

063539

Recording requested by:

RECEIVED FOR RECORD
AT 8:00AM


And when recorded, mail to:

FEB 24 1998

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

Recorded in Official Records
of Riverside County, California

Recorder 15
Fees \$ 15


15
3
TM

FOR RECORDER'S OFFICE USE ONLY

Project: LL-002-978 Par. 1
5065 Sierra Street
A.P.N. 226-143-032

LL - 002-978

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **DORIS JEAN BANOS**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the 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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Robert C. Mease 2/12/98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

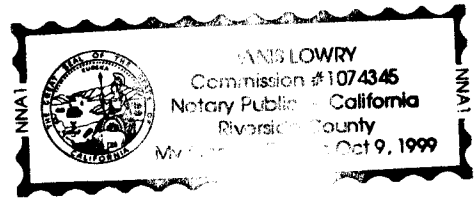
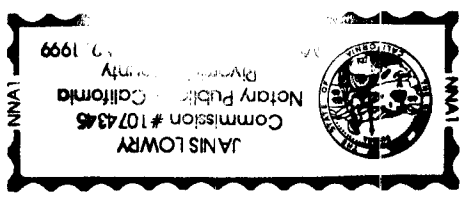
On FEBRUARY 12, 1998, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared
ROBERT C. MEASE
Name(s) of Signer(s)

personally known to me - OR - 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.

WITNESS my hand and official seal.

Janis Lowry
Signature



Mail to: Doris J. Banos
5065 Sierra St.
Riverside, Ca. 92504

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER
() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

EXHIBIT "A"

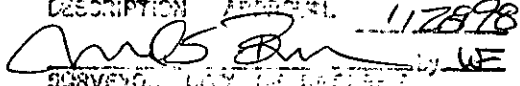
LEGAL DESCRIPTION

PARCEL NO. 1

That portion of the southwest quarter of the northeast quarter of the southwest quarter of Section 33 in Township 2 south, range 5 west, San Bernardino Base and Meridian, as shown by map on file in Book 2, Page 2 of Maps, Records of San Bernardino County, California, particularly described as follows:

BEGINNING at a point on the North line of said Southwest quarter of the Northeast quarter of the Southwest quarter, 466.77 feet West of the Northeast corner thereof, said point being the Northeast corner of that certain parcel of land conveyed to E. J. Neel and Velma Opal Neel, his wife, by Deed recorded April 22, 1940 in Book 463, page 32 of Official Records of Riverside County, California; thence Southerly along the Easterly line of said parcel to a point 295.00 feet Northerly of the Southerly line of the Southwest quarter of the Northeast quarter of the Southwest quarter of said Section 33; thence continuing Southerly along the Easterly line of said parcel conveyed to E. J. Neel and wife, 110.50 feet to the true point of beginning; thence continuing southerly along the easterly line of said parcel 159.50 feet to a point 25.00 feet northerly of the center line of Sierra Street; thence easterly 66.00 feet parallel with the center line of Sierra Street to the westerly line of Parcel Map No. 21795 as recorded in Parcel Map Book 145, Pages 11 and 12, Records of Riverside County, California; thence North 00° 00' 56" west 159.50 feet; thence westerly 66.00 feet and parallel to the center line of Sierra Street to the true point of beginning.

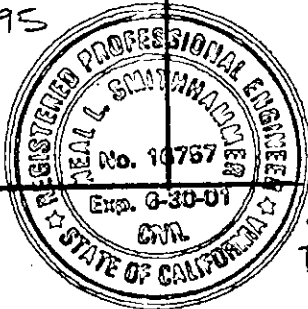
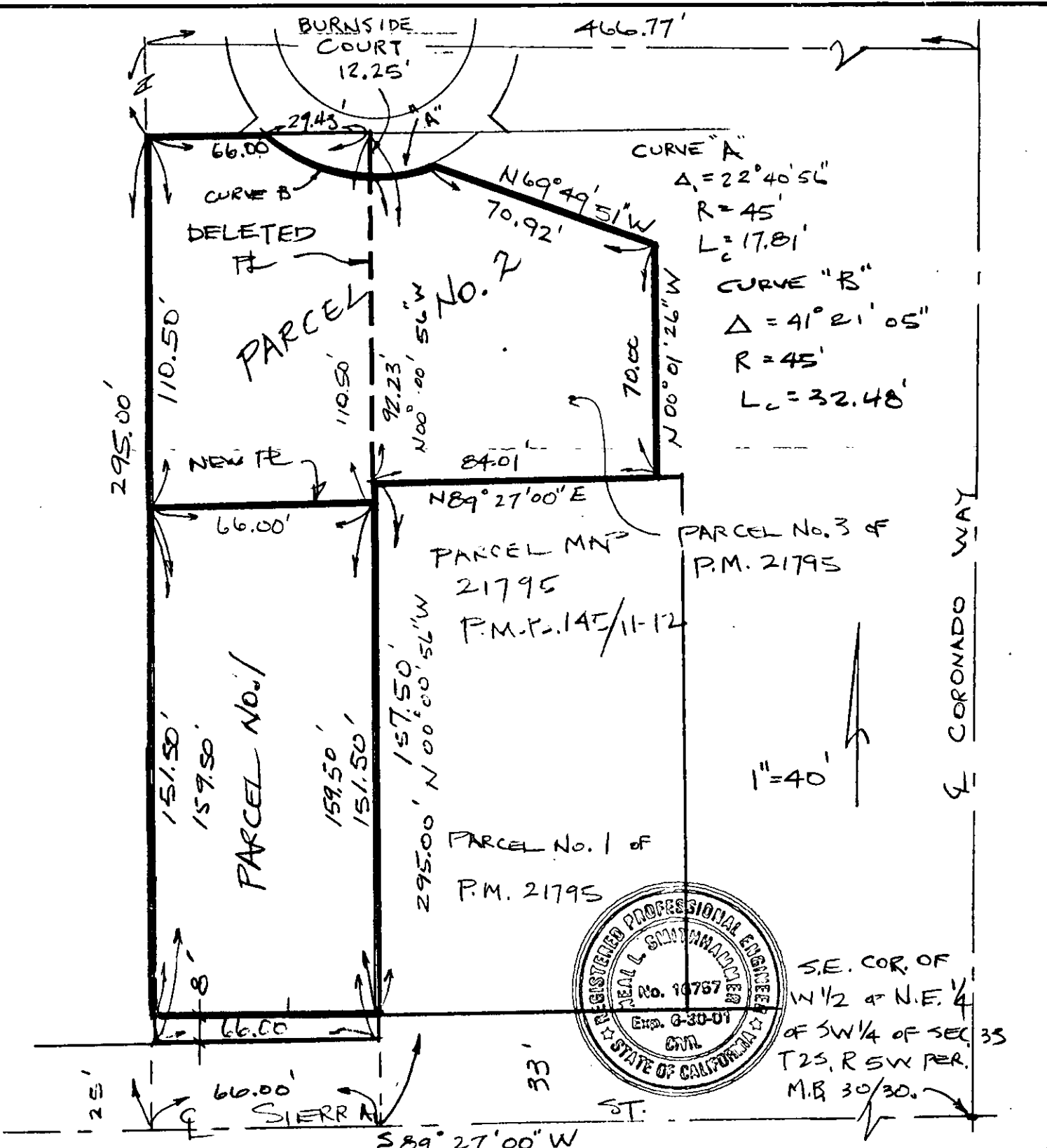
EXCEPTING THEREFROM the southerly 8 feet for street purposes to provide for 33 feet half right of way for Sierra Street.

DESCRIPTION APPROVED 117898

 SURVEYOR, CITY OF RIVERSIDE by WE



2 Jan. 98

LL-002-978



S.E. COR. OF
 W 1/2 of N.E. 1/4
 of SW 1/4 of SEC. 35
 T25, R5W PER.
 M.B. 30/30.

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 <u>1</u> OF <u>1</u>
SCALE: 1" = <u>40</u>	DRAWN BY <u>NLS</u> DATE <u>1/21/98</u>	SUBJECT <u>LL-002-978</u>

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And when recorded, mail to:

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Public Works Department
3900 Main Street
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Recorder

Fees \$

18



18
4
TM

FOR RECORDER'S OFFICE USE ONLY

Project: LL-002-978 Par.2
6762 Burnside Court
A.P.N. 226-143-049

LL - 002-978

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **JEFFERY AND LAURIE LUDWIG**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the 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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Robert C. Mease 2/12/98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

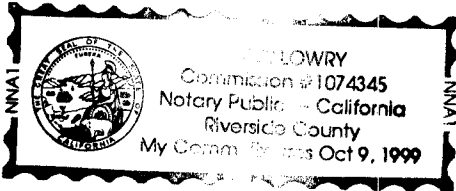
State of California }
County of RIVERSIDE } ss

On February 12, 1998 before me JAVIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

ROBERT C. MEASE
Name(s) of Signer(s)

personally known to me - OR - 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.



WITNESS my hand and official seal.

Javis Lowry
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator

() Individual(s)

() Trustee(s)

() Other

() Partner(s)

() General

() Limited

The party(ies) executing this document is/are representing:

Mail to: Jeffrey Ludwig
6762 Burnside Ct.
Riverside, Ca. 92504

ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION
CONSENT TO RECORD

THIS IS TO CERTIFY that (I)(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property described therein is recognized by the City of Riverside as one parcel pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. (I)(We) also agree that the parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described herein.

Dated February 18, 1998

Jeffery Thomas Ludwig
Jeffery Thomas Ludwig

Laurie Lynne Ludwig
Laurie Lynne Ludwig

GENERAL ACKNOWLEDGEMENT

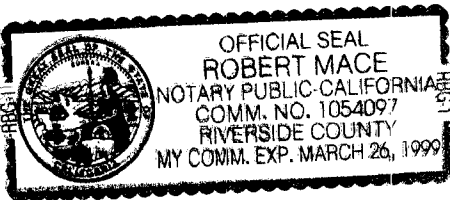
State of California }
County of RIVERSIDE } ss

On Feb 18 1998, before me Robert Mace
(date) (name)

a Notary Public in and for said State, personally appeared

JEFFERY THOMAS LUDWIG AND LAURIE LYNNE LUDWIG
Name(s) of Signer(s)

personally known to me - OR - 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.



WITNESS my hand and official seal.

[Signature]

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator

() Individual(s)

() Trustee(s)

() Other

() Partner(s)

() General

() Limited

The party(ies) executing this document is/are representing:

LEGAL DESCRIPTION

PARCEL NO. 2

Parcel 3 of Parcel Map 21795 on file in Parcel Map Book 145, pages 11 and 12 thereof, Records of Riverside County, California; together with:

That portion of the Southwest quarter of the Northeast quarter of the Southwest quarter of Section 33 in Township 2 South, Range 5 west, San Bernardino Base and Meridian, as shown by Map on file in Book 2, page 2 of Maps, Records of San Bernardino County, California, particularly described as follows:

BEGINNING at a point on the North line of said Southwest quarter of the Northeast quarter of the Southwest quarter, 466.77 feet West of the Northeast corner thereof, said point being the Northeast corner of that certain parcel of land conveyed to E. J. and Velma Opal Neel, his wife, by Deed recorded April 22, 1940 in Book 463, page 32, of Official Records of Riverside County, California; thence Southerly along the Easterly line of said parcel to a point 295.00 feet Northerly of the Southerly line of the Southwest quarter of the Northeast quarter of the Southwest quarter of said Section 33 for the true point of beginning; thence continuing Southerly along the Easterly line of said parcel conveyed to E. J. Neel and wife, 110.50 feet; thence easterly 66.00 feet parallel with the center line of Sierra Street to the westerly line of Parcel Map No. 21795 as recorded in Parcel Map Book 145, Pages 11 and 12, Records of Riverside County, California; thence North 00° 00' 56" west 110.50 feet to the northwest corner of said Parcel Map; thence westerly 66.00 feet to the true point of beginning

EXCEPTING THEREFROM the following described parcel for street purposes for Burnside Court:

Commencing at the northwest corner of Parcel 3 of Parcel Map 21795 on file in Parcel Map Book 145, Pages 11 and 12 thereof, Records of Riverside County, California, said point being on the southerly line of Burnside Court, being a curve, concave northerly, having a radius of 45.00 feet, and from which the radius point bears north 01° 28' 24" east;

Thence to the west along said curve through a central angle of 41° 21' 05" an arc length of 32.48 feet to the southerly boundary of the map of Montclair Park on file in Map Book 30, Pages 29 and 30 thereof, records of said County.

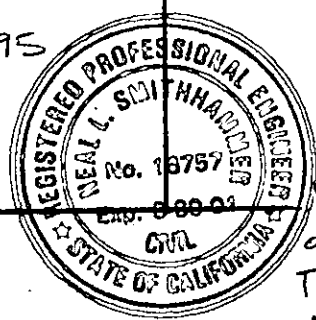
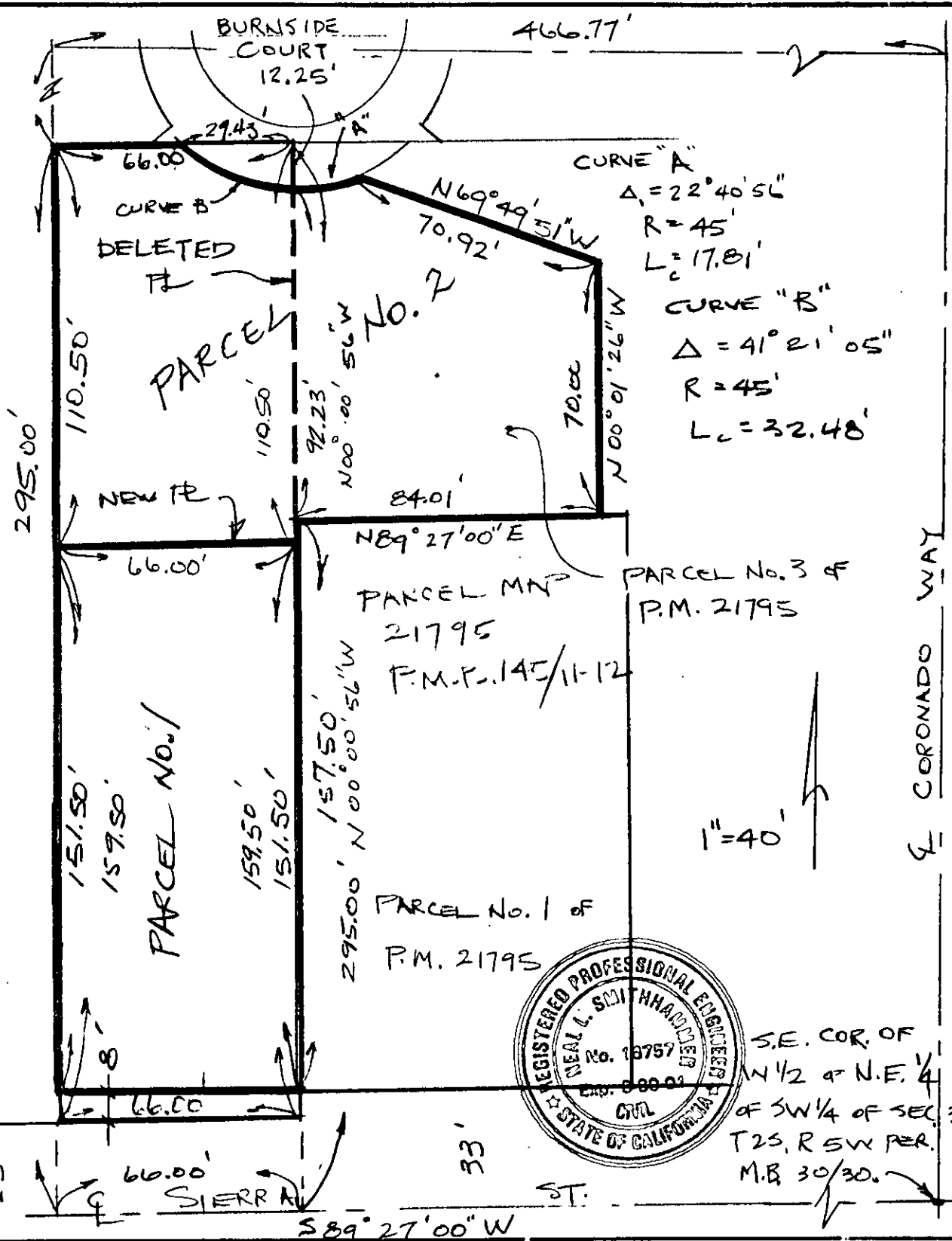
Thence north 89° 28' 01" east along said southerly boundary, a distance of 29.43 feet to its intersection with the northerly prolongation of the west line of said Parcel 3;

Thence south 00° 00' 56" east along said west line, a distance of 12.25 feet to the point of beginning.

DESCRIPTION APPROVAL
[Signature]
SURVEYOR, CITY OF RIVERSIDE



22 JAN 98
LL-002-978-8



S.E. COR. OF
N 1/2 of N.E. 1/4
of SW 1/4 of SEC. 35
T25, R5W PER.
M.B. 30/30.

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 <u>1</u> OF <u>1</u>	554
SCALE: 1" = 40'	DRAWN BY NLS DATE <u>1/21/98</u>	SUBJECT <u>LL-002-978</u>	