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NO CONSIDERATION

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**SURVEYOR, CITY OF RIVERSIDE**  
Public Works Department  
City Hall, 3900 Main Street  
Riverside, California 92522

DOC # 2002-624113

10/31/2002 08:00A Fee:22.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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FOR RECORDER'S OFFICE USE ONLY

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Project: LL-036-012

APN 189-073-002,005,

006, & 189-080-018

LL-036-012



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): BUTTERFIELD LAND COMPANY, a Delaware corporation.

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

GERALD J. JAMRISKA  
INTERIM PLANNING DIRECTOR

By: John A Swiecki 10/11/02  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California

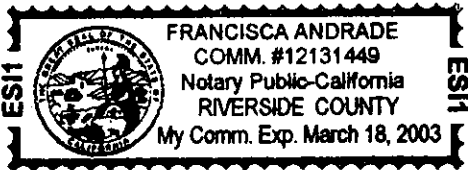
County of Riverside } ss

On Oct. 11, 2002, 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)

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:  
RICHARDS MUETING WILKES  
6259 Riverside Avenue, Suite 115  
Riverside, CA. 92506



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10/31/2002 08:00A  
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EXHIBIT "A"

LEGAL DESCRIPTION

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF PARCELS 2, 3 AND 4 OF PARCEL MAP NO. 17356, AS SHOWN BY MAP ON FILE IN BOOK 98, PAGES 65 AND 66 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THOSE PORTIONS OF LOTS 11, 12, AND 13 IN BLOCK 20, AND LOT "C" AND COLUMBUS AVE. (VACATED) OF TRACT NO. 4 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 6 OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 2 OF RECORD OF SURVEY ON FILE IN BOOK 54, PAGE 85 OF RECORD OF SURVEYS, RECORDS OF SAID RIVERSIDE COUNTY, TOGETHER WITH THAT PORTION OF SAID PARCEL 4 OF PARCEL MAP NO. 17356, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 4;

THENCE NORTH  $0^{\circ}02'21''$  WEST, ALONG THE WESTERLY LINE OF SAID PARCEL 4, A DISTANCE OF 233.00 FEET TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE NORTH  $89^{\circ}57'39''$  EAST, ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL MAP NO. 17356, A DISTANCE OF 243.62 FEET;

THENCE SOUTH  $39^{\circ}52'04''$  EAST, A DISTANCE OF 73.34 FEET TO A POINT IN THE NORTHWESTERLY LINE OF PARCEL 2 OF SAID RECORD OF SURVEY, DISTANT 45.00 FEET SOUTHWESTERLY FROM THE MOST NORTHERLY CORNER OF PARCEL 2 OF SAID RECORD OF SURVEY;

THENCE NORTH  $50^{\circ}07'56''$  EAST, ALONG SAID NORTHWESTERLY LINE OF PARCEL 2, A DISTANCE OF 45.00 FEET TO THE END OF THIS LINE DESCRIPTION;

EXCEPTING THEREFROM THAT PORTION OF PARCEL 2 OF SAID RECORD OF SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL 2 OF SAID RECORD OF SURVEY;

THENCE SOUTH  $39^{\circ}52'04''$  EAST, ALONG THE NORTHEASTERLY LINE OF PARCEL 2 OF SAID RECORD OF SURVEY, A DISTANCE OF 116.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVING SOUTHWESTERLY AND HAVING A RADIUS OF 267.00 FEET;

THENCE SOUTHEASTERLY TO THE RIGHT ALONG SAID CURVE AND CONTINUING ALONG SAID NORTHEASTERLY LINE OF PARCEL 2, THROUGH A CENTRAL ANGLE OF  $11^{\circ}34'03''$  AN ARC LENGTH OF 53.91 FEET TO A POINT OF COMPOUND CURVATURE WITH A TANGENT



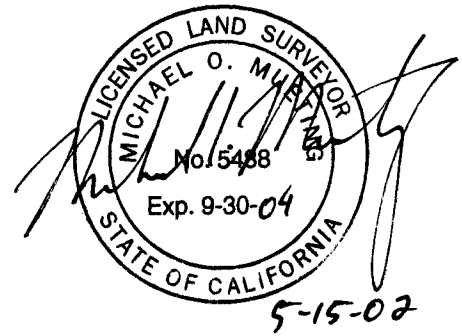
CURVE CONCAVING WESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED; THE RADIAL LINE TO SAID POINT OF BEGINNING BEARS NORTH 61°41'59" EAST;

THENCE SOUTHERLY TO THE RIGHT ALONG SAID LAST MENTIONED CURVE AND ALONG THE EASTERLY LINE OF PARCEL 2 OF SAID RECORD OF SURVEY, THROUGH A CENTRAL ANGLE OF 108°56'03" AN ARC LENGTH OF 38.03 FEET TO THE END OF SAID CURVE AND BEING A POINT ON THE SOUTHERLY LINE OF PARCEL 2 OF SAID RECORD OF SURVEY;

THENCE NORTH 26°10'01" EAST, A DISTANCE OF 32.55 FEET TO THE POINT OF BEGINNING.

PARCEL "A" CONTAINS 1.85 ACRES, MORE OR LESS.

DESCRIPTION APPROVAL 10/7/02  
K. Strat  
SURVEYOR, CITY OF RIVERSIDE by —



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10/31/2002 08:00A  
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5/15/2002

LL-036-012

EXHIBIT "B"

LEGAL DESCRIPTION

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF PARCELS 2, 3 AND 4 OF PARCEL MAP NO. 17356, AS SHOWN BY MAP ON FILE IN BOOK 98, PAGES 65 AND 66 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL B:

PARCEL 2 TOGETHER WITH PARCEL 3 AND PARCEL 4, ALL OF SAID PARCEL MAP NO. 17356;

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 4 LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 4;

THENCE NORTH 0°02'21" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL 4, A DISTANCE OF 233.00 FEET TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

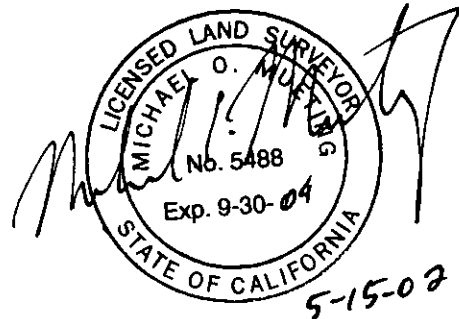
THENCE NORTH 89°57'39" EAST, ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL MAP NO. 17356, A DISTANCE OF 243.62 FEET;

THENCE SOUTH 39°52'04" EAST, A DISTANCE OF 73.34 FEET TO A POINT IN THE NORTHWESTERLY LINE OF PARCEL 2 OF RECORD OF SURVEY ON FILE IN BOOK 54, PAGE 85 OF RECORD OF SURVEYS, RECORDS OF SAID RIVERSIDE COUNTY, DISTANT 45.00 FEET SOUTHWESTERLY FROM THE MOST NORTHERLY CORNER OF PARCEL 2 OF RECORD OF SURVEY;

THENCE NORTH 50°07'56" EAST, ALONG SAID NORTHWESTERLY LINE OF PARCEL 2, A DISTANCE OF 45.00 FEET TO THE END OF THIS LINE DESCRIPTION;

PARCEL "B" CONTAINS 2.73 ACRES, MORE OR LESS.

DESCRIPTION APPROVAL 10/7/02  
for K. Strait by \_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE



5/15/2002



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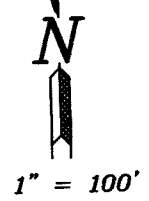
THIS PLAT IS SOLE AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

# CITY OF RIVERSIDE

Parcels 2, 3, and 4 of Parcel Map 17356,  
Parcel Map Book 98, Pages 65 & 66,  
and Parcel 2, R.S. 54/85.

APN 189-073-002, 005, 006  
APN 189-080-018

PARCEL 3:  
POR. PARCELS 1 & 2  
P.M. NO. 17356  
P.M.B. 98/65-66  
APN 189-080-015



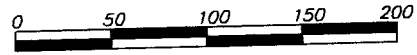
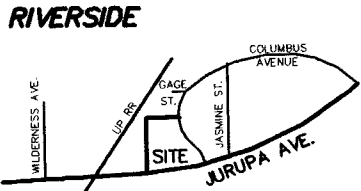
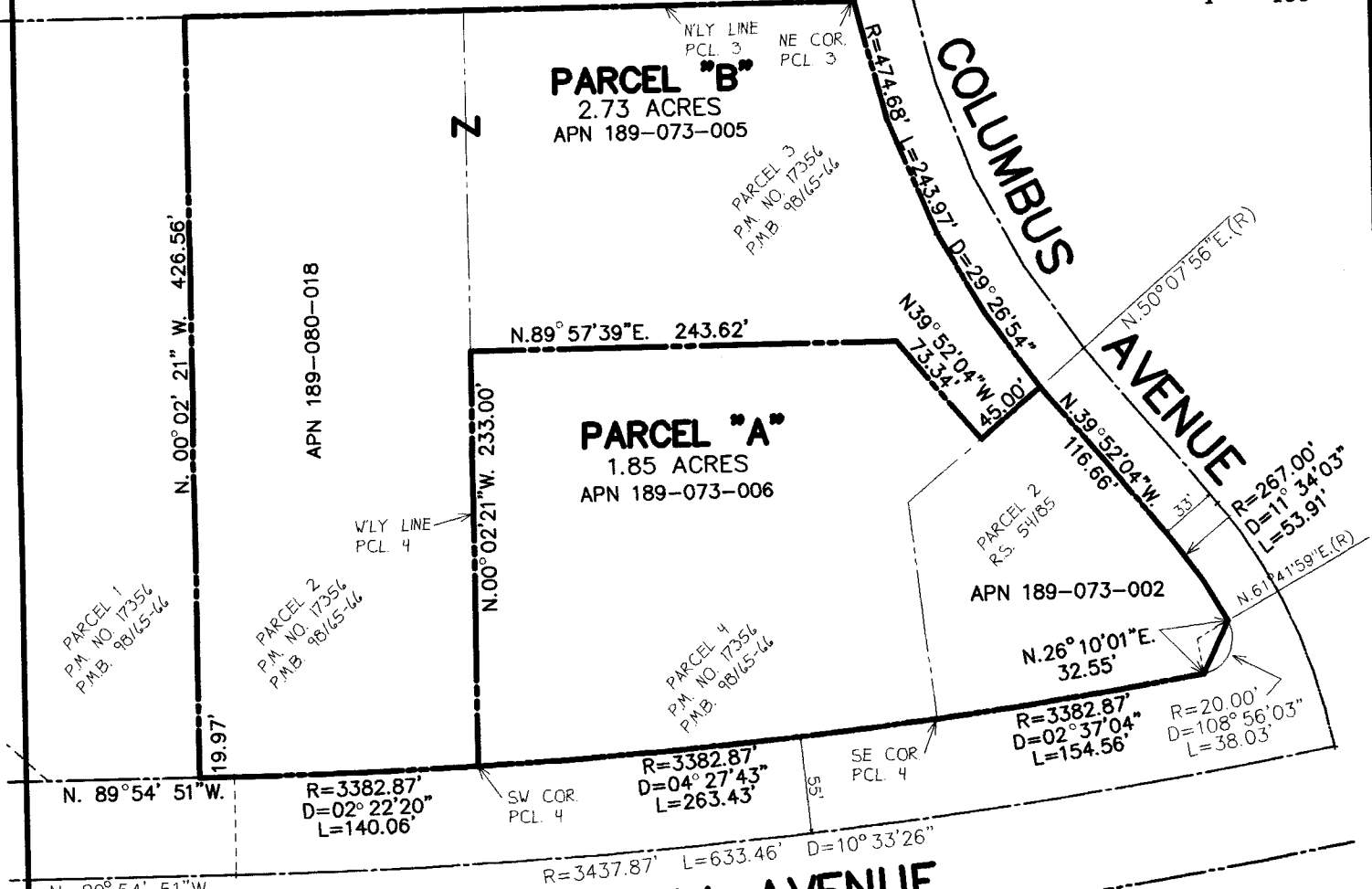
N. 89° 57' 39" E. 382.77'

**PARCEL "B"**  
2.73 ACRES  
APN 189-073-005

**PARCEL "A"**  
1.85 ACRES  
APN 189-073-006

**COLUMBUS AVENUE**

**JURUPA AVENUE**



Prepared Under The Supervision Of:  
*Michael O. Mueting*  
Michael O. Mueting  
LS 5488  
Exp. Date: 9-30-2004 Date: 5-15-02

**RICHARDS MUETING WILKES**  
PLANNING & ENGINEERING  
6529 Riverside Ave., Ste. 115  
Riverside, CA 92506  
Phone: (909) 276-8010 Fax: (909) 276-8013

Approved By: \_\_\_\_\_  
Name: \_\_\_\_\_ Title: \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Date: \_\_\_\_\_



Plot Date: 5-7-02  
LL-036-012