

Recording requested by:

DOC # 2014-0476493
12/12/2014 02:27P Fee:27.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

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

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Project: P14-0759
APN:147-190-023, 024, 147-200-026 &
POR. APN: 147-200-004 & 007
Address: 4824 Jones Avenue

**P14-0759
PARCEL A**



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT MERGER

Property Owner(s): **THE ROMAN CATHOLIC BISHOP OF SAN BERNARDINO, a corporation sole, for the benefit of Queen of Angels Church, Riverside**

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 Merger 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 complies 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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Emilio Ramirez
Deputy Director
Community Development Department

By: 
Emilio Ramirez

25 NOV 14

Date

State of California

County of Riverside } ss

On Nov 25, 2014, before me, Michelle M. Garcia-Guzman,
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.

Michelle M. Garcia-Guzman
Notary Signature



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of Riverside



On November 25, 2014 before me, Michelle M. Garcia-Guzman, Notary Public
Date Name and Title of the Officer

personally appeared Emilio Ramirez
Name(s) of Signer(s)



Place Notary Seal Above

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.

Signature: Michelle M. Garcia-Guzman
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer Is Representing: _____



EXHIBIT "A"

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL "A"

LOT 48 TOGETHER WITH LOT 49 AND LOT 54 OF ONWENSIA, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGES 98 AND 99 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO TOGETHER WITH PARCEL 1 OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE RECORDED MARCH 9, 1988 AS INSTRUMENT NO. 63094, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 54 DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 54;

THENCE SOUTH 48° 59' 45" WEST, 243.99 FEET ALONG THE NORTHWESTERLY LINE OF WELLS AVENUE (FORMERLY RECORDED AS WELLS STREET);

THENCE NORTH 13° 22' 45" WEST, 201.11 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 54, DISTANT 233.42 FEET NORTHWESTERLY FROM SAID EASTERLY CORNER;

THENCE SOUTH 81° 13' 50" EAST, 233.42 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THOSE PARCELS CONVEYED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED JUNE 30, 1988 AS INSTRUMENT NO. 181863 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED JUNE 30, 1988 AS INSTRUMENT NO. 181864 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT OF EASEMENT TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED NOVEMBER 19, 2014 AS DOCUMENT NO. 2014-0442240, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT OF EASEMENT TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED NOVEMBER 19, 2014 AS DOCUMENT NO. 2014-0442241, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

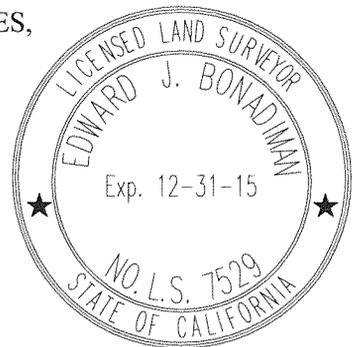
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 10.56 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

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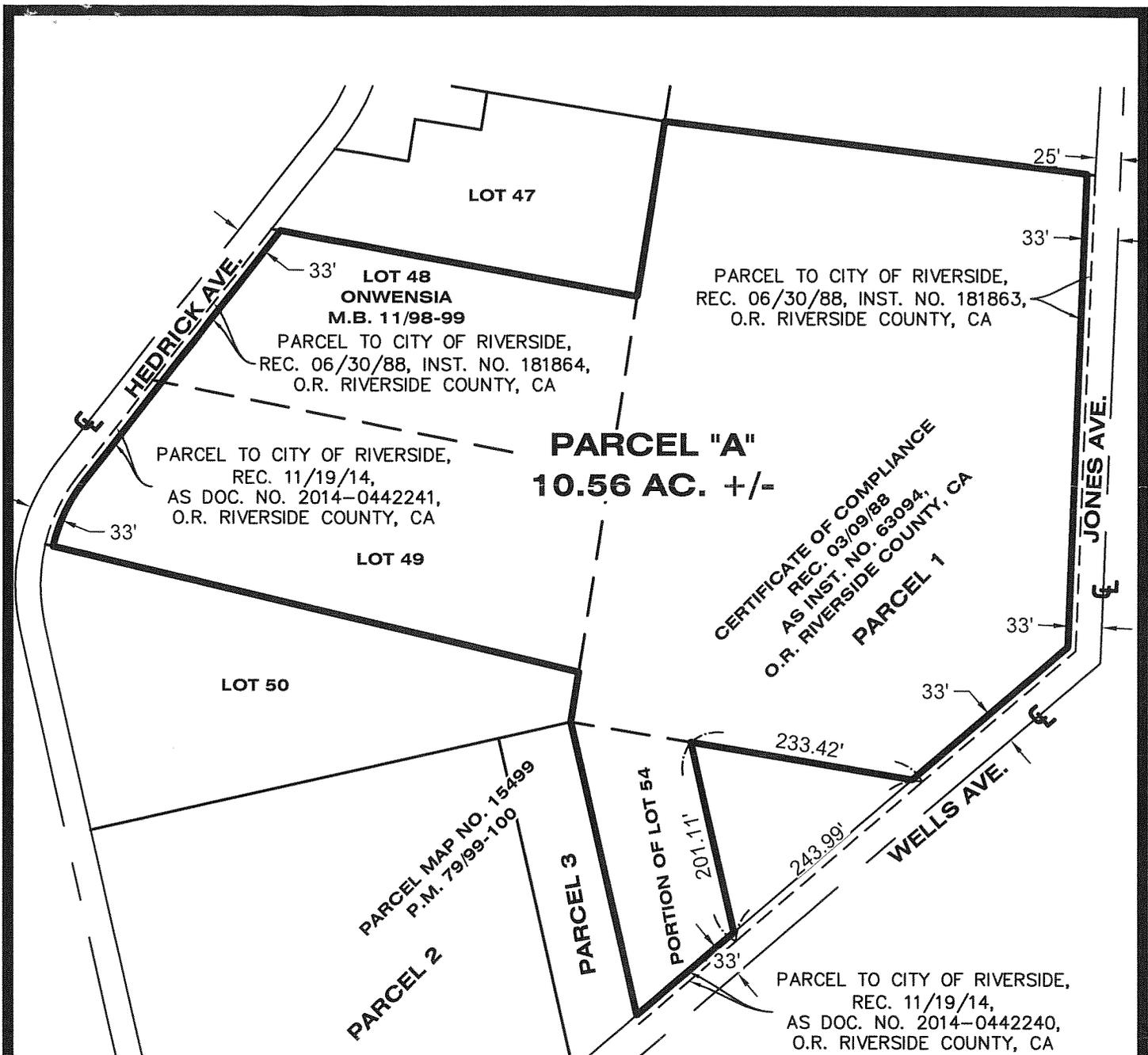



Edward J. Bonadiman, PLS #7529 12-1-14 Date



BY:  12/11/14
DATE

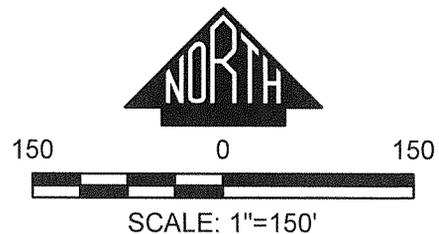
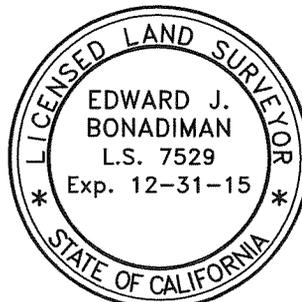
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR



LEGEND:

- PARCEL BOUNDARY
- PARCEL LINE TO BE REMOVED
- PARCEL LINE
- STREET CENTERLINE
- RIGHT OF WAY

EDWARD J. BONADIMAN DATE 12-1-14
 EXP. 12-31-15



DRAWN BY: K.B.O.
 CHECKED BY: E.J.B.
 DATE: 12-02-14
 JOB NO.: 134019



TEL. (909) 885-3806
 234 NORTH ARROWHEAD AVE.
 SAN BERNARDINO, CA 92408
 FAX (909) 381-1721
 www.bonadiman.com

PROJECT:
 QUEEN OF ANGELS
 LOT CONSOLIDATION
 JONES, HEDRICK & WELLS AVE.
 CITY OF RIVERSIDE, CA

SHT. NO.
1
 OF 1

