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DOC # 2001-023599

01/19/2001 08:00A Fee:15.00

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Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



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(15)

Project: LL-034-990
SW Corner Iowa & Linden
A.P.N. 250-180-004 & 250-190-041

LL -034-990



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

Property Owner(s): **BRYAN H. RICHTER, Successor Trustee of the RICHTER FAMILY TRUSTS, as to undivided 82.5% interest, and BRYAN H. RICHTER, as Successor Trustee of the MARY WOODILL TRUST for the benefit of BARBARA RICHTER, as to an undivided 17.5% 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, 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 1-18-01
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

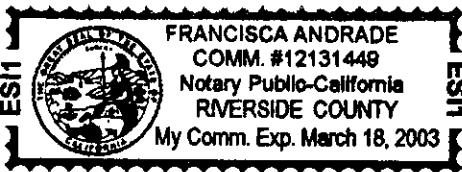
State of California
County of Riverside } ss

On 1-18-01, 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:



EXHIBIT "A"

PARCEL 1

Those portions of Lot 53 and Lot 60 of East Riverside Land Co. Subdivision in Section 19, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by map on file in Book 6 of Maps at page 44 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the centerline intersection of Linden Street and Iowa Avenue of Tract No. 21907, as shown by map on file in Book 171 of Maps at pages 19 through 21 inclusive thereof, Records of Riverside County, California;

Thence North 89° 47' 28" West along the centerline of said Linden Street, a distance of 90.00 feet;

Thence South 00° 12' 32" West at a right angle to said centerline of Linden Street, a distance of 44.00 feet for the TRUE POINT OF BEGINNING, said point being on a line parallel with and distant south 44.00 feet, measured at a right angle, from said centerline of Linden Street;

Thence North 89° 47' 28" West along said parallel line, a distance of 592.36 feet to a point on the west line of said Lot 53;

Thence South 00° 15' 35" West along said west line, a distance of 618.89 feet to the southwest corner of said Lot 53;

Thence South 00° 12' 06" West along the west line of said Lot 60, a distance of 204.44 feet to a point on a line parallel with and distant northerly 442.01 feet, measured along the east line of said Lot 60 from the southeast corner thereof;

Thence South 89° 51' 14" East along said parallel line, a distance of 627.94 feet to a point on a line parallel with and distant westerly 55.00 feet, measured at a right angle, from said centerline of Iowa Avenue;

Thence North 00° 12' 20" East along said parallel line, a distance of 787.65 feet;

Thence North 44° 47' 34" West, a distance of 49.50 feet to the true point of beginning.

Containing 11.85 acres, more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

1/16/01
Date



Prepared by: ajg
Checked by: [Signature]

DESCRIPTION APPROVAL 1/17/01
[Signature]
SURVEYOR, CITY OF RIVERSIDE by [Signature]

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TRACT NO. 21907
M.B. 17/1/10-21

44
POR. N1/2 SW1/4 SEC. 19 T.2S., R.4W.

Ⓒ LINDEN STREET

N00°12'32"E 44.00'

N89°47'28"W 90.00'

P.O.C.

N89°47'28"W 592.36'

T.P.O.B.

N44°47'34"W 49.50'

EAST RIVERSIDE LAND CO. SUBD.
M.B. 8/44 S.B. REC.

P.M. 14/10

54

53

SEC. 19 T.2S., R.4W.

PARCEL 1
11.85 ACRES

WEST LINE
LOT 53

WEST LINE
LOT 60

59

60

N89°51'14"W 627.94'

SE COR. LOT 60

442.01'

Ⓒ IOWA AVENUE



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ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

3788 McCRAY ST.
RIVERSIDE CA. 92506
(909) 686-1070



Ⓐ NORTHEAST CORNER PARCEL CONVEYED
TO CITY OF RIVERSIDE DOCUMENT REC.
12/16/88 AS INSTR. NO. 369586 O.R.

CITY OF RIVERSIDE

4/1/12

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

W.O.
98-0201

SCALE: 1"= 200'

DRWN BY AW DATE 1-16-01
CHKD BY AW DATE 1-16-01

SUBJECT: LOT CONSOLIDATION

LL-034-990

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