

Recording requested by:

DOC # 2014-0377743

10/03/2014 10:29A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

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
Por. APN: 146-220-008 & 039
Address: 11144 Pierce Street

LL-P14-0709

10



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT MERGER

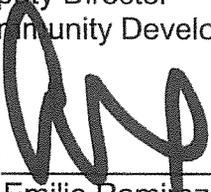
Property Owner(s): **The CITY OF RIVERSIDE, a California charter city and municipal corporation**

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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Emilio Ramirez
Deputy Director
Community Development Department

By:  _____ Date _____
Emilio Ramirez

State of California

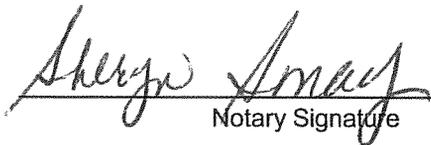
County of RIVERSIDE } ss

On SEPTEMBER 30, 2014, 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.

WITNESS my hand and official seal.


Notary Signature



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EXHIBIT "A"

POR. APN: 146-220-008 & 039

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

Parcel "A"

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, Records of Riverside County, California;

EXCEPTING THEREFROM that portion thereof as conveyed to Riverside County by document recorded April 1, 1952 in Book 1355, Page 541, Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion thereof lying Northeasterly of the Southwesterly line of that certain parcel of land as conveyed to W.K. Newby and Lois W. Newby, husband and wife, as joint tenants, by document recorded June 26, 1957 in Book 2109, Page 346, Official Records of Riverside County, California, and the Northwesterly and Southeasterly prolongations thereof;

ALSO EXCEPTING THEREFROM that portion thereof as conveyed to the City of Riverside by document recorded October 15, 1976 as Instrument No. 156820, Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion lying within Tract 29058 as shown by map on file in Book 289 of Maps, at Pages 27 through 36 thereof, Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion lying Northwesterly of a line parallel with and distant 65.00 feet Southeasterly, measured at right angle from the centerline of Pierce Street (formerly Pierce Place) as shown on La Sierra Academy Tract No. 1 by map on file in Book 13 of Maps, at Page 73 thereof, Records of Riverside County, California;

RESERVING THEREFROM a permanent easement for the construction, maintenance, repair and replacement of a sewer pipeline together with the right of ingress and egress in connection therewith, more particularly described by document recorded December 22, 1961 as Instrument No. 110239, Official Records of Riverside County, California, said easement being over the Southeasterly 15.00 feet of the hereinabove described parcel of land, and described in said document as follows:

A portion of Lot 7, Block 57 of Tract No. 2 of La Sierra Heights as shown by map on file in Book 7, Page 66 of Maps, Records of Riverside County, California, being more particularly described by metes and bounds as follows:

Commencing at the intersection of the centerlines of Pierce Place (Lot I) and La Sierra Boulevard (Lot T) as shown on said map of Tract No. 2 of La Sierra Heights;



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Thence S.60°37'W. along said centerline of Pierce Place, a distance of 385.05 feet to its intersection with the northwesterly prolongation of the southwesterly line of the northeasterly 325.00 feet of said Lot 7;

Thence S.30°52'15"E. (formerly recorded as S.30°51'E.) along said northwesterly prolongation and along said southwesterly line, a distance of 235.02 feet to a point thereon, said point being on the present boundary of the La Sierra Community Services District, said point also being the true point of beginning of the parcel of land to be described;

Thence continuing S.30°52'15"E. (formerly recorded as S.30°51'E.) along said southwesterly line, a distance of 15.00 feet;

Thence S.60°37'W. parallel with the southeasterly line of said Pierce Place, a distance of 375.14 feet;

Thence N.29°23'W., a distance of 15.00 feet;

Thence N.60°37'E., a distance of 374.77 feet to the point of beginning;

ALSO RESERVING THEREFROM an easement and right of way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement and removal of public utility facilities together with all necessary appurtenances, in, under, upon, over, and along that certain real property, more particularly described by document recorded November 24, 1967 as Instrument No. 103434, Official Records of Riverside County, California, and described in said document as follows:

A strip of land 5.00 feet in width over that portion of Lot 7, 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, Records of Riverside County, California, described as follows:

Commencing at the centerline intersection of Pierce Place (Lot I) and La Sierra Boulevard (Lot T) as shown on said map of Tract No. 2 of La Sierra Heights;

Thence S.60°37'W. along the centerline of said Pierce Place, a distance of 628.66 feet to the true point of beginning;

Thence S.27°25'30"E., a distance of 100.00 feet;

Excepting therefrom that portion within Pierce Street (formerly Pierce Place);

ALSO RESERVING THEREFROM an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of electrical energy distribution facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property, more particularly described by document recorded September 15, 1995 as Instrument No. 305176, Official Records of Riverside County, California, and described in said document as follows:

A strip of land 10.00 feet in width in that portion of Lots 1, 3, 5 and 7 in Block 57 of La Sierra Heights Tract No. 2 as shown by map on file in Book 7, Page 66 of Maps, Records of Riverside County, California, the northeasterly line of said 10.00 foot wide strip being described as follows:



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Commencing at the intersection of the southeasterly line of Pierce Street (Lot I) with the southwesterly line of La Sierra Avenue (formerly Holden Avenue) (Lot T) as shown by said map of La Sierra Heights No. 2;

Thence southwesterly, along said southeasterly line of Pierce Street, 325.05 feet to the True Point of Beginning; said point being hereinafter referred to as Point "A";

Thence southeasterly, in a direct line, 1547.00 feet, more or less, to a point in the southeasterly line of said Lot 1 in Block 57; said point being distant thereon, 325.20 feet southwesterly from the most easterly corner of said Lot 1; said point being the END of this line description.

The above described parcel of land contains 1.582 acres, 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 9/03/14 Prep. E.V.
Curtis C. Stephens, L.S. 7519 Date



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A TO COUNTY OF RIVERSIDE, REC. 4/1/52,
B. 1355, P. 541, O.R. RIV. CO., CA.

B TO CITY OF RIVERSIDE, REC. 10/15/76,
INST. NO. 156820, O.R. RIV. CO., CA.

C EASEMENT RESERVED TO CITY OF RIVERSIDE,
SUCCESSOR IN INTEREST TO LA SIERRA
COMMUNITY SERVICES DISTRICT FOR SEWER
PURPOSES AND FURTHER DESCRIBED IN
DOCUMENT REC. 12/22/61, INST. NO. 110239,
O.R. RIV. CO., CA.

D EASEMENT RESERVED TO CITY OF RIVERSIDE,
FOR PUBLIC UTILITY FACILITIES AND FURTHER
DESCRIBED IN DOCUMENT REC. 11/24/67,
INST. NO. 103434, O.R. RIV. CO., CA.

E EASEMENT RESERVED TO CITY OF RIVERSIDE,
FOR ELECTRICAL ENERGY DISTRIBUTION
FACILITIES AND FURTHER DESCRIBED IN
DOCUMENT REC. 9/15/95, INST. NO. 305176,
O.R. RIV. CO., CA.

F GRANT OF EASEMENT TO CITY OF RIVERSIDE,
FOR PUBLIC STREET AND HIGHWAY PURPOSES
REC. 12/17/2010, DOC. NO. 2010-0606649,
O.R. RIV. CO., CA.

G PARCEL RESERVED FOR PUBLIC STREET &
PUBLIC UTILITY PURPOSES.



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• 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 2 OF 2

SCALE: 1"=50'

DRAWN BY: EV

DATE: 8/19/14

SUBJECT: POR. APN 146-220-006 & 008