

Recording requested by:

**2015-0345923**

08/04/2015 10:59 AM Fee: \$ 39.00

Page 1 of 9

Recorded in Official Records  
County of Riverside  
Peter Aldana  
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

					R	A	Exam: 772		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
9									
SIZE	NCOR	SMF	NCHG	T:	NCHGCC				

39

FOR RECORDER'S OFFICE USE ONLY

Project: P13-0001  
APN: 215-022-012, 021 &  
215-032-002 - 006  
Address: 3855 Market Street

**P13-0001  
PARCELS A - D**

**NOTE TO COUNTY RECORDER:  
DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **Riverside Community College District**

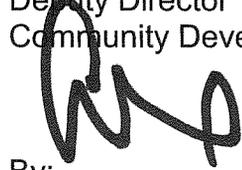
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **FOUR (4)** parcel(s) of real property located in the City of Riverside, County of Riverside, 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.**

LL-P13-0001

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

Emilio Ramirez  
Deputy Director  
Community Development Department



By: \_\_\_\_\_  
Emilio Ramirez

10/14/14  
Date

State of California

County of Riverside } ss

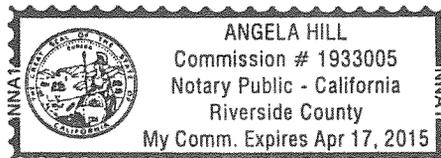
On October 10, 2014, before me, Angela Hill,  
notary public, personally appeared, Emilio Ramirez —

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.

Angela Hill  
Notary Signature



**EXHIBIT "A"**  
**LOT LINE ADJUSTMENT NO. P13-0001**

**PARCEL A**

That portion of Parcel A of Certificate of Compliance for Lot Line Adjustment No. CO-P11-0199, recorded January 29, 2014 as Document No. 2014-0036260, Official Records of Riverside County, together with Lots 25, 26, that portion of the unnamed alley (vacated) and a rectangular strip of land 5.00 feet wide and 90.00 feet in length, all lying within Block 2, and that portion of Fairmount Boulevard (vacated) of Dr. C. Whittier's Subdivision of Block 8, Range 9 of the Town of Riverside as shown by map on file in Book 3, Page 8 of Maps, in the City of Riverside, records of San Bernardino County, more particularly described as follows:

**COMMENCING** at the centerline intersection of Fairmount Boulevard (vacated) and University Avenue as shown on Record of Survey on file in Book 142, Page 32 of Record of Surveys, records of said Riverside County;

THENCE along the centerline of said Fairmount Boulevard (vacated), South 29°46'28" West, a distance of 49.50 feet to a point on the Southwesterly right of way line (49.50 foot half width) of said University Avenue;

THENCE along said right of way line, North 60°13'27" West, a distance 0.54 feet to a point on a line lying 0.54 feet Northwesterly, as measured at right angles to and parallel with said centerline of Fairmount Boulevard (vacated), said point also being the **TRUE POINT OF BEGINNING** of the parcel of land to be described;

THENCE South 29°46'28" West along said parallel line, a distance of 189.94 feet to a point on the Northerly right of way line of Whittier Place (11.50 foot half width) as shown on said Record of Survey;

THENCE along said right of way line of said Whittier Place, North 60°13'27" West, a distance of 87.55 feet to a point on the Southeasterly line of said Parcel A;

THENCE along said Southeasterly line, South 29°45'48" West, a distance of 11.50 feet to a point on the centerline of said Whittier Place, said point also being the most Southerly point of said Parcel A;

THENCE along the Southwesterly line of said Parcel A, North 60°13'27" West, a distance of 50.09 feet to the Southeasterly line of Parcel Map 8904, as filed in Book 44, Pages 30 and 31 of Parcel Maps, records of Riverside County, State of California, said Southeasterly line also being the Northwesterly line of said Parcel A;

THENCE the following three (3) courses along the Southeasterly line of said Parcel Map 8904 and the Northwesterly line of said Parcel A;

North 29°44'55" East, a distance of 106.40 feet;

North 60°13'27" West, a distance of 10.00 feet;

North 29°45'31" East, a distance of 95.04 feet to a point on the Southwesterly right of way line (49.50 foot half width) of said University Avenue, said point also being on the Northeasterly line of said Parcel A;

THENCE along said right of way line and said Northeasterly line, South 60°13'27" East, a distance of 147.70 feet to the **TRUE POINT OF BEGINNING**.

Subject to existing permanent easements and rights-of-way for water lines, electric energy distribution and transmission facilities, telephone, telegraph and telecommunications facilities, gas lines, sanitary sewer facilities, storm drain facilities, including but not limited to access and rights to keep property free from inflammable materials and wood growth that would interfere with the use of said permanent easements and rights-of-way, lying within Fairmount Boulevard as vacated by Resolution No. 22254 of the City Council of the City of Riverside recorded May 14, 2013 as Document No. 2013-0228401, Official Records of Riverside County, California.

Containing 0.635 acres, more or less.

#### **PARCEL B**

Lot 10 together with Lots 11 through Lot 21, a portion of Lot 9 and Lot 22, a portion of the unnamed alley (vacated), lying within Block 1, and that portion of Fairmount Boulevard (vacated) of Dr. C. Whittier's Subdivision of Block 8, Range 9, of the Town of Riverside as shown by map on file in Book 3, Page 8 of Maps, in the City of Riverside, records of San Bernardino County, State of California and a portion of Parcel A of Certificate of Compliance for Lot Line Adjustment No. CO-P11-0199, recorded January 29, 2014 as Document No. 2014-0036260, Official Records of Riverside County, more particularly described as follows:

**COMMENCING** at the centerline intersection of Fairmount Boulevard (vacated) and University Avenue as shown on Record of Survey on file in Book 142, Page 32, of Record of Surveys, records of Riverside County;

THENCE along the centerline of said Fairmount Boulevard (vacated), South 29°46'28" West, a distance of 49.50 feet to a point on the Southwesterly right of way line (49.50 foot half width) of said University Avenue, said point also being the **TRUE POINT OF BEGINNING** of the parcel of land to be described;

THENCE along said right of way line, South 60°14'30" East, a distance of 206.43 feet to a line parallel with and 157.00 feet Northwesterly, as measured at right angles from the Northwesterly line of Market Street as shown on said Record of Survey;

THENCE South 29°45'06" West along said parallel line, a distance of 189.94 feet to a point on the Northerly right of way line (11.50 foot half width) of Whittier Place as shown on said Record of Survey;

THENCE along previously said right of way line, North 60°14'30" West, a distance of 206.50 feet to the centerline of said Fairmount Boulevard as shown on said Record of Survey;

THENCE North 60°13'27" West continuing along said Northerly right of way line of Whittier Place, a distance of 0.54 feet to a line lying 0.54 feet Northwesterly, as measured at right angles to and parallel with the centerline of said Fairmount Boulevard (vacated);

THENCE along said parallel line, North 29°46'28" East, a distance of 189.94 feet to a point on the Southwesterly right of way line of said University Avenue;

THENCE South 60°13'27" East along said Southwesterly line, a distance of 0.54 feet to the **TRUE POINT OF BEGINNING.**

Subject to existing permanent easements and rights-of-way for water lines, electric energy distribution and transmission facilities, telephone, telegraph and telecommunications facilities, gas lines, sanitary sewer facilities, storm drain facilities, including but not limited to access and rights to keep property free from inflammable materials and wood growth that would interfere with the use of said permanent easements and rights-of-way, lying within Fairmount Boulevard as vacated by Resolution No. 22254 of the City Council of the City of Riverside recorded May 14, 2013 as Document No. 2013-0228401, Official Records of Riverside County, California.

Containing 0.903 acres, more or less.

### **PARCEL C**

Lot 3 together with Lot 4 through 8, portions of Lots 2, 9, 22, 23 and 24 and portion of the unnamed alley (vacated), all lying within Block 1 of Dr. C. Whittier's Subdivision of Block 8, Range 9 of the Town of Riverside, as shown by map on file in Book 3, Page 8 of Maps, in the City of Riverside, records of San Bernardino County, State of California, more particularly described as follows:

**COMMENCING** at the centerline intersection of Fairmount Boulevard (vacated) and University Avenue as shown on said Record of Survey on file in Book 142, Page 32 of Record of Surveys, Records of Riverside County;

THENCE along the centerline of said Fairmount Boulevard (vacated), South 29°46'28" West, a distance of 49.50 feet to a point on the Southwesterly right of way line (49.50 foot half width) of said University Avenue;

THENCE along said right of way line, South 60°14'30" East, a distance of 206.43 feet to a point on a line lying 157.00 feet Northwesterly, as measured at right angles to and parallel with the

Northwesterly right of way line (49.50 foot half width) of Market Street as shown on said Record of Survey, said point being the **TRUE POINT OF BEGINNING** of the parcel of land to be described;

THENCE along said parallel line, South 29°45'06" West, a distance of 139.08 feet to a point on a line lying 50.86 feet Northeasterly, as measured at right angles to and parallel with the Northeasterly right of way line (11.50 foot half width) of Whittier Place as shown on said Record of Survey;

THENCE along said parallel line, South 60°14'30" East, a distance of 157.00 feet to the Northwesterly right of way line of said Market Street;

THENCE along said right of way line, North 29°45'06" East, a distance of 139.08 feet to a point on the Southwesterly right of way line of said University Avenue;

THENCE along said Southwesterly line, North 60°14'30" West, a distance of 157.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.501 acres, more or less.

**PARCEL D**

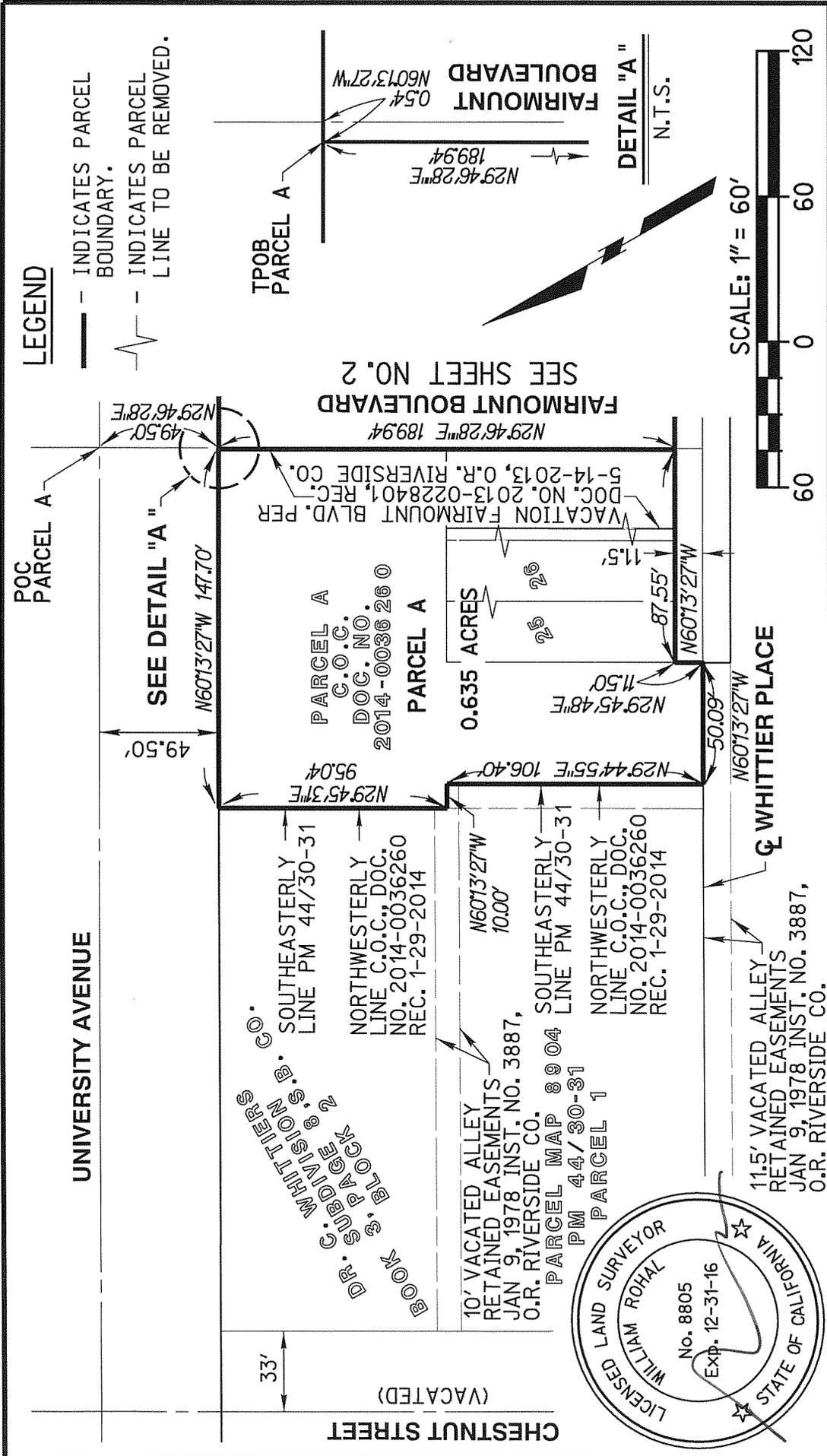
Lot 1 together with that portion of Lots 2, 22, 23 and 24 in Block 1 of Dr. C. Whittier's Subdivision of Block 8, Range 9 of the Town of Riverside as shown by map on file in Book 3, Page 8 of Maps, in the City of Riverside, records of San Bernardino County, State of California, more particularly described as follows:

**COMMENCING** at the centerline intersection of Fairmount Boulevard (vacated) and University Avenue as shown on Record of Survey on file in Book 142, Page 32 of Record of Surveys, Records of Riverside County;

THENCE along the centerline of said Fairmount Boulevard (vacated), South 29°46'28" West, a distance of 49.50 feet to a point on the Southwesterly right of way line (49.50 foot half width) of said University Avenue;

THENCE along said right of way line, South 60°14'30" East, a distance of 206.43 feet to a point on a line lying 157.00 feet Northwesterly, as measured at right angles to and parallel with the Northwesterly right of way line (49.50 foot half width) of Market Street as shown on said Record of Survey;

THENCE along said parallel line, South 29°45'06" West, a distance of 139.08 feet to a point on a line lying 50.86 feet Northeasterly, as measured at right angles to and parallel with the Northeasterly right of way line (11.50 foot half width) of Whittier Place as shown on said Record

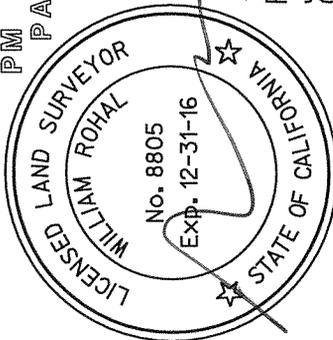


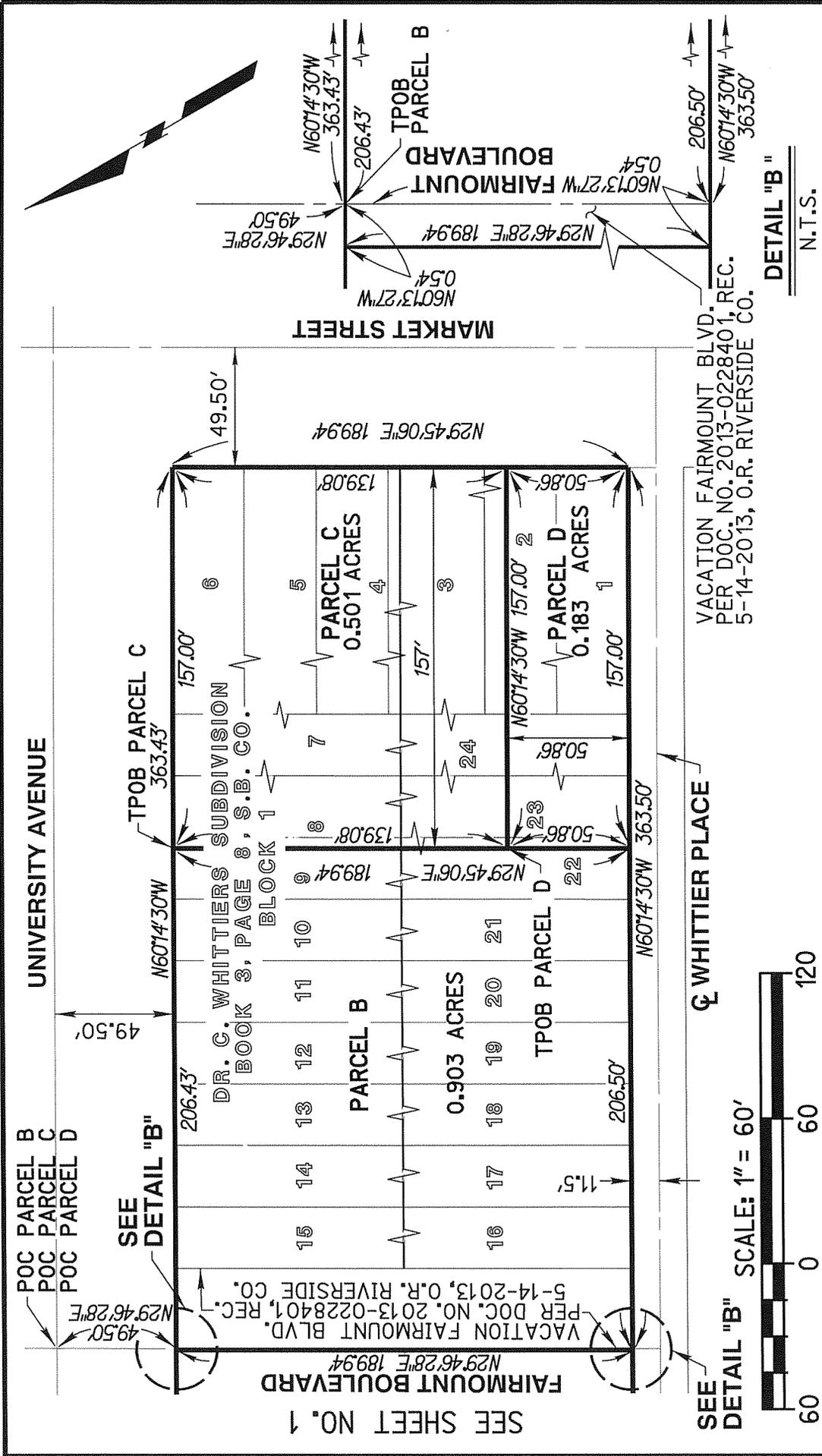
# CITY OF RIVERSIDE

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

<p><b>RICK</b> ENGINEERING COMPANY Riverside</p> <p>1770 IOWA AVENUE - SUITE 100 RIVERSIDE, CA 92507 951.782.0707 (FAX) 951.782.0723</p> <p>rickengineering.com San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson</p>	<p><b>LOT LINE ADJUSTMENT P13-0001</b></p>
	<p>DATE: JUNE 11, 2014 SCALE: 1"=60'</p>





# CITY OF RIVERSIDE

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SHEET 2 OF 2

1770 IOWA AVENUE - SUITE 100  
 RIVERSIDE, CA 92507  
 951.782.0707  
 (FAX) 951.782.0723

**RICK**  
 ENGINEERING COMPANY  
 Riverside

rickengineering.com  
 San Diego - Orange - San Luis Obispo - Bakerfield - Sacramento - Phoenix - Tucson

LOT LINE ADJUSTMENT P13-0001

SCALE: 1"=50'

DATE: JUNE 11, 2014