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3900 Main Street  
Riverside, California 92522

01180-42209

FOR RECORDER'S OFFICE USE ONLY

**NOTE TO COUNTY RECORDER:  
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

Project: P11-0199 – Vacation of a portion of  
Fairmount Blvd & Por. Alley W'ly of Fairmount Blvd  
A.P.N. 215-022-017 & 018

**CO – P11-0199**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): Riverside Community College District, a public entity.

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 Line Adjustment 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.

P11-0199

**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.**

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

Steve Hayes  
City Planner

By:   
Steve Hayes

5/17/13  
Date

State of California

County of Riverside } ss

On May 20, 2013, before me, Mercedes Daems,  
notary public, personally appeared, Steve Hayes

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.

  
Notary Signature

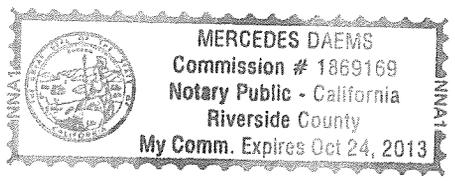


EXHIBIT "A"

*A.P.N. 215-022-017 # 018*

*Fee Simple Interest*

That certain real property located in the City of Riverside, County of Riverside, State of California, being a portion of Dr. C. Whittiers Subdivision of Block 8, Range 9 of the Town of Riverside, as shown by map of said subdivision on file in Book 3, Page 8 of Maps, records of San Bernardino County, California, described as follows:

PARCEL A

Lot 1 *together with* Lots 2, 3, 4, 23 and 24, the easterly 10 feet of Lot 5, that portion of that certain Alley (vacated), all lying within Block 2 of said map, a strip of land 5 feet wide lying immediately easterly of and adjoining said Lot 1, that portion of the northeasterly one-half of Whittier Place (vacated), of said map, and that portion of the northwesterly one-half of Fairmount Boulevard, formerly Almond Street, (vacated), of said map, all lying within the following described parcel of land:

BEGINNING at the most easterly corner of Parcel 1 of Parcel Map No. 8904, as shown by map on file in Book 44, Pages 30 and 31 of Parcel Maps, records of Riverside County, California;

THENCE South 29°02'43" West, along the southeasterly line of said Parcel 1, a distance of 95.00 feet to an angle point in said southeasterly line;

THENCE South 60°56'15" East, continuing along said southeasterly line, a distance of 10.00 feet to an angle point in said southeasterly line;

THENCE South 29°02'54" West, continuing along said southeasterly line, a distance of 106.50 feet to the most southerly corner of said Parcel 1; said corner being in the centerline of that portion of Whittier Place as vacated by the City Council of the City of Riverside by Ordinance No. 4506, recorded January 9, 1978, as Instrument No. 3887 of Official Records of said Riverside County;

THENCE South 60°56'15" East, along said centerline of Whittier Place (vacated), a distance of 50.07 feet to the southwesterly prolongation of the northwesterly line of Lot 25 in said Block 2;

THENCE North 29°03'32" East, along said southwesterly prolongation of the northwesterly line of Lot 25, a distance of 111.50 feet to the most westerly corner of said Lot 25; said corner also being in the northeasterly line of Whittier Place;

P11-0199

THENCE South  $60^{\circ}56'15''$  East, along said northeasterly line of Whittier Place, a distance of 88.07 feet to the centerline of Fairmount Boulevard (vacated), said centerline of Fairmount Boulevard being shown by said Parcel Map No. 8904;

THENCE North  $29^{\circ}04'10''$  East, along said centerline of Fairmount Boulevard (vacated), a distance of 190.00 feet to the southwesterly line of University Avenue; said southwesterly line also being in a line that is parallel with and distant 49.50 feet southwesterly, as measured at right angles, from the centerline of University Avenue as shown by said Parcel Map No. 8904;

THENCE North  $60^{\circ}56'15''$  West, along said southwesterly line of University Avenue, a distance of 148.22 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM any portion lying within Lots 25 and 26 in said Block 2, a rectangular strip of land 5.00 feet wide and 90.00 feet in length, that portion of said Alley (vacated), and that portion of said Fairmount Boulevard (vacated), lying within the following described parcel of land:

BEGINNING at said most westerly corner of Lot 25;

THENCE North  $29^{\circ}03'32''$  East, along the northwesterly line of said Lot 25 and along the northeasterly prolongation of said northwesterly line of Lot 25, a distance of 95.00 feet to the southwesterly line of the northeasterly one-half of said Alley (vacated);

THENCE South  $60^{\circ}56'15''$  East, along said southwesterly line of the northeasterly one-half of said Alley (vacated), a distance of 55.09 feet to a point in a line that is parallel with and distant 33.00 feet northwesterly, as measured at right angles, from said centerline of Fairmount Boulevard (vacated);

THENCE South  $60^{\circ}55'50''$  East, at right angle to said centerline of Fairmount Boulevard (vacated), a distance of 33.00 feet to said centerline of Fairmount Boulevard (vacated);

THENCE South  $29^{\circ}04'10''$  West, along said centerline of Fairmount Boulevard (vacated), a distance of 95.00 feet to said northeasterly line of Whittier Place;

THENCE North  $60^{\circ}56'15''$  West, along said northeasterly line of Whittier Place, a distance of 88.07 feet to the POINT OF BEGINNING.

SUBJECT TO existing permanent easements and rights-of-way for water lines, electric energy distribution and transmission facilities, telephone, telegraph and telecommunications facilities, gas lines, sanitary sewer facilities, storm drain facilities, including but not limited to access and rights to keep property free from inflammable materials and wood growth that would interfere with the use of said permanent easements and rights-of-way, lying

P11-0199

within Whittier Place and that certain Alley lying within said Block 2 as reserved in said Ordinance No. 4506, and lying within Fairmount Boulevard and that certain Alley as vacated by Resolution No. 22254 of the City Council of the City of Riverside.

Area – 19,413 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 5/20/13 Prep. Kg  
Curtis C. Stephens, L.S. 7519 Date



P11-0199

UNIVERSITY

AVENUE

49.5'

N60°56'15"W

148.22'

DR. C. WHITTIERS  
SUBDIVISION

M.B. 3/8 S.B. CO.

PARCEL A  
(ESMTS. RES.)

RESERVED

95.00'

190.00'

P.O.B.

S29°02'43"W

95.00'

10'

5 4 3 2 1

23 24 25 26

BLOCK 2

(ESMTS.)

(EASEMENTS)

33.00'

33'

95.00'

N29°04'10"E

N29°03'32"E

95.00'

106.50'

11.5'

23'

88.07'

S60°56'15"E

WHITTIER PLACE

PLACE

(ESMTS. RES.)

RES.

S60°56'15"E

50.07'

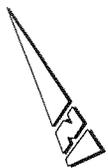
S29°02'54"W

106.50'

10.00'

S60°56'15"E

PARCEL MAP NO. 8904  
P.M.B. 44/30-31  
PARCEL 1



• CITY OF RIVERSIDE, CALIFORNIA •

P11-0199

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: N.T.S.

DRAWN BY: Kgs DATE: 4/30/13

HOUSING TO RCC - 215-022-017 & 018