

Recording requested by:

253850

RECEIVED FOR RECORD
AT 8:00AM

And when recorded, mail to:

JUN 22 1998

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

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

21 ✓

21
3
✓

FOR RECORDER'S OFFICE USE ONLY

T
LW

2090301-1

Project: **4640 Ninth Street**
A.P.N. 187-042-003

LL - 016-978

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **CHARLES L. BEATY and SALLY V. BEATY, 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 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 6/3/98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGMENT

State of California }
County of RIVERSIDE } ss

On JUNE 3, 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

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: Charles & Sally Beaty
4640 Ninth Street
Riverside, Ca. 92501

LL16978.bty

**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 therein.

Dated _____

CHARLES L. BEATY

SALLY V. BEATY

GENERAL ACKNOWLEDGEMENT

State of California }
County of _____ } ss

On _____, before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

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:

EXHIBIT "A"

All that portion of Lot 314 of the lands of the Southern California Colony Association as shown by Map on file in Book 4, Page 75 of Maps, records of Riverside County, California, situated in the Hotel Tract as provided for by Paragraph 3 of May 4, 1887, between the Riverside Land Company, E. Rosenthal, Riverside Water Company and Riverside Land and Irrigating Company, which portion of said Hotel Tract is described as follows:

Beginning at the most Northerly corner of Lot "G" of Mount Rubidoux Park Unit No. 2, as shown by Map on file in Book 19, Page 99 of Maps, records of Riverside County, California, said corner also being the most Westerly corner of Lot "E" of Mount Rubidoux park, as shown by Map on file in Book 19, Page 65 of Maps, records of Riverside County, California;

thence North $64^{\circ} 21' 01''$ West, a distance of 95.47 feet;

thence North $48^{\circ} 50' 47''$ West, a distance of 101.75 feet;

thence North $12^{\circ} 13' 19''$ West, a distance of 48.28 feet;

thence North $28^{\circ} 11' 45''$ West, a distance of 47.11 feet;

thence North $25^{\circ} 38' 30''$ East, a distance of 19.66 feet;

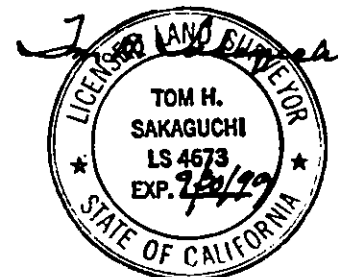
thence North $03^{\circ} 03' 32''$ West, a distance of 105.36 feet to the Southerly line of Lot "A" (Ninth Street) of Mount Rubidoux Park Unit No. 3, as shown by Map on file in Book 19, Page 97 of Maps, records of Riverside County, California, said point being the beginning of a non-tangent curve concave Northerly and having a radius of 227.00 feet, a radial line through said point bears South $01^{\circ} 08' 10''$ West;

thence Northeasterly along said last described curve through a central angle of $11^{\circ} 46' 38''$, a distance of 46.66 feet to the Southwesterly line of the lands described in that deed to M. E. Pangle, et al, recorded March 17, 1941, in Book 493, Page 314 of Official Records of Riverside County; thence Southwesterly along the Southwesterly line of said M. E. Pangle's land, being along the arc of a curve concave to the Northeast having a radius of 83.00 feet, a distance of 72.93 feet (record 73.01 feet) through a central angle of $50^{\circ} 20' 44''$ (record $50^{\circ} 24''$); thence continuing along the Southwesterly line of M. E. Pangle's land, South $60^{\circ} 22' 20''$ East (record South $60^{\circ} 24'$ East), a distance of 156.03 feet (record 155.75 feet) to an intersection with the centerline of Rubidoux Drive; thence South $01^{\circ} 52' 34''$ West (record South $01^{\circ} 52'$ West) along the centerline of Rubidoux Drive, a distance of 78.67 feet to an angle point therein; thence continuing along the centerline of Rubidoux Drive, South $14^{\circ} 11' 40''$ West (record South $14^{\circ} 10'$ West), a distance of 113.79 feet to the Point of Beginning.

Excepting therefrom a right-of-way for road purposes over the Easterly 15.00 feet thereof included in said Rubidoux Drive.

DESCRIPTION APPROVAL 4/1/98

 SURVEYOR, CITY OF RIVERSIDE by LF

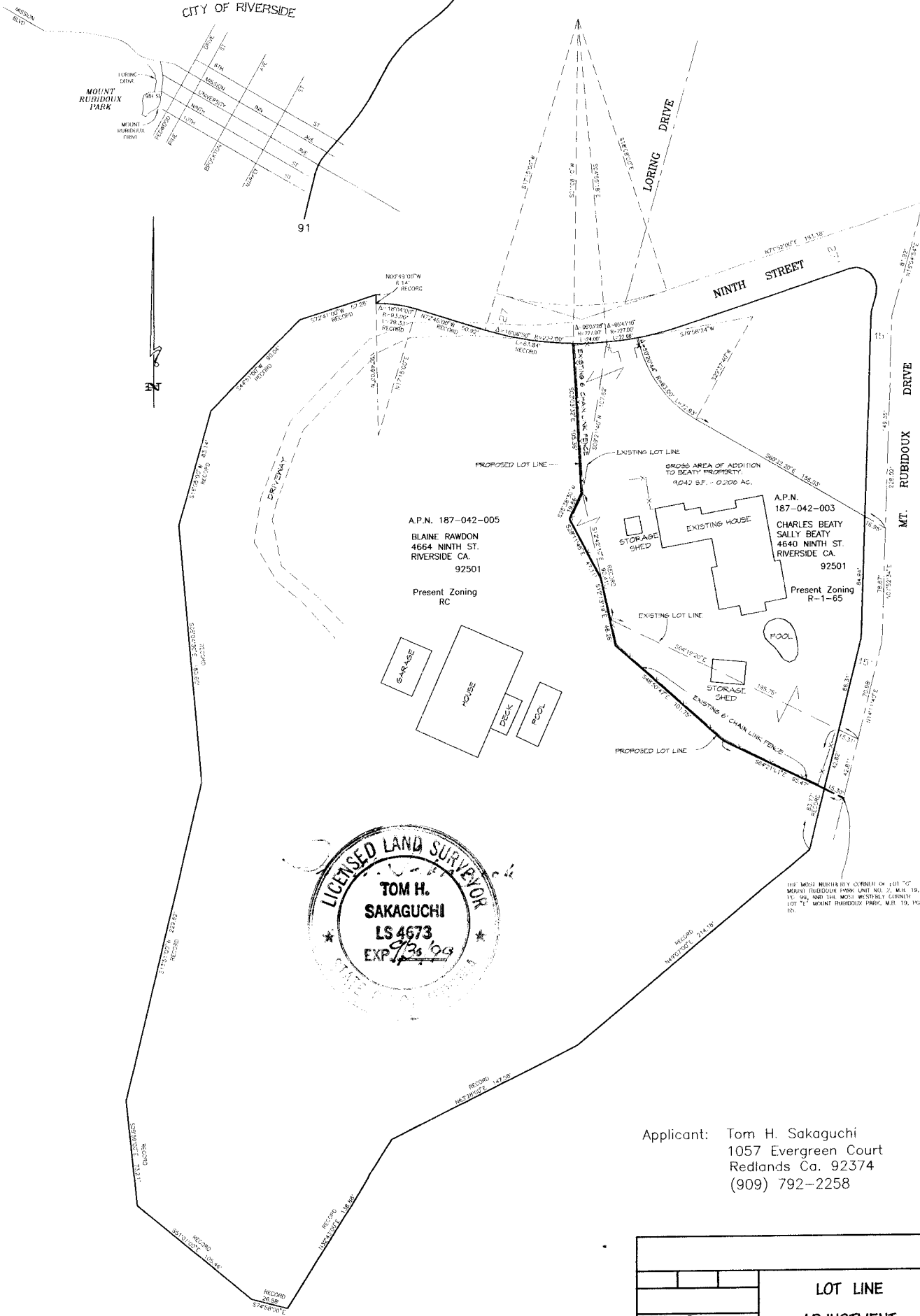


LL-016-978

VICINITY MAP

NOT TO SCALE

CITY OF RIVERSIDE

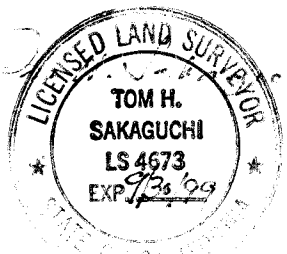


A.P.N. 187-042-005
 BLAINE RAWDON
 4664 NINTH ST.
 RIVERSIDE CA.
 92501

Present Zoning
 RC

A.P.N. 187-042-003
 CHARLES BEATY
 SALLY BEATY
 4640 NINTH ST.
 RIVERSIDE CA.
 92501

Present Zoning
 R-1-65



THE MOST NEARBY CORNER OF LOT "C" MOUNT RUBIDOUX PARK UNIT NO. 2, MAP 19, 111-29, AND THE MOST WESTLY CORNER OF LOT "E" MOUNT RUBIDOUX PARK, M.B. 19, P.C. 104.

Applicant: Tom H. Sakaguchi
 1057 Evergreen Court
 Redlands Ca. 92374
 (909) 792-2258

Submitted By: Tom H. Sakaguchi 1057 Evergreen Court Redlands Ca. 92374 (909) 792-2258				LOT LINE ADJUSTMENT		
				SCALE	SHEET NO.	TOT. SHEETS
		1	1			

LL-D16-978

Recording requested by:

RECEIVED FOR RECORD
AT 8:00AM

JUN 22 1998

And when recorded, mail to:

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ _____

18

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

T
LW

FOR RECORDER'S OFFICE USE ONLY

Project: **4664 Ninth Street**
A.P.N. 187-042-005

LL - 016-978

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **BLAINE NEHR RAWDON and MARGARET KNIGHT RAWDON, Trustee's**
of the Rawdon Family Trust U.D.T. February 27, 1980

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.

2090301-1

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Robert C. Mease 6/3/98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGMENT

State of California }
County of RIVERSIDE } ss

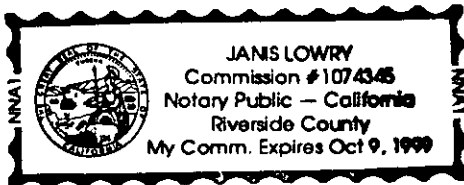
On June 3, 1998, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

ROBERT C. MEASE
Names(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

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

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

Mail to: Blaine & Margaret Rawdon
4664 Ninth Street
Riverside, Ca. 92501

LL16978.rdn

EXHIBIT "A"

All that portion of Lot 314 of the corrected Map of Additions to the Riverside Land and Irrigating Company, as shown by Map on file in Book 4, Page 75 of Maps, records of Riverside County, California, described as follows:

Commencing at the most Northerly corner of Lot "G" of Mount Rubidoux Park Unit No. 2, as shown by Map on file in Book 19, Page 99 of Maps, records of Riverside County, California, said corner also being the most Westerly corner of Lot "E" of Mount Rubidoux park, as shown by Map on file in Book 19, Page 65 of Maps, records of Riverside County, California;

thence North $14^{\circ} 10'$ East, along the Westerly line of said Lot "E" a distance of 42.79 feet; thence North $64^{\circ} 21'$ West, 20.41 feet to the True Point of Beginning; thence continuing North $64^{\circ} 21'$ West, 175.34 feet; thence North $12^{\circ} 46'$ West, 90.41 feet; thence North $09^{\circ} 20'$ East, 107.63 feet to a point in the Southerly line of Lot "A: (Ninth Street) of Mount Rubidoux Park Unit No. 3, as shown by Map on file in Book 19, Page 97 of Maps, records of Riverside County, California, said point being the beginning of a non-tangent curve, concave Northerly and having a radius of 227.00 feet, the initial radial line bears South $04^{\circ} 56'$ East, the last three courses being along the Northerly line of that parcel of land conveyed to the City of Riverside by deed recorded in Book 528, Page 529 of Official Records of Riverside County, California; thence Westerly along said curve, through a central angle of $22^{\circ} 11'$ an arc distance of 87.89 feet; thence tangent to said curve North $72^{\circ} 45'$ West, 50.92 feet to the beginning of a tangent curve, concave Southerly and having a radius of 93.00 feet; thence Westerly along last said curve, through a central angle of $18^{\circ} 04'$, an arc distance of 29.32 feet; thence North $0^{\circ} 49'$ West, 6.14 feet, the last four courses being along the Southerly and Westerly lines of said Lot "A"; thence South $72^{\circ} 41'$ West, 57.28 feet; thence South $44^{\circ} 51'$ West, 90.04 feet; thence South $16^{\circ} 05'$ West, 83.14 feet; thence South $05^{\circ} 04' 30''$ East, 180.60 feet; thence South $13^{\circ} 51'$ West, 229.62 feet; thence South $05^{\circ} 59'$ East, 73.21 feet; thence South $51^{\circ} 01'$ East, 105.46 feet; thence South $74^{\circ} 58'$ East, 26.58 feet; thence North $32^{\circ} 43'$ East, 138.88 feet; thence North $63^{\circ} 28'$ East, 147.98 feet; thence North $49^{\circ} 07'$ East, 214.18 feet; thence North $14^{\circ} 10'$ East, 83.77 feet to The True Point of Beginning.

Excepting therefrom that portion lying Northerly and Easterly of the following described boundary courses:

Beginning at the most Northerly corner of Lot "G: of Mount Rubidoux Park Unit No. 2, as shown by Map on file in Book 19, Page 99 of Maps, records of Riverside County, California, said corner also being the most Westerly corner of Lot "E" of Mount Rubidoux Park, as shown by Map on file in Book 19, Page 65 of Maps, records of Riverside County, California;

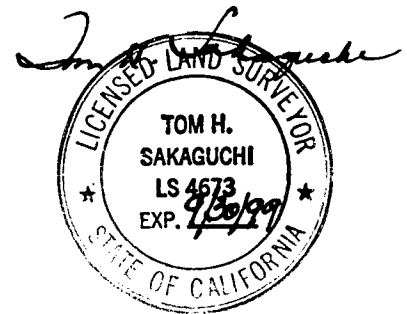
LL-016-978

LL-016-978
LL-016-718

thence North 64° 21' 01" West, a distance of 95.47 feet;
 thence North 48° 50' 47" West, a distance of 101.75 feet;
 thence North 12° 13' 19" West, a distance of 48.28 feet;
 thence North 28° 11' 45" West, a distance of 47.11 feet;
 thence North 25° 38' 30" East, a distance of 19.66 feet;
 thence North 03° 03' 32" West, a distance of 105.36 feet to the Southerly line of Lot "A"
 (Ninth Street) of Mount Rubidoux Park Unit No. 3, as shown by Map on file in Book 19,
 Page 97 of Maps, records of Riverside County, California, said point being the beginning
 of a non-tangent curve concave Northerly and having a radius of 227.00 feet, a radial line
 through said point bears South 01° 08' 10" West; said point also being the point of
 terminus for this legal description

The above described parcel is also shown on Record of Survey on file in Book 20, Page
 21 of Records of Survey, records of Riverside County, California

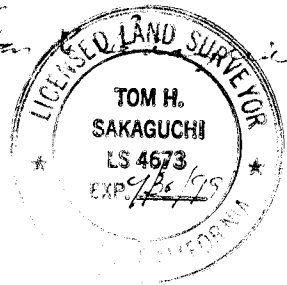
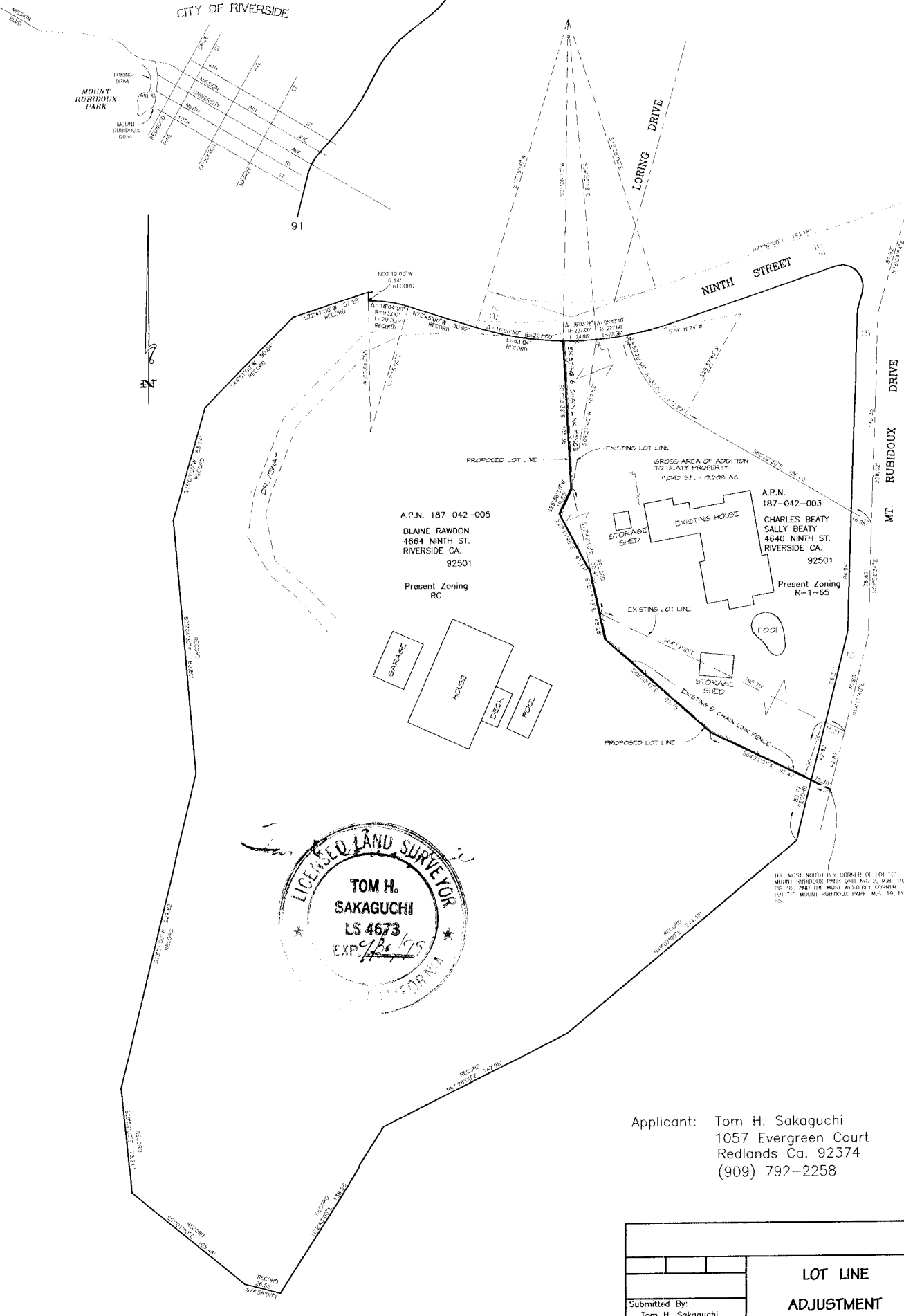
Subject to: All conditions, restrictions, covenants, and rights-of-way of record.



DESCRIPTION APPROVED CEL 198
 _____ by _____
 SURVEYOR, CITY OF RIVERSIDE

VICINITY MAP
NOT TO SCALE

CITY OF RIVERSIDE



THE MOST NEARBY CORNER OF LOT "C" MOUNT RUBIDOUX TRACT UNIT NO. 2, MAP 154, REC. 196, AND THE MOST WESLEY CORNER OF LOT "I" MOUNT RUBIDOUX PARK, MAP 159, REC. 162.

Applicant: Tom H. Sakaguchi
1057 Evergreen Court
Redlands Ca. 92374
(909) 792-2258

Submitted By:		LOT LINE ADJUSTMENT	
Tom H. Sakaguchi 1057 Evergreen Court Redlands Ca. 92374 (909) 792-2258		SCALE	1" = 1'
		SHEET NO.	1
		TOTAL SHEETS	1

LL-016-978