

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

DOC # 2003-556950

07/25/2003 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



Recording requested by
RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

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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FOR RECORDER'S OFFICE USE ONLY

Project: LL-043-023
A.P.N.246-082-004

LL-



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **JOHANNA V. BEIZER, Trustee of the JOHANNA V. BEIZER TRUST**
dated March 23, 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 1 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

By: Jol A S L 9/4/03
PRINCIPAL PLANNER DATE

RECEIVED
AUG 22 2003
DEPT. OF
PUBLIC WORKS

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside

ss

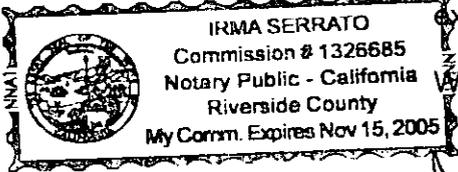
On April 4, 2003, before me Irma Serrato, Notary Pulic
(date) (name)

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.

Irma Serrato

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:



2003-556950
07/25/2003 08:00A
2 of 5

EXHIBIT A

Project: LL-043-023 - Beizer

That portion of Lot 17 and 17 ½ of the Addition to Bandini Donation, as shown by Record of Survey on file in Book 1, Page 3 of Records of Survey, Records of Riverside County, California, Which lies westerly of the westerly line of North Orange Street as conveyed to the County of Riverside, by deed Recorded November 13, 1935 in Book 256, Page 580 of Official Records of Riverside County, California, and northerly of the following described line

COMMENCING at the northwesterly corner of Lot 17;

THENCE South 17°16'30" West (Formerly recorded South 16° West) on the westerly line of said Lot 17, 240.00 feet to the POINT OF BEGINNING;

THENCE South 76°52'50" East, 298.10 feet to a point on the westerly line of North Orange Street as above described.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

That portion of said Lot 17 and Lot 17 ½ which lies northerly of a strip of land, 88.00 feet in width, the centerline of which is described as follows:

Beginning at the most westerly corner of Lot 5 as shown by the Subdivision of Lot 19 of the Addition to the Bandini Donation on file in Map Book 1, page 20 thereof, Records of Riverside County, and on file in Map Book 17, Page 53 thereof, Records of San Bernardino County, and being the point of intersection of the north line of Placentia Lane with the line between Riverside and San Bernardino Counties;

Thence North 89°57'40" East, along said County Line 2063.54 feet to the beginning of a tangent curve concave southerly and having a radius of 1200.00 feet;

Thence easterly, to the right along said curve through a central angle of 23°11'29", a distance of 485.72 feet;

Thence tangent to said curve, South 66°50'51" East, 398.12 feet to the beginning of a tangent curve concave northerly and having radius of 1200.00 feet;

Thence easterly, to the left, along said curve through a central angle of 3°54'59' a distance of 82.02 feet to a point in the centerline of Orange Street as shown by a map on file in Record of Survey Book 5 page 70 thereof, Records of San Bernardino County, and by a map on file in Record of Survey Book 14, Page 58, thereof Records of Riverside County;

TOGETHER WITH THAT PORTION DESCRIBED AS FOLLOWS:

That portion of said Lot 17 and Lot 17 ½ described as follows:



COMMENCING at the southeast corner of Lot 46 of the Subdivision of the Bandini Donation, as shown by map on file in Book 3, Page 24 of Maps, Records of San Bernardino County, California,

THENCE North 66°18'09" West, along the southerly line of said Lot 46, 72.47 feet, to a point on the west line of Orange Street as shown by map on file in Book 14, Page 58 of Records of Survey, Records of Riverside County;

Thence North 8°32'46" East along said west line of Orange Street 8.34 feet to a point on a non-tangent curve concave northerly and having a radius of 1156.00 feet; a radial line to said point bears South 21°09' 19" West, said curve being the northerly line of said 88.00 foot wide strip of land described above and the True Point of Beginning;

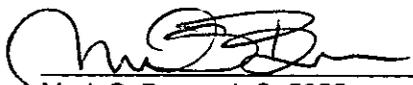
Thence westerly, to the right, along said curve, through a central angle of 1°49'30" a distance of 36.82 feet;

Thence on a non-tangent line, North 59°33' 41 East 36.94 feet;

Thence South 81°27' 14" East, 7.08 feet to a point in said West line of Orange Street;

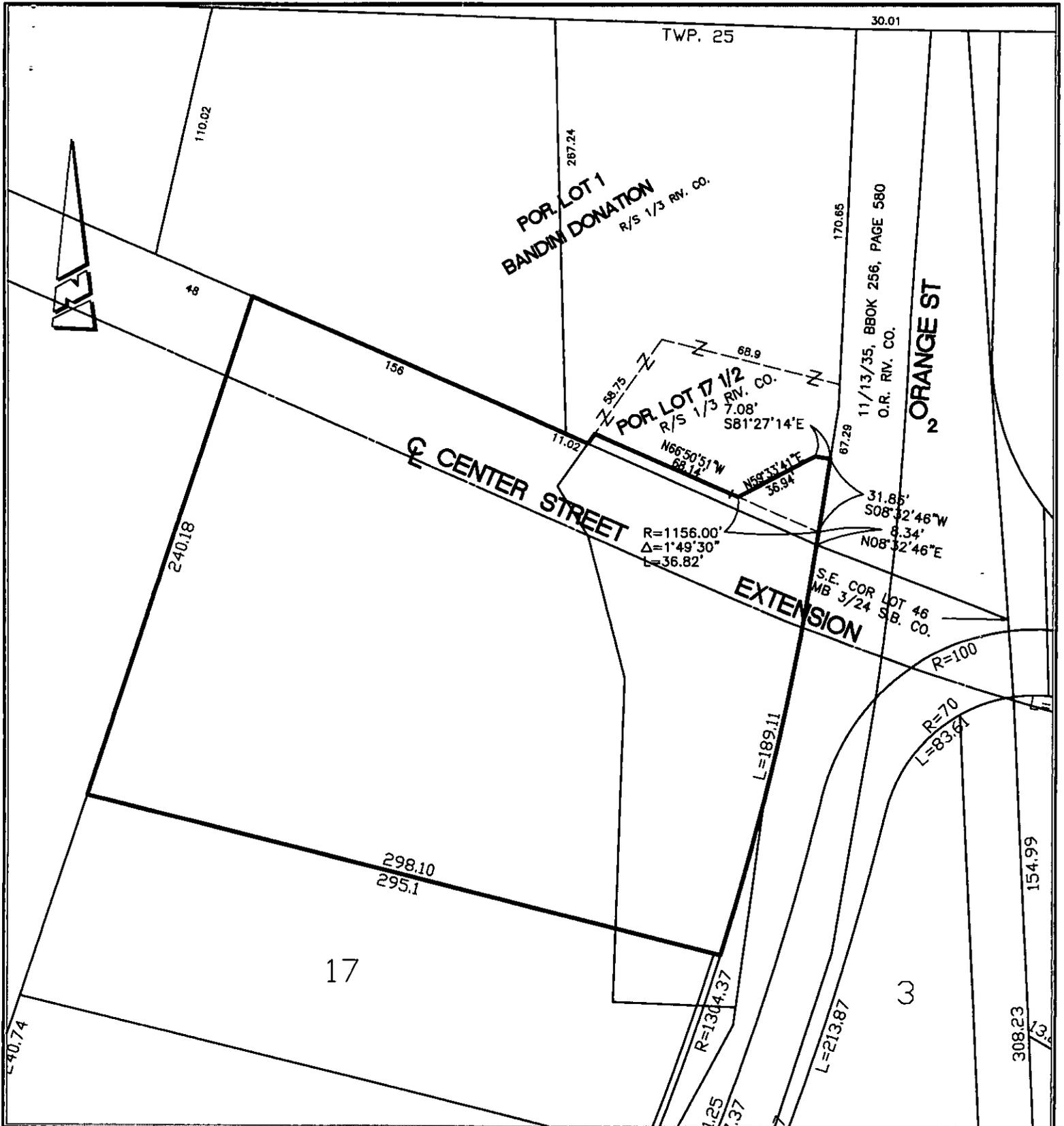
Thence South 8°32'46" West, along said west line 31.58 feet to the True point of Beginning.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 4/3/03 Date Prep. 
Mark S. Brown, L.S. 5655
License Expires 9/30/03



2003-556350
07/25/2003 08:00A
4 of 6



• CITY OF RIVERSIDE, CALIFORNIA •

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

11-1

SCALE: 1"=60'

DRAWN BY: CS

DATE: 3/24/03

SUBJECT: LL-243-023 - BEIZER

LL-D43-023

Government Code 27361.7

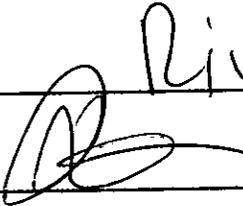
I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of notary: Irma Serrato

Commission No.: 1326685

Date Commission expires: 11-15-05

County: Riverside

By: 

Date: 7-25-03



2003-556950
07/25/2003 08:00A
6 of 8



Recording requested by:
RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION
NO PCOR

And when recorded, mail to:

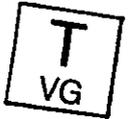
SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: LL-043-023
A.P.N.246-082-001

LL-



170 32002-653

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **PAUL F. MAYER-DAVID G. ARCHER, a California General 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 1 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.

RECEIVED
AUG 28 2003

DEPT. OF
PUBLIC WORKS

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: Jal A S L 4/4/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

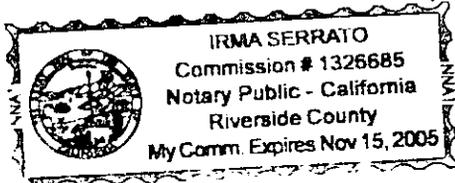
On April 4, 2003, before me Irma Serrato
(date) (name)

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.

Irma Serrato

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:



2003-556949
07/25/2003 08:00A
2 of 6

EXHIBIT A

Project: LL-043-023- Mayer

That portion of Lot 1 of Addition to Bandini Donation, as shown by Record of Survey on file in Book 1, Page 3 of Records of Survey, Records of Riverside County, California, lying in Riverside County and lying westerly of the westerly line of North Orange Street as conveyed to the County of Riverside, by deed executed by James Acquist, Recorded November 13, 1935 in Book 256, Page 580 of Official Records of Riverside County, California, which is included within the following description:

BEGINNING at the southeast corner of Lot 46 of Bandini Donation, as shown by map on file in Book 3, Page 24 of Maps, Records of San Bernardino County, California;

THENCE North 67°52'00" West on the southerly line of said Lot 46, 196.60 feet to the easterly boundary of that certain parcel of land conveyed to Antonio G. Trujillo by deed Recorded April 14, 1913 in Book 375, Page 33 of Deeds, Records of said Riverside County;

THENCE northerly on the east line of said land conveyed to Antonio G. Trujillo, 265.00 feet, more or less, to a point on a line between Stations 10 and 11 of a Survey of a portion of said Lot 46, Bandini Donation, made by George M. Pearson, in 1910, as shown by Plat Recorded in Book 17, Page 67 of Records of said San Bernardino County, at a point 135.00 feet from Station 10 of said Survey;

THENCE North 86°25'00" West, 135.00 feet to said Station 10, being on the easterly line of Lot 49 of said Bandini Donation;

THENCE North 11°29'00" East, 176.35 feet along said easterly line to the northeast corner of said Lot 49, being Station 9 of said Survey in March 1910;

THENCE southeasterly on the extension of the Northerly line of said Lot 49 to the easterly line of said Lot 46;

THENCE southerly on the easterly line of said Lot 46 to the southeast corner of said Lot 46 and the POINT OF BEGINNING.

TOGETHER WITH THAT PORTION DESCRIBED AS FOLLOWS:

That portion of said Lot 17 and Lot 17 ½ which lies northerly of a strip of land, 88.00 feet in width, the centerline of which is described as follows:

Beginning at the most westerly corner of Lot 5 as shown by the Subdivision of Lot 19 of the Addition to the Bandini Donation on file in Map Book 1, page 20 thereof, Records of Riverside County, and on file in Map Book 17, Page 53 thereof, Records of San Bernardino County, and being the point of intersection of the north line of Placentia Lane with the line between Riverside and San Bernardino Counties;

Thence North 89°57'40" East, along said County Line 2063.54 feet to the beginning of a tangent curve concave southerly and having a radius of 1200.00 feet;



Thence easterly, to the right along said curve through a central angle of 23°11'29", a distance of 485.72 feet;

Thence tangent to said curve, South 66°50'51" East, 398.12 feet to the beginning of a tangent curve concave northerly and having radius of 1200.00 feet;

Thence easterly, to the left, along said curve through a central angle of 3°54'59" a distance of 82.02 feet to a point in the centerline of Orange Street as shown by a map on file in Record of Survey Book 5 page 70 thereof, Records of San Bernardino County, and by a map on file in Record of Survey Book 14, Page 58, thereof Records of Riverside County;

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

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COMMENCING at the southeast corner of Lot 46 of the Subdivision of the Bandini Donation, as shown by map on file in Book 3, Page 24 of Maps, Records of San Bernardino County, California,

THENCE North 66°18'09" West, along the southerly line of said Lot 46, 72.47 feet, to a point on the west line of Orange Street as shown by map on file in Book 14, Page 58 of Records of Survey, Records of Riverside County;

Thence North 8°32'46" East along said west line of Orange Street 8.34 feet to a point on a non-tangent curve concave northerly and having a radius of 1156.00 feet; a radial line to said point bears South 21°09' 19" West, said curve being the northerly line of said 88.00 foot wide strip of land described above and the True Point of Beginning;

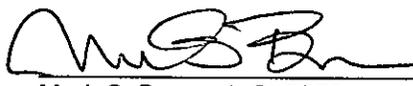
Thence westerly, to the right, along said curve, through a central angle of 1°49'30" a distance of 36.82 feet;

Thence on a non-tangent line, North 59°33' 41 East 36.94 feet;

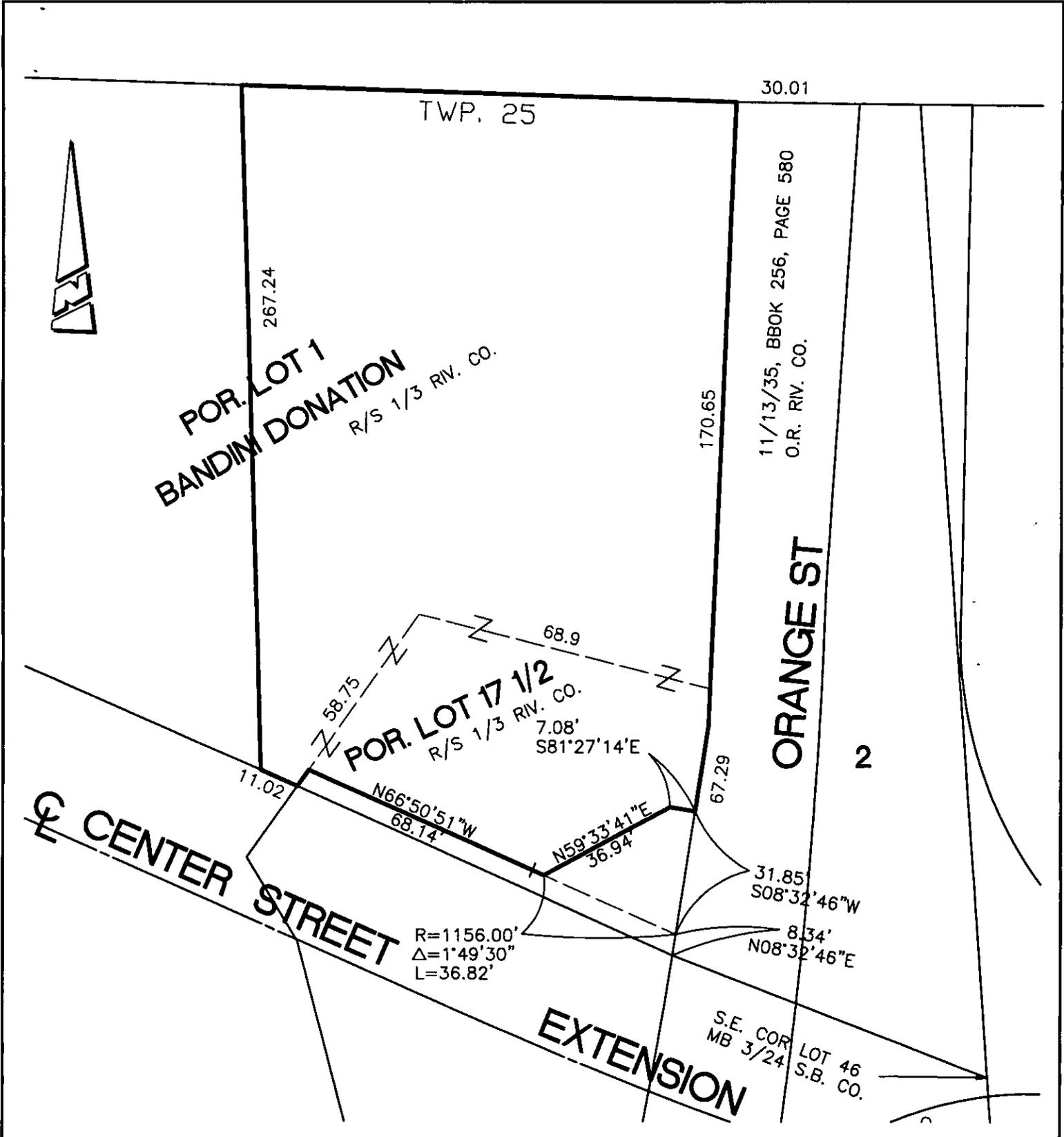
Thence South 81°27' 14" East, 7.08 feet to a point in said West line of Orange Street;

Thence South 8°32'46" West, along said west line 31.58 feet to the True point of Beginning.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 4/3/03 Date MB Prep.
Mark S. Brown, L.S. 5655
License Expires 9/30/03





• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 1

11-1

SCALE: 1"=40'

DRAWN BY: CS

DATE: 3/24/03

SUBJECT: LL-243-023 - MAYER

LL-043-023

Government Code 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of notary: Irma Serrato

Commission No.: 13260085

Date Commission expires: 11-15-05

County: Riverside

By: 

Date: 7-25-03



2003-556949
07/25/2003 08:00A
6 of 6

LL-043-023