

Recording Requested By
First American Title Company

Recording requested by:

DOC # 1999-296941

07/02/1999 08:00A Fee:24.00

Page 1 of 7

Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder

And when recorded, mail to:



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

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FOR RECORDER'S OFFICE USE ONLY

Project: LL-031-989
Van Buren Blvd. & Dauchy Ave.

LL - 031-989

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): MARIE J. FRITTS.

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.

210309321

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Craig Aaron 6-25-99
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

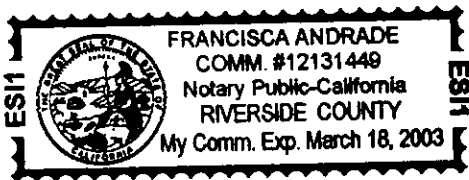
State of California }
County of Riverside } ss

On June 25, 1999, 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:

LL31989.LLA



EXHIBIT "A"
LEGAL DESCRIPTION
FOR
LOT LINE ADJUSTMENT NO. LL-031-989

AMENDING PARCELS 3, 6, AND 7 PER PM 28543 AS RECORDED IN BOOK 191, PAGES 60 AND 61 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL "A"

THOSE PORTIONS OF PARCELS ^{3,}6 AND 7 PER PM 28543 AS RECORDED IN BOOK 191, PAGES 60 AND 61 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID PARCEL MAP, SAID POINT BEING A 1" IRON PIPE WITH RCE 21884 TAG.

THENCE SOUTH 89 30' 11" WEST ALONG THE SOUTH BOUNDARY OF SAID PARCEL MAP A DISTANCE OF 484.26 FEET TO A POINT WHICH INTERSECTS THE SOUTHERLY PROJECTION OF THE EAST LINE OF PARCEL 2 OF SAID PARCEL MAP; THIS BEING THE POINT OF BEGINNING;

THENCE NORTH 00 05' 22" WEST ALONG SAID PROJECTED LINE A DISTANCE OF 563.02 FEET TO THE SOUTHERLY RIGHT OF WAY OF VAN BUREN AVENUE AS SHOWN PER SAID PARCEL MAP;

THENCE NORTH 89 30' 11" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 30.00 FEET ;

THENCE SOUTH 00 05' 22" EAST A DISTANCE OF 15.00 FEET;

THENCE SOUTH 89 30' 11" WEST A DISTANCE OF 10.00 FEET TO A POINT WHICH INTERSECTS A LINE WHICH IS 20.00 EAST OF (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE EASTERLY LINE OF SAID PARCEL 2;

THENCE SOUTH 00 05' 22" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 189.00 FEET TO THE SOUTH LINE OF PARCELS 3 AND 4 OF SAID PARCEL MAP;

THENCE NORTH 89 30' 11" EAST ALONG SAID SOUTH LINE A DISTANCE OF 317.74 FEET TO THE SOUTHEAST CORNER OF PARCEL 4 OF SAID PARCEL MAP

THENCE NORTH 00 05' 22" WEST ALONG SAID EAST LINE OF PARCEL 4 A DISTANCE OF 27.86 FEET TO THE SOUTHWEST CORNER OF PARCEL 5 OF SAID PARCEL MAP



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EXHIBIT "A" continued

THENCE NORTH 89 30' 11" EAST ALONG THE SOUTH LINE OF SAID PARCEL 5 A
DISTANCE OF 147.12 FEET TO THE SOUTHEAST CORNER THEREOF, AND THE EAST
BOUNDARY OF SAID PARCEL MAP;

THENCE SOUTH 00 05' 22" EAST ALONG SAID EAST BOUNDARY A DISTANCE OF
386.88 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL MAP ;

THENCE SOUTH 89 30' 11" WEST ALONG THE SOUTH BOUNDARY OF SAID PARCEL
MAP A DISTANCE OF 484.26 FEET TO **THE POINT OF BEGINNING.**

Containing : 4.18 Acres Net



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PARCEL "B"

THAT PORTION OF PARCEL 7 AS SHOWN PER PM 28543 AS RECORDED IN BOOK 191, PAGES 60 AND 61 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID PARCEL MAP, SAID POINT BEING A 1" IRON PIPE WITH RCE 21884 TAG.

THENCE SOUTH 89 30' 11" WEST ALONG THE SOUTH BOUNDARY OF SAID PARCEL MAP A DISTANCE OF 484.26 FEET TO A POINT WHICH INTERSECTS THE SOUTHERLY PROJECTION OF THE EAST LINE OF PARCEL 2 OF SAID PARCEL MAP; THIS BEING **THE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTH BOUNDARY A DISTANCE OF 498.59 FEET TO THE SOUTHWEST CORNER OF PARCEL 7 AND THE EAST RIGHT OF WAY OF DAUCHY AVENUE, BOTH AS SHOWN PER SAID MAP;

THENCE NORTH 00 16' 00" WEST ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 195.40 FEET TO THE SOUTHWEST CORNER OF PARCEL 8 AS SHOWN PER SAID PARCEL MAP;

THENCE NORTH 89 30' 11" EAST ALONG THE SOUTH LINE OF SAID PARCEL 8 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 00 16' 00" WEST ALONG THE EAST LINE OF SAID PARCEL 8 A DISTANCE OF 163.61 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF SAID PARCEL MAP;

THENCE NORTH 89 30' 11" EAST ALONG THE SOUTHERLY LINE OF PARCELS 1 AND 2 DISTANCE OF 348.51 FEET TO THE SOUTHEAST CORNER OF PARCEL 2 OF SAID PARCEL MAP;

THENCE SOUTH 00 05' 22" EAST ALONG THE SOUTHERLY PROJECTION OF THE EAST LINE OF SAID PARCEL 2 A DISTANCE OF 358.95 FEET TO **THE POINT OF BEGINNING**.

Containing : 3.54 Acres Net



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PARCEL "C"

THAT PORTION OF PARCEL 3 AS SHOWN PER PM 28543 AS RECORDED IN BOOK 191, PAGES 60 AND 61 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF SAID PARCEL 3;

THENCE SOUTH 89 30' 11" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 A DISTANCE OF 154.25 FEET TO A POINT THAT INTERSECTS A LINE WHICH IS 20.00 FEET EAST OF (MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE EAST LINE OF PARCEL 2 OF SAID PARCEL MAP;

THENCE NORTH 00 05' 22" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 189.00 FEET;

THENCE NORTH 89 30' 11" EAST A DISTANCE OF 10.00 FEET;

THENCE NORTH 00 05' 22" WEST A DISTANCE OF 15.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF VAN BUREN BOULEVARD AS SHOWN PER SAID MAP;

THENCE NORTH 89 30' 11" EAST ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 144.25 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3;

THENCE SOUTH 00 05' 22" EAST ALONG THE EAST LINE OF SAID PARCEL 3 A DISTANCE OF 204.00 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING THE **POINT OF BEGINNING**.

Containing : 0.72 Acres Net



Richard M. Kline

DESCRIPTION APPROVAL *C 7/19*
AmBR by _____
SURVEYOR, CITY OF RIVERSIDE



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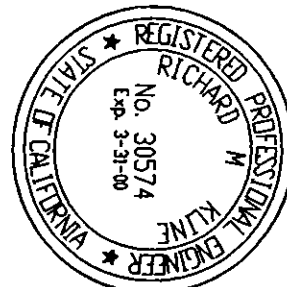
EXHIBIT 'A' PLAT FOR LOT LINE ADJUSTMENT NO. LL-031-989

CALIFORNIA REGIONAL ENGINEERS

JUNE, 1999



C VAN BUREN BLVD.

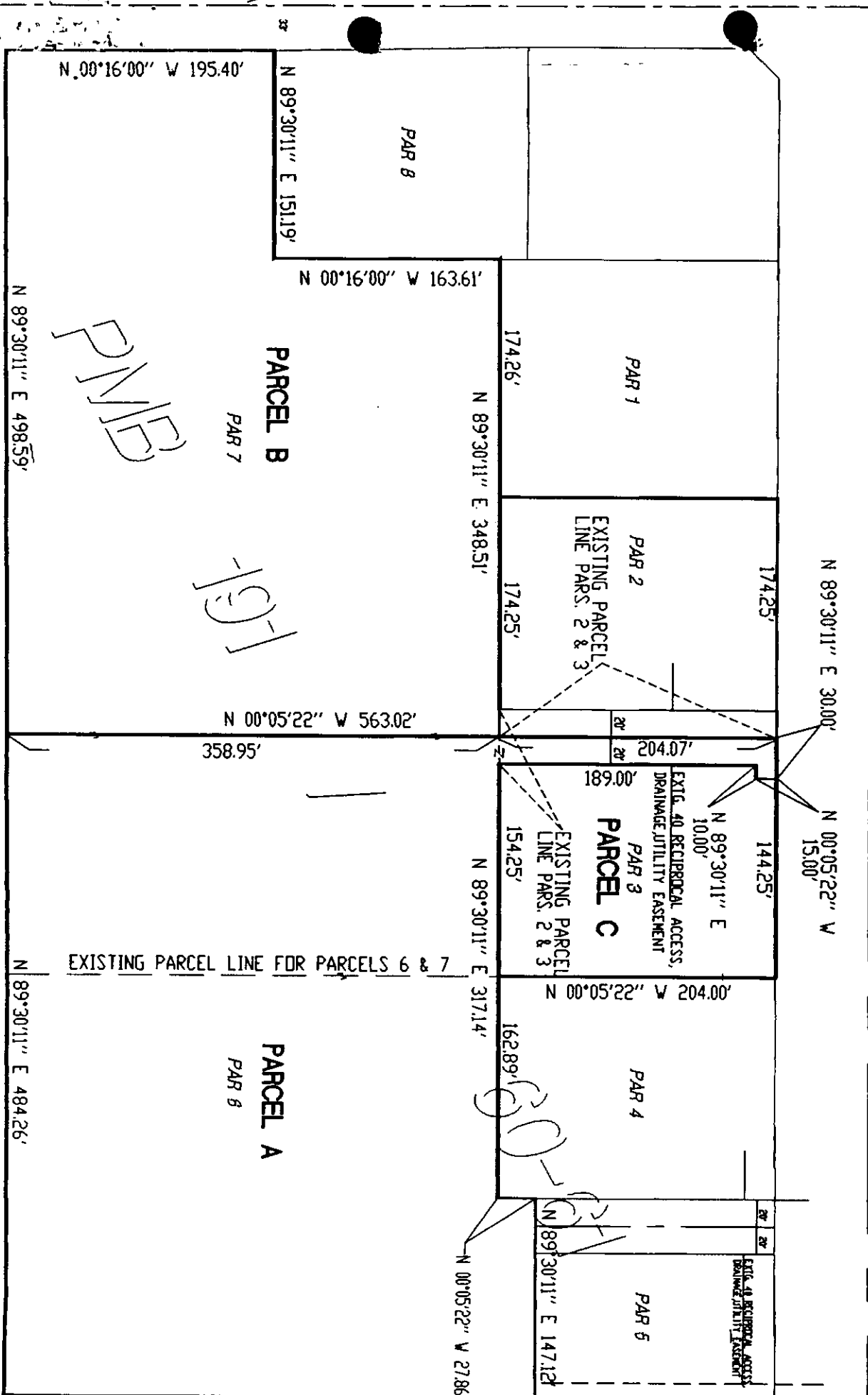


RICHARD M. KLINE R.C.E. 30574 EXP. 3-31-2000

DATE

6-23-99

LL-031-989



N 00°05'22" W 386.88'



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