

DOC # 2014-0464815

12/05/2014 09:24A Fee:NC

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Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

Recording requested by:

City of Riverside

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION



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SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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P-14-0960



Project: P14-0960
APN's: POR. 225-131-012, 014 & 015

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT MERGER

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

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(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.

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

3 DEC 14

Date

State of California

County of Riverside } ss

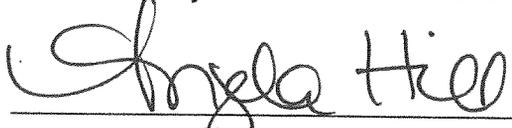
On December 3, 2014, before me, Angela Hill,

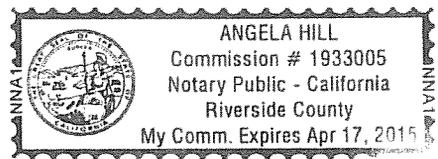
notary public, personally appeared, Emilio Ramirez

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



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EXHIBIT "A"

*POR. A.P.N's. 225-131-012, 014 & 015
Magnolia Avenue Underpass
Surplus Property – NW Corner
Magnolia & Merrill Avenues*

PARCEL A

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the Southeast Quarter of the Northwest Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, being portions of Parcels 1, 2 and 3 of Assessor's Map No. 5, filed in Book 2, Page 10 of Assessor's Maps, records of Riverside County, California, described as follows:

COMMENCING at the southeast corner of Parcel 1 of City of Riverside Certificate of Compliance for waiver of parcel map for lot line adjustment, per document recorded April 4, 1995, as Instrument No. 103155 of Official Records of said Riverside County; said corner being in the north line of Merrill Avenue being described in Easement for public street purposes in favor of the City of Riverside by document recorded January 9, 1950, in Book 1137, Page 161, et seq., of Official Records of said Riverside County;

THENCE South 0°39'26" West, along the southerly prolongation of the easterly line of said Parcel 1 and parallel with the east line of Brockton Avenue, a distance of 3.00 feet to the northerly line of Merrill Avenue (formerly New York Avenue) as described in Parcel 1 in Grant Deed to the City of Riverside by document recorded January 4, 1929, in Book 722, Page 318, et seq., of Deeds, records of Riverside County, California, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE South 89°55'52" East, along said northerly line of Merrill Avenue as described in said Grant Deed, a distance of 50.48 feet to an intersection with the easterly line of that certain easement in favor of Pacific Bell Telephone Company dba AT&T California, per Grant of Easement document recorded November 02, 2011, per Document No. 2011-0486526 of Official Records of said Riverside County;

THENCE North 14°27'10" East, along said easterly line, a distance of 125.95 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 218.31 feet;

THENCE northerly to the right along said curve and continuing along said easterly line, through a central angle of 8°12'27" an arc length of 31.27 feet;

THENCE North 22°39'37" East, continuing along said easterly line, a distance of 18.70 feet to the southerly line of the Union Pacific Railroad right-of-way as shown by Record of Survey filed in Book 9, Page 58 of Record of Surveys, records of said Riverside County;





THENCE North $89^{\circ}55'52''$ West, along said southerly line of the Union Pacific Railroad right-of-way, a distance of 97.13 feet to the northeast corner of said Parcel 1 of City of Riverside Certificate of Compliance for waiver of parcel map for lot line adjustment;

THENCE South $0^{\circ}39'26''$ West, along said easterly line of said Parcel 1, a distance of 168.91 feet, more or less, to the POINT OF BEGINNING;

RESERVING THEREFROM permanent easements and rights-of-way for communication facilities and appurtenances, telecommunication facilities, storm drain facilities and waterline facilities, lying in, under, upon, over, and along the following described parcel of land;

COMMENCING at the southeast corner of said Parcel 1 of City of Riverside Certificate of Compliance for waiver of parcel map for lot line adjustment;

THENCE South $0^{\circ}39'26''$ West, along said southerly prolongation of the easterly line of said Parcel 1 and parallel with the east line of Brockton Avenue, a distance of 3.00 feet to said northerly line of Merrill Avenue as described in said Grant Deed, and being the POINT OF BEGINNING of the parcel of land being described;

THENCE South $89^{\circ}55'52''$ East, along said northerly line of Merrill Avenue as described in said Grant Deed, a distance of 50.48 feet to an intersection with said easterly line of said easement in favor of Pacific Bell Telephone Company dba AT&T California;

THENCE North $14^{\circ}27'10''$ East, along said easterly line, a distance of 125.95 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 218.31 feet;

THENCE northerly to the right along said curve and continuing along said easterly line, through a central angle of $8^{\circ}12'27''$ an arc length of 31.27 feet;

THENCE North $22^{\circ}39'37''$ East, continuing along said easterly line, a distance of 18.70 feet to said southerly line of the Union Pacific Railroad right-of-way;

THENCE North $89^{\circ}55'52''$ West, along said southerly line of the Union Pacific Railroad right-of-way, a distance of 57.58 feet;

THENCE South $0^{\circ}10'36''$ West, a distance of 22.65 feet;

THENCE South $16^{\circ}44'31''$ West, a distance of 143.41 feet to said easterly line of Parcel 1 of City of Riverside Certificate of Compliance for waiver of parcel map for lot line adjustment;

THENCE South $0^{\circ}39'26''$ West, along said easterly line of Parcel 1, a distance of 8.87 feet to the POINT OF BEGINNING;

PARCEL A hereinabove described is SUBJECT TO an existing permanent easement and right-of-way in favor of Pacific Bell Telephone Company, dba AT&T California, its associated and affiliated companies, their successors, assigns, lessees and agents, for all

communication facilities and appurtenances, including ingress and egress as described in Grant of Easement document recorded November 02, 2011, per Document No. 2011-0486526 of Official Records of Riverside County, California.

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

 2/26/14 Prep. 
Curtis C. Stephens, L.S. 7519 Date



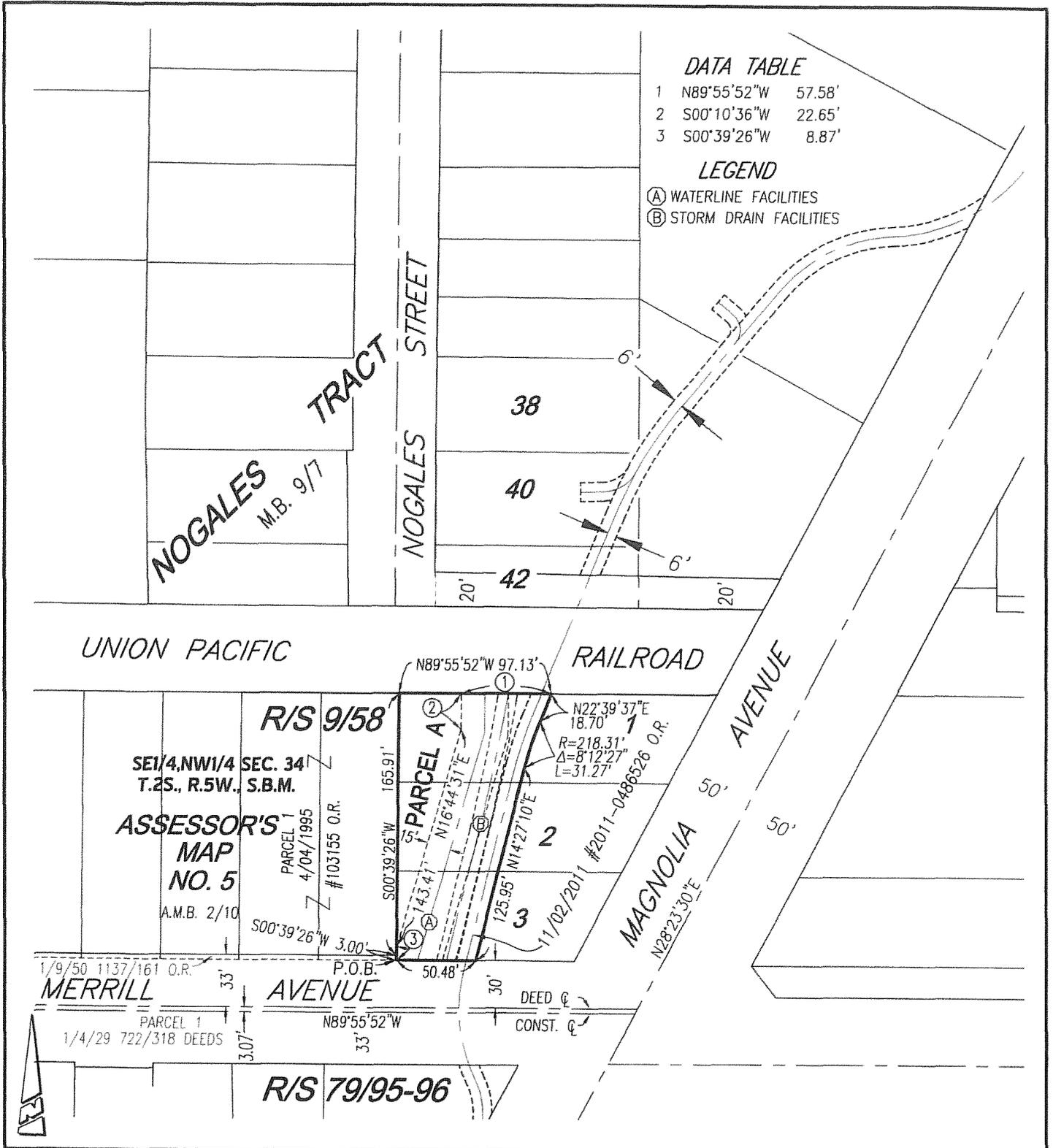


DATA TABLE

1	N89°55'52"W	57.58'
2	S00°10'36"W	22.65'
3	S00°39'26"W	8.87'

LEGEND

- (A) WATERLINE FACILITIES
- (B) STORM DRAIN FACILITIES



• 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: 2/26/14

MAGNOLIA AVENUE UNDERPASS - NE CORNER