

139341



Recording requested by:

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

And when recorded, mail to:

APR 24 1997

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

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$ 15

FOR RECORDER'S OFFICE USE ONLY

15  
3  
h

Project: LL-12-967  
A.P.N. 225-263-016

LL - 012-967

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **TEXACO REFINING AND MARKETING, INC., a Delaware corporation.**

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 4-3-97  
J. CRAIG AARON DATE  
PRINCIPAL PLANNER

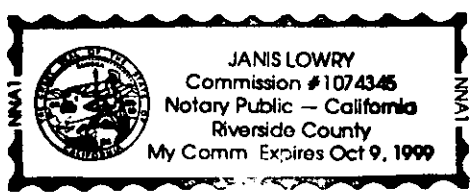
GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

On APRIL 3, 1997, before me JANIS LOWRY  
(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.

Janis Lowry  
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

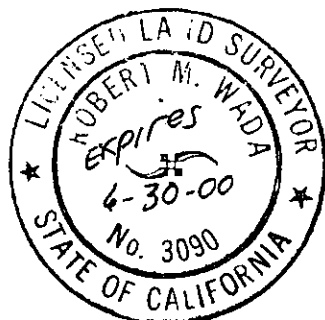
The party(ies) executing this document is/are representing:  
CITY OF RIVERSIDE  
3900 MAIN ST  
RIVERSIDE CA 92522

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1

THAT PORTION OF LOTS 1, 2 AND 3 OF THE SEID TRACT IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24, PAGE 61 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, AS SHOWN ON SAID MAP OF THE SEID TRACT, THENCE ALONG THE EAST LINE OF SAID LOT 3 SOUTH  $0^{\circ} 04' 30''$  EAST 17.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTHERLY 60.00 FEET FROM THE CENTERLINE OF CENTRAL AVENUE AS SHOWN ON SAID SEID TRACT, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE SOUTH  $0^{\circ} 04' 30''$  EAST 110.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTHERLY LINES OF SAID LOT 3 AND LOT 2, SOUTH  $89^{\circ} 13' 30''$  WEST 89.33 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 3 SOUTH  $0^{\circ} 04' 30''$  EAST 13.05 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOTS 2 AND 3 SOUTH  $89^{\circ} 13' 30''$  WEST 111.00 FEET TO A LINE PARALLEL WITH AND DISTANT EASTERLY 44 FEET FROM THE CENTERLINE OF RIVERSIDE AVENUE AS SHOWN ON SAID SEID TRACT; THENCE ALONG SAID PARALLEL LINE NORTH  $0^{\circ} 04' 30''$  WEST 89.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 33.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $89^{\circ} 18' 00''$ , AN ARC LENGTH OF 52.21 FEET TO SAID LINE PARALLEL WITH THE CENTERLINE OF CENTRAL AVENUE; THENCE ALONG SAID PARALLEL LINE NORTH  $89^{\circ} 13' 30''$  EAST 167.24 FEET TO THE TRUE POINT OF BEGINNING.



*Robert M. Wada*  
 \_\_\_\_\_  
 ROBERT M. WADA, L.S. 3090

DESCRIPTION APPROVAL *3/31/97*  
*Ma S. [Signature]* by *Kap*  
 SURVEYOR, CITY OF RIVERSIDE

☉ RIVERSIDE AVENUE

139341

44'

N 00°04'30" W 89.96'

Δ=89°18'00"  
R=33.50'  
L=52.21'  
T=33.09'

PART OF THE N.E. 1/4  
OF THE S.E. 1/4  
OF SECTION 34,  
T2.S, R5.W, S.B.M.

S 89°13'30" W 111.00'

S 00°04'30" E 13.05'

60'  
17' 43'

167.24'

MOST SOUTHWESTERLY  
CORNER OF LOT 2, SEID TRACT

S 89°13'30" W 89.33'

N 89°13'30" E

S 00°04'30" E 17.00'  
NORTH LINE OF LOTS 1, 2, & 3, SEID TRACT

EAST LINE OF LOT 3,  
SEID TRACT, MR 24/61

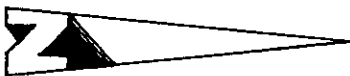
N 00°04'30" W 110.00'  
S 00°04'30" E 127.00'

SOUTHEAST CORNER  
OF LOT 3, SEID TRACT

T.P.O.B.

P.O.C.  
NORTHEAST CORNER  
LOT 3, SEID TRACT

☉ CENTRAL AVENUE



SCALE: 1"=30'

SURVEY NO. 1880-D

3/24/97

SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION

ROBERT WADA  
& ASSOCIATES, INC.



410 WEST AMERICA AVE  
FULLERTON, CA 92632  
TELE: (714) 992-6461  
FAX: (714) 525-9761

54-1

LL-D1Z-967