

Recording requested by:

2015-0272821

06/25/2015 01:49 PM Fee: \$ 24.00

Page 1 of 4

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

DOCUMENTARY TRANSFER TAX = \$0.00

When recorded mail to:



**CITY SURVEYOR,
CITY OF RIVERSIDE**
Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

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|------|------|------|------|------|-----|--------|---------|---------|----|--|
| 15 | | | | | R | A | Exam: | 4/10/16 | | |
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FOR RECORDER'S OFFICE USE ONLY

NOTE TO COUNTY RECORDER:

DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

Project: P14-1002

Por. APN: 191-150-007

Address: 6800 Arlington Avenue

CO-P14-1002

34.50

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **S & G HOMES LLC, a California Limited Liability Company**

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
Interim Director
Community Development Department

By: 
Emilio Ramirez

11 JUN 15
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

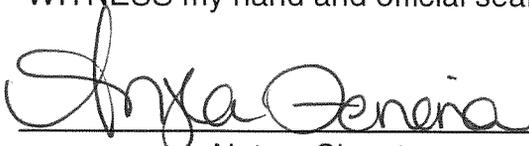
County of Riverside }^{ss}

On June 11, 2015, before me, Angela Ferreira,
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

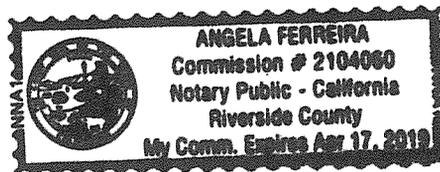


EXHIBIT "A"

Por. APN: 191-150-007

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

Parcel "A"

The Easterly 60.00 feet of the Westerly 180.00 feet of the following described property: that portion of fractional Lot 5, in Block 4 of the lands of the Riverside Land and Irrigating Company, as shown by Map on file in Book 1 of Maps at Page 72 thereof, Records of San Bernardino County, California, described as follows:

Beginning at a point on the Southerly line of Arlington Avenue as widened by Decree of Condemnation, a certified copy of said Decree being recorded May 22, 1945 in Book 678, Page 200 of Official Records of Riverside County, California, a distance of 342.70 feet Easterly from the intersection of said Southerly line with the Easterly line of Monroe Street, said point being the Northeast corner of that certain parcel of land conveyed to Max L. Drake and Patricia R. Drake, by Deed recorded June 2, 1947 in Book 832, Page 539 of Official Records of said Riverside County;

Thence at right angles Southerly along the Easterly line of said parcel conveyed to Max L. Drake and Patricia R. Drake, a distance of 190.00 feet to the Southeast corner thereof;

Thence Easterly and parallel with the Southerly line of said Arlington Avenue, a distance of 240.00 feet;

Thence at right angles Northerly, a distance of 190.00 feet to the Southerly line of said Arlington Avenue, as widened;

Thence Westerly along said Southerly line, a distance of 240.00 feet to the **Point of Beginning**;

EXCEPTING THEREFROM a right of way over, under, and through the Southerly rectangular 20.00 feet thereof for alley purposes;

ALSO EXCEPTING THEREFROM the Northerly 22.00 feet thereof.

The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

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

Curtis C. Stephens Date 4/26/15 Prep. E.V.
Curtis C. Stephens, L.S. 7519



☉ ARLINGTON AVENUE

33'

33'

55'

342.70'

240.00'

60'

22'

5
BLOCK 4

40'

R.L. & I. CO.
M.B. 1/72 S.B.

S & G Homes LLC,
rec. 9/27/13, Doc.
No. 2013-0466862,
O.R. Riv. Co. Ca.

180'

148'

190.00'

190.00'

190.00'

190.00'

190.00'

60'

20'

60'

240.00'

☉ MONROE STREET



● CITY OF RIVERSIDE, CALIFORNIA ●

CO-P14-1002

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"=30'

DRAWN BY: EV DATE: 4/15/15

SUBJECT: P14-1002 - CERTIFICATE OF COMPLIANCE