

2016-0094472

03/10/2016 11:57 AM Fee: \$ 0.00

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



Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

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SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

15					R	A	Exam: 914		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
5						1	4	1	
SIZE	NCOR	SMF	NCHG T:	C - 10.50					

Project: P15-1071
APN's: 238-140-020, -022
Address: 2150 Gratton Street

P15-1071
PARCEL 1

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT MERGER

Property Owner(s): **Donald E. Tavaglione and Sharon Tavaglione, Trustees of the Donald E. Tavaglione and Sharon Tavaglione Living Trust of 2008**

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.

LL-P15-1071

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Rafael Guzman
Director
Community & Economic Development Department

By: Edward A. White
Edward A. White

3/2/16
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 _____ } ss

On _____, before me, _____,

notary public, personally appeared, _____

_____ ,
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-P15-1071

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189



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)

On March 8, 2016 before me, Michelle Garcia-Guzman, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Edward August White
Name(s) of Signer(s)

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.



Signature Michelle Garcia-Guzman
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Compliance + Merg Document Date: 3-8-16
Number of Pages: 4 Signer(s) Other Than Named Above: 1

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Corporate Officer Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

Signer's Name:
Corporate Officer Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

LL-915-1071

Exhibit A
Parcel Merger P15-1071

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

Parcel 1

Parcel 2 of Parcel Map as shown by map on file in Book 19, Pages 66 and 67 of Parcel Maps, records of Riverside County, California;

TOGETHER WITH that portion of Parcel 4 of said Parcel Map lying northeasterly of the southwesterly line of Lot 18 of the Resubdivision of Block 32, Arlington Heights, as shown by on file in Book 1, Page 37 of Maps, Records of Riverside County, California.

Containing 2.726 acres, more or less.

Prepared by me or under my direction

2-22-2016
Gordon D Edwards

Gordon D Edwards, PLS 6678
Expiration 6-30-2016



DESCRIPTION APPROVAL:

BY: *[Signature]* 2/29/16
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

LL-P15-1071

PARCEL MERGER EXHIBIT P15-1071

← TO DUFFERIN AVENUE

GRATTON STREET

40'

40'



1"=100'

PMB 14/62
PCL 3 PARCEL 4

PMB 19/66-67
PARCEL 2

PARCEL 3

N56°01'20"E 427.29'

125.00'
N33°59'42"W

N56°01'20"E 641.18'

LOT LINE TO BE ELIMINATED

POR. LOT 17, BLOCK 32
ARLINGTON HEIGHTS
MB 1/37

N55°59'53"E 214.00'

180.31'
N34°02'53"W

PARCEL 1

2.726 ACRES

POR. PARCEL 4

SW'LY LINE LOT 18, BLOCK 32
ARLINGTON HEIGHTS, MB 1/37

N34°02'53"W 305.22'

SE'LY LINE LOT 18, BLOCK 32
ARLINGTON HEIGHTS, MB 1/37



RS 28 / 1
PCL 1

PM 19 / 66-67
POR. PARCEL 4

RS 28 / 1
PCL 3

LEGEND:

- BOUNDARY OF MERGED PARCELS
- EXISTING LOT LINES TO REMAIN
- LOT LINE ELIMINATED

PLAT PREPARED BY:

adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

SCALE: 1" = 100'

JOB NO. 8932

DATE: 2-22-2016

CLIENT: TAVAGLIONE

APPROVED BY:

Gordon D. Edwards

GORDON EDWARDS, PLS 6678

**PARCEL MERGER
PARCEL 2 AND A PORTION OF
PARCEL 4, PMB 19/66-67
CITY OF RIVERSIDE, COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA**

LL-P15-1071