

110101

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APR - 2 1997

Recorded in Official Records
of Riverside County, California

Recorder 15
Fees \$ _____

151 me

Recording requested by:

And when recorded, mail to:

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

FOR RECORDER'S OFFICE USE ONLY

Project: LL-4-967

A.P.N. 155-171-027 & POR. 001

LL - 004-967

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **ROSCOE B. ANDERSON and JOAN C. ANDERSON**, as Co-Trustees of the Roscoe B. Anderson and Joan C. Anderson Trust, created under Declaration of Trust dated November 16, 1995.

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: J. Craig Aaron 4-1-97
J. CRAIG AARON DATE
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }^{ss}

On 4-1-97, before me Eva A. Correa
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron
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.

Eva A. Correa
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other
Principal Planner

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

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

ANDERSON

PARCEL 1

All of Lot 4 of El Rio Rancho as per map recorded in Book 29 pages 41-42 of Maps, records of the Recorder of Riverside County, California, together with that portion of Lot 2 of Evans Rio Rancho as per map recorded in Book 10 pages 52-54 of Maps, said records of Riverside County, described as follows;

Beginning at the most easterly corner of said Lot 2 of Evans Rio Rancho;

Thence S.84°56'44"W. (formerly recorded S.85°02'40"W) along the southerly line of said Lot 2, also being along the northerly line of said Lot 4 of El Rio Rancho, a distance of 195.35 feet to the most easterly corner of said Lot 5 of El Rio Rancho;

Thence N.40°57'44"E. (formerly recorded as N.41 03'40"E.) along the northeasterly prolongation of the northwesterly line of said Lot 4 of El Rio Rancho, a distance of 33.31 feet to a point of intersection in the southerly line of that certain 14.00 foot wide easement for the Santa Ana River Bikeway as described in easement recorded September 4, 1992 as Instrument No. 335548 said records of the Recorder of Riverside County, California;

The following (4) courses are along the southerly line of said easement recorded Sept. 4, 1992 as Instrument No. 335548;

(1) Thence N. 82°45' 33"W. A distance of 6.36 feet to the beginning of a tangent curve, concave southerly and having a radius of 143.00 feet;

(2) Thence westerly along the arc of said curve, through a central angle of 13°27'38", a distance of 33.60 feet;

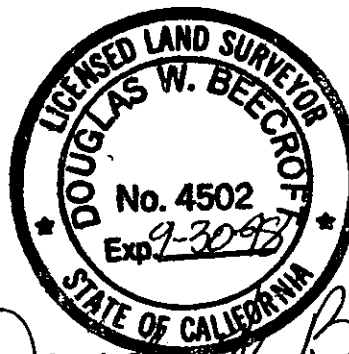
(3) Thence S 83°46'49"W. A distance of 164.08 feet to the beginning of a tangent curve, concave northerly and having a radius of 72.00 feet;

(4) Thence westerly and northwesterly along the arc of said curve, through a central angle of 40°48'38", a distance of 51.28 feet to a point of intersection in the westerly line of that certain parcel of land as conveyed to Roscoe B. Anderson et. ux., by deed recorded July 9, 1957 as Instrument No. 49641 of Official Records of said Riverside County, said westerly line also being the northerly prolongation of the westerly line of said Lot 5 of El Rio Rancho;

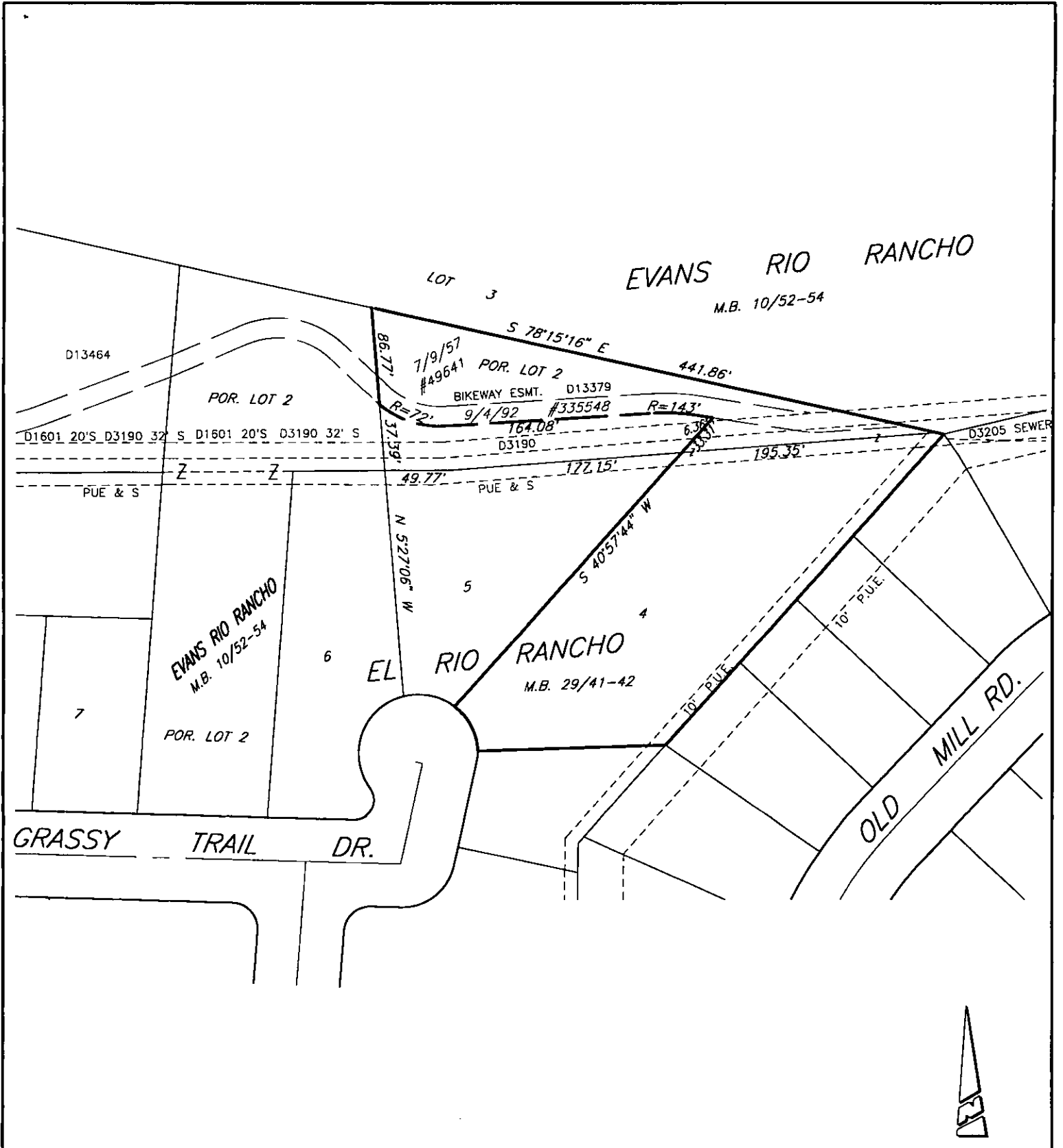
Thence N. 05°27'06"W. (formerly recorded as N. 05°21'10"W.) along the westerly line of said deed recorded July 9, 1957 as Instrument No. 49641 of Official Records, also being the northerly prolongation of the westerly line of said Lot 5, of El Rio Rancho, a distance of 86.77 feet to a point of intersection in the northerly line of said Lot 2 of Evans Rio Rancho;

Thence S. 78°15'16"E. (formerly recorded as S. 78°09'20"E.) along said northerly line of said Lot 2 of Evans Rio Rancho and along the northerly line of said parcel of land as conveyed to Roscoe B. Anderson, et. ux., by said deed recorded July 9, 1957 as Instrument No. 49641 of Official Records of said Riverside County, a distance of 441.86 feet to the point of beginning.

DESCRIPTION APPROVAL 3/28/97
[Signature]
SURVEYOR, CITY OF RIVERSIDE by *[Signature]*



Douglas W. Beecroft
12-10-96



• 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: N.T.S.

DRAWN BY: Kgs 3/19/97

SUBJECT: LL-004-967 - ANDERSON

110102

RECEIVED FOR RECORD
AT 8:00 O'CLOCK



APR - 2 1997

Recorded in Official Records
of Riverside County, California
Recorder

Fees \$ 15

ME
3/15

Recording requested by:

And when recorded, mail to:

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

FOR RECORDER'S OFFICE USE ONLY

Project: LL-4-967
A.P.N. 155-171-028 & POR. 001

LL - 004-967

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **NANCY N. STAPLES, a widow.**

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: J. Craig Aaron 4-1-97
J. CRAIG AARON DATE
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 4-1-97, before me Eva A. Correa
(date) (name)

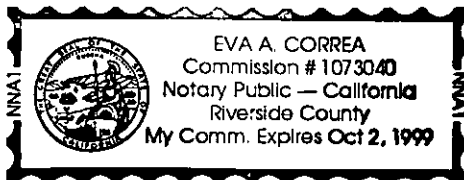
a Notary Public in and for said State, personally appeared

J. Craig Aaron
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.

Eva A. Correa
Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title _____

Title _____

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

Other Principal Planner

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

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

STAPLES

PARCEL 1

All of Lot 5 of El Rio Rancho as per map recorded in Book 29 pages 41-42 of Maps, records of the Recorder of Riverside County, California, together with that portion of Lot 2 of Evans Rio Rancho as per map recorded in Book 10 pages 52-54 of Maps, said records of Riverside County, described as follows;

Beginning at the northwest corner of said Lot 5 of El Rio Rancho;

Thence N.05°27'06"W. (formerly recorded as N.05°21'10"W.) along the northerly prolongation of the westerly line of said Lot 5, said line also being the westerly line of that certain parcel of land as conveyed to Roscoe B. Anderson, et. ux., by deed recorded July 9, 1957 as Instrument No. 49641 of Official Records of said Riverside County, a distance of 37.39 feet to a point of intersection in the southerly line of that certain 14.00 foot wide easement for the Santa Ana River Biketrail, as described in easement recorded September 4, 1992 as Instrument No. 335548, said records of the Recorder of Riverside County, California, said point also being in a non-tangent curve concave northerly and having a radius of 72.00 feet;

The following (4) courses are along said southerly line of the Santa Ana River Biketrail as described in said easement recorded September 4, 1992 as Instrument No. 335548;

- (1) Thence southeasterly and easterly from an initial radial line bearing S. 34°35'27"W., through a central angle of 40°48' 38" a distance of 51.28 feet;
- (2) Thence N.83°46' 49"E. a distance of 164.08 feet to the beginning of a tangent curve, concave southerly and having a radius of 143.00 feet;
- (3) Thence easterly along the arc of said curve, through a central angle of 13°27'38" a distance of 33.60 feet;
- (4) Thence S. 82°45'33"E. a distance of 6.36 feet to a point of intersection with the north-easterly prolongation of the southeasterly line of said Lot 5 of El Rio Rancho;

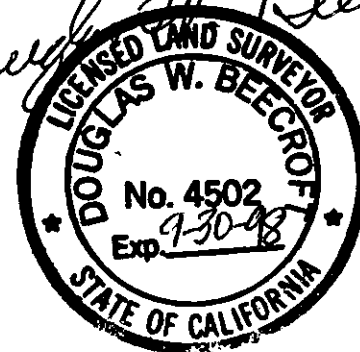
Thence S.40°57'44"W. (formerly recorded S.41°03'40"W.) along said northeasterly prolongation, a distance of 33.31 feet to the most easterly corner of said Lot 5;

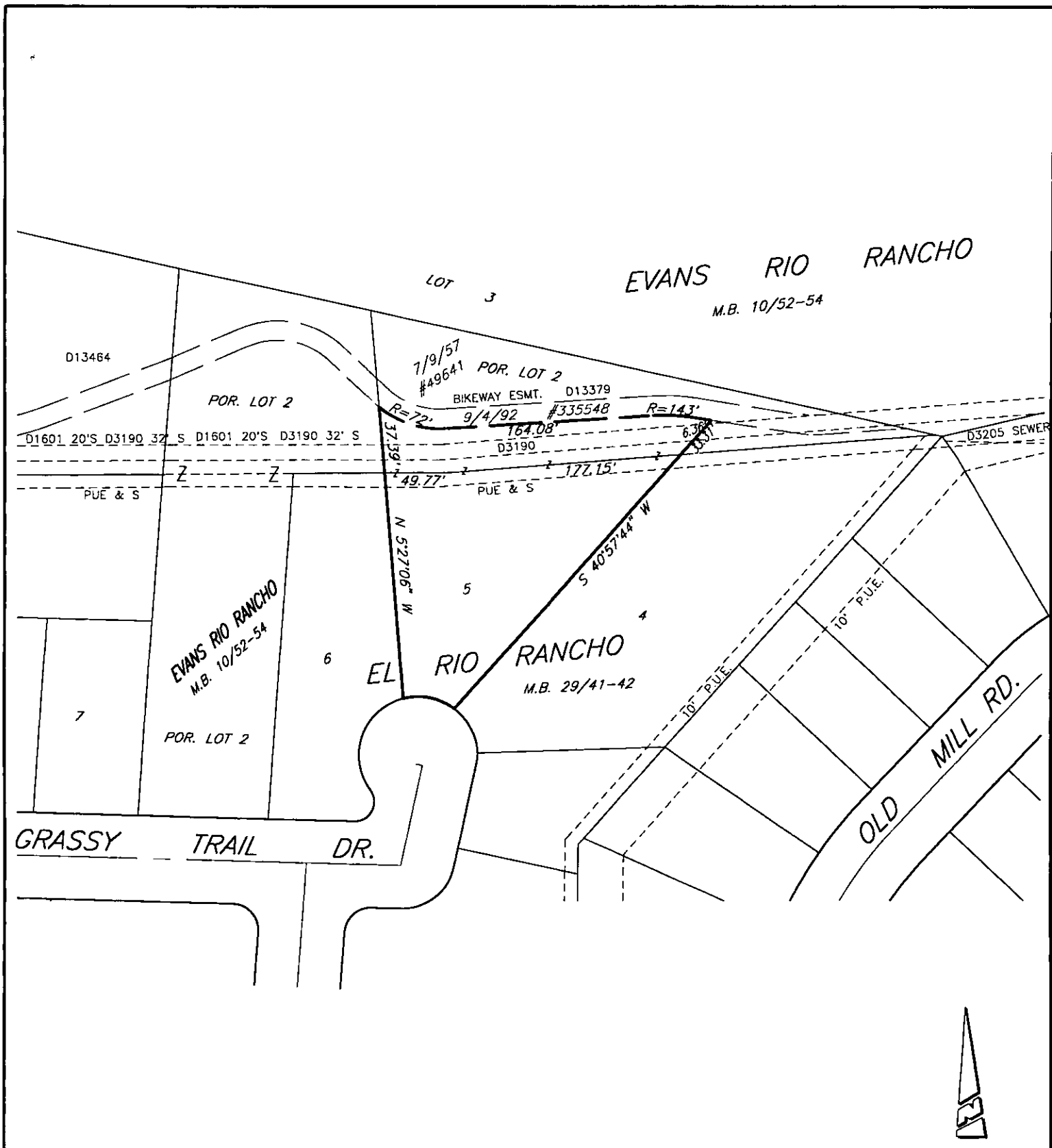
Thence S.84°56'44"W. (formerly recorded S.85°02'40"W.) along the northerly line of said Lot 5, a distance of 177.15 feet;

Thence S.89°02'44"W. (formerly recorded S.89°08'40"W.) along said northerly line of said Lot 5, a distance 49.77 feet to the point of beginning.

DESCRIPTION APPROVAL 3/28/97

 SURVEYOR, CITY OF RIVERSIDE by 





• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 1

SCALE: N.T.S.

DRAWN BY: Kgs 3/19/97

SUBJECT: LL-004-967 - STAPLES