

Recording requested by:



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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			4						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

24

C
524

FOR RECORDER'S OFFICE USE ONLY

NOTE TO COUNTY RECORDER:

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

Project: Verbena Drive
 APN: 227-031-021 &
 Por. Verbena Drive
 Address: 4465 Canterbury Road

**CO-P15-0205
 PARCEL "A"**

CITY OF RIVERSIDE
 CERTIFICATE OF COMPLIANCE

Property Owner(s): **Robert Gardner and Jessica Rivera, Husband and Wife
 as Joint Tenants**

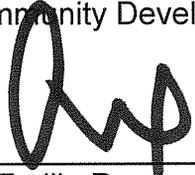
Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.120.030 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein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

20 MAR 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

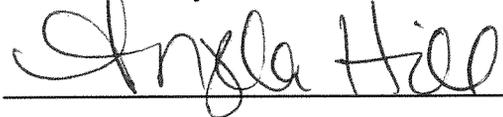
County of Riverside } ss

On March 20, 2015, before me, Angela Hill,
notary public, personally appeared, Emilio Ramirez

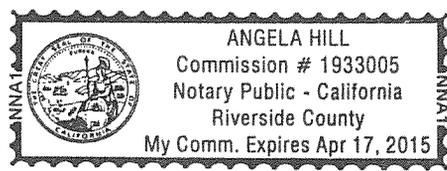
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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



2015-0183747
05/05/2015 10:00A
2 of 4

EXHIBIT "A"

APN: 227-031-021 &
Por. Verbena Drive

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

Parcel "A"

Lot 54 together with the Northwesterly one-half of Lot "E" of Magnolia Village Tract No. 2, as shown by map on file in Book 25, Page 58 of Maps, Records of Riverside County, California;

Subject to a permanent easement and right-of-way for sanitary sewer facilities lying within the southeasterly 20.00 feet of the northwesterly 38.00 feet of said Lot "E";

Also subject to a permanent easement and right-of-way for electric energy distribution, transmission and telecommunications facilities lying within the northeasterly 15.00 feet of said Lot "E";

Also subject to a permanent easement and right-of-way for any existing in-place public utility facilities.

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

 3/18/15 Date Prep. E.V.
Curtis C. Stephens, L.S. 7519



2015-0183747
05/05/2015 10:00A
3 of 4



R/S 29/45
PARCEL 1

52

53
MAGNOLIA VILLAGE
TRACT NO. 2
M.B. 25/58

PARCEL "A"
54

DELETED LINE

VERBENA DRIVE
VACATED

15' PUE RESERVATION

20' SEWER RESERVATION

LOT E

CANTERBURY ROAD

73

72

LOT D

55

56

57

● CITY OF RIVERSIDE, CALIFORNIA ● CO-P15-0205

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"=40'

DRAWN BY: EV

DATE: 3/10/15

SUBJECT: VERBENA DRIVE - CO-P15-0205