT NORTHEASTERLY 33.00 FEET, MEASURED AT A RIGHT ANGLE, FROM THE CENTERLINE OF PROSPECT AVENUE, AS SHOWN ON SAID WAIVER OF PARCEL MAP NO. WPM-P17-0255; THENCE,

NORTH 60°55'57" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 119.91 FEET TO A POINT THEREON, SAID POINT BEING DISTANT THEREON SOUTHEASTERLY 11.97 FEET FROM THE INTERSECTION OF SAID PARALLEL LINE WITH A LINE PARALLEL WITH AND DISTANT 33.00 FEET, MEASURED AT RIGHT ANGLE, FROM THE CENTERLINE OF ORANGE GROVE AVENUE, AS SHOWN BY SAID WAIVER OF PARCEL MAP NO. WPM-P17-0255; THENCE,

NORTH 15°59'57" WEST, A DISTANCE OF 16.95 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 6.10 ACRES, MORE OF LESS

Chris Nelson

CHRIS NELSON, PLS 6385

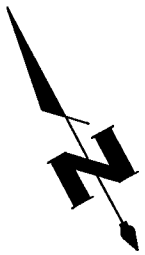
DATED: JUNE 14, 2021



DESCRIPTION APPROVAL:

BY: *[Signature]* 6/30/21
DATE

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



SCALE: 1" = 100'



DATED: 06/14/2021

