

DOC # 2014-0395988

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

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

Recording requested by:

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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FOR RECORDER'S OFFICE USE ONLY

Project: Street Vacation Case P13-0563  
A.P.N. 231-164-008

**CO - P14-0784**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE



Property Owner(s): RIVERSIDE NEW CAR DEALERS ASSOCIATION, INC., a California nonprofit 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

9/25/14  
Date

State of California

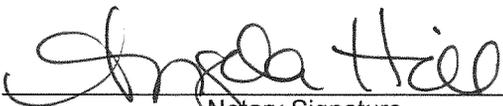
County of Riverside } ss

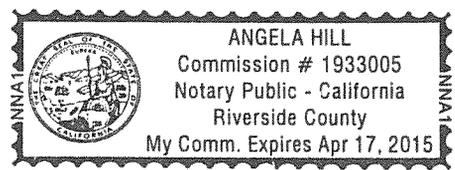
On September 23, 2014, before me, Angela Hill,  
notary public, personally appeared, Emilio Ramirez

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~~ he/she/they executed the same in ~~his~~ his/her/their authorized capacity(ies); and that by ~~his~~ 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**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA,  
COUNTY OF RIVERSIDE, AND DESCRIBED AS FOLLOWS:

PARCEL A

LOT 16 OF JONES TRACT, IN THE CITY OF RIVERSIDE, AS SHOWN BY MAP ON FILE  
IN BOOK 24, PAGE(S) 35 OF MAPS, RECORDS OF SAID COUNTY, TOGETHER WITH  
THAT PORTION OF LOT 30, AND OF THE NORTHEASTERLY HALF OF LOT "A"  
(SUSAN STREET (VACATED)), AS SAID LOTS ARE SHOWN ON MAP OF JONES  
TRACT NO. 2, ON FILE IN BOOK 25, PAGE(S) 6, OF MAPS, RECORDS OF SAID  
COUNTY, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF STATE  
ROUTE 91 AS SHOWN BY STATE HIGHWAY RIGHT-OF-WAY MAP VII-RIV-43-RIV  
SHEET 14 OF 23 SHEETS ON FILE WITH THE RIVERSIDE COUNTY SURVEYOR, ALSO  
TOGETHER WITH ALL THAT PORTION OF THE NORTHEASTERLY HALF OF SUSAN  
STREET (VACATED), BEING THAT PORTION OF LOT "A" OF SAID JONES TRACT,  
LYING NORTHWESTERLY OF A LINE PERPENDICULAR TO THE CENTERLINE OF  
SAID SUSAN STREET (VACATED) WHICH PASSES THROUGH THE MOST  
SOUTHERLY CORNER OF LOT 16 OF SAID JONES TRACT.



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

9-10-14

DATE



DESCRIPTION APPROVAL:

 9/24/14  
CURTIS C. STEPHENS, L.S. 7519 DATE  
CITY SURVEYOR





SCALE: 1"=40'

# EXHIBIT "B"

## CERTIFICATE OF COMPLIANCE

### BOUNDARY PLAT

JONES TRACT NO. 2  
MAP BOOK 25/6

STATE ROUTE 91 FREEWAY

PARCEL J  
A.P.N. 231-154-016  
R.S. - 26/78

PARCEL A C.O.C.  
FOR PARCEL MERGER  
LL-29-012  
9/13/2002 #2002-509017 O.R.

SOUTHEASTERLY LINE OF HIGHWAY R/W  
S.H.M. VII-RV-43-RV 14/25

SUSAN STREET (VACATED)

INDIANA AVENUE

PARCEL A

LOT 16  
A.P.N. 231-164-008

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

LOT 15  
A.P.N. 231-164-012

LOT 13  
A.P.N. 231-164-005

JONES TRACT  
MAP BOOK 24/35

LOT 14  
A.P.N. 231-164-011



*B. Mayer*

