

Recording requested by:

DOC # 2004-0304069

04/26/2004 08:00A Fee:16.00

Page 1 of 4

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  
3900 Main Street  
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: LL-046-023  
APN: 146-241-004, 146-241-005  
Address: 11009 & 11019 Hole Avenue

LL-046-023

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **THEO TRAN and CHRISTY MAI TRAN, husband and wife as joint tenants**

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 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: J. H. S. E. 4/6/04  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

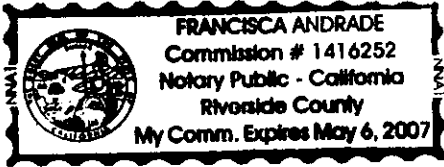
State of California }  
County of Riverside } ss

On 4-6-04, 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EXHIBIT "A"

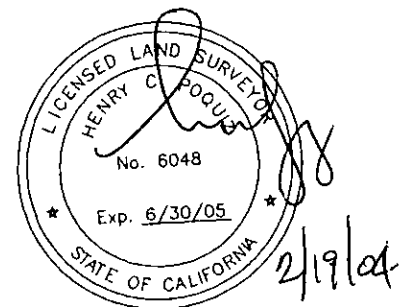
LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT LL-046-023

PARCEL 1

PORTIONS OF LOTS 23 AND 24 IN BLOCK 30 OF LA SIERRA GARDENS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGES 42 TO 50, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 23; THENCE SOUTH  $11^{\circ}06'00''$  WEST ALONG THE WESTERLY LINE OF SAID LOT 23, A DISTANCE OF 146.00 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 44.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF HOLE AVENUE AS SHOWN BY SAID MAP; THENCE SOUTH  $78^{\circ}54'24''$  EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 192.24 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 33.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF DOANE AVENUE AS SHOWN BY SAID MAP; THENCE NORTH  $30^{\circ}52'15''$  WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 196.35 FEET TO THE NORTHERLY LINE OF SAID LOT 24; THENCE NORTH  $78^{\circ}54'24''$  WEST ALONG THE NORTHERLY LINES OF SAID LOTS 24 AND 23, A DISTANCE OF 60.93 FEET TO THE POINT OF BEGINNING.

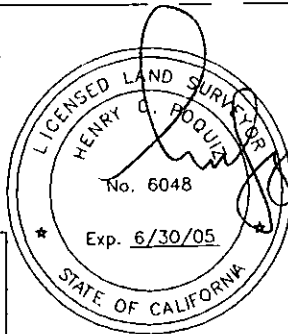
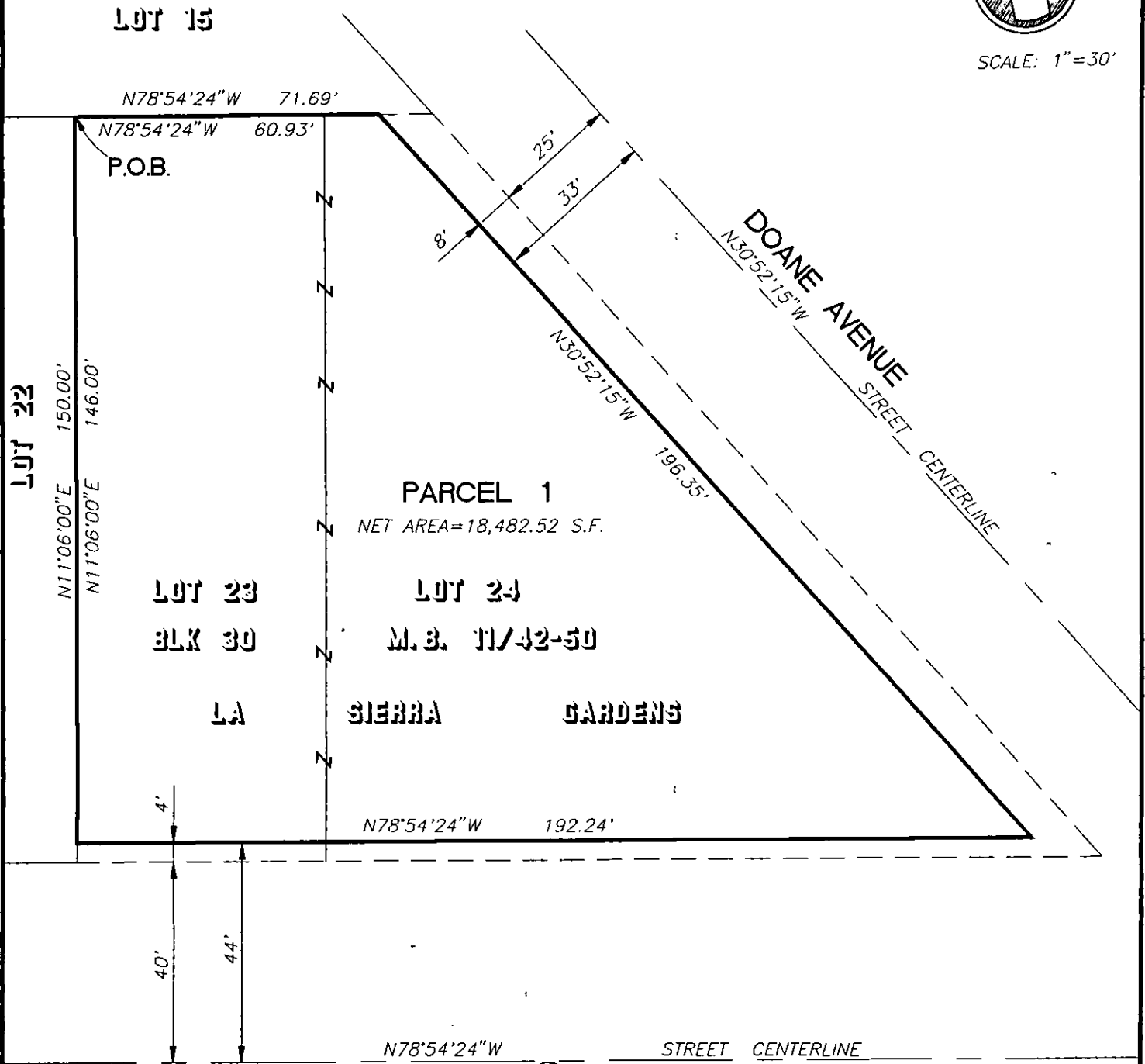
THE AREA OF THE ABOVE DESCRIBED PROPERTY IS APPROXIMATELY 18,482.52 SQUARE FEET MORE OR LESS.



# LOT LINE ADJUSTMENT EXHIBIT PLAT LL-046-023



SCALE: 1"=30'



2/19/04

64-5

**HP ENGINEERING, INC.**  
 CIVIL ENGINEERING • LAND SURVEYING  
 1485 CRESTVIEW ROAD, REDLANDS, CALIFORNIA 92374  
 Tel. (909) 799-6797 Fax (909) 799-1508

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