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**City Surveyor's Office**  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

DOC # 2014-0355832

09/18/2014 03:35P Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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Project: Van Buren SR91 Interchange Improvements Project  
Parcel 23516-1  
POR. A.P.N. 234-150-045

CO - P14-0688



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): The City of Riverside, a California charter city and municipal corporation.

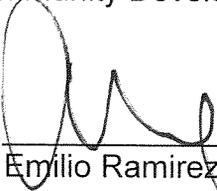
Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.120.030 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein 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.**

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

Emilio Ramirez  
Deputy Director  
Community Development Department

By:   
Emilio Ramirez

17 SEP 14  
Date

State of California

County of Riverside } ss

On September 17, 2014 before me, Angela Hill,  
notary public, personally appeared, Emilio Ramirez —

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.

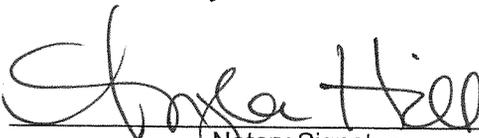
  
Notary Signature





EXHIBIT "A"

*POR. A.P.N. 234-150-045  
Por. Parcel 23516-1  
State Parcel No. 23516-1  
Fee Simple Interest & Access Denial*

PARCEL A

Portion of City Parcel 9: For Remnant Parcel description purposes and for freeway purposes, the extinguishment of all easements of access in and to Van Buren Boulevard, State Route 91 and a portion of Indiana Avenue, that certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lot 28 in Block 26 of the Village of Arlington, as shown by map on file in Book 1, Page 62 of Maps, records of San Bernardino County, California, and that portion of Parcel 2 of Record of Survey filed in Book 48, Page 83 of Record of Surveys, records of Riverside County, California, described as follows:

COMMENCING at the most southerly corner of said Parcel 2;

THENCE along the southwesterly line of said Parcel 2, North 33°35'30" West, a distance of 0.305 of a meter (1.00 foot) to a line that is parallel with and distant 13.716 meters (45.00 feet) northwesterly, as measured at right angles, from the centerline of Indiana Avenue as shown by said Record of Survey, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE along said parallel line, North 56°22'53" East, a distance of 16.878 meters (55.37 feet);

THENCE continuing along said parallel line, North 56°22'53" East, a distance of 18.206 meters (59.73 feet);

THENCE at right angle to said parallel line, North 33°37'07" West, a distance of 2.438 meters (8.00 feet) to a line that is parallel with and distant 16.154 meters (53.00 feet) northwesterly, as measured at right angles, from said centerline of Indiana Avenue;

THENCE along said last described parallel line, North 56°22'53" East, a distance of 7.199 meters (23.62 feet);

THENCE North 12°19'39" East, a distance of 11.022 meters (36.16 feet);

THENCE North 25°56'08" West, a distance of 13.702 meters (44.96 feet) to an intersection with the southeasterly line of that certain parcel of land described in deed to the State of California by document recorded October 2, 1956, in Book 1979, Page 342, et seq., of Official Records of Riverside County, California; said southeasterly line

also being the southeasterly boundary line of State Route 91 as shown by State Right-Of-Way Map VIII RIV 43 RIV Sheet 5 of 23 Sheets on file with the County Surveyor of Riverside County, California; the preceding five courses are hereinafter referred to as Course "A";

THENCE along said southeasterly line and along said southeasterly boundary line, South  $56^{\circ}22'52''$  West, a distance of 6.477 meters (21.25 feet) to an angle point in said southeasterly boundary line;

THENCE continuing along said southeasterly boundary line, South  $54^{\circ}59'48''$  West, a distance of 32.720 meters (107.35 feet) to an angle point in that certain parcel of land described in Correction Grant Deed to the State of California by document recorded May 19, 1966, as Instrument No. 52450 of Official Records of Riverside County, California; said corner also being the beginning of a tangent curve concaving northwesterly and having a radius of 1523.952 meters (4999.83 feet) as shown by said State Highway Right-Of-Way Map;

THENCE southwesterly to the right along said curve and continuing along said southeasterly boundary line through a central angle of  $0^{\circ}28'58''$  an arc length of 12.840 meters (42.13 feet) to the most westerly corner of said Parcel 2;

THENCE along said southwesterly line of Parcel 2, South  $33^{\circ}35'30''$  East, a distance of 22.635 meters (74.26 feet) to the POINT OF BEGINNING.

Together with the extinguishment of all easements of access appurtenant to the above described real property in and to said Indiana Avenue and Van Buren Boulevard over and across Course "A" hereinabove described. Said lands abutting said freeway shall have no right or easement of access thereto.

Area - 1,109.166 square meters (11,938.92 square feet).

The bearings and distances used in the above description are based on the California Coordinate System of 1983, Zone 6. Multiply all distances shown by 1.000033361 to obtain ground level distances.

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

Curtis C. Stephens 9/11/14 Date Prep. Kgs  
Curtis C. Stephens, L.S. 7519





2014-0355832  
09/18/2014 03:35P  
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DATA	TABLE	
1. N33°37'07"W	2.438M	(8.00')
2. N56°22'53"E	7.199M	(23.62')
3. N12°19'39"E	11.022M	(36.16')
4. N25°56'08"W	13.702M	(44.96')

VAN BUREN

RIVERSIDE  FREEWAY

VILLAGE OF ARLINGTON

M.B. 1/62 S.B. Co.

LOT 28

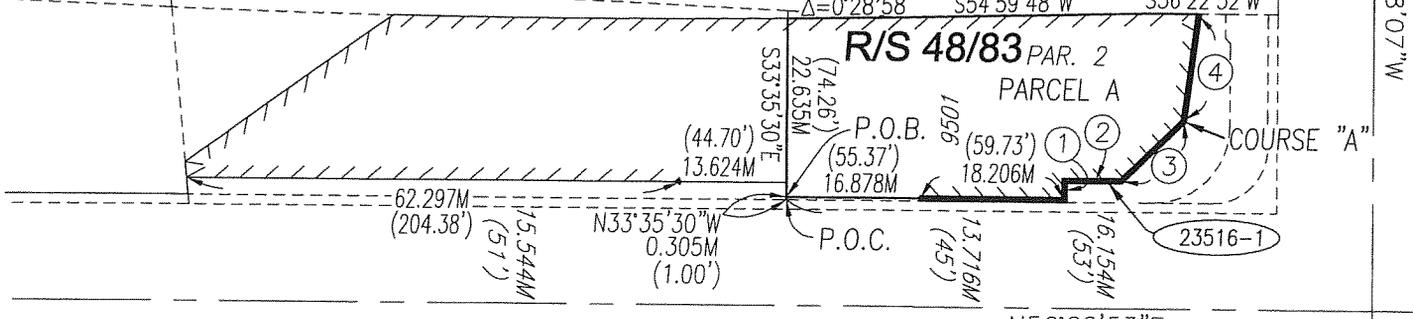
STATE OF CALIFORNIA  
10/2/56 1979/342 O.R.

BOULEVARD

BLOCK 26

R=1523.952M  
(R=4999.83')  
L=12.840M (107.35') (21.25')  
(L=42.13') 32.720M 6.477M  
Δ=0°28'58" S54°59'48"W S56°22'52"W

R/S 48/83 PAR. 2  
PARCEL A



INDIANA

AVENUE

////// INDICATES ACCESS DENIAL LINE

• 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: N.T.S.

DRAWN BY: Kgs DATE: 8/26/14

SUBJECT: VAN BUREN BOULEVARD SR91 IMPROVEMENTS