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SURVEYOR

City of Riverside

Public Works Department

3900 Main Street

Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

Project: LL-GP-2021-02172

APN:191-020-011, -020-013, -071-017, -071-012 & -071-013

Location: Southeast corner Arlington Ave and
Van Buren Blvd., Riverside, CA

**LL-GP-2021-02172
PARCEL 1 & 2**

NOTE TO COUNTY RECORDER:

DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): CCF PCG Riverside Plaza LLC

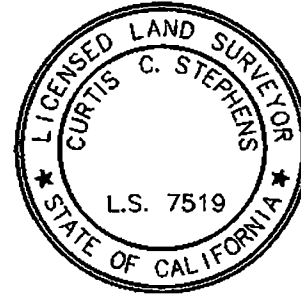
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **TWO (2)** parcels of real property located in the City of Riverside, County of Riverside, 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.

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

Curtis C. Stephens, L.S. 7519
City Surveyor



By: Curtis C. Stephens 5/20/21
Curtis C. Stephens, L.S. 7519 Date

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside } ss

On May 20, 2021, before me, Angela Ferreira,

notary public, personally appeared, Curtis C. Stephens,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
~~(s)~~ 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Angela Ferreira
Notary Signature

PROJECT: LL-GP-2021-02172

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL "A" OF LOT LINE ADJUSTMENT NO. LL-GP-2021-02126, RECORDED MAY 13, 2021 AS DOCUMENT NO. 2021-0298066, OF OFFICIAL RECORDS OF SAID COUNTY TOGETHER WITH A PORTION OF LOT 1 OF THE CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 2, 1993 AS DOCUMENT NO. 437825, OF OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS LYING WESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL "A";

THENCE ALONG THE SOUTHWEST AND SOUTHEAST LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 34°18'15" WEST, 242.17 FEET;
- 2) SOUTH 55°40'25" WEST, 108.55 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTHEAST LINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 00°22'55" WEST, 202.88 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1 OF THE CERTIFICATE OF COMPLIANCE;
- 2) ALONG SAID NORTHERLY LINE, NORTH 89°39'20" WEST, 33.43 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "A", SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL 1 OF PARCEL MAP NO. 21833 AS PER MAP FILED IN BOOK 145, PAGES 31 AND 32 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT ALSO BEING THE END OF THIS LINE DESCRIPTION.

THE ABOVE DESCRIBED PARCEL CONTAINS 404,116 SQUARE FEET OR 9.277 ACRES, MORE OR LESS.

SHEET 1 OF 2

EXHIBIT "A"
LEGAL DESCRIPTION
CITY OF RIVERSIDE, CALIFORNIA

 **DORC** Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

LL-GP-2021-02172 P3

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 2

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL "A" OF LOT LINE ADJUSTMENT NO. LL-GP-2021-02126, RECORDED MAY 13, 2021 AS DOCUMENT NO. 2021-0298066, OF OFFICIAL RECORDS OF SAID COUNTY TOGETHER WITH A PORTION OF LOT 1 OF THE CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 2, 1993 AS DOCUMENT NO. 437825, OF OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL "A";

THENCE ALONG THE SOUTHWEST AND SOUTHEAST LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

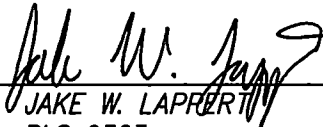
- 1) NORTH 34°18'15" WEST, 242.17 FEET;
- 2) SOUTH 55°40'25" WEST, 108.55 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTHEAST LINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 00°22'55" WEST, 202.88 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1 OF THE CERTIFICATE OF COMPLIANCE;
- 2) ALONG SAID NORTHERLY LINE, NORTH 89°39'20" WEST, 33.43 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "A", SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL 1 OF PARCEL MAP NO. 21833 AS PER MAP FILED IN BOOK 145, PAGES 31 AND 32 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT ALSO BEING THE END OF THIS LINE DESCRIPTION.

THE ABOVE DESCRIBED PARCEL CONTAINS 58,061 SQUARE FEET OR 1.333 ACRES, MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.



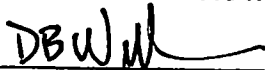
 JAKE W. LAPPERT
 PLS 9303

5/20/2021

 DATE



DESCRIPTION APPROVAL:

BY: 

 5/24/2021

 DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
 CITY SURVEYOR

SHEET 2 OF 2

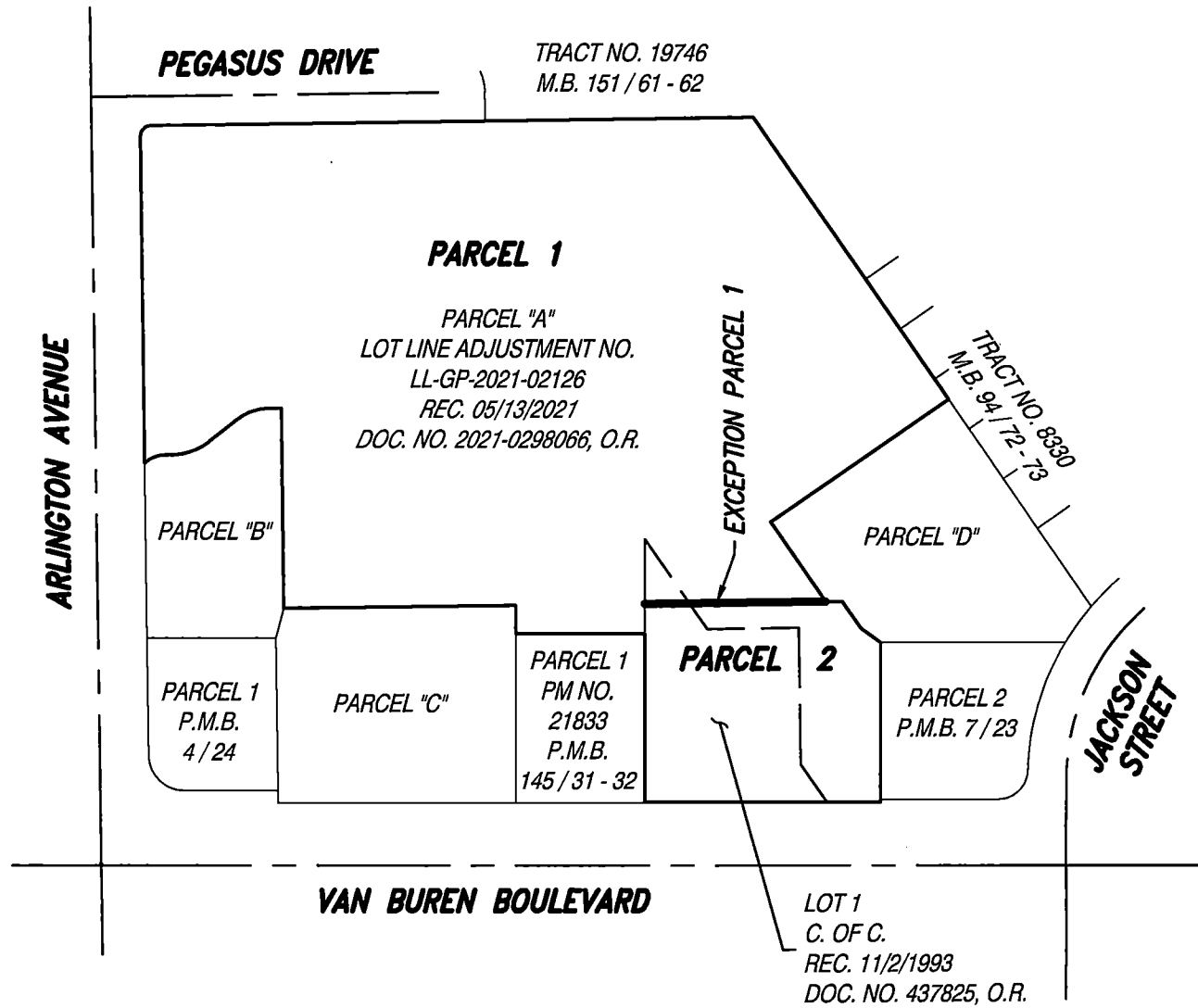
EXHIBIT "A"
 LEGAL DESCRIPTION
 CITY OF RIVERSIDE, CALIFORNIA


ORC Engineering, Inc.
 Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210
 Anaheim Hills, California 92808
 (714) 685-6860

EXHIBIT

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"



LEGEND

- LOT LINE ADJUSTMENT LIMITS
- LOT LINE TO REMAIN
- LOT LINE TO BE ADJUSTED
- NEW LOT LINE
- CENTERLINE



SCALE: 1"=200'
SHEET 1 OF 4

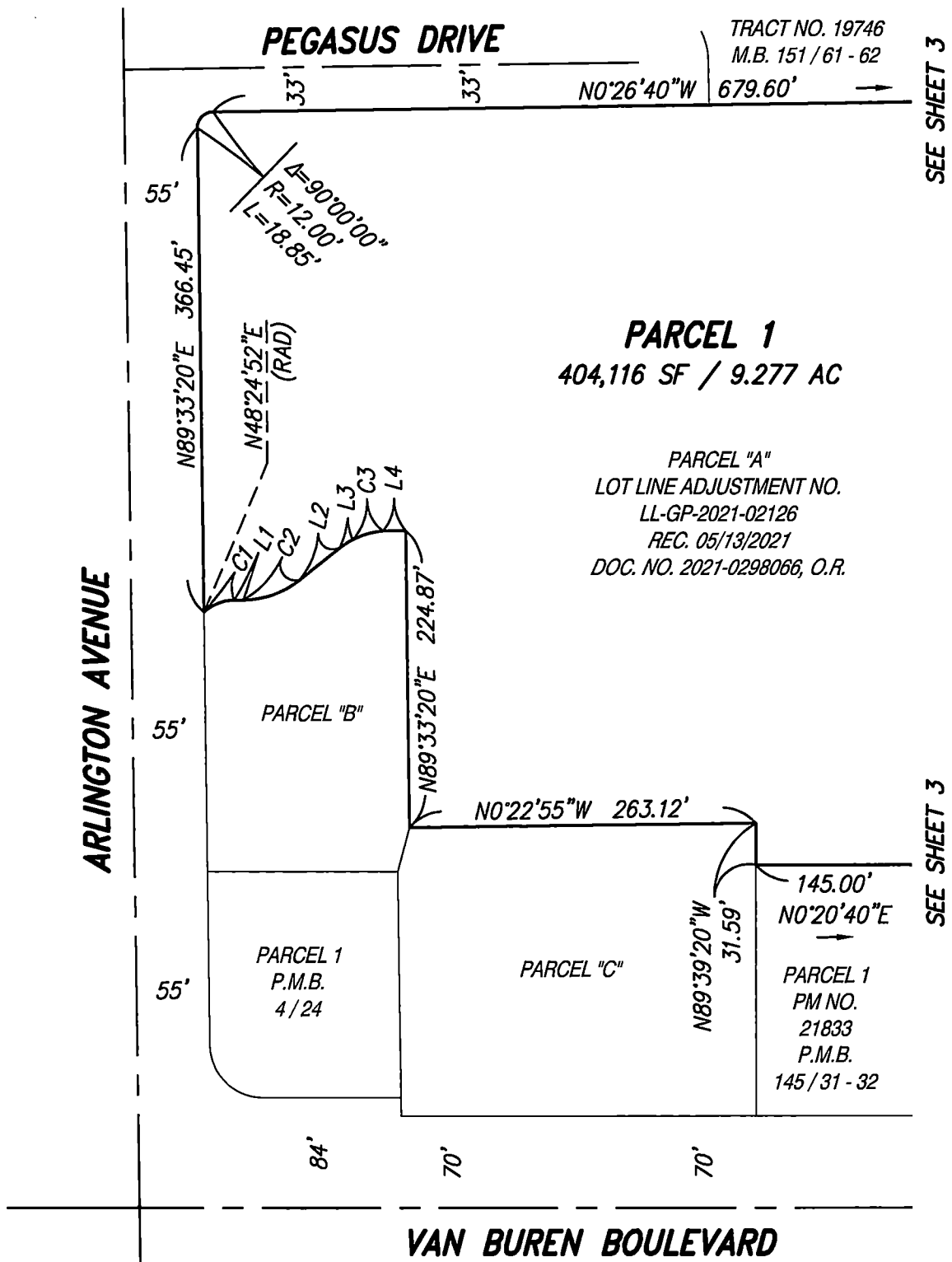
EXHIBIT
PLAT
CITY OF RIVERSIDE, CALIFORNIA

JORC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

EXHIBIT

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"

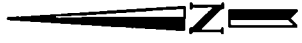


SEE SHEET 3

SEE SHEET 3

NOTE

SEE LINE LEGEND ON SHEET 1
SEE LINE AND CURVE TABLES ON SHEET 4



SCALE: 1"=120'
SHEET 2 OF 4

EXHIBIT
PLAT
CITY OF RIVERSIDE, CALIFORNIA

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EXHIBIT

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"

SEE SHEET 2

N0°26'40"W 679.60'

TRACT NO. 19746
M.B. 151 / 61 - 62

PARCEL 1

404,116 SF / 9.277 AC

PARCEL "A"
LOT LINE ADJUSTMENT NO.
LL-GP-2021-02126
REC. 05/13/2021
DOC. NO. 2021-0298066, O.R.

N55°40'25"E 384.60'

P.O.B.
PARCELS 1 & 2

N34°18'15"W 242.17'

TRACT NO. 8380
M.B. 94 / 72-73

PARCEL "D"

N55°40'25"E 108.55'

T.P.O.B.
PARCELS 1 & 2

N89°39'20"W 33.43'

N0°22'55"W 202.88'

L5
L6
L7

SEE SHEET 2

145.00'

N0°20'40"E

PARCEL 2

58,061 SF / 1.333 AC

PARCEL 1
PM NO.
21833
P.M.B.
145 / 31 - 32

DOC. NO. 487825, O.R.
REC. 11/21/1998
C. OF C.
LOT 1

PARCEL 2
P.M.B. 7 / 23

N89°39'20"W 222.43'

N89°39'20"W 179.00'

N0°20'40"E 264.33'

70'

71'

71'

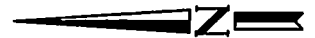
74'

JACKSON STREET

VAN BUREN BOULEVARD

NOTE

SEE LINE LEGEND ON SHEET 1
SEE LINE AND CURVE TABLES ON SHEET 4



SCALE: 1"=120'
SHEET 3 OF 4

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PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°26'40"W	6.93'
L2	N38°07'23"W	39.35'
L3	N31°20'45"W	11.63'
L4	N00°26'40"W	17.43'
L5	N00°22'55"W	18.28'
L6	N55°40'25"E	36.19'
L7	N36°25'48"E	27.96'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	41°08'28"	35.00'	25.13'
C2	37°40'43"	70.00'	46.03'
C3	30°54'05"	45.00'	24.27'

SHEET 4 OF 4

EXHIBIT
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