

278181

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

AUG - 6 1997

Recorded in Official Records
of Riverside County, California
Recorder

Fees \$

0



0

Y13

Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:
SURVEYOR, CITY OF RIVERSIDE
Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

Project: LL-014-967 PAR. A
A.P.N. 254-150-046, -040, & -060

LL-014-967

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): T & S ASSOCIATES # 1, a California General Partnership, as to an undivided 47.823% interest; and THOMPSON PROPERTIES, INC., a California Corporation, as to an undivided 52.177% interest.

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, 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 Aaron 8-1-97
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

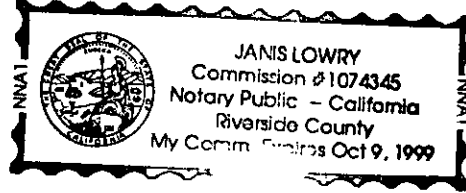
State of California }
County of RIVERSIDE } ss

On August 1, 1997, before me JANIS LOWRY
(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.
Janis Lowry

Gabel, Cook, and Becklund, INC.
Civil Engineers
125 West La Cadena Drive, Suite A
Riverside, CA 92501

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"

PARCEL A

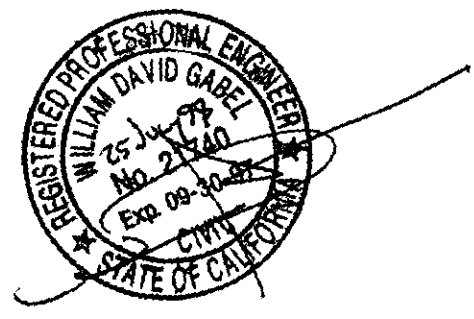
PARCEL 1 OF PARCEL MAP 11510 AS SHOWN BY MAP ON FILE IN BOOK 68 PAGES 59 THROUGH 61, INCLUSIVE;

TOGETHER WITH THAT PORTION OF PARCEL 12 OF SAID PARCEL MAP 11510 LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

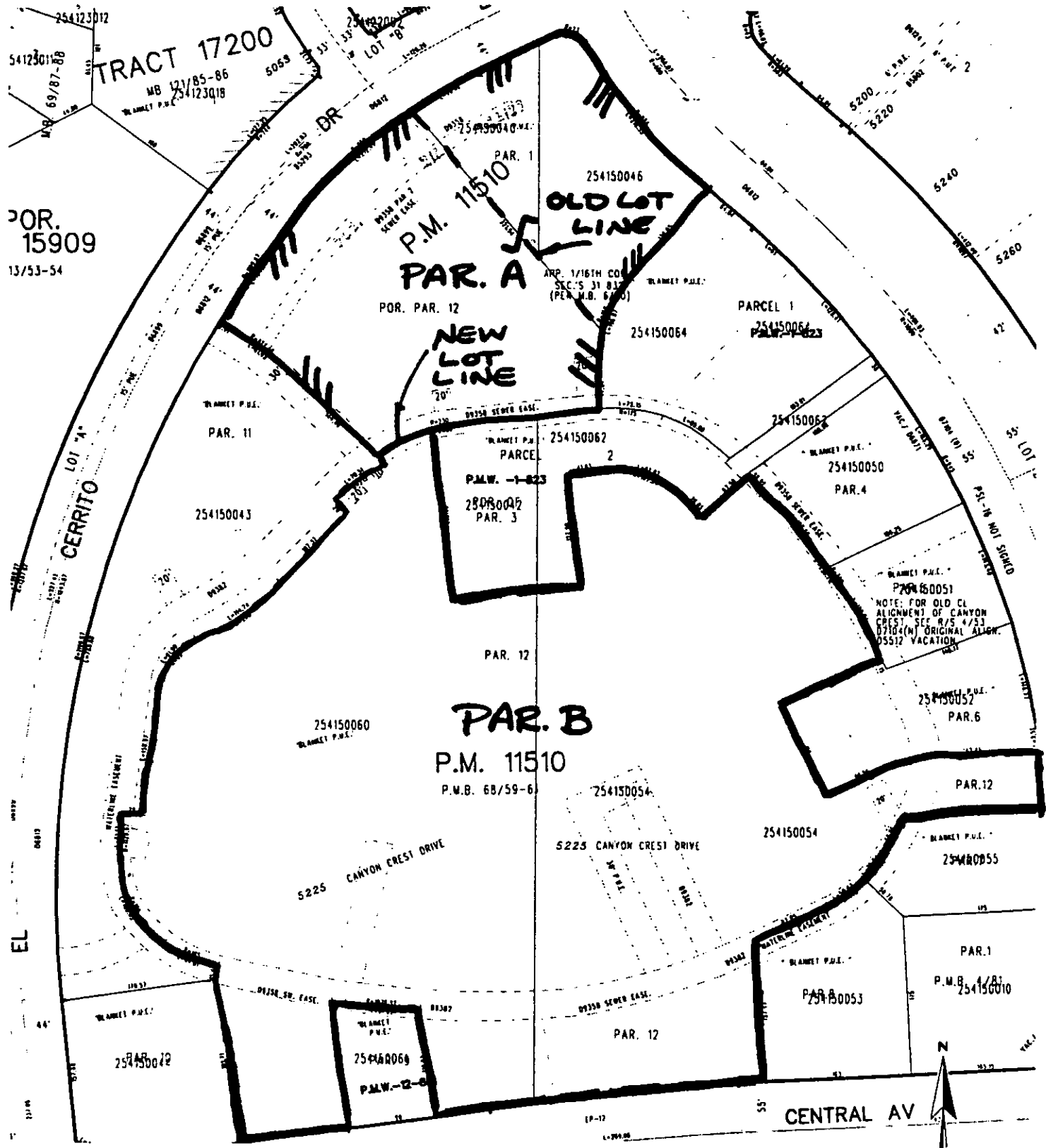
BEGINNING AT THE MOST NORTHWESTERLY CORNER OF PARCEL 3 OF SAID PARCEL MAP 11510, SAID POINT LIES ON A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 230.00 FEET, A RADIAL LINE TO SAID POINT BEARS N12°38'17"W;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°01'55" A DISTANCE OF 68.37 FEET TO A POINT LYING ON THE MOST NORTHEASTERLY LINE OF PARCEL 11 OF SAID PARCEL MAP 11510.

AREA OF PARCEL IS 3.27 ACRES, MORE OR LESS.



DESCRIPTION APPROVAL: 22597
W.D. Gabel
SURVEYOR, CITY OF RIVERSIDE



• 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

56-2
57-1

SCALE: 1" = 100'

DRAWN BY MSED DATE 7/25/97

SUBJECT LL-014-967

278182

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A.P.N. 254-150-054 & -060

LL-014-967

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

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ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Aaron 8-1-97
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

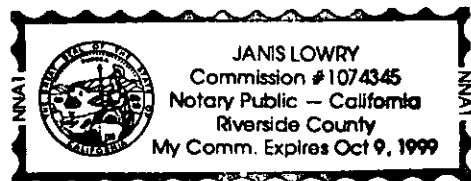
State of California }
County of RIVERSIDE } ss

On August 1, 1997, before me Janis Lowry
(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.

Janis Lowry

Gabel, Cook, and Becklund, INC.
Civil Engineers
125 West La Cadena Drive, Suite A
Riverside, CA 92501

LL014967.do2

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"PARCEL B

PARCEL 12 OF PARCEL MAP 11510 AS SHOWN BY MAP ON FILE IN BOOK 68 PAGES 59 THROUGH 61, INCLUSIVE;

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 12 LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF PARCEL 3 OF SAID PARCEL MAP 11510, SAID POINT LIES ON A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 230.00 FEET, A RADIAL LINE TO SAID POINT BEARS N12°38'17"W;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°01'55" A DISTANCE OF 68.37 FEET TO A POINT LYING ON THE MOST NORTHEASTERLY LINE OF PARCEL 11 OF SAID PARCEL MAP 11510.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 12 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 9 OF SAID PARCEL MAP 11510;

THENCE NORTH 08° 54' 35" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL 9, A DISTANCE OF 137.02 FEET TO A POINT IN A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1070.92 FEET, THE RADIAL LINE AT SAID POINT BEARS SOUTH 05° 33' 00" WEST;


THENCE WESTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00° 33' 12", AN ARC DISTANCE OF 10.34 FEET TO A POINT THEREIN, THE RADIAL LINE AT SAID POINT BEARS SOUTH 06° 06' 12" WEST, SAID POINT BEING IN A LINE PARALLEL WITH AND DISTANT WESTERLY 10.00 FEET, MEASURED AT RIGHT ANGLES, TO THE WESTERLY LINE OF SAID PARCEL 9;

THENCE SOUTH 08° 54' 35" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 139.65 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 12;

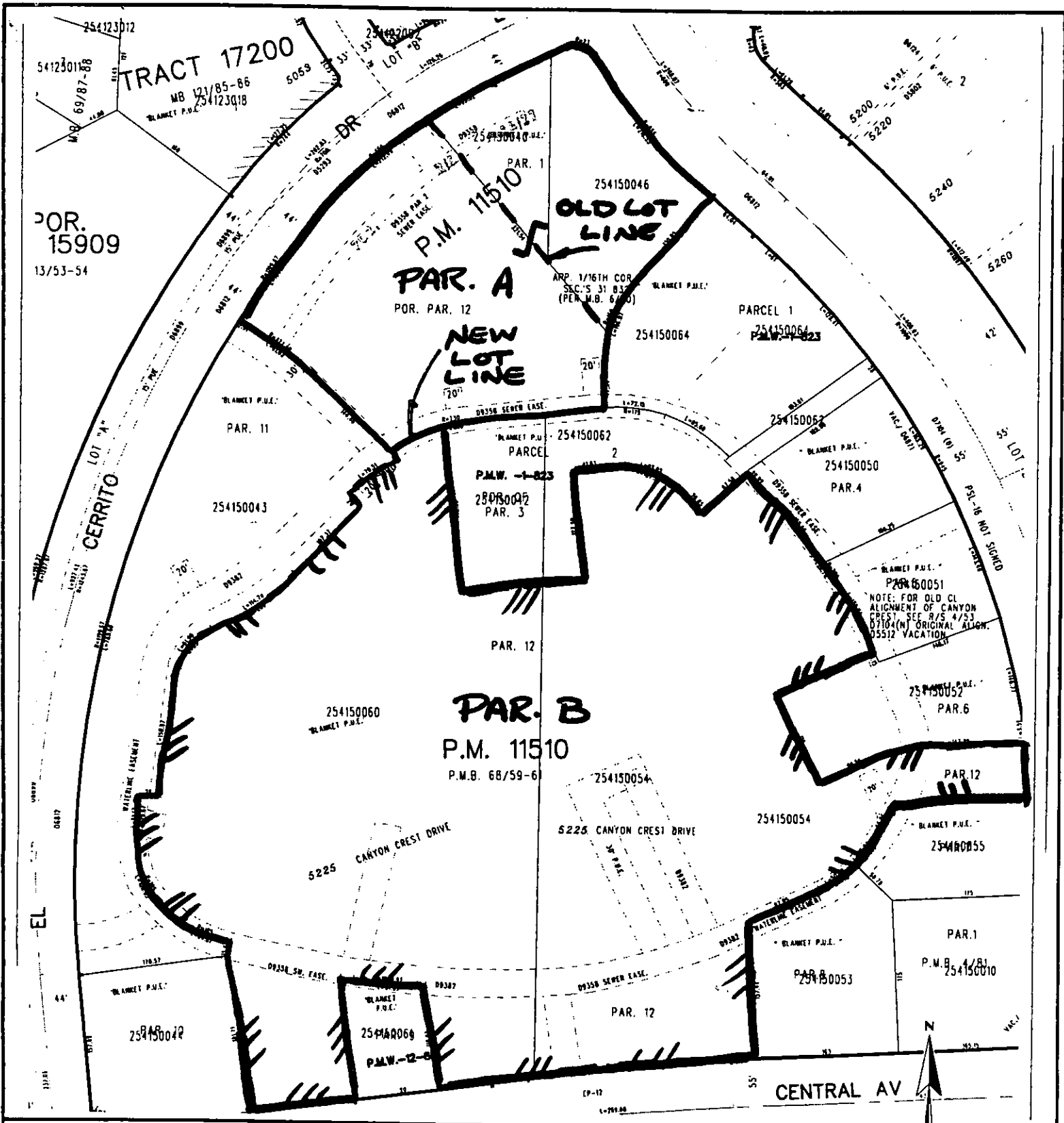
THENCE NORTH 81° 05' 25" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

AREA OF PARCEL IS 10.37 ACRES.

DESCRIPTION APPROVAL:

7/25/97

 SURVEYOR, CITY OF RIVERSIDE





CITY OF RIVERSIDE, CALIFORNIA

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SHEET 1 OF 1

SCALE: 1" = NTS

DRAWN BY MSBDATE 7/25/97

SUBJECT LL-014-967

LL-014-967(PAR.B)