

Recording requested by:

2016-0096341

03/11/2016 12:15 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
NO CONSIDERATION

And when recorded, mail to:

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

<input checked="" type="checkbox"/>					R	A	Exam: <i>350</i>		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
<i>A</i>									
SIZE	NCOR	SMF	NCHG	T:	<i>Not bcc</i>				

Project: University Avenue & Dwight Avenue (NW corner)
APN: 211-175-002 & 211-175-003

P16-0020



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT MERGER

Property Owner(s): **CITY OF RIVERSIDE as Successor Agency to the REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, a public body**

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.

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-P16-0020

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Rafael Guzman
Community & Economic Development Director

By: [Signature] 1.22.16
Rafael Guzman 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 January 22, 2016, before me, Angela Ferreira,
notary public, personally appeared, Rafael Guzman

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]
Notary Signature



EXHIBIT "A"

A.P.N's. 211-175-002 & 211-175-003

PARCEL A

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

Lot 110 together with Lots 111, 112 and 113 all of Madison Square, as shown by map on file in Book 5, Page 59 of Maps, Records of San Bernardino County, California;

EXCEPTING THEREFROM that portion of said Lot 110 described as follows:

BEGINNING at the southeast corner of said Lot 110;

THENCE Westerly along the south line of said Lot 110, a distance of 20.00 feet;

THENCE Northeasterly to a point on the east line of said Lot 110, distant thereon 20.50 feet from the southeast corner of said lot 110;

THENCE South along the east line of said Lot 110, a distance of 20.50 feet to the **POINT OF BEGINNING**

Area – 0.56 Ac. 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 1/15/16 Prep. (Signature)
Curtis C. Stephens, L.S. 7519 Date





93

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98

MADISON SQUARE
M.B. 5/59 S.B. CO.

33'

215'

20'

PARCEL A

DWIGHT AVENUE

114

150'

113

112

111

110

129.50'

109

33'

20.50'

195'

20'

UNIVERSITY AVENUE

49.5'

UNIVERSITY AVENUE

DOUGLASS AVENUE

51

52

53

54

DWIGHT AVENUE

• 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 1 OF 1

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 1/15/16

SUBJECT: P16-0020 - UNIVERSITY & DWIGHT (NW CORNER)

LL-P16-0020