

Recording requested by:

**DOC # 2002-168828**

04/02/2002 08:00A Fee:25.00

Page 1 of 7

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

City Hall, 3900 Main Street

Riverside, California 92522



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Project: **Lot Line Adjustment**

**Monte Vista Dr.**

**A.P.N. 253-210-025 & 026**

C  
AS

**LL - 024-012**

**CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT**

Property Owner: **DONALD R. SOFFEITT, an unmarried man**

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 parcels 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 3-26-02  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

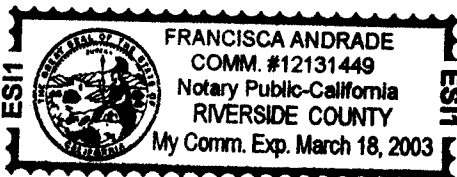
County of Riverside } ss

On 3-26-02, 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:

Mail to: Donald R. Soffeitt  
28761 Rolling Rock Rd.  
Escondido, Ca. 92026-6206



EXHIBIT "A"

PARCEL A

That portion of the northwest one-quarter of Section 32 Township 2 South, Range 4 West San Bernardino Meridian described as:

Commencing at the most easterly corner of that certain parcel of land conveyed to Frank H. Gibson, et ux, by deed recorded April 14, 1950 as Instrument No. 1663 Official Records, Records of Riverside County described as;

Thence North 49°20'25" West (formerly recorded North 49°00'00" West) along the northeasterly line of said parcel, a distance of 131.17 feet to the True Point of Beginning.

Thence South 40°22'28" West, a distance of 77.74 feet;

Thence South 34°44'12" East, a distance of 38.69 feet;

Thence South 33°59'23" West, a distance of 52.89 feet to the southwesterly line of said parcel;

Thence South 54°20'55" East (formerly recorded North 53°59'00" West), a distance of 87.94 feet to the most southerly corner of said parcel;

Thence North 40°29'05" East (formerly recorded North 42°00'51" West), a distance of 132.36 feet to the Point of Beginning.

Excepting therefrom that portion conveyed to the City of Riverside for public street and highway purposes by document recorded 7/1/02 as Instrument No. 165496, Official Records of said county.

Containing 0.36 acres, more or less.

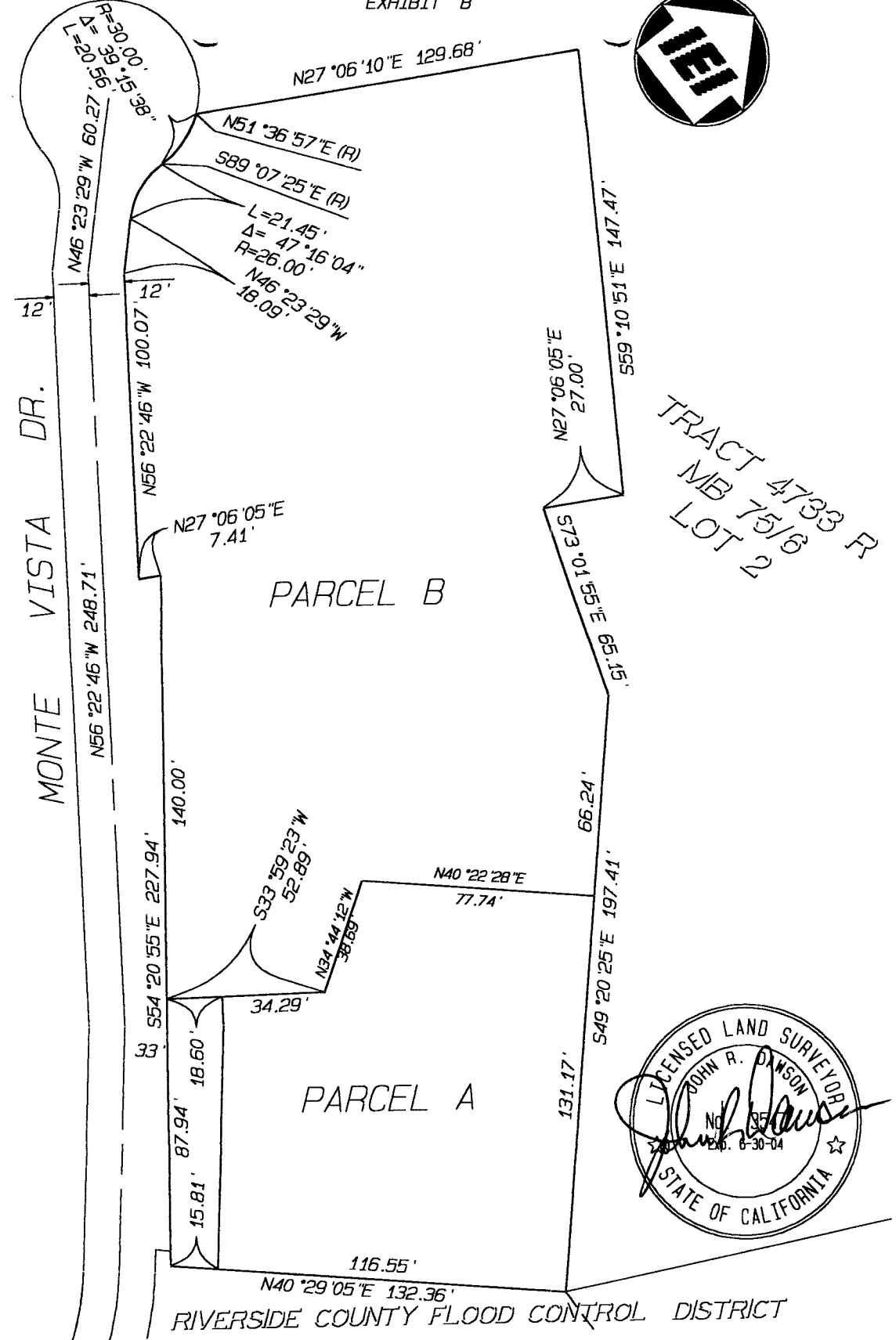


DESCRIPTION APPROVAL 3/26/02  
Walter R. Inge by           
SURVEYOR, CITY OF RIVERSIDE




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04/02/2002 08:09A  
3 of 7

LL-024-012-3



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 <p><b>PREPARED BY:</b> <b>INTEGRA ENGINEERING, INC.</b> LAND SURVEYORS * CIVIL ENGINEERS 1332 VILLA STREET RIVERSIDE, CA. 92507 TELEPHONE: 909-682-3286 FAX: 909-682-3281</p>	<p><b>LL-024-012</b></p> <p>A PORTION OF THE NW 1/4 OF SECTION 32 T.2 S., R.4 W., S.B.M.</p>	<p>W.D. 262.01</p>
		<p>BY: JRD</p>
		<p>DATE: 01/31/02</p>
		<p>SCALE: 1" = 50'</p>
		<p>PAGE: 1 OF 1</p>



LL-024-012-4

**EXHIBIT "A"**

**PARCEL B**

That portion of the northwest one-quarter of Section 32 Township 2 South, Range 4 West San Bernardino Meridian described as:

Commencing at the most easterly corner of that certain parcel of land conveyed to Frank H. Gibson, et ux, by deed recorded April 14, 1950 as Instrument No. 1663 Official Records, Records of Riverside County described as;

Thence North 49°20'25" West (formerly recorded North 49°00'00"West) along the northeasterly line of said parcel, a distance of 131.17 feet to the True Point of Beginning.

Thence South 40°22'28" West, a distance of 77.74 feet;

Thence South 34°44'12" East, a distance of 38.69 feet;

Thence South 33°59'23" West, a distance of 52.89 feet to the southwesterly line of said parcel;

Thence North 54°20'55" West (formerly recorded North 53°59'00"West), a distance of 140.00 feet to the most westerly corner of said parcel;

Thence South 27°06'05" West (formerly recorded South 27°28'00"East) along the southerly extension of said line , a distance of 7.41 feet to the northeasterly line of that certain parcel of land conveyed to the City of Riverside per deed recorded April 19, 1985 as Instrument No. 82800 Official Records of said County;

Thence North 56°22'46" West along said line, a distance of 100.07 feet;

Thence continuing along said line North 46°23'29" West , a distance of 18.09 feet to the beginning of a tangent curve concave to the northeast and having a radius of 26.00 feet;

Thence continuing along said line northwesterly and northerly along said curve, to the right, through a central angle of 47°16'04" an arc distance of 21.45 feet to the beginning of a reverse curve concave to the west and having a radius of 30.00 feet;

Thence continuing along said line northerly and northwesterly along said curve, to the left, through a central angle of 39°15'38" an arc distance of 20.56 feet to the northwesterly line of that certain parcel of land conveyed to Donald R. Shoffeitt per deed recorded August 30, 1979 as Instrument No.183879 Official Records of said County;



Thence North 27°06'10" East (formerly recorded North 27°28'00"East) along said line a distance of 129.68 feet to the most northerly corner of said parcel;

Thence South 59°10'51" East along the northeasterly line of said parcel a distance of 147.47 feet to the most easterly corner of said parcel;

Thence South 27°06'05" West (formerly recorded North 27°28'00"East), a distance of 27.00 feet to the northwesterly corner of said Frank H. Gibson parcel;

Thence South 73°01'55" East (formerly recorded North 72°40'00"West), a distance of 65.15 feet to an angle point in said line;

Thence South 49°20'25" East (formerly recorded North 49°00'00"West) along said line, a distance of 66.24 feet to the Point of Beginning.

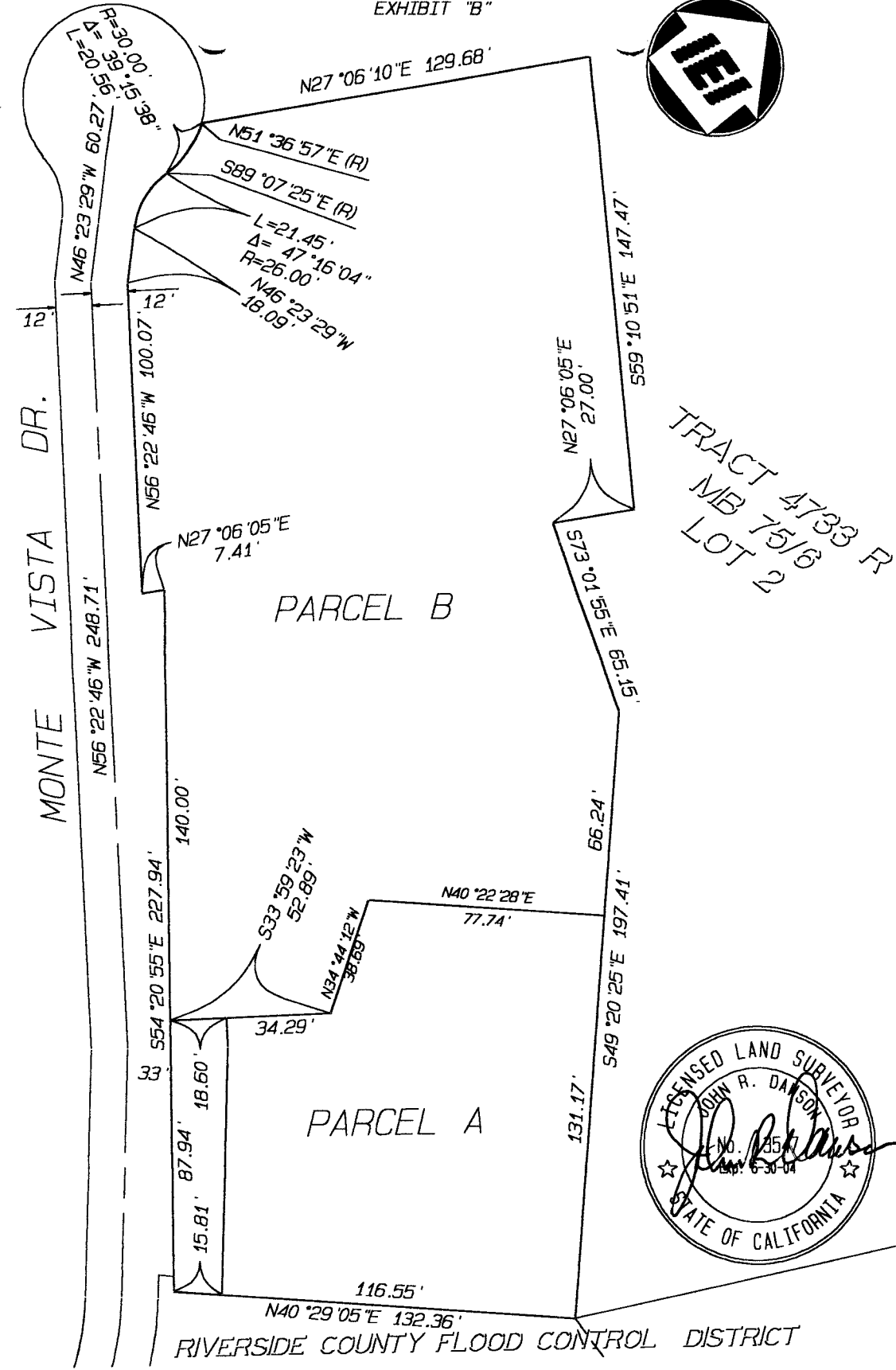
Containing 0.96 acres, more or less.

DESCRIPTION APPROVAL 3 PC102  
Walter R. Green  
SURVEYOR, CITY OF RIVERSIDE by \_\_\_\_\_



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PREPARED BY: INTEGRA ENGINEERING, INC. LAND SURVEYORS * CIVIL ENGINEERS 1332 VILLA STREET RIVERSIDE, CA. 92507 TELEPHONE: 909-682-3286 FAX: 909-682-3281	LL-024-012	W. D. 262.01
	A PORTION OF THE NW 1/4 OF SECTION 32 T.2 S., R.4 W., S.B.M.	BY: JRD
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	LL-024-012-7	SCALE: 1" = 50' PAGE: 1 OF 1

