

Recording requested by:

DOC # 1999-274754

06/22/1999 08:00A Fee:21.00

Page 1 of 6

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

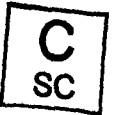


M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		0						
					9				5C
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

30

Project: LL-037-989 PAR. 1 and 2
A.P.N. 234-150-041 & -042

LL -37-989



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): Rose Vaccher

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, described as Parcels 1 and 2 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: Robert C. Mease 6/11/99
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

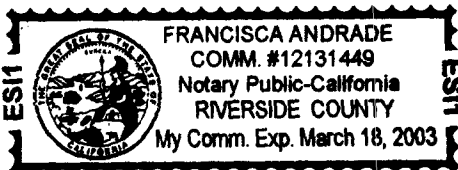
State of California }
County of Riverside } ss

On June 11, 1999, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

Robert C. Mease
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

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:

R.E.M. Engineering Co. Inc.
1575 N. Lake Avenue, Suite 100
Pasadena, CA 91104

BEGINNING AT A POINT IN THE CENTERLINE OF VAN BUREN BOULEVARD DISTANT THEREON NORTH 33°38'51" WEST ALONG SAID CENTERLINE 641.10 FEET FROM ITS INTERSECTION WITH THE CENTERLINE OF INDIANA AVENUE; THENCE SOUTH 56°21'09" WEST 40.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF VAN BUREN BOULEVARD AS SHOWN ON SAID MAP OF VILLAGE OF ARLINGTON, LAST SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 56°21'09" WEST A DISTANCE OF 220.00 FEET; THENCE SOUTH 33°38'51" EAST PARALLEL WITH SAID CENTERLINE OF VAN BUREN BOULEVARD 194.91 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 2, 1956 AS INSTRUMENT NO. 67997 OF OFFICIAL RECORDS, RECORDS OF SAID RIVERSIDE COUNTY; THENCE NORTH 50°59'26" EAST ALONG SAID NORTHWESTERLY LINE 65.33 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 54°38'50" EAST CONTINUING ALONG SAID NORTHWESTERLY LINE 130.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°17'41" A DISTANCE OF 38.53 FEET TO A POINT OF TANGENCY IN SAID NORTHWESTERLY LINE OF VAN BUREN BOULEVARD; THENCE NORTH 33°38'51" WEST ALONG SAID NORTHWESTERLY LINE 159.92 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS DEDICATED FOR STREET PURPOSES TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED NOVEMBER 6, 1959 IN BOOK 2577, PAGE 182, AND BY DOCUMENT RECORDED FEBRUARY 8, 1985 AS INSTRUMENT NO. 27314, AND BY DOCUMENT RECORDED FEBRUARY 8, 1985 AS INSTRUMENT NO. 27315, ALL OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

CONTAINING AN AREA OF 124,811 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

William E. Eadson



6999
W.S. B...

PARCEL 2:

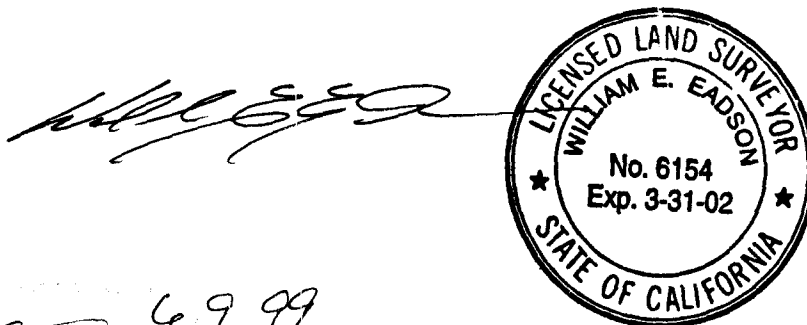
THAT PORTION OF LOT 28 IN BLOCK 26 OF THE VILLAGE OF ARLINGTON, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF VAN BUREN BOULEVARD DISTANT THEREON NORTH 33°38'51" WEST ALONG SAID CENTERLINE 641.10 FEET FROM ITS INTERSECTION WITH THE CENTERLINE OF INDIANA AVENUE; THENCE SOUTH 56°21'09" WEST 40.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF VAN BUREN BOULEVARD AS SHOWN ON SAID MAP OF VILLAGE OF ARLINGTON, LAST SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING SOUTH 56°21'09" WEST A DISTANCE OF 220.00 FEET; THENCE SOUTH 33°38'51" EAST PARALLEL WITH SAID CENTERLINE OF VAN BUREN BOULEVARD 194.91 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 2, 1956 AS INSTRUMENT NO. 67997 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE NORTH 50°59'26" EAST ALONG SAID NORTHWESTERLY LINE 65.33 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 54°38'50" EAST CONTINUING ALONG SAID NORTHWESTERLY LINE 130.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°17'41" A DISTANCE OF 38.53 FEET TO A POINT OF TANGENCY IN SAID NORTHWESTERLY LINE OF VAN BUREN BOULEVARD; THENCE NORTH 33°38'51" WEST ALONG SAID NORTHWESTERLY LINE 159.92 FEET TO THE **TRUE POINT OF BEGINNING**.

EXCEPTING THEREFROM THOSE PORTIONS DEDICATED FOR STREET PURPOSES TO THE CITY OF RIVERSIDE BY DOCUMENT RECORDED NOVEMBER 6, 1959 IN BOOK 2577, PAGE 182, AND BY DOCUMENT RECORDED FEBRUARY 8, 1985 AS INSTRUMENT NO. 27314, AND BY DOCUMENT RECORDED FEBRUARY 8, 1985 AS INSTRUMENT NO. 27315, ALL OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY

CONTAINING AN AREA OF 41,253 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF



6.9.99
Charles B. ...

EXHIBIT "B"

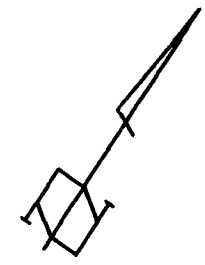
EADSON & ASSOCIATES, INC.
5220 D STREET
CHINO, CA., 91710

PRIMROSE DRIVE

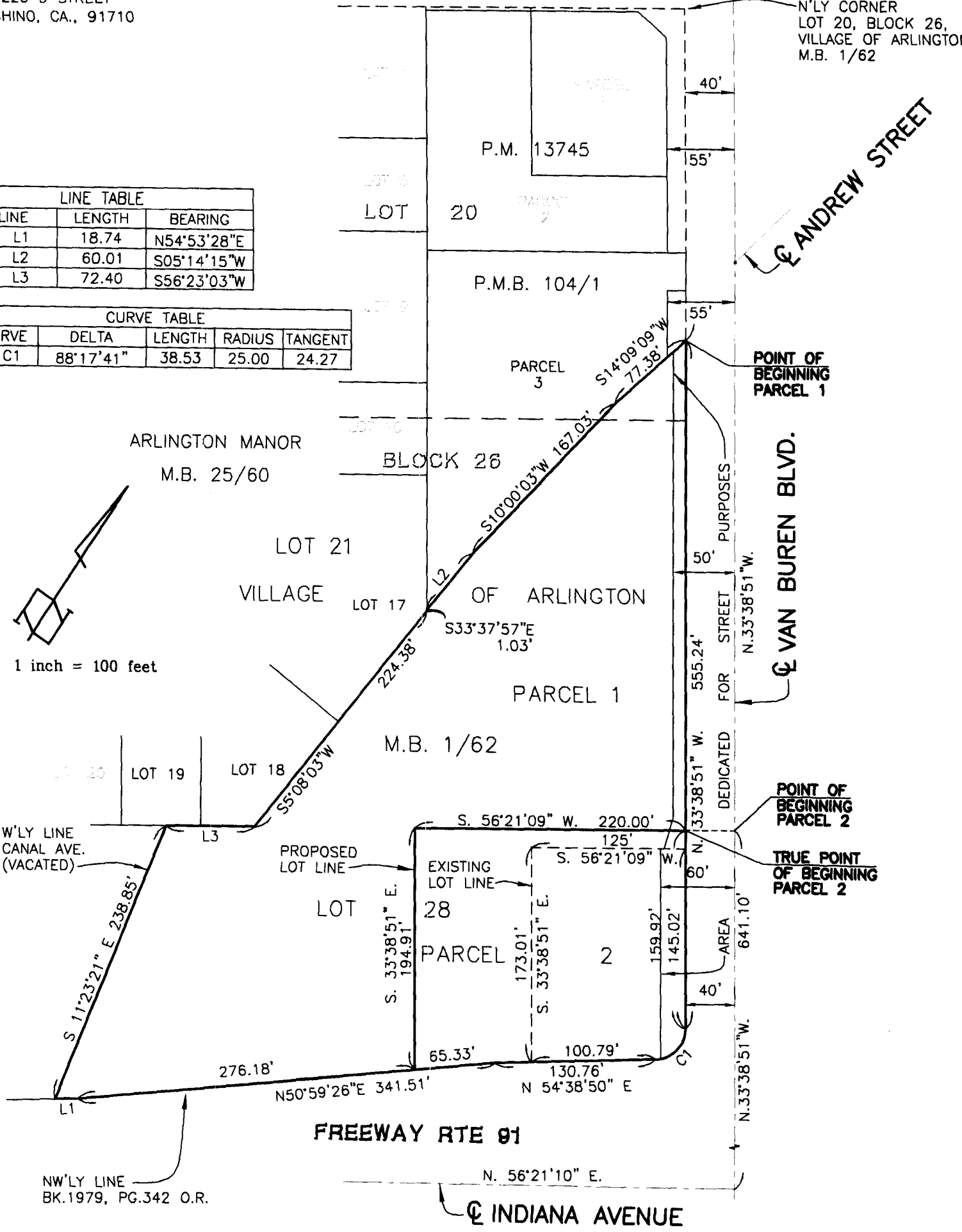
274754

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.74	N54°53'28"E
L2	60.01	S05°14'15"W
L3	72.40	S56°23'03"W

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	88°17'41"	38.53	25.00	24.27



1 inch = 100 feet



FREEWAY RTE 91

NW'LY LINE BK.1979, PG.342 O.R.

INDIANA AVENUE

EXHIBIT "B"

PRIMROSE DRIVE

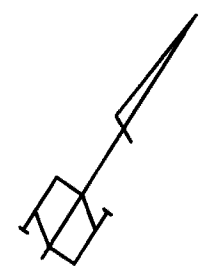
274754

EADSON & ASSOCIATES, INC.
5220 D STREET
CHINO, CA., 91710

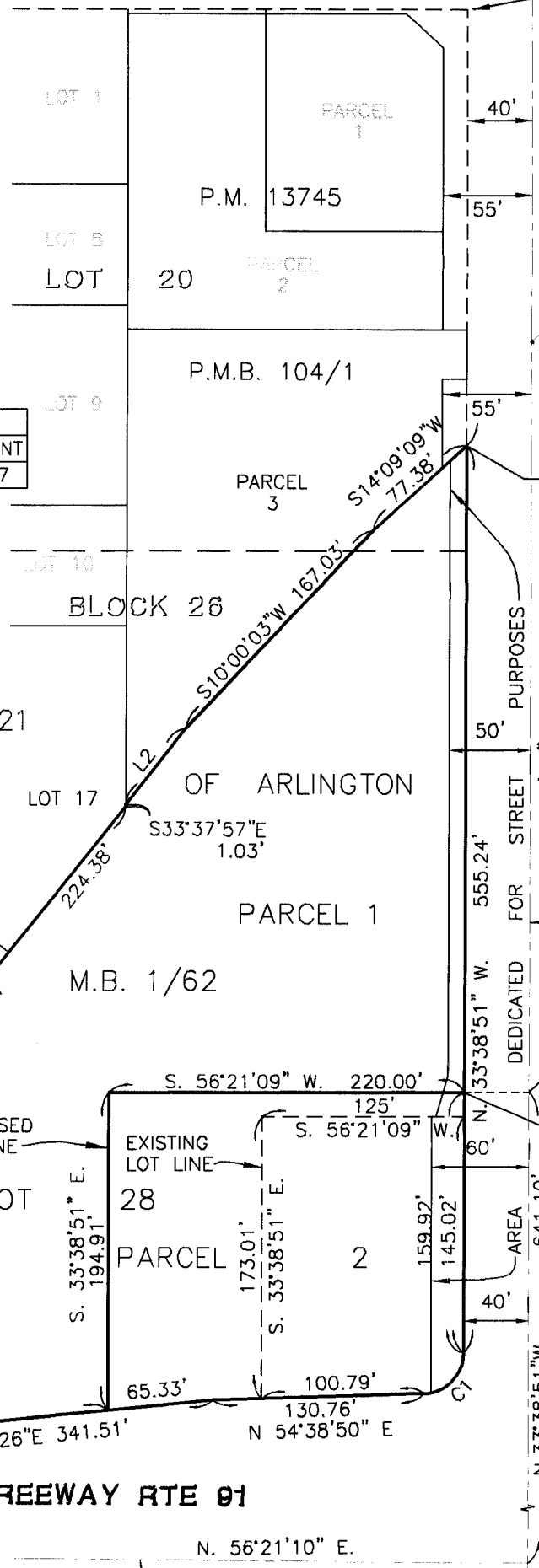
N'LY CORNER
LOT 20, BLOCK 26,
VILLAGE OF ARLINGTON
M.B. 1/62

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.74	N54°53'28"E
L2	60.01	S05°14'15"W
L3	72.40	S56°23'03"W

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	88°17'41"	38.53	25.00	24.27



1 inch = 100 feet



ARLINGTON MANOR
M.B. 25/60

BLOCK 26

LOT 21
VILLAGE OF ARLINGTON
LOT 17

M.B. 1/62

W'LY LINE
CANAL AVE.
(VACATED)

PROPOSED
LOT LINE

LOT 28

EXISTING
LOT LINE
PARCEL 2

POINT OF
BEGINNING
PARCEL 2

TRUE POINT
OF BEGINNING
PARCEL 2

FREEWAY RTE 91

N. 56°21'10" E.

INDIANA AVENUE

LL-37-989 6/20/11