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City of Riverside, City Surveyor

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION

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

DOC # 2014-0363342

09/24/2014 03:24P Fee:NC

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Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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Project: Magnolia Avenue Underpass Project

POR. A.P.N's. 225-042-023 & 225-051-028

**CO - P14-0711**

**CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE**

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

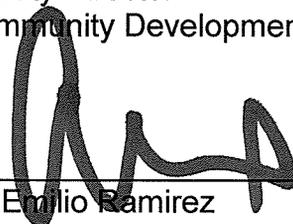
Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.120.030 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein 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:  \_\_\_\_\_ Date \_\_\_\_\_  
Emilio Ramirez

State of California

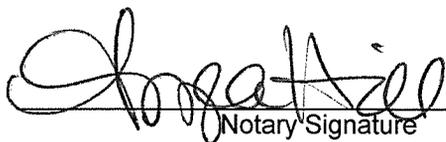
County of Riverside } ss

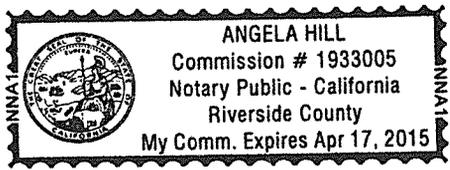
On September 9, 2014, before me, Angela Hill,  
notary public, personally appeared, Emilio Ramirez

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





## EXHIBIT "A"

A.P.N's. 225-042-023, 225-051-028

### PARCEL 1

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

Lot 38 together with Lot 40 and the Southerly 33 feet of Lot 36 of the Nogales Tract, as shown by map on file in Book 9, Page 7 of Maps, Records of Riverside County, California;

**TOGETHER** with that portion of the Northeast Quarter of the Northwest Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

**BEGINNING** at the intersection of the Northwesterly Line of Magnolia Avenue, as described in Deed recorded May 9, 1910 in Book 299, Page 346 of Deeds, Records of said Riverside County and the Northerly Line of the Right of Way of the Los Angeles and Salt Lake Railroad Company;

THENCE North 28°23'30" East along the Northwesterly Line of Magnolia Avenue, a distance of 326.2 feet to the most Southerly Corner of that certain Parcel of Land described in City of Riverside Certificate of Compliance for Lot Line Adjustment by document recorded March 4, 1993, as Instrument No. 81900 of Official Records of Riverside County;

THENCE at a Right Angle Northwesterly along the Southwesterly Line of said Certain Parcel of Land, a distance of 261.51 feet to the Westerly Line of the East Half of said Northeast Quarter of Northwest Quarter of Section 24 and the East line of said Nogales Tract, as shown by Map on file in Book 9, Page 7 of Maps, Records of said Riverside County;

THENCE South along said Westerly Line and said East Line to a point on said Northerly line of the Right of Way of the Los Angeles and Salt Lake Railroad and the Southeast corner of said Nogales Tract;

THENCE Easterly along said Northerly Right of Way Line to the **POINT OF BEGINNING**;

**EXCEPTING** therefrom those portions of Lots 38, 40 and the southerly 33 feet of Lot 36 of said Nogales Tract lying Westerly, Southwesterly, Southerly and Southeasterly of the following described line:

**COMMENCING** at the Northwest corner of the Southerly 33 feet of said Lot 36;

THENCE Easterly along said North Line, a distance of 7.00 feet to a point on a line 33.00 feet Easterly and parallel, as measured at right angles to the centerline of Nogales Street and to the POINT OF BEGINNING;

THENCE Southerly along said parallel line, a distance of 40.38 feet to the beginning of a tangent curve concaving Northeasterly and having a radius of 90.00 feet;

THENCE Southeasterly to left along said curve through a central angle of 46°28'41" an arc length of 73.00 feet to a point on a line southerly and 13.00 feet parallel, as measured at right angles to the North line of said Lot 40;

THENCE Easterly along said parallel line, a distance of 73.22 feet to the beginning of a tangent curve concaving Northwesterly and having a radius of 25.00 feet;

THENCE Northeasterly to left along said curve through a central angle of 58°15'10" an arc length of 25.42 feet;

THENCE Northeasterly along a line tangent to the end of said last mentioned curve, a distance of 1.90 feet to a point on the East line of said Nogales Tract and the **END OF THIS LINE DESCRIPTION**;

**ALSO EXCEPTING** therefrom that portion lying Southerly and Southeasterly of the Northerly and Northwesterly line of an easement to Pacific Bell Telephone Company dba AT&T California, for underground communications facilities and ingress and egress, being Parcel 1 of a document recorded as Instrument No. 2011-0486526, Records of said Riverside County, described as follows:

A strip of land 12.00 feet in width, lying within the East One-Half of the Northwest Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by United States Government Survey, and lying within Lots 38, 40 and 42 of the Nogales Tract, as shown by map on file in Book 9, Page 7 of Maps, Records of said Riverside County, the centerline of said strip of land being described as follows:

**COMMENCING** at the intersection of the centerline of Magnolia Avenue with the centerline of Jurupa Avenue as shown by Record of Survey on file in Book 79, Pages 95 and 96 of Maps, Records of said Riverside County;

THENCE South 28°23'30" West, along said centerline of Magnolia Avenue, a distance of 885.80 feet;

THENCE North 61°36'30" West, at right angle to said centerline of Magnolia Avenue, a distance of 35.00 feet to the **POINT OF BEGINNING** of this centerline description;

THENCE South 28°23'30" West, along a line parallel with said centerline of Magnolia Avenue, a distance of 281.80 feet to the beginning of a tangent curve concaving Northwesterly and having a radius of 110.00 feet;

THENCE Southwesterly to the right along said curve through a central angle of 59°41'01" an arc length of 114.58 feet to a point of compound curvature with a tangent curve concaving Southeasterly and having a radius of 100.00 feet;

THENCE Southwesterly to the left along said last mentioned curve through a central angle of 47°58'06" an arc length of 83.72 feet;



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THENCE South 40°06'26" West, along a line tangent to the end of said last mentioned curve, a distance of 47.97 feet to a point hereinafter referred to as POINT "A", this course is hereinafter referred to as COURSE "A";

THENCE continuing South 40°06'26" West, a distance of 49.45 feet to the beginning of a tangent curve concaving Southeasterly and having a radius of 256.64 feet;

THENCE Southwesterly to the left along said last mentioned curve through a central angle of 17°26'49" an arc length of 78.15 feet;

THENCE South 22°39'37" West, along a line tangent to the end of said last mentioned curve, a distance of 42.03 feet to the Northerly Right of Way Line of the Los Angeles and Salt Lake Railroad Company and the **END OF THIS CENTERLINE DESCRIPTION;**

**SUBJECT TO** an easement to Pacific Bell Telephone Company dba AT&T California, for underground communications facilities and ingress and egress, being Parcel 2 of a document recorded as Instrument No. 2011-0486526, Records of said Riverside County, described as follows:

A strip of land 12.00 feet in width, lying within the East One-Half of the Northwest Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by United States Government Survey, the centerline of said strip of land being described as follows:

BEGINNING at POINT "A" hereinabove described; said point being the beginning of a curve having a radius of 12.50 feet and being tangent to said COURSE "A" hereinabove described;

THENCE northeasterly to the left along said curve through a central angle of 90°00'00" an arc length of 19.63 feet;

THENCE North 49°53'34" West, along a line tangent to the end of said curve, a distance of 12.50 feet to the END of this centerline description;

EXCEPTING THEREFROM that portion lying within PARCEL 1 of said document recorded as Instrument No. 2011-0486526, Records of said Riverside County, hereinabove described;

**ALSO EXCEPTING** therefrom that portion lying Southeasterly of the following described line:

**BEGINNING** at the intersection of the Northwesterly Line of Magnolia Avenue, as described in Deed recorded May 9, 1910 in Book 299, Page 346 of Deeds, Records of said Riverside County and the Northerly Line of the Right of Way of the Los Angeles and Salt Lake Railroad Company;



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THENCE North 28°23'30" East along the Northwesterly Line of Magnolia Avenue, a distance of 326.2 feet to the most Southerly Corner of that certain Parcel of Land described in City of Riverside Certificate of Compliance for Lot Line Adjustment by document recorded March 4, 1993, as Instrument No. 81900 of Official Records of Riverside County;

THENCE at a Right Angle Northwesterly along the Southwesterly Line of said Certain Parcel of Land, a distance of 21.00 feet to POINT OF BEGINNING;

THENCE South 56°10'23" West, a distance of 124.34 feet to a point tangent to the Northwesterly line of the above described strip of land 12.00 feet in width and the **END OF THIS LINE DESCRIPTION.**

Area – 54,319 S.F. – 1.25 Ac.

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

*Curtis C. Stephens* 9/15/14 Prep.   
Curtis C. Stephens, L.S. 7519 Date



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JURUPA AVENUE



NOGALES TRACT  
M.B. 19/7

E1/2 NW1/4 SEC. 34  
T.2S., R.5W., S.B.M.

PARCEL 1

NOGALES STREET

AVENUE

MAGNOLIA

MERRILL AVENUE

3/4/93 INST. NO. 81900  
261.51'

S28°23'30"W  
281.80'

885.80'  
S28°23'30"W

AT&T EASEMENT  
INST #2011-0486526  
5/09/10 299/346 DEEDS 5'

556°10'23"W  
124.34'

7.00'  
40.38'  
36  
38  
40  
42  
73.22'  
6'

POINT "A"

DATA TABLE

- 1 N61°36'30"W 35.00'
- 2 R=110' D=59°41'01" L=114.58'
- 3 R=100' D=47°58'06" L=83.72'
- 4 S40°06'26"W 47.97'
- 5 S40°06'26"W 49.45'
- 6 R=256.64' D=17°26'49" L=78.15'
- 7 S22°39'37"W 42.03'
- 8 R=12.50' D=90°00'00" L=19.63'
- 9 N49°53'34"W 12.50'
- 10 R=90' D=46°28'41" L=73.00'
- 11 R=25' D= 58°15'10" L=25.42'

N'LY LINE LOS ANGELES  
AND SALT LAKE R.R.

• 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: 1"=80'

DRAWN BY: CURT

DATE: 9/03/14

SUBJECT: MAGNOLIA AVE UNDERPASS-EXCESS R/W



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