

161433

Recording requested by:

RECEIVED FOR RECORD  
AT 8:00 AM  
APR 16 1999

And when recorded, mail to:

Recorded in Official Records  
of Riverside County, California

Recorder 

Fees \$ \_\_\_\_\_

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

\_\_\_\_\_  
FOR RECORDER'S OFFICE USE ONLY

φ  
KC

Project: LL-023-989  
NW Corner of Indiana Ave. & Tyler St.  
A.P.N. 138-080-006, 020 &  
138-150-006 & 012



LL-023-989

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): JAMES A. CARTER, Trustee of the CARTER FAMILY TRUST dated  
March 25, 1996.

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: Craig Aaron 4-15-99  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

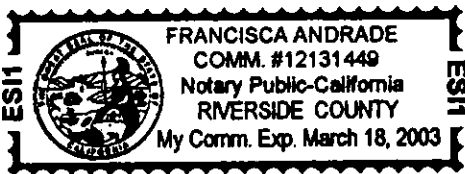
State of California }  
County of Riverside } ss

On 4-15-99, 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

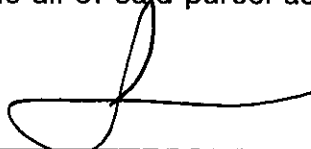
The party(ies) executing this document is/are representing:

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

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 4-16-99

  
\_\_\_\_\_  
JAMES A. CARTER, Trustee

GENERAL ACKNOWLEDGEMENT

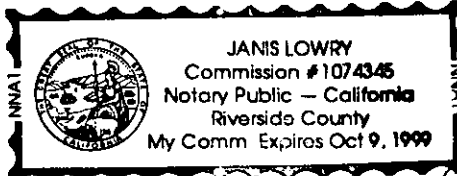
State of California }  
County of RIVERSIDE } ss

On April 16, 1999, before me Janis Lowry  
(date) (name)

a Notary Public in and for said State, personally appeared

JAMES A. CARTER  
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

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Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator

( ) Individual(s)

( ) Trustee(s)

( ) Other

( ) Partner(s)

( ) General

( ) Limited

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

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

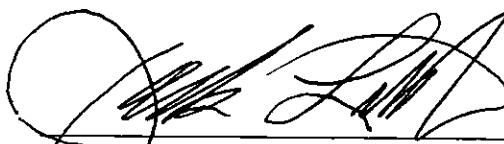
LEGAL DESCRIPTION  
10335 INDIANA AVENUE  
RIVERSIDE, CALIFORNIA

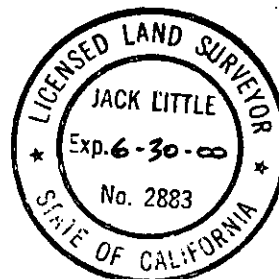
PARCEL 1

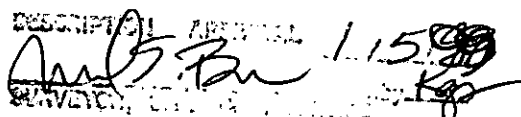
THOSE PORTIONS OF LOTS 1, 2 AND 3 IN BLOCK 37 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN ON PLAT RECORDED IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, AND PARCEL 2 OF PARCEL MAP NO. 13156, AS SHOWN BY MAP ON FILE IN BOOK 64, PAGES 9 AND 10 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

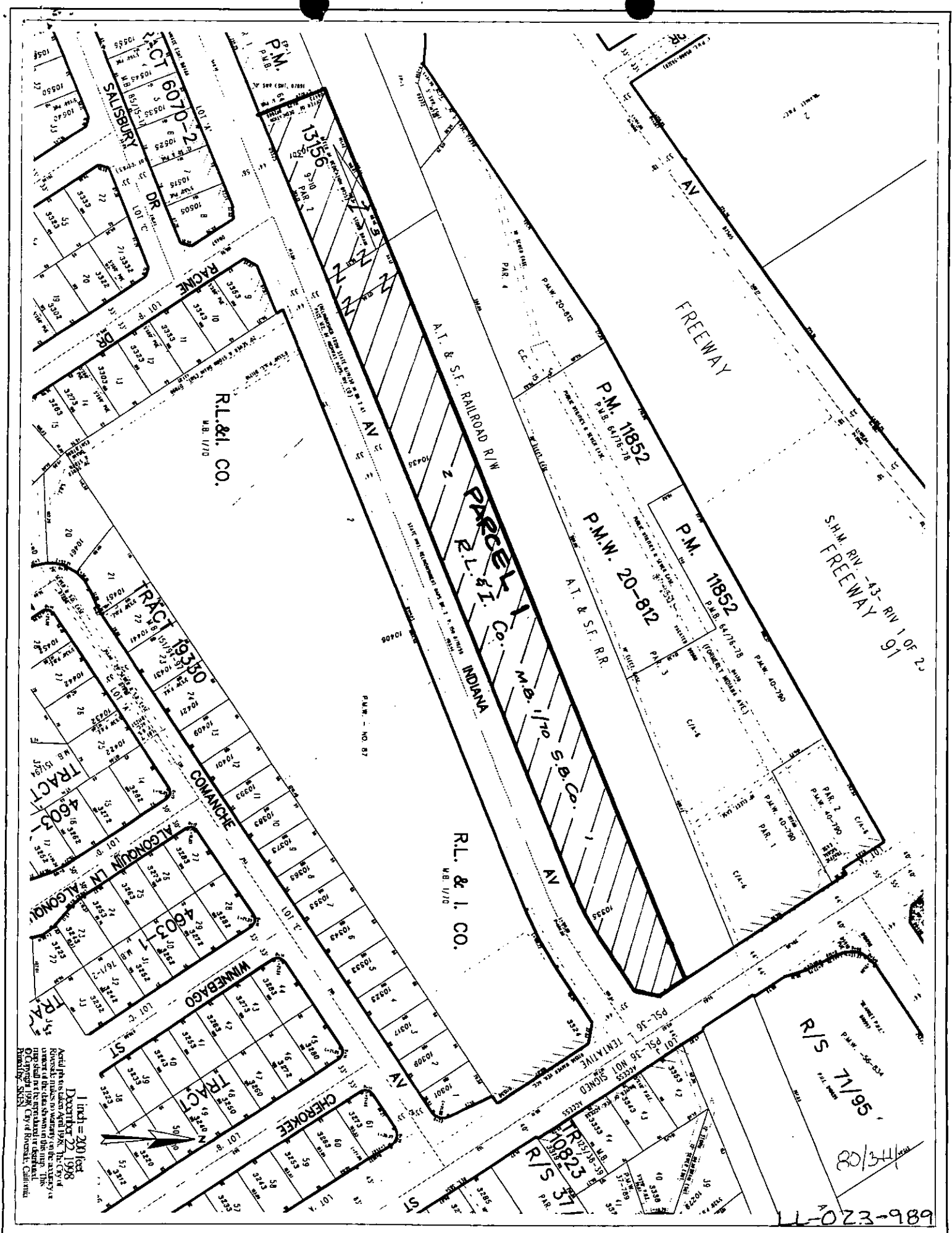
BEGINNING AT THE MOST EASTERLY CORNER OF SAID ABOVE MENTIONED PARCEL 2, BEING ALSO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT DEED TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED FEBRUARY 5, 1979, AS INSTRUMENT NO. 25056 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY; THENCE S. 33°37' 41" E. ALONG THE NORTHEASTERLY LINE OF SAID THAT CERTAIN PARCEL, A DISTANCE OF 11.23 FEET TO THE MOST WESTERLY CORNER OF INDIANA AVENUE EXTENSION AS RELINQUISHED TO THE CITY OF RIVERSIDE BY MAP OF RELINQUISHMENT RECORDED AUGUST 19, 1959, AND FILED IN BOOK 2, PAGE 150 OF STATE HIGHWAY MAPS, RECORDS OF SAID RIVERSIDE COUNTY; THENCE N. 67°54' 37" E. A DISTANCE OF 1110.07 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 467.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°33' 12", AN ARC DISTANCE OF 94.17 FEET; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE OF SAID INDIANA AVENUE EXTENSION, N. 56°21' 25" E. A DISTANCE OF 140.85 FEET TO THE SOUTHWESTERLY LINE OF TYLER STREET, AS SHOWN BY SAID MAP OF THE RIVERSIDE LAND AND IRRIGATING COMPANY; THENCE ALONG SAID SOUTHWESTERLY LINE OF TYLER STREET, N. 33°38' 28" W., A DISTANCE OF 89.41 FEET TO THE SOUTHEASTERLY LINE OF THE SOUTHERN CALIFORNIA, NOW BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED SOUTHEASTERLY LINE, S. 67°54' 37" W., A DISTANCE OF 1629.20 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL 2, OF SAID ABOVE MENTIONED PARCEL MAP NO. 13156; THENCE S. 22°05' 23" E., A DISTANCE OF 114.23 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 2; THENCE N. 67°54' 37" E., A DISTANCE OF 303.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPTING THEREFROM, THAT PORTION DESCRIBED IN DEED TO THE CITY OF RIVERSIDE, RECORDED JANUARY 5, 1999 AS INSTRUMENT NO. 003761 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY.

  
12-28-98  
DATE  
JACK LITTLE  
L.S. 2883, EXP. 6-30-2000



DESCRIPTION APPROVAL  
  
1-15-99



1 inch = 200 feet  
 December 22, 1988  
 Aerial photos taken April 1988. The City of Riverside makes no warranty as to the accuracy or completeness of the data shown on this map. This plat shall not be reproduced or distributed without the written consent of the City of Riverside, California.  
 Prepared by: [unreadable]

R/S 7/1/95  
 80/34  
 L-023-989