

**Recording Requested By**  
 First American Title Company

Recording requested by:

**DOC # 2002-661412**

11/13/2002 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Gary L. Orso

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

| M | S | U | PAGE | SIZE | DA | PCOR | NOCOR | SMF    | MISC. |      |
|---|---|---|------|------|----|------|-------|--------|-------|------|
|   | L |   | 4    |      |    |      |       |        |       |      |
|   |   |   |      |      |    |      |       | ✓      | KW    |      |
| A | R | L |      |      |    | COPY | LONG  | REFUND | NCHG  | EXAM |

**LL- 011-023**

Project: LL-011-023  
 A.P.N. 252-300-002



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

530845-4

Property Owner(s): MEHAR S. GILL and SURINDER K. GILL, husband and wife as joint tenants

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 one 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: Craig Orso 10-25-02  
 PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

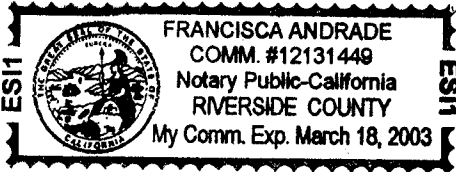
State of California }  
County of Riverside } ss

On Oct. 29, 2002, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared:

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.

Francisca Andrade  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



2002-661412  
11/13/2002 08:00A  
2 of 4

LEGAL DESCRIPTION



**PARCEL 1:**

LOT 2 OF TRACT NO. 25486-1, AS SHOWN BY MAP ON FILE IN BOOK 233, PAGES 100 THROUGH 102 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2:

THENCE NORTH 39° 26' 41" WEST A LONG THE COMMON LINE BETWEEN LOTS 2 AND 3 OF SAID TRACT, A DISTANCE OF 83.77 FEET;

THENCE SOUTH 31° 16' 53" EAST, A DISTANCE OF 12.80 FEET;

THENCE SOUTH 39° 14' 13" EAST, A DISTANCE OF 31.79 FEET;

THENCE SOUTH 38° 27' 15" EAST, A DISTANCE OF 39.38 FEET TO A POINT ON THE WETERLY LINE OF SAID LOT 2, SAID POINT BEING ON A CURVE, CONCAVE SOUTHEA STERLY, AND HAVING AN A RADIUS OF 48.00 FEET;

THENCE NORTH <sup>E</sup>A<sup>S</sup>TERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 3° 07' 18", AN ARC DISTANCE OF 2.62 FEET TO THE POINT OF THE BEGINNING.

RESERVING THEREFROM, EASEMENTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND EASEMENTS FOR CANYON CREST ESTATES ("DECLARATION") RECORDED IN THE OFFICE OF SAID COUNTY RECORDER OF CALIFORNIA ON JUNE 25, 1991 AS INSTRUMENT NO. 214152, AND ANNEXATION RECORDED NOVEMBER 12, 1991 AS INSTRUMENT NO. 391574.

**PARCEL 2:**

A NON-EXCLUSIVE EASMENT APPURTENANT TO PARCEL 1 ABOVE, ON AND OVER THE "COMMON AREA" AS DEFINED IN THE DECLARATION FOR ACCESS, USE, OCCUPANCY, ENJOYMENT, INGRESS AND EGREES OF THE AMENITIES LOCATED THEREON. THE COMMON AREA IS FOR THE USE OF OWNERS OF LOTS WHICH ARE SUBJECT TO THE DECLARATION AND IS NOT FOR THE USE OF THE GENERAL PUBLIC.

**PARCEL 3:**

ONE CLASS A MEMBERSHIP IN CANYON CREST HOMEOWNERS ASSOCIATION, INC., A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, ("ASSOCIATION").

GRANTEES IN ACCEPTING THIS DEED AND THE CONVEYANCE HEREUNDER DO HEREBY AGREE, JOINTLY AND SERVERALLY, FOR THE BENEFIT OF GRANTOR AND FOR THE BENEFIT OF THE ASSOCIATION AND EACH AND ALL MEMBERS OF THE ASSOCIATION THAT GRANTEES WILL PROMPTLY, FULLY, AND FAITHFULLY COMPLY WITH THE DECLARATION, THE BYLAWS AND THE GOVERNING DOCUMENTS PRESCRIBED BY THE ASSOCIATIONS. GRANTEES HEREBY AGREE, JOINTLY AND SERVERALLY, PROMPTLY TO PAY IN FULL ANY DUES, FEES OR ASSESSMENT LEVIED BY THE ASSOCIATION.

THE OBLIGATIONS OF GRANTEES HEREIN SET FORTH SHALL BE COVENANTS RUNNING WITH THE ABOVE-DESCRIBED PROPERTY, IT BEING UNDERSTOOD THAT SAID MEMBERSHIP IN THE ASSOCIATION AND THE OBLIGATIONS THEREOF WILL AUTOMATICALLY PASS TO GRANTEES' SUCCESSORS IN TITLE IN THE ABOVE -DESCRIBED PROPERTY, WHETHER SUCH SUCCESSORS ACQUIRE TITLE BY FORECLOSURE OF OTHERWISE, AND SHALL BE BINDING UPON THE GRANTEES ABOVE NAMED, THEIR HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, PROVIDED THAT GRANTEES AND THEIR SAID SUCCESSORS IN TITLE SHALL BE BOUND BY THE FOREGOING COVENANTS ONLY AS LONG AS THEY, RESPECTIVELY, OWN TITLE TO THE ABOVE- DESCRIBED PROPERTY.

DESCRIPTION APPROVAL 10/25/02  
*[Signature]*  
REGISTERED LAND SURVEYOR  
LL-011-023



LOT LINE ADJUSTMENT  
LL-011-023

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

LOT 2 AND LOT 3 OF TRACT NO. 25486-1  
MIKE SANCHEZ, L.S. #5508  
JULY 2002

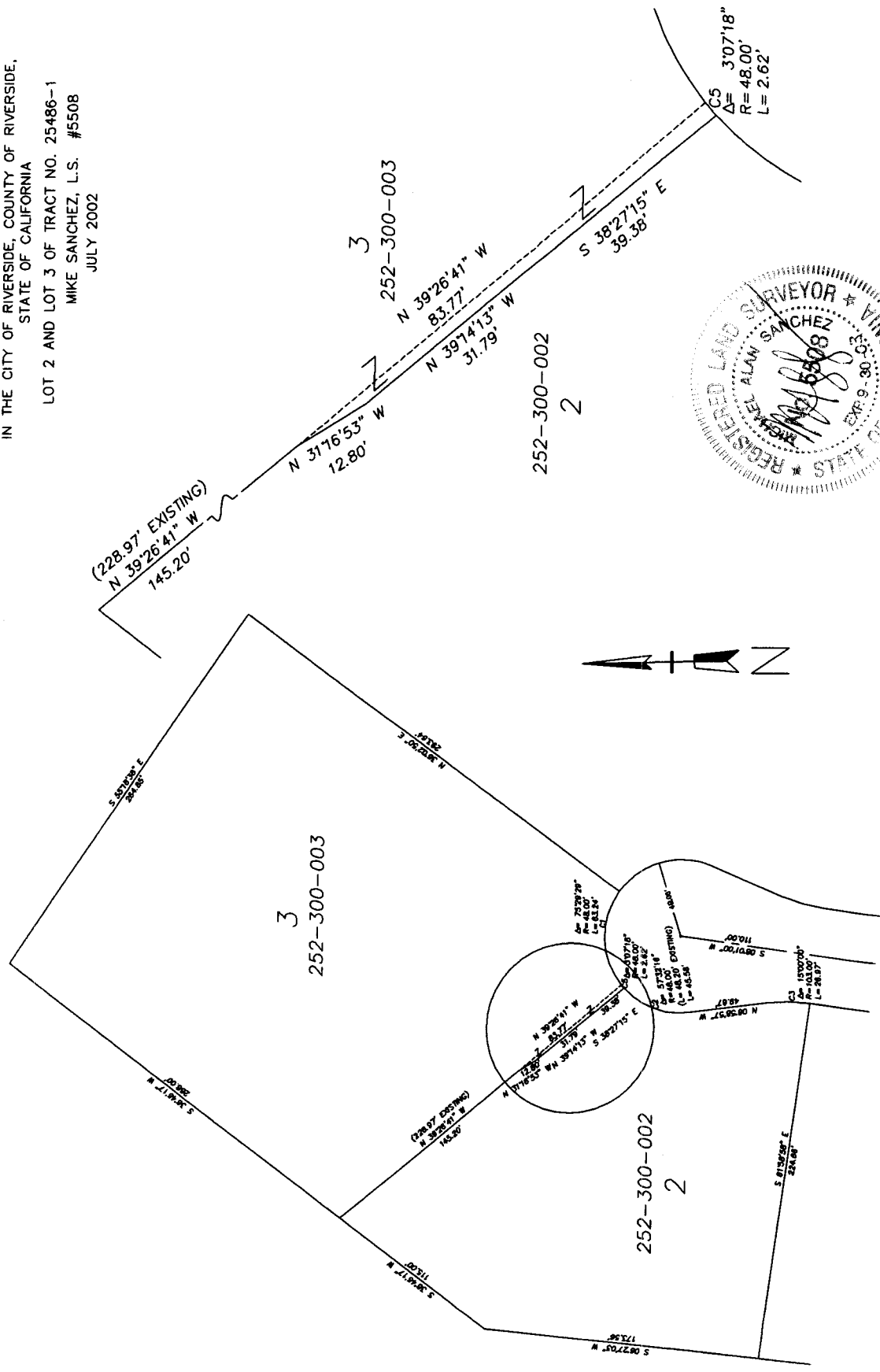
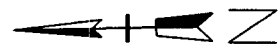
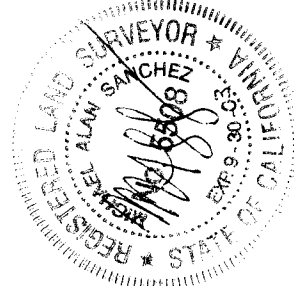
(228.97' EXISTING)  
N 39°26'41" W  
145.20'

3  
252-300-003

2  
252-300-002

3  
252-300-003

2  
252-300-002



2002-661412  
11/13/2002 08:00A  
4 of 4

**Recording Requested By**  
**First American Title Company**

Recording requested by:

**DOC # 2002-661413**

11/13/2002 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records  
 County of Riverside

Gary L. Orso  
 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

| M | S | U | PAGE | SIZE | DA   | PCOR | NOCOR  | SMF  | MISC. |
|---|---|---|------|------|------|------|--------|------|-------|
|   | 1 |   | 4    |      |      |      |        |      |       |
|   |   |   |      |      |      |      |        | ✓    | KW    |
| A | R | L |      |      | COPY | LONG | REFUND | NCHG | EXAM  |

Project: LL-011-023  
 A.P.N. 252-300-003

**LL-011-023**



530845-4

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): WILLIAM R. JAHN and SHEILA JAHN, Trustees of THE JAHN FAMILY TRUST dated July 3, 2000

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 one 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: Craig Olson 10-25-02  
 PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside }

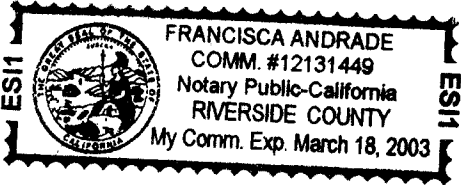
ss

On 10-25-02, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared:

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.

Francisca Andrade  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



2002-661413  
11/13/2002 08:00A  
2 of 4

**LEGAL DESCRIPTION**



**PARCEL 1:**

LOT 3 OF TRACT NO. 25486-1, AS SHOWN BY MAP ON FILE IN BOOK 233, PAGES 100 THROUGH 102 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF LOT 2 OF SAID TRACT NO. 25486-1 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2:

THENCE NORTH 39° 26' 41" WEST A LONG THE COMMON LINE BETWEEN SAID LOTS 2 AND 3 OF SAID TRACT, A DISTANCE OF 83.77 FEET;

THENCE SOUTH 31° 16' 53" EAST, A DISTANCE OF 12.80 FEET;

THENCE SOUTH 39° 14' 13" EAST, A DISTANCE OF 31.79 FEET;

THENCE SOUTH 38° 27' 15" EAST, A DISTANCE OF 39.38 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2, SAID POINT BEING ON A CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 48.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 3° 07' 18", AN ARC DISTANCE OF 2.62 FEET TO THE POINT OF THE BEGINNING.

RESERVING THEREFROM, EASEMENTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND EASEMENTS FOR CANYON CREST ESTATES ("DECLARATION") RECORDED IN THE OFFICE OF SAID COUNTY RECORDER OF CALIFORNIA ON JUNE 25, 1991 AS INSTRUMENT NO. 214152, AND ANNEXATION RECORDED NOVEMBER 12, 1991 AS INSTRUMENT NO. 391574.

**PARCEL 2:**

A NON-EXCLUSIVE EASMENT APPURTENANT TO PARCEL 1 ABOVE, ON AND OVER THE "COMMON AREA" AS DEFINED IN THE DECLARATION FOR ACCESS, USE, OCCUPANCY, ENJOYMENT, INGRESS AND EGRESSES OF THE AMENITIES LOCATED THEREON. THE COMMON AREA IS FOR THE USE OF OWNERS OF LOTS WHICH ARE SUBJECT TO THE DECLARATION AND IS NOT FOR THE USE OF THE GENERAL PUBLIC.

**PARCEL 3:**

ONE CLASS A MEMBERSHIP IN CANYON CREST HOMEOWNERS ASSOCIATION, INC., A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, ("ASSOCIATION").

GRANTEES IN ACCEPTING THIS DEED AND THE CONVEYANCE HEREUNDER DO HEREBY AGREE, JOINTLY AND SEVERALLY, FOR THE BENEFIT OF GRANTOR AND FOR THE BENEFIT OF THE ASSOCIATION AND EACH AND ALL MEMBERS OF THE ASSOCIATION THAT GRANTEES WILL PROMPTLY, FULLY, AND FAITHFULLY COMPLY WITH THE DECLARATION, THE BYLAWS AND THE GOVERNING DOCUMENTS PRESCRIBED BY THE ASSOCIATIONS. GRANTEES HEREBY AGREE, JOINTLY AND SEVERALLY, PROMPTLY TO PAY IN FULL ANY DUES, FEES OR ASSESSMENT LEVIED BY THE ASSOCIATION.

THE OBLIGATIONS OF GRANTEES HEREIN SET FORTH SHALL BE COVENANTS RUNNING WITH THE ABOVE-DESCRIBED PROPERTY, IT BEING UNDERSTOOD THAT SAID MEMBERSHIP IN THE ASSOCIATION AND THE OBLIGATIONS THEREOF WILL AUTOMATICALLY PASS TO GRANTEES' SUCCESSORS IN TITLE IN THE ABOVE-DESCRIBED PROPERTY, WHETHER SUCH SUCCESSORS ACQUIRE TITLE BY FORECLOSURE OF OTHERWISE, AND SHALL BE BINDING UPON THE GRANTEES ABOVE NAMED, THEIR HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, PROVIDED THAT GRANTEES AND THEIR SAID SUCCESSORS IN TITLE SHALL BE BOUND BY THE FOREGOING COVENANTS ONLY AS LONG AS THEY, RESPECTIVELY, OWN TITLE TO THE ABOVE- DESCRIBED PROPERTY.



2002-661413  
11/13/2002 08:09A  
3 of 4

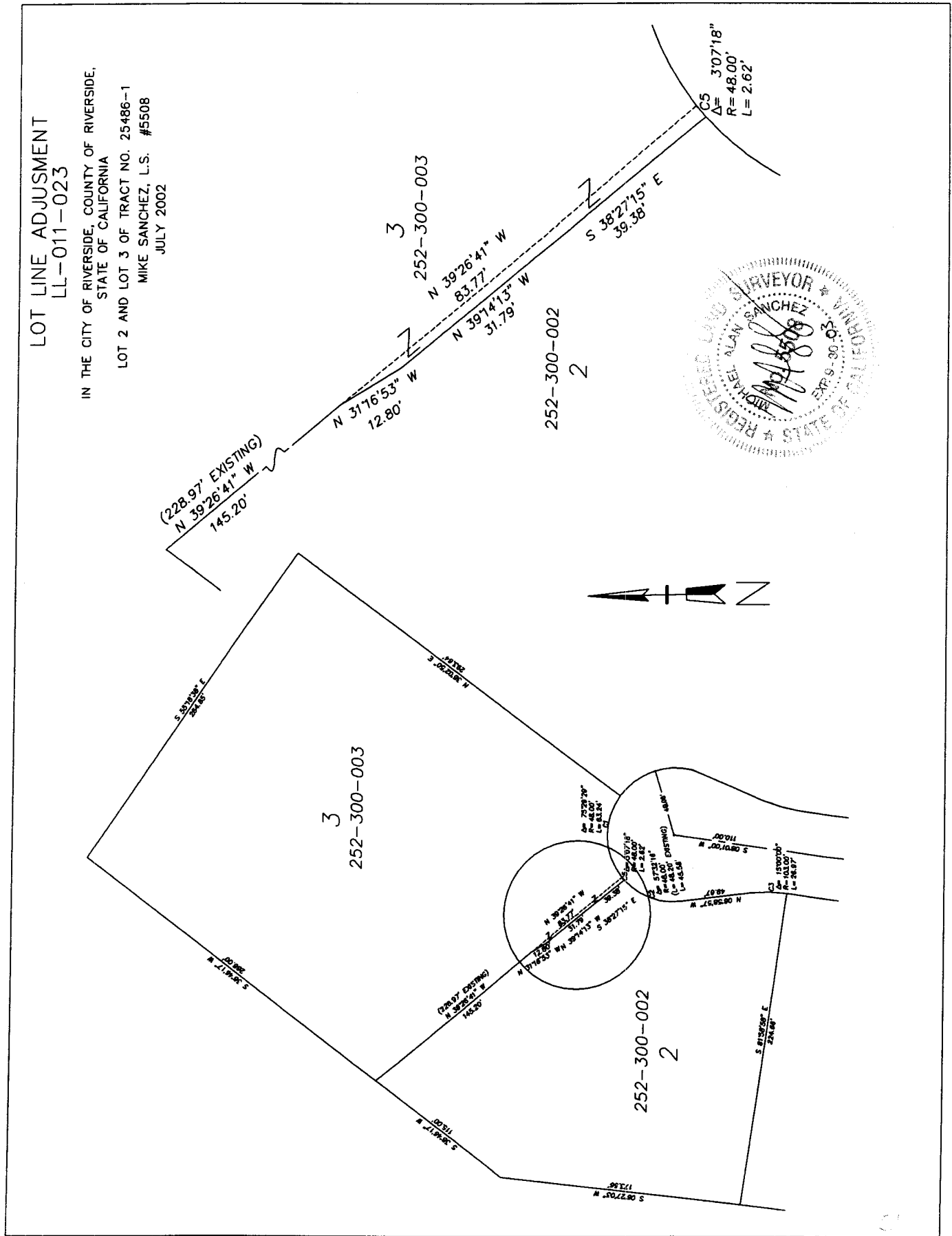
DESCRIPTION APPROVAL:

*[Signature]*

LOT LINE ADJUSTMENT  
LL-011-023

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

LOT 2 AND LOT 3 OF TRACT NO. 25486-1  
MIKE SANCHEZ, L.S. #5508  
JULY 2002



2002-661413  
11/13/2002 09:00A  
4 of 4