

Recording requested by:

DOC # 2004-0087114

02/06/2004 08:00A Fee:NC

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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Project: P03-0411 (Par. A)
A.P.N. 237-140-007

LL-P03-0411

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CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): PAULINE MAZZETTI McGUIGAN, a Married Woman as Her Sole and Separate Property.

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 ONE 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: *[Signature]* 2/2/04
PRINCIPAL PLANNER DATE

1222691-3

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

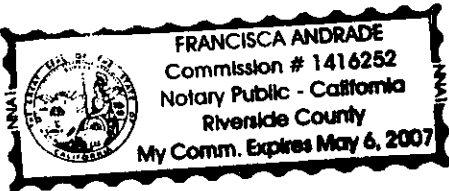
ss

On Feb. 2 2004, 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"

LOT LINE ADJUSTMENT P03-0411

Parcel A, McGuigan

That portion of Lot 5 of Block 53 of Arlington Heights as shown by map on file in Book 11 of Maps, Pages 20 and 21 thereof, Records of San Bernardino County, California, located in the City of Riverside, County of Riverside, State of California, being more particularly described as follows:

COMMENCING at the most easterly corner of said Lot 5, said corner being the most easterly corner of Parcel 1 as shown by map of Record of Survey on file in Book 45 of Records of Surveys, Page 65 thereof, Records of Riverside County, California.

Thence S.56°00'00"W. along the southeasterly line of said Lot 5, a distance of 270.00 feet, to a line parallel with and 270.00 feet southwesterly as measured at right angles, from the northeasterly line of said Lot 5;

Thence N.33°59'47"W. along said parallel line, a distance of 680.27 feet to the northwesterly line of said Lot 5, and the **TRUE POINT OF BEGINNING**;

Thence S.56°00'33"W. along said northwesterly line, a distance of 674.70 feet to the most westerly corner of that certain parcel of land as conveyed to Ronald Keith Brandon and Pauline Janet Brandon by Deed recorded March 31, 1970 as Instrument No. 29966, Official Records of said Riverside County;

Thence S.56°32'44"E. along the southwesterly line a distance of 303.19 feet to the most southerly corner of said parcel of land conveyed to Brandon, et ux;

Thence N.56°00'33"E. along the southeasterly line of parcel of land conveyed to Brandon, et ux, and its northeasterly prolongation, a distance of 558.41 feet to a point on said line being parallel and 270.00 feet southwesterly of said northeasterly line of said Lot 5;

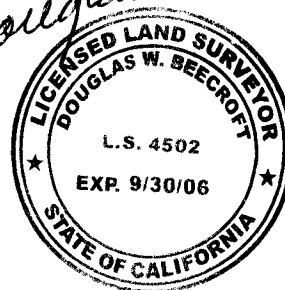
Thence N.33°59'47"W. along said parallel line, a distance of 280.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 3.89 acres, more or less.

RECEPTION APPROVAL

[Signature]
SURVEYOR, CITY OF RIVERSIDE

Douglas W. Beecroft
1-2-04



HOUSE INFORMATION:
 BRNGLS STORY - WOOD
 FRAME W/ BLOCK GARAGE
 UNDER PORTION, 2990'D'
 TO REMAIN)

DEFERRIN & AVE. (PAVED)

OWNERS

PARCEL 'A'

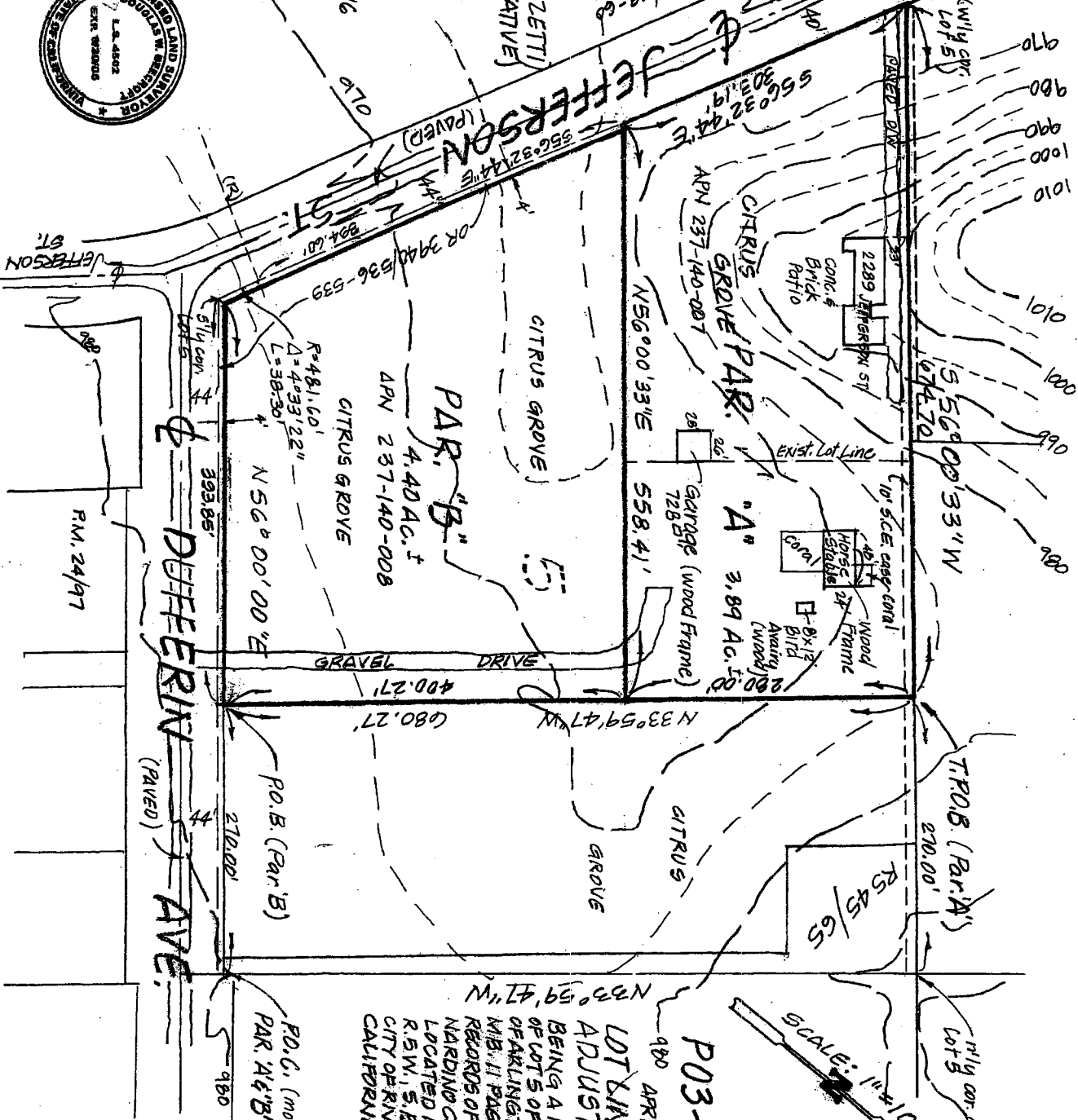
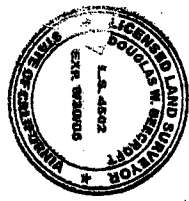
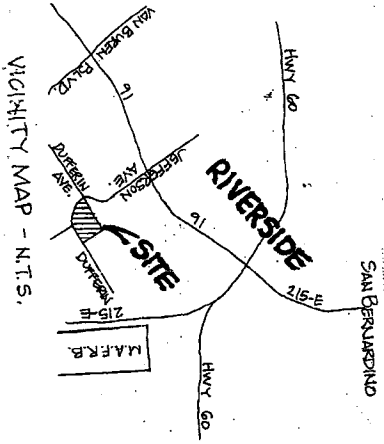
PAULINE MAZZETTI - MEGUIGAN
 2289 JEFFERSON ST.
 RIVERSIDE - CA. 92504
 (909) 689-2968

PARCEL 'B'

BLUE BANNER COMPANY (VINCE MAZZETTI)
 P.O. BOX 226
 RIVERSIDE, CA. 92502
 (909) 986-2422

REVEYOR

DOUGLAS W. BEECROFT - L.S. 4502
 15686 DAUCHY AVE. (909) 789-1716
 RIVERSIDE, CA. 92508



68-3

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LL-P03-0411

P03-0411

APRIL 24, 2003

LOT LINE ADJUSTMENT

BEING A PORTION OF LOT 5 OF BLOCK 5 OF AKLINGTON HEIGHTS, II, PAGE 20 & 21 RECORDS OF SAN BERNARDINO COUNTY, CA LOCATED IN T. 35. R. 5. W. 1. S. B. M. IN THE CITY OF RIVERSIDE, CALIFORNIA

P.O.C. (mostly by com) PAR. A & B

Recording requested by:

DOC # 2004-0087115

02/06/2004 08:00A Fee:NC

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

Project: P03-0411 (Par. B)
A.P.N. 237-140-008

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LL-P03-0411



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): GREG TURNER and NORMA TURNER, 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 ONE 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 Sel 2/6/04
PRINCIPAL PLANNER DATE

1222011-3

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

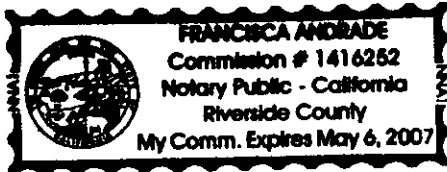
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On Feb. 2, 2004, before me Francisca Andrade
(date) (name)

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"

LOT LINE ADJUSTMENT P03-0411

Parcel B, Blue Banner Company

That portion of Lot 5 of Block 53 of Arlington Heights as shown by map on file in Book 11 of Maps, Pages 20 and 21 thereof, Records of San Bernardino County, California, located in the City of Riverside, County of Riverside, State of California, being more particularly described as follows:

Commencing at the most easterly corner of said Lot 5, said corner being the most easterly corner of Parcel 1 as shown by map of Record of Survey on file in Book 45 of Records of Surveys, Page 65 thereof, Records of Riverside County, California.

Thence S.56°00'00"W. along the southeasterly line of said Lot 5, a distance of 270.00 feet to a line parallel with and 270.00 feet southwesterly, as measured at right angles from the northeasterly line of Lot 5, and the **POINT OF BEGINNING**.

Thence N.33°59'47"W. along said parallel line, a distance of 400.27 feet.

Thence S.56°00'33"W. along the northeasterly prolongation of the southeasterly line of that certain parcel of land as conveyed to Ronald Keith Brandon and Pauline Janet Brandon by Deed recorded March 31, 1970 as instrument No. 29966, Official Records of said Riverside County, and along said southeasterly line, a distance of 558.41 feet to the southwesterly line of said Lot 5.

Thence S.56°32'44"E. along said southwesterly line, a distance of 394.00 feet, to the beginning of a curve concave to the southwest having a radius of 481.60 feet.

Thence southeasterly along said curve through an angle of 04°33'22" an arc length of 38.30 feet, to the most southerly corner of said Lot 5.

Thence N.56°00'00"E. along the southeasterly line of said Lot 5, a distance of 393.85 feet to a point on said line being parallel and 270.00 feet southwesterly as measured from the northeasterly line of said Lot 5;

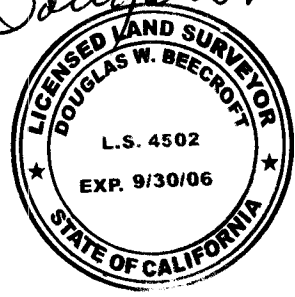
Thence N.33°59'47"W. along said parallel line 4.00 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM the southeasterly and southwesterly 4.00 feet as conveyed to the City of Riverside by Deed recorded March 5, 1965 as Instrument No. 25698, in Book 3940 Page 536 of, Official Records of said Riverside County.

Containing 4.40 Acres, more or less.

RECEIVING APPROVAL
[Signature]
CITY OF RIVERSIDE

Douglas W. Bercroft
127-046



HOUSE INFORMATION:
SINGLE STORY-WOOD
FRAME W/BLOCK GARAGE
UNDER PORTION, 2990',
(TO REMAIN).

DUFFERIN & AVE.
(PAVED)

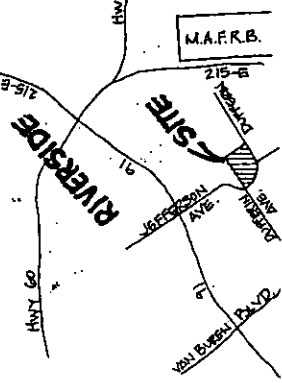
OWNER'S

PARCEL 'A'
PAULINE MAZZETTI-McGUIGAN
2289 JEFFERSON ST.
RIVERSIDE, CA. 92504
(909) 689-2968

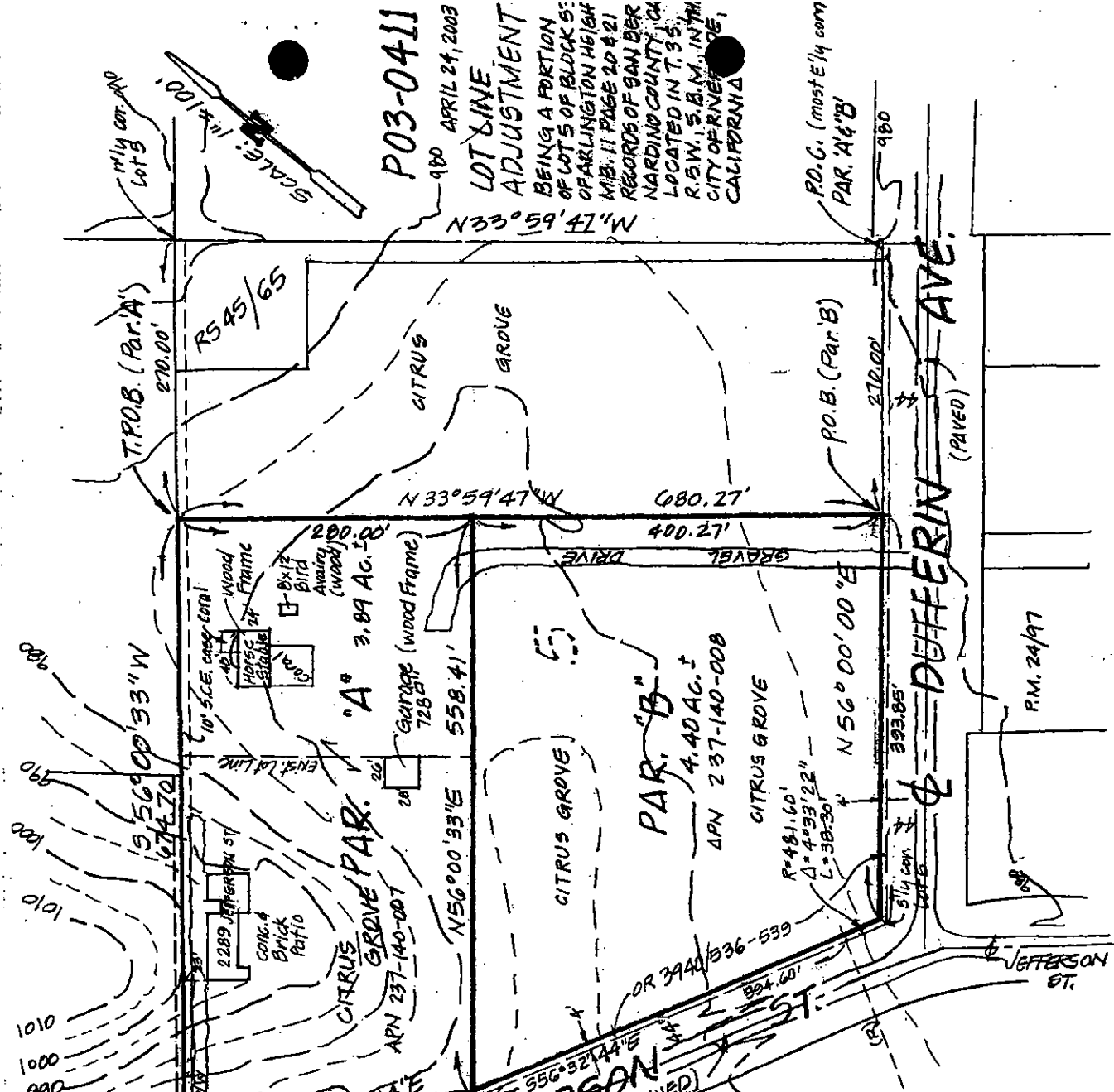
PARCEL 'B'
BLUE BANNER COMPANY (VINCE MAZZETTI)
P.O. BOX 226
RIVERSIDE, CA. 92502
(909) 686-2422

SURVEYOR

DOUGLAS W. BEECROFT - L.S. 4502
15686 DAUCHY AVE. (909) 789-1716
RIVERSIDE, CA. 92508



VICINITY MAP - N.T.S.



P03-0411

980 APRIL 24, 2003

LOT LINE
ADJUSTMENT

BEING A PORTION
OF LOT 5 OF BLOCK 5
OF ARLINGTON HEIGHT
MAP, II PAGE 20 & 21
RECORDS OF SAN BERN
NARDINO COUNTY, CA
LOCATED IN T. 35 S.
R. 5 W., S. B. M., IN THE
CITY OF RIVERSIDE,
CALIFORNIA

P.O.C. (most E/ly com)
PAR. A & B