

Recording requested by:

DOC # 2014-0395990

10/17/2014 02:29P Fee:24.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION



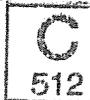
And when recorded, mail to:

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

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34,50

FOR RECORDER'S OFFICE USE ONLY



Project: Street Vacation Case P13-0563
A.P.N. 231-154-016

CO - P14-0783

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): AUTO CENTER REALTY, LLC, a California limited liability company.

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

9/25/14
Date

State of California

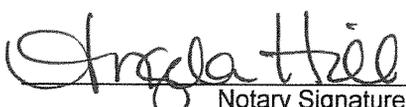
County of Riverside } ss

On September 25, 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



CERTIFICATE OF COMPLIANCE
EXHIBIT "A"
LEGAL DESCRIPTION

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A

PARCEL A OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT CASE LL-029-012, PER DOCUMENT RECORDED SEPTEMBER 13, 2002, PER DOCUMENT NO. 2002-509017 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH ALL THAT PORTION OF THE SOUTHWESTERLY HALF OF SUSAN STREET, BEING THAT PORTION OF LOT "A" OF JONES TRACT, AS SHOWN BY MAP ON FILE IN BOOK 24, PAGE 35 OF MAPS AND THAT PORTION OF LOT A OF JONES TRACT NO. 2, AS SHOWN BY MAP OF FILE IN BOOK 25, PAGE 6 OF MAPS, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTHWESTERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT 44.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF INDIANA AVENUE AS SHOWN BY SAID MAPS AND LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF STATE HIGHWAY ROUTE 91 AS SHOWN BY STATE HIGHWAY RIGHT-OF-WAY MAP VIII-RIV-43-RIV SHEET 14 OF 23 SHEETS, FILED WITH THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA, AND TOGETHER WITH ALL THAT PORTION OF THE NORTHEASTERLY HALF OF SUSAN STREET (VACATED), BEING THAT PORTION OF LOT A OF JONES TRACT, AS SHOWN BY MAP ON FILE IN BOOK 24, PAGE 35 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTHWESTERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT 44.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF INDIANA AVENUE AS SHOWN BY SAID MAPS AND LYING SOUTHEASTERLY OF A LINE PERPENDICULAR TO THE CENTERLINE OF SAID SUSAN STREET (LOT A) WHICH PASSES THROUGH THE MOST WESTERLY CORNER OF LOT 15 OF SAID JONES TRACT.



BERNHARD K. MAYER, L.S. 7319
EXPIRES 6/30/15

9-10-14

DATE

DESCRIPTION APPROVAL:



CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR





SCALE: 1"=40'

EXHIBIT "B" CERTIFICATE OF COMPLIANCE BOUNDARY PLAT

91 FREEWAY

SOUTHEASTERLY LINE OF HIGHWAY R/W
S.H.M. VII-RIV-43-R/W 14/23

PARCEL A

A.P.N. 231-154-016

PARCEL A C.O.C.
CITY OF RIVERSIDE MERGER
FOR PARCEL LL-29-012
9/15/2002 #2002-509017 O.R.

R.S. - 26/78

PARCEL 2

LOT 18

LOT 17

JONES TRACT
MAP BOOK 24/35

SUSAN STREET

LOT A

A.P.N. 231-164-008

PARCEL 1
CITY OF RIVERSIDE C.O.C.
FOR L.L.A. #304148 O.R.
7/23/98

LOT 15

INDIANA AVENUE

N 34°00'00" W 134.67'

N59°03'10"E 87.83'

N 55°30'30" E 197.55'

N 56°00'00" E 318.27'

N 34°00'30" W 67.89'

N55°59'30"E 33.00'

N 34°00'30" W 64.00'



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