

Recording requested by:

**DOC # 1999-411415**

09/14/1999 08:00A Fee:27.00

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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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FOR RECORDER'S OFFICE USE ONLY

(27)

Project: **LL-035-989**

*N.E. corner Wood Rd.  
& Van Buren Blvd.*

**LL - 035 - 989**

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



Property Owner(s): **ORANGECREST HILLS, L.P., a Washington Limited Partnership**

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.**

First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

By: John A. Swiecki for Craig Harmon 8/31/99  
PRINCIPAL PLANNER DATE

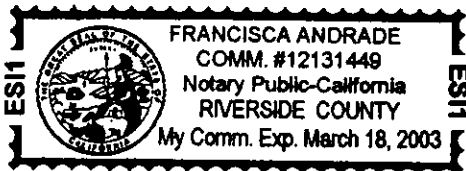
GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

On August 31, 1999, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared  
John A. Swiecki  
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: Communities Southwest  
181 Old Springs Rd.  
Anaheim, Ca. 92808



LL-035-989

*Lawrence L. Truman*

Prepared under the supervision of  
Lawrence L. Truman, L.S. #5346  
Expires 12/31/99  
THE KEITH COMPANIES, INC.  
22690 Cactus Avenue, Suite 300  
Moreno Valley, CA 92553  
(909) 653-0234

DESCRIPTION APPROVAL 8/26/99  
Walter R. Inye by \_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE

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**EXHIBIT "A"  
LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT**



**PARCEL "A"**

THAT PORTION OF LOTS 1 AND 2 OF TRACT NO. 28863, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 276, PAGES 6 THROUGH 10, INCLUSIVE OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1;

THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 1 NORTH 44°26'23" WEST, 11.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 20.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 56°47'59" WEST;

THENCE NORTHERLY ALONG SAID CURVE 22.61 FEET THROUGH A CENTRAL ANGLE OF 64°46'18";

THENCE NORTH 31°34'17" WEST, 4.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE 14.02 FEET THROUGH A CENTRAL ANGLE OF 40°09'30";

THENCE NORTH 08°35'13" EAST, 13.97 FEET;

THENCE NORTH 05°35'42" EAST, 42.52 FEET;

THENCE NORTH 04°57'08" EAST, 48.69 FEET;

THENCE NORTH 06°09'36" EAST, 63.21 FEET;

THENCE NORTH 15°27'12" WEST, 53.61 FEET;



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THENCE NORTH 00°03'03" EAST, 29.91 FEET;

THENCE SOUTH 80°27'11" EAST, 2.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 44.21 FEET THROUGH A CENTRAL ANGLE OF 42°12'57";

THENCE SOUTH 38°14'14" EAST, 44.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE 95.77 FEET THROUGH A CENTRAL ANGLE OF 54°52'12" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 16.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 03°06'26" WEST;

THENCE EASTERLY ALONG SAID CURVE 10.89 FEET THROUGH A CENTRAL ANGLE OF 38°59'12" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 282.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 35°52'46" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE 116.96 FEET THROUGH A CENTRAL ANGLE OF 23°45'48" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 28.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 12°06'58" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE 21.45 FEET THROUGH A CENTRAL ANGLE OF 43°53'05" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 302.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 56°00'03" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE 122.03 FEET THROUGH A CENTRAL ANGLE OF 23°09'05";

THENCE SOUTH 18°44'42" EAST, 10.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,940.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 10°34'57" EAST, SAID CURVE BEING IN THE SOUTHERLY BOUNDARY OF SAID LOT 1;

THENCE ALONG SAID BOUNDARY WESTERLY ALONG SAID CURVE 367.43 FEET THROUGH A CENTRAL ANGLE OF 07°09'38" TO THE POINT OF BEGINNING.

CONTAINING 1.35 ACRES, MORE OR LESS.



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**PARCEL "B"**

LOTS 1 AND 2 OF TRACT NO. 28863, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 276, PAGES 6 THROUGH 10, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1;

THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 1 NORTH 44°26'23" WEST, 11.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE 22.61 FEET THROUGH A CENTRAL ANGLE OF 64°46'18";

THENCE NORTH 31°34'17" WEST, 4.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE 14.02 FEET THROUGH A CENTRAL ANGLE OF 40°09'30";

THENCE NORTH 08°35'13" EAST, 13.97 FEET;

THENCE NORTH 05°35'42" EAST, 42.52 FEET;

THENCE NORTH 04°57'08" EAST, 48.69 FEET;

THENCE NORTH 06°09'36" EAST, 63.21 FEET;

THENCE NORTH 15°27'12" WEST, 53.61 FEET;

THENCE NORTH 00°03'03" EAST, 29.91 FEET;

THENCE SOUTH 80°27'11" EAST, 2.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE 44.21 FEET THROUGH A CENTRAL ANGLE OF 42°12'57";

THENCE SOUTH 38°14'14" EAST, 44.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE 95.77 FEET THROUGH A CENTRAL ANGLE OF 54°52'12" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 16.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 03°06'26" WEST;



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THENCE EASTERLY ALONG SAID CURVE 10.89 FEET THROUGH A CENTRAL ANGLE OF 38°59'12" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 282.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 35°52'46" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE 116.96 FEET THROUGH A CENTRAL ANGLE OF 23°45'48" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 28.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF NORTH 12°06'58" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE 21.45 FEET THROUGH A CENTRAL ANGLE OF 43°53'05" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 302.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 56°00'03" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE 122.03 FEET THROUGH A CENTRAL ANGLE OF 23°09'05";

THENCE SOUTH 18°44'42" EAST, 10.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,940.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 10°34'57" EAST, SAID CURVE BEING IN THE SOUTHERLY BOUNDARY OF SAID LOT 1;

THENCE ALONG SAID BOUNDARY WESTERLY ALONG SAID CURVE 367.43 FEET THROUGH A CENTRAL ANGLE OF 07°09'38" TO THE POINT OF BEGINNING.

CONTAINING 32.05 ACRES, MORE OR LESS.



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# MAP OF LOT LINE ADJUSTMENT

SHEET 1 OF 2

## NO. LL-035-989

### LEGEND:

- INDICATES EXISTING LOT LINE TO BE ADJUSTED
- INDICATES NEW LOT LINE
- INDICATES EXISTING LOT LINE TO REMAIN

### NOTE:

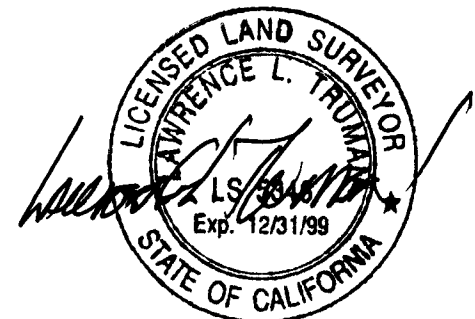
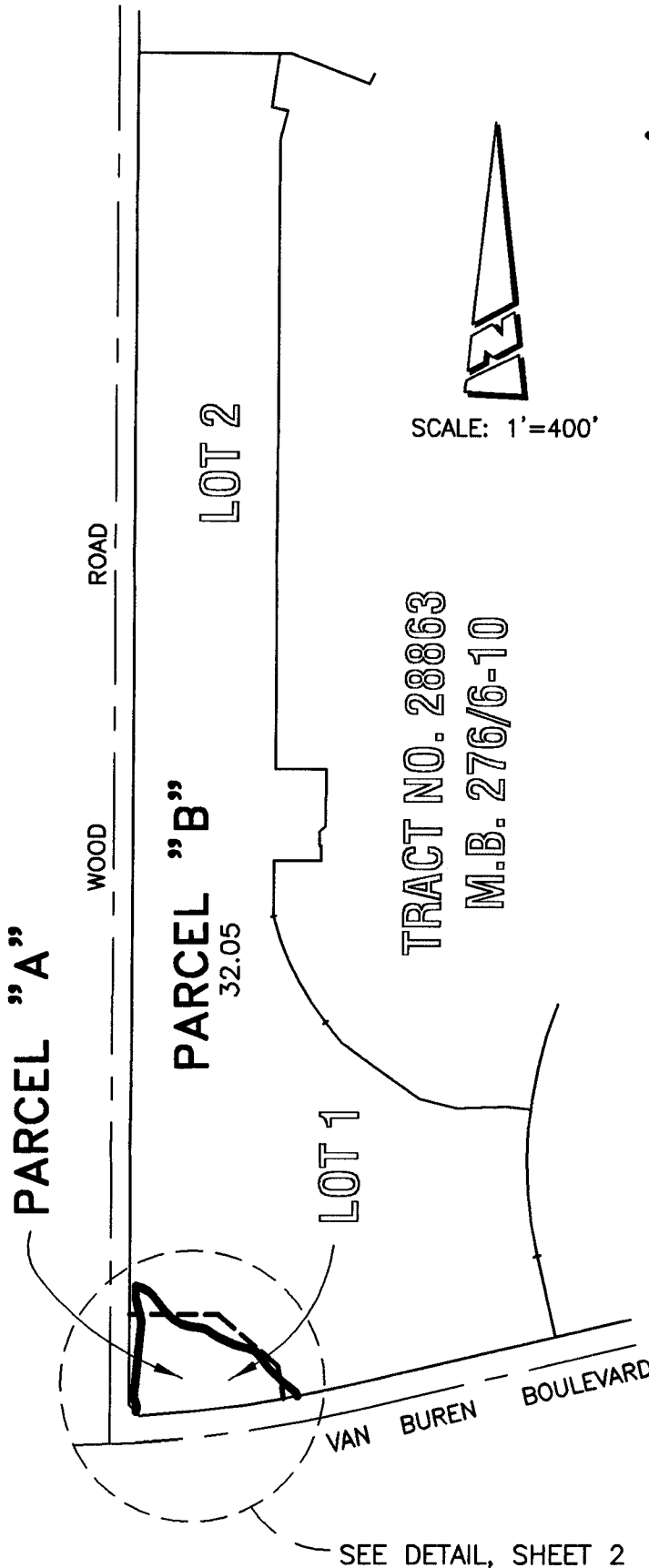
THERE ARE NO EASEMENTS AFFECTED BY THIS LOT LINE ADJUSTMENT

### LINE DATA (SEE SHEET 2)

| ○  | BEARING      | DISTANCE |
|----|--------------|----------|
| 1  | N 44°26'23"W | 11.96    |
| 2  | N 31°34'17"W | 4.59     |
| 3  | N 08°35'13"E | 13.97    |
| 4  | N 05°35'42"E | 42.52    |
| 5  | N 04°57'08"E | 48.69    |
| 6  | N 06°09'36"E | 63.21    |
| 7  | N 15°27'12"W | 53.61    |
| 8  | N 00°03'03"E | 29.91    |
| 9  | N 80°27'11"W | 2.80     |
| 10 | N 38°14'14"W | 44.02    |
| 11 | N 18°44'42"W | 10.35    |

### CURVE DATA (SEE SHEET 2)

| ○ | DELTA     | RADIUS | LENGTH |
|---|-----------|--------|--------|
| A | 64°46'18" | 20.00  | 22.61  |
| B | 40°09'30" | 20.00  | 14.02  |
| C | 42°12'57" | 60.00  | 44.21  |
| D | 54°52'12" | 100.00 | 95.77  |
| E | 38°59'12" | 16.00  | 10.89  |
| F | 23°45'48" | 282.00 | 116.96 |
| G | 43°53'05" | 28.00  | 21.45  |
| H | 23°09'05" | 302.00 | 122.03 |



# MAP OF LOT LINE ADJUSTMENT NO. LL-035-989

## LEGEND:

- INDICATES EXISTING LOT LINE TO BE ADJUSTED
- INDICATES NEW LOT LINE
- INDICATES EXISTING LOT LINE TO REMAIN

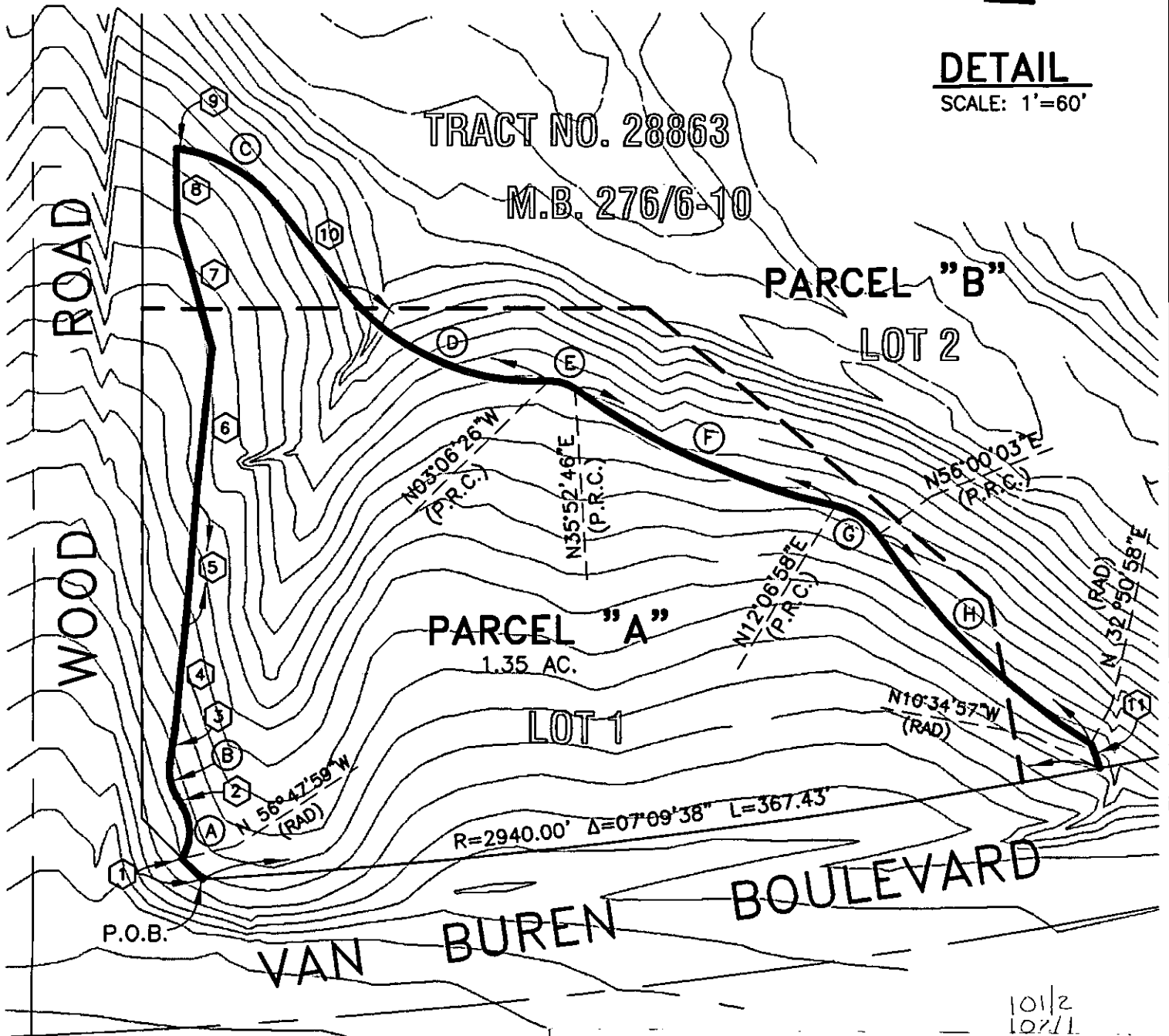
## NOTE:

SEE SHEET 1 FOR LINE DATA AND CURVE DATA.



## DETAIL

SCALE: 1"=60'



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