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Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

Project: P15-0045
APN's: 263-250-016, -017, -020 & -072
Address: 2181 Mt. Baldy Drive

P15-0045

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT MERGER

Property Owner(s): **Darrell A. Butler, Trustee of the DAB Trust, dated December 8, 2011 and Khosro Khaloghli, a married man as his sole and separate property.**

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(s) 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(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

LL-P15-0045

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.

First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Emilio Ramirez
Deputy Director
Community Development Department

By  _____ Date _____
X Emilio Ramirez

X Emilio Ramirez

ACKNOWLEDGMENT

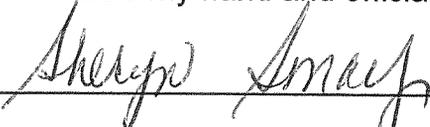
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of RIVERSIDE } ss

On NOVEMBER 13, 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.

WITNESS my hand and official seal.

Notary Signature



LL-P15-0045

EXHIBIT "A"

Project: LL-P15-0045

A.P.N.'s: 263-250-016, -017, -020 & -072

PARCEL A

The land referred to hereon is situated in the City of Riverside, County of Riverside, State of California, and is described as follows:

Parcel C of a Certificate of Compliance for Lot Line Adjustment LL-P13-0204 recorded May 10, 2013 as Document No. 2013-0222740, Official Records of said Riverside County;

TOGETHER with Parcel 3, Parcel 4 and 7 all of Parcel Map No. 24754, filed in Book 173, Pages 97 and 98 of Parcel Maps, Records of said Riverside County;

EXCEPTING THEREFROM those portions of Parcels 3 and 4 described as follows:

Those portions of Parcels 3 and 4 of Parcel Map No. 24754, as shown by map on file in Book 173, Pages 97 and 98 of Parcel Maps, Records of Riverside County, California, described as follows:

COMMENCING at the centerline intersection of Mt. Baldy Drive and San Gorgonio Drive as shown on said Parcel Map No. 24754;

THENCE North 89°09'10" East, along the centerline of said Mt. Baldy Drive, a distance of 396.07 feet;

THENCE South 00°50'50" East, a distance of 30.00 feet to a point on the southerly line of said Mt. Baldy Drive, said point being the beginning of a curve tangent to said southerly line, concave southwesterly, having a radius of 102.00 feet and to the **POINT OF BEGINNING**;

THENCE southeasterly along said curve, through a central angle of 20°00'00", an arc length of 35.60 feet;

THENCE South 70°50'50" East, a distance of 59.15 feet to the beginning of a tangent curve, concave northerly, having a radius of 60.00 feet:

THENCE southeasterly, easterly and northeasterly along said curve, through a central angle of 80°00'00", an arc length of 83.78 feet to a point on the southerly line of said Mt. Baldy Drive;

THENCE South 89°09'10" West, along said southerly line of said Mt. Baldy Drive, a distance of 162.95 feet to the **POINT OF BEGINNING**.

TOGETHER WITH the southerly half of that portion of Lot "C" (Mt. Baldy Drive) vacated, of said Parcel Map No. 24754, lying easterly of the following described line;

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COMMENCING at the centerline intersection of Mt. Baldy Drive and San Gorgonio Drive as shown on said Parcel Map No. 24754;

THENCE North $89^{\circ}09'10''$ East, along the centerline of said Mt. Baldy Drive, a distance of 396.07 feet;

THENCE South $00^{\circ}50'50''$ East, a distance of 30.00 feet to a point on the southerly line of said Mt. Baldy Drive;

THENCE North $89^{\circ}09'10''$ East, along said southerly line of said Mt. Baldy Drive, a distance of 162.95 feet to the beginning of a non-tangent curve, concave westerly, having a radius of 60.00 feet, a radial line to said point bears South $60^{\circ}50'50''$ East, and to the **POINT OF BEGINNING**;

THENCE northerly along said curve, through a central angle of $60^{\circ}00'00''$, an arc length of 62.83 feet to a point on the northerly line of said Mt. Baldy Drive and the **END** of this line description

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

Curtis C. Stephens 10/9/10 Prep. (Signature)
Curtis C. Stephens, L.S. 7519 Date



