

Recording requested by:

DOC # 2013-0241693

05/21/2013 03:52P Fee:NC

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Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00

When recorded mail to:

**CITY SURVEYOR,  
CITY OF RIVERSIDE**

Public Works Department  
City Hall, 3900 Main Street  
Riverside, California 92522



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**NOTE TO COUNTY RECORDER:**

**DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: Redwood House

Por. APN: 207-042-039 & 207-070-002

Address: 3105 Redwood Drive

**CO-P11-0072**



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner: **CITY OF RIVERSIDE, a California charter city and municipal corporation**

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.120.030 of the Riverside Municipal Code, the 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, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

**THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.**

**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. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.**



**EXHIBIT "A"**

Por. APN: 207-042-039 & 207-070-002  
Redwood House

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

That portion of Lot 3 of Amended Map of Indian Hill Tract on file in Book 10 of Maps at Page 3 thereof, and a portion of Lot 24 of Redwood Tract on file in Book 11 of Maps at Page 77 thereof, both Records of Riverside County, California, described as follows:

Beginning at a point of intersection with a line that is parallel with and distant 0.50 feet Northeasterly, measured at right angles from the Southwesterly line of said Lot 24 with the Westerly line of Redwood Drive as shown on said Redwood Tract;

Thence S.29°05'00"W. along said Westerly line, a distance of 52.50 feet to a line that is parallel with and distant 52.00 feet Southwesterly, measured at right angles from the Southwesterly line of said Lot 24;

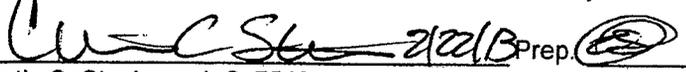
Thence N.60°55'00"W. along said parallel line, a distance of 126.00 feet to a line that is parallel with the Westerly line of said Redwood Drive;

Thence N.29°05'00"E. along above said parallel line, a distance of 52.50 feet to said line that is parallel with and distant 0.50 feet Northeasterly, measured at right angles from the Southwesterly line of said Lot 24;

Thence S.60°55'00"E. along above said parallel line, a distance of 126.00 feet to the point of beginning.

The above described parcel of land contains 6,615 square feet, 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, L.S. 7519                      Date



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23

Q DEXTER DRIVE

REDWOOD TRACT  
M.B. 11/77

LOT "H"

24

SW'LY LINE LOT "H" PER M.B. 10/3  
SW'LY LINE LOT 24 PER M.B. 11/77

C.O.C. rec. 4/16/01  
Doc. no. 158325,  
O.R. Riv. Co., Ca.

AMENDED MAP OF  
INDIAN HILL TRACT

M.B. 10/3

POR. 3

Fd. 2" I.P.,  
flush, no ref.

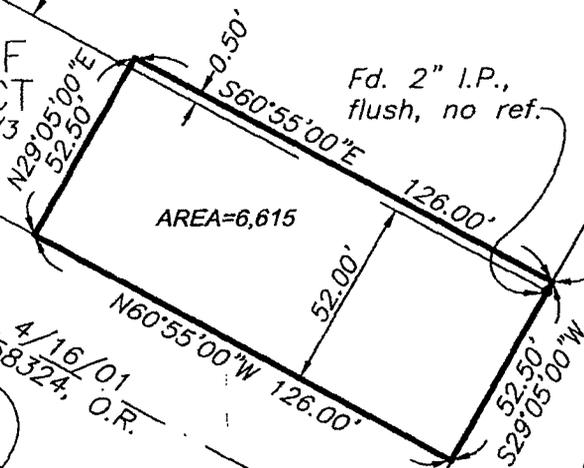
AREA=6,615

P.O.B.

C.O.C. rec. 4/16/01  
Doc. no. 158324, O.R.  
Riv. Co., Ca.

C.O.C. rec. 4/16/01 Doc. no. 158326,  
O.R. Riv. Co., Ca.

C.O.C. rec. 4/16/01  
Doc. no. 158323,  
O.R. Riv. Co., Ca.



REDWOOD DRIVE



• 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"=50'

DRAWN BY: EV

DATE: 1/19/11

SUBJECT: 3105 REDWOOD DRIVE

CO-P11-0072