

Recording requested by:

DOC # 2003-234779

04/03/2003 08:00A Fee:NC

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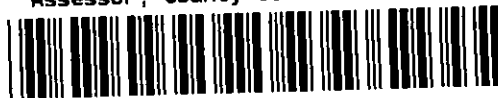
Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION
NO PCOR



And when recorded, mail to:

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

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Project: LL-041-023
A.P.N. 223-082-014 &-015

LL-041-023



TRA: 009

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): JAMES A. ROBINSON and BARBARA L. ROBINSON, Trustees of the ROBINSON FAMILY TRUST dated August 26, 1996

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 TWO 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

KEN GUTIERREZ
PLANNING DIRECTOR

ORIGINAL

By: Craig Aaron 4-1-03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE }

ss

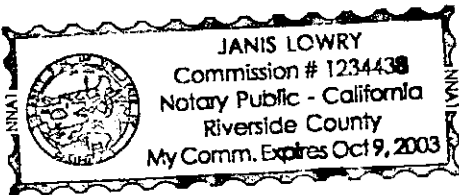
On April 1, 2003, before me JANIS LOWRY
(date) (name)

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.

Janis Lowry
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:



LOT LINE ADJUSTMENT NO. 041-023
EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1

BEING A PORTION OF PARCELS 3 AND 4 OF PARCEL MAP NO. 21621 PER MAP RECORDED IN BOOK 140 OF PARCEL MAPS, PAGES 62 AND 63, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 3, AS SHOWN ON SAID MAP, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF RUMSEY DRIVE (20.00 FEET IN HALF WIDTH) AND ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 290.54 FEET, TO WHICH POINT A RADIAL LINE BEARS S10°33'02"E;

THENCE S00°01'00"E ALONG THE EAST LINE OF SAID PARCEL 3 COMMON TO PARCEL 4 OF SAID MAP, A DISTANCE OF 188.14 FEET;

THENCE N89°22'22"E, A DISTANCE OF 164.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 4, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF VICTORIA AVENUE (90.00 FEET IN HALF WIDTH);

THENCE S00°01'00"E, A DISTANCE OF 122.00 FEET ALONG SAID EAST LINE OF SAID PARCEL 4 AND SAID WESTERLY RIGHT OF WAY LINE OF VICTORIA AVENUE TO THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL MAP;

THENCE S89°22'22"W ALONG SAID SOUTH BOUNDARY LINE A DISTANCE OF 311.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3;

THENCE N00°01'00"W ALONG THE WEST LINE OF SAID PARCEL 3, A DISTANCE OF 329.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 246.08 FEET TO WHICH POINT A RADIAL LINE BEARS N05°10'29"W, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL 3 AND ON SAID SOUTHERLY RIGHT OF WAY LINE OF RUMSEY DRIVE;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°49'37", AN ARC DISTANCE OF 67.98 FEET, TO A POINT OF TANGENT:



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THENCE S79°20'52"E. A DISTANCE OF 80.19 FEET TO THE BEGINNING OF A CURVE. CONCAVE NORTHEASTERLY. HAVING A RADIUS OF 290.54 FEET TO WHICH POINT A RADIAL LINE BEARS S10°39'08"W;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°06'06", AN ARC DISTANCE OF 0.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.54 ACRES, MORE OR LESS.

PARCEL 2

BEING A PORTION OF PARCEL 4 OF PARCEL MAP NO. 21621 PER MAP RECORDED IN BOOK 140 OF PARCEL MAPS, PAGES 62 AND 63 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 4 AS SHOWN ON SAID MAP, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF RUMSEY DRIVE (20.00 FEET IN HALF WIDTH) AND ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 290.54 FEET, TO WHICH POINT A RADIAL LINE BEARS S10°33'02"E;

THENCE S00°01'00"E ALONG THE EAST LINE OF SAID PARCEL 3 COMMON TO PARCEL 4 OF SAID MAP, A DISTANCE OF 188.14 FEET;

THENCE N89°22'22"E, A DISTANCE OF 164.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 4, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF VICTORIA AVENUE (90.00 FEET IN HALF WIDTH);

THENCE N00°01'00"W, A DISTANCE OF 196.62 FEET TO THE NORTH EAST CORNER OF SAID PARCEL 4. SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF RUMSEY DR.;

THENCE N89°45'26"W ALONG THE NORTHERLY LINE OF PARCEL 4 AND SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2.79 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 97.39 FEET TO WHICH POINT A RADIAL LINES BEARS N00°14'34"W;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°50'55". AN ARC DISTANCE OF 26.94 FEET, TO A POINT OF TANGENCY;



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THENCE S74°23'39"W ALONG THE NORTHERLY LINE OF PARCEL 4 AND SAID SOUTHERLY RIGHT OF WAY LINE OF RUMSEY DRIVE A DISTANCE OF 3.35 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 290.54 FEET TO WHICH POINT A RADIAL LINE BEARS S15°36'21"E;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°09'23", AN ARC DISTANCE OF 132.63 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 0.71 ACRES, MORE OR LESS.



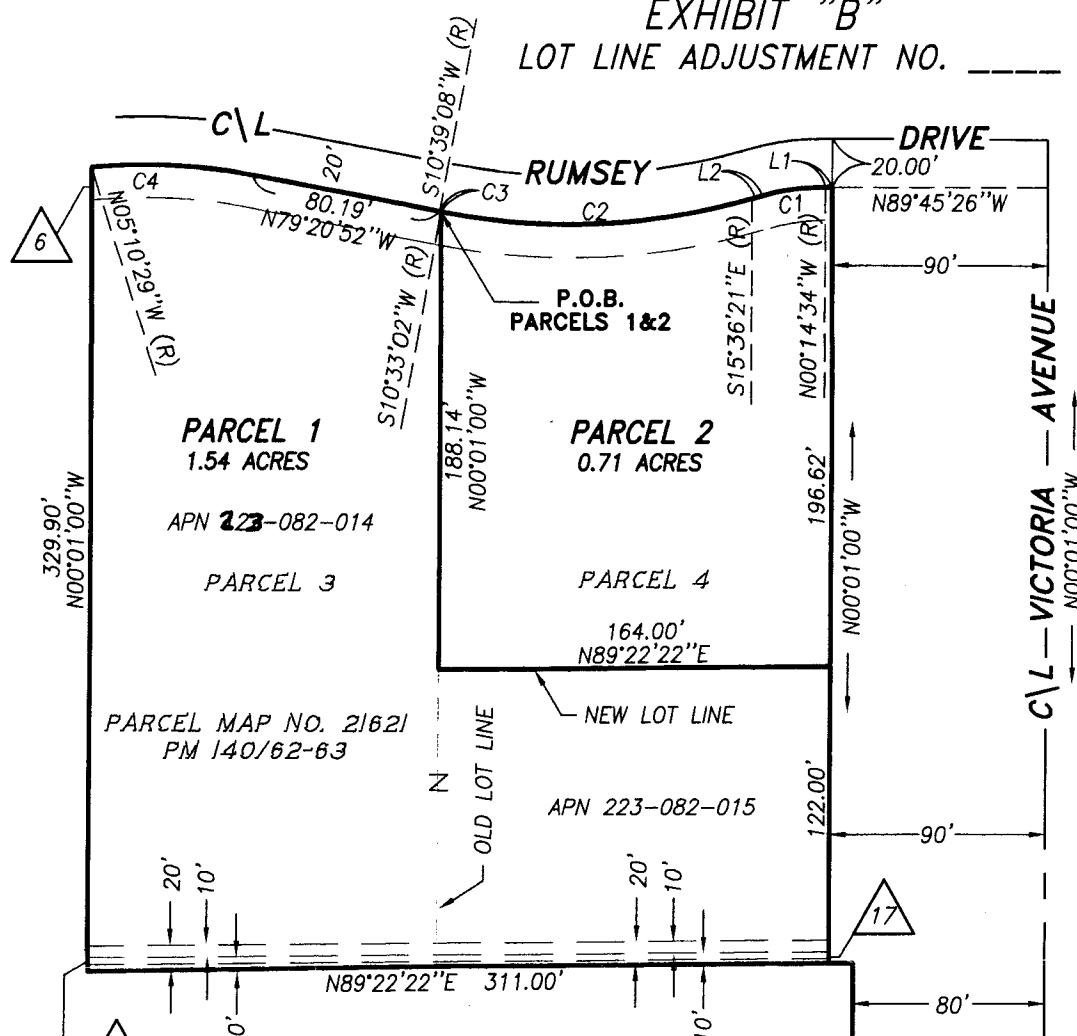
Edy Powell Adkison
2/19/03

~~EDY POWELL ADKISON~~ 4.1.03
Edy Powell Adkison

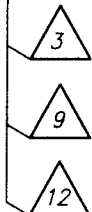


EXHIBIT "B"
LOT LINE ADJUSTMENT NO. _____

SHEET 1 OF 2 SHEETS



SCALE: 1"=80'



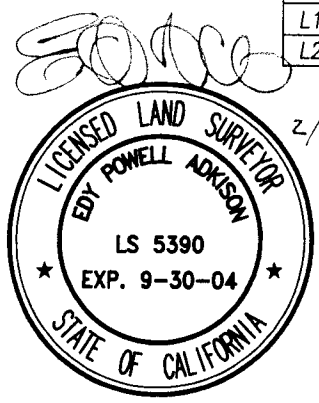
CURVE DATA

NUMBER	Δ=	R=	L=
C1	15°50'55"	97.39'	26.94'
C2	26°09'23"	290.54'	132.63'
C3	00°06'06"	290.54'	0.52'
C4	15°49'37"	246.08'	67.98'

SEE SHEET 2 FOR OWNER INFORMATION & EASEMENT NOTES

LINE DATA

NUMBER	BEARING	DISTANCE
L1	N89°45'26"W	2.79'
L2	N74°23'39"E	3.35'

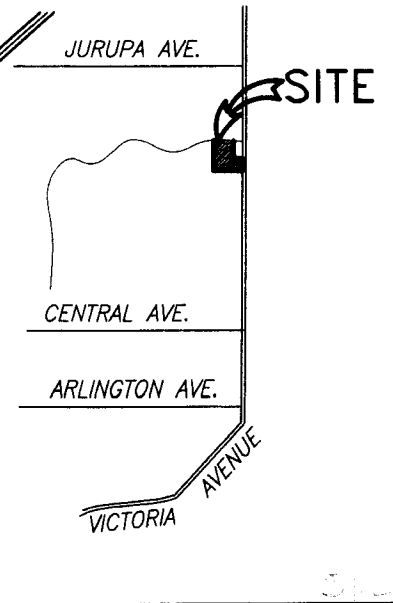


2/11/03

PREPARED BY:

adkan
ENGINEERS

VICINITY MAP
NO SCALE



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6397base.DWG

LL-041-023-6

OWNERS:

JAMES A. ROBINSON APN 223-082-014
 2741 RUMSEY DR. PARCEL 1
 RIVERSIDE, CA 92506

ROBINSON FAMILY TRUST APN 223-082-015
 2741 RUMSEY DR. PARCEL 2
 RIVERSIDE, CA 92506

NOTES:

THE PROPOSED LOT LINE WILL NOT LATERALLY INTERSECT
 A GRADED MANUFACTURED SLOPE. NO DRAINAGE FROM
 THE TRIBUTARY AREA ABOVE A MANUFACTURED SLOPE
 WILL SHEET FLOW OVER THE SLOPE FACE.

THERE ARE NO STRUCTURES ON SITE.

EASEMENTS:

- 3 AN EASEMENT FOR WATER CONDUITS AND INCIDENTAL PURPOSES, RECORDED MAY 16, 1916 AS BOOK 439, PAGE 348 OF DEEDS.
 IN FAVOR OF: CITY OF RIVERSIDE
 AFFECTS: SAID LAND
- 6 AN EASEMENT SHOWN OR DEDICATED ON PARCEL MAP NO 21621 FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
- 9 AN EASEMENT RECORDED NOVEMBER 2, 1939 AS BOOK 435, PAGE 537 OF OFFICIAL RECORDS, FOR IRRIGATING PIPE AND INCIDENTAL PURPOSES.
 IN FAVOR OF: CITIZENS NATIONAL TRUST AND SAVINGS BANK OF RIVERSIDE
 AFFECTS: SAID LAND
11. AN EASEMENT FOR PUBLIC UTILITIES, SEWER LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 21, 1956 AS BOOK 1866, PAGE 360 OF OFFICIAL RECORDS.
 IN FAVOR OF: WILLIAM H. MINOR AND MARY K. MINOR
 AFFECTS: CANNOT BE LOCATED FROM THE RECORDS
- 12 AN EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 25, 1960 AS INSTRUMENT NUMBER 6692 OF OFFICIAL RECORDS.
 IN FAVOR OF: CITY OF RIVERSIDE
 AFFECTS: NORTHERLY 5 FEET OF THE SOUTHERLY 10 FEET OF SAID PARCEL 3
14. AN EASEMENT FOR MAINTAINING AND OPERATING SEPTIC TANK LEACH LINES AND THEIR APPURTENANCES TO PROVIDE SEWER SERVICE AND INCIDENTAL PURPOSES, RECORDED MAY 11, 1982 AS INSTRUMENT NUMBER 82-80475 OF OFFICIAL RECORDS.
 IN FAVOR OF: LARRY J. HUGHES AND SHARON S. HUGHES, HUSBAND AND WIFE AS JOINT TENANTS
 AFFECTS: CANNOT BE PLOTTED FROM THE RECORDS
- 17 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 3, 1987 AS INSTRUMENT NUMBER 87-59351 OF OFFICIAL RECORDS.
 IN FAVOR OF: CITY OF RIVERSIDE
 AFFECTS: NORTHERLY 5 FEET OF THE SOUTHERLY 10 FEET OF SAID PARCEL 3

