

Recording requested by:

DOC # 2015-0080104
02/27/2015 04:27P Fee:NC
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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

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Project: Five Points
APN: 146-220-037 & 038
Address: 11124 Pierce Street

LL-P14-1057
PARCEL A

0



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 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.

LL-P14-1057

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Emilio Ramirez
Deputy Director
Community Development Department

By:  20 FEB 15
Emilio Ramirez Date

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of RIVERSIDE } ss

On FEBRUARY 20, 2015, before me, SHERYN LEE SMAY,
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.

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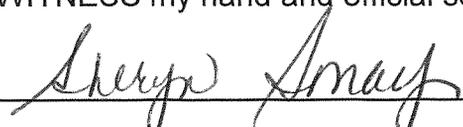
WITNESS my hand and official seal.

Notary Signature



EXHIBIT "A"

APN: 146-220-037 & 038
Five Points SW Corner Surplus

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

Parcel "A"

That portion of Lots 13 through 16 of La Sierra Academy Tract No. 1 as shown by map on file in Book 13 of Maps, at Page 73 thereof, and that portion of Lot 7 in Block 57 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps, at Page 66 thereof, both Records of Riverside County, California, described as follows:

Commencing at the most Southerly corner of said Lot 14, said corner being an angle point in the boundary line of Parcel 1 conveyed to James G. Burkette, et ux., by Deed recorded January 8, 1982 as Instrument No. 4273, Official Records of Riverside County, California;

Thence S.61°17'34"W. along a line parallel with the Northwesterly line of said Lot 7 and along the boundary line of said Parcel 1 and the Southwesterly prolongation thereof, a distance of 150.10 feet to a point in a line parallel with and distant 300.05 feet Southwesterly, measured at right angles from the Southwesterly right of way line of La Sierra Avenue (formerly Holden Avenue) as shown on said La Sierra Academy Tract No. 1, said point being an angle point in the Northwesterly boundary line of Parcel "B" of Certificate of Compliance for Lot Line Adjustment No. LL-P03-0513, recorded July 30, 2009 as Document No. 396718, Official Records of Riverside County California, also being the Point of Beginning of the parcel of land to be described;

Thence N.30°11'09"W. along said parallel line and the Northwesterly boundary line of said Parcel "B", a distance of 115.38 feet to the Southeasterly line of that certain parcel of land described in Grant of Easement & Waiver of Access Rights to the City of Riverside, by Document recorded May 24, 2010 as Document No. 2010-0238428, Official Records of Riverside County, California;

Thence N.62°33'57"E. along said Southeasterly line, a distance of 30.04 feet to a line parallel with and distant 30.00 feet Northeasterly, measured at right angles from the previously described parallel line;

Thence continuing N.62°33'57"E. along said Southeasterly line, a distance of 99.69 feet;

Thence Northeasterly along said Southeasterly line and along the Southeasterly line of that certain parcel of land described in Grant of Easement & Waiver of Access Rights to the City of Riverside, by Document recorded May 24, 2010 as Document No. 2010-0238424, Official Records of Riverside County, California on a curve concave Southeasterly, having a radius of 688.00 feet, through an angle of 11°56'35", an arc length of 143.41 feet to a point of compound curvature;

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Thence Southeasterly along previously said Southeasterly line on a curve concave Southwesterly, having a radius of 38.00 feet, through an angle of 74°51'34", an arc length of 49.65 feet (the initial radial line bears N.15°29'28"W.);

Thence S.30°37'54"E. along previously said Southeasterly line, a distance of 68.76 feet to a point hereinafter referred to as Point "A", said point being in the Northwesterly line of Parcel "A" of said Certificate of Compliance for Lot Line Adjustment No. LL-P03-0513;

The preceding four (4) courses are hereinafter referred to as "Course A";

Thence the following six (6) courses along the Northwesterly line of said Parcel "A" and along the Northwesterly boundary line of said Parcel "B";

S.59°47'39"W., a distance of 73.92 feet;

N.28°42'26"W., a distance of 1.96 feet;

S.61°17'34"W., a distance of 76.07 feet;

S.61°17'34"W., a distance of 100.03 feet;

N.30°11'09"W., a distance of 10.00 feet;

S.61°17'34"W., a distance of 50.07 feet to the Point of Beginning;

RESERVING THEREFROM an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of electric energy distribution and telecommunication facilities, together with all necessary appurtenances, in, under, upon, over and along that portion of said Lots 13, and 14 described as follows:

Beginning at the hereinbefore mentioned Point "A";

Thence S.59°47'39"W. along the Northwesterly line of Parcel "A" of said Certificate of Compliance for Lot Line Adjustment No. LL-P03-0513, a distance of 50.00 feet to a line parallel with and 50.00 feet Southwesterly, measured at right angles from the Southeasterly line of that certain parcel of land described in Grant of Easement & Waiver of Access Rights to the City of Riverside, by Document recorded May 24, 2010 as Document No. 2010-0238424, Official Records of Riverside County, California;

Thence N.30°37'54"W. along said parallel line, a distance of 25.00 feet;

Thence N.59°22'06"E., a distance of 42.00 feet;

Thence N.30°37'54"W., a distance of 23.00 feet;

Thence N.59°22'06"E., a distance of 8.00 feet to the Southeasterly line of that certain parcel of land described in said Grant of Easement;

Thence S.30°37'54"E. along said Southeasterly line, a distance of 48.37 feet to the Point of Beginning;

SUBJECT THE WAIVER AND RELINQUISHMENT of all rights of ingress and egress to and from Pierce Street and La Sierra Avenue over and across said "Course A" to the above described real property. This waiver and relinquishment shall be binding upon the undersigned and upon the heirs, successors and assigns of the undersigned, all of whom shall not permit ingress or egress from said streets to said real property over and across said "Course A".

The above described parcel of land contains 34,765 square feet, more or less.

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

Curtis C. Stephens 11/30/15 Date Prep. E.V.
Curtis C. Stephens, L.S. 7519



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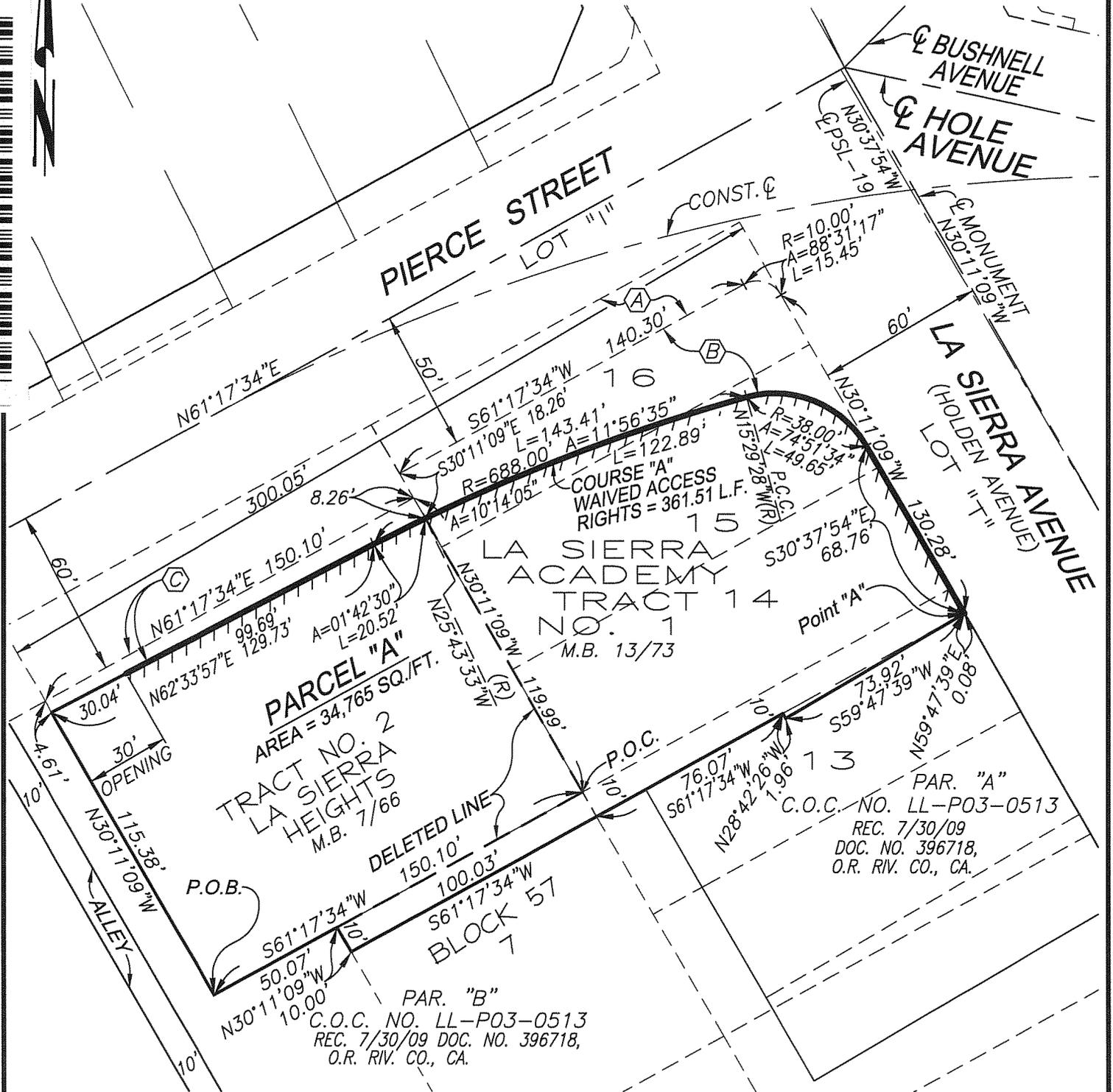
LL-P14-1057

NOTE:
SEE SHEET 2 FOR
EASEMENTS RESERVED

- (A) Parcel to County of Riverside, rec. 10/15/56
Inst. No. 70859, O.R. Riv. Co., Ca.
- (B) Parcel to City of Riverside, rec. 5/24/10
Doc. No. 2010-0238424, O.R. Riv. Co., Ca.
- (C) Parcel to City of Riverside, rec. 5/24/10
Doc. No. 2010-0238428, O.R. Riv. Co., Ca.

////// Indicates Access
Denial Line

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● CITY OF RIVERSIDE, CALIFORNIA ● LL-P14-1057

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 2

SCALE: 1"=50'

DRAWN BY: EV DATE: 12/17/14

SUBJECT: FIVE POINTS PROJECT -

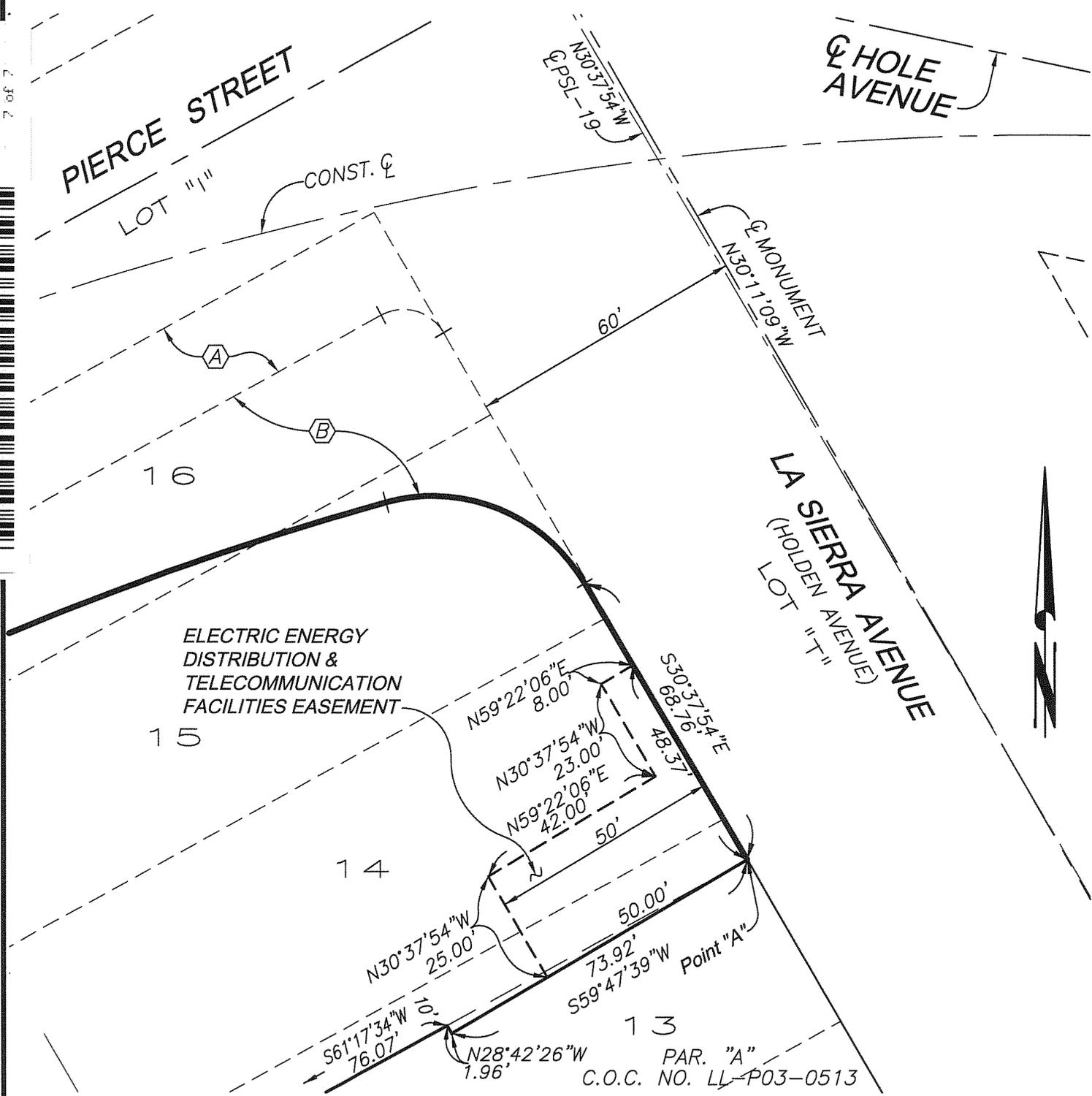
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(C) Parcel to City of Riverside, rec. 5/24/10
 Doc. No. 2010-0238428, O.R. Riv. Co., Ca.

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● CITY OF RIVERSIDE, CALIFORNIA ● LL-214-1057

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 2 OF 2

SCALE: 1"=30'

DRAWN BY: EV

DATE: 12/17/14

SUBJECT: FIVE POINTS PROJECT -