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22

Project: P03-1196
APN: 221-240-003, -004, &-005
Address: S.W. Corner Chicago and MLK

LL-P03-1196



22-151-22

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): ALANNA FRASER, CHARLES PAUL FRASER, JILL FRASER KANTOR;

CHARLES G. FRASER and PHYLLIS FRASER, trustees of the Alanna Fraser Trust dated May 16, 1988;

CHARLES G. FRASER and PHYLLIS FRASER, trustees of the Jill Fraser Kantor Trust dated May 16, 1988;

CHARLES G. FRASER and PHYLLIS FRASER, trustees of the Charles Paul Fraser Trust dated May 16, 1988;

CHARLES G. FRASER and PHYLLIS FRASER, trustees of the Fraser Family Trust dated May 29, 1987;

all as their respective interests appear of record.

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

By: John A. Swiecki 7/6/09
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

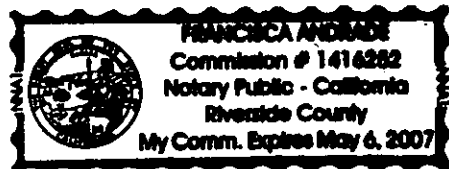
State of California }
County of Riverside } ss

On 7-6-04, 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:

Under the provisions of Government Code 27361.7 I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Francisca Andrade

Commission #: 1416252

Place of Execution: Riverside Co., CA

Date Commission Expires: 5-6-07

Date: 9/22/04

Signature: *Francisca Andrade*

EXHIBIT A
LOT LINE ADJUSTMENT NO. PO3-1196

PROPOSED LEGAL DESCRIPTION

PARCEL A

THAT PORTION OF LOT 26 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PER CASTLEMAN'S ADDITION TO RIVERSIDE, FILED IN BOOK 3, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 26; THENCE ALONG THE WEST LINE OF SAID LOT 26, SOUTH 00°23'44" WEST 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE, NORTH 44°41'31" EAST 28.64 FEET TO A POINT ON A LINE PARALLEL WITH AND 39.50 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID LOT 26; THENCE ALONG SAID PARALLEL LINE, SOUTH 89°35'50" EAST 139.60 FEET; THENCE SOUTH 00°28'23" WEST 79.95 FEET; THENCE NORTH 89°31'36" WEST 80.41 FEET; THENCE SOUTH 00°28'24" WEST, 32.21 FEET; THENCE NORTH 89°31'36" WEST 79.04 FEET TO A POINT ON THE WEST LINE OF SAID LOT 26; THENCE ALONG SAID WEST LINE, NORTH 00°23'44" EAST 91.46 FEET TO SAID TRUE POINT OF BEGINNING.

CONTAINS APPROXIMATELY 0.346 ACRES

PARCEL B

THAT PORTIONS OF LOTS 25 AND 26, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PER CASTLEMAN'S ADDITION TO RIVERSIDE, FILED IN BOOK 3, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 26; THENCE ALONG THE WEST LINE OF SAID LOT 26, SOUTH 00°23'44" WEST 60.00 FEET; THENCE LEAVING SAID WEST LINE, NORTH 44°41'31" EAST 28.64 FEET TO A POINT ON A LINE PARALLEL WITH AND 39.50 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID LOT 26; THENCE ALONG SAID PARALLEL LINE, NORTH 89°35'50" WEST 139.60 FEET; THENCE SOUTH 00°28'23" WEST 79.95 FEET; THENCE NORTH 89°31'36" WEST 80.41 FEET; THENCE SOUTH 00°28'24" WEST 32.21 FEET; THENCE NORTH 89°31'36" WEST 79.04 FEET TO A POINT ON THE WEST LINE OF SAID LOT 26; THENCE ALONG SAID WEST LINE, SOUTH 00°23'44" WEST 476.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE ALONG THE SOUTH LINE OF SAID LOT SOUTH 89°23'31" EAST 627.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE ALONG THE SOUTH LINE OF SAID LOT 25, SOUTH 89°35'42" EAST 626.31 FEET TO THE SOUTHEAST CORNER SAID LOT 25; THENCE ALONG THE EAST LINE, NORTH 00°07'00" EAST 242.56 FEET TO AN ANGLE POINT OF THAT CERTAIN PARCEL OF

LAND CONVEYED TO THE CITY OF RIVERSIDE DESCRIBED AS PARCEL "F" BY GRANT DEED RECORDED JULY 29, 1992, AS INSTRUMENT NO. 280906 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CITED THEREIN AS BEING DISTANT ALONG SAID EAST LINE OF SAID LOT 25 SOUTH 00°07'00" WEST 388.18 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY LINE OF SAID PARCEL "F", THE FOLLOWING COURSES:

- 1) NORTH 01°18'13" WEST 121.02 FEET TO A LINE PARALLEL WITH AND DISTANT 3.00 FEET WESTERLY FROM SAID EASTERLY LINE,
- 2) ALONG SAID PARALLEL LINE NORTH 00°07'00" EAST 191.90 FEET,
- 3) NORTH 45°47'04" WEST 67.96 FEET,
- 4) SOUTH 88°18'51" WEST 175.39 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 273.66 FEET,
- 5) WESTERLY 40.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°31'54",
- 6) NORTH 83°09'00" WEST 40.45 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 265.65 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 06°50'42" EAST.
- 7) WESTERLY 39.55 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°31'51" TO A POINT OF NON-TANGENCY, A RADIAL LINE TO SAID POINT HAVING A BEARING OF NORTH 01°41'09" WEST,

AND

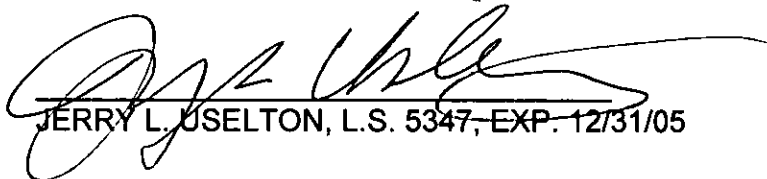
- 8) NORTH 85°53'20" WEST 418.13 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 26

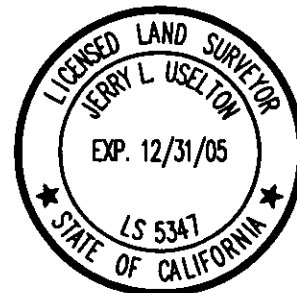
THENCE ALONG SAID NORTHERLY LINE NORTH 89°35'50" WEST 486.58 FEET TO THE POINT OF BEGINNING.

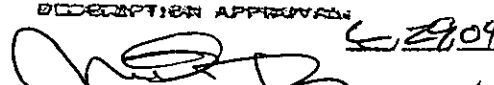
CONTAIN APPROXIMATELY 17.353 ACRES

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

DATED THIS 29th DAY OF June, 2004.


JERRY L. USELTON, L.S. 5347, EXP. 12/31/05

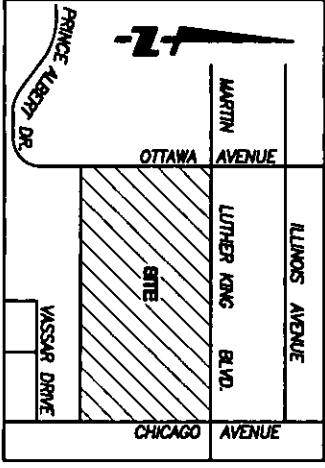


DESCRIPTION APPROVED 6/29/04

CITY OF RIVERSIDE

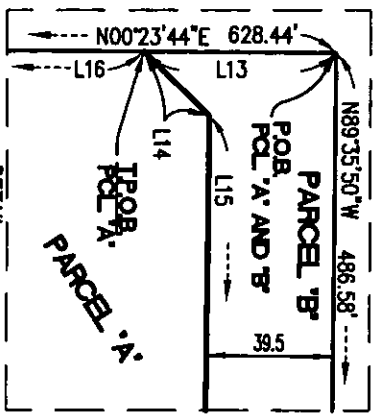
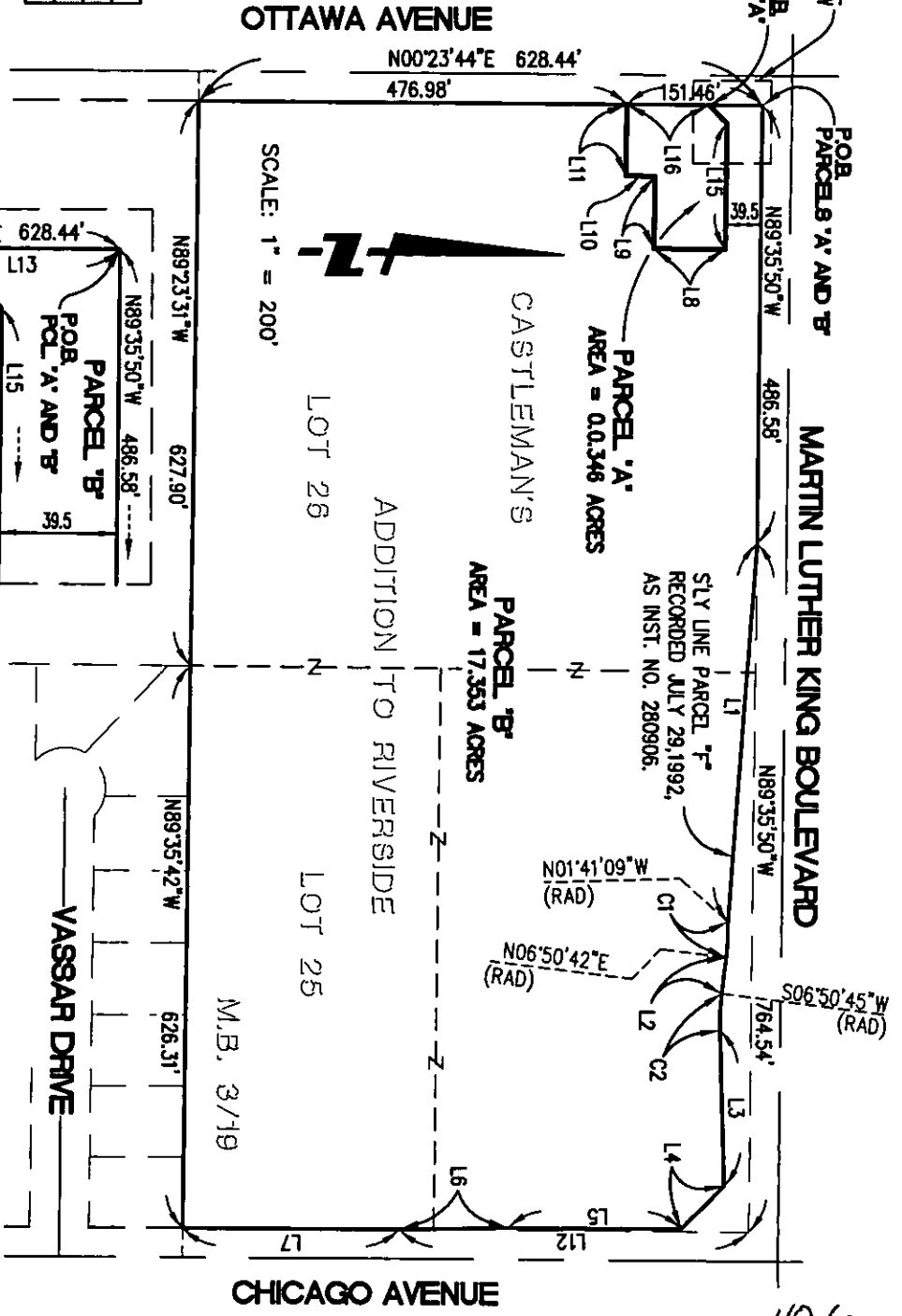
SEE DETAIL BELOW
T.P.O.B.
PARCEL 'A'

LINE	BEARING	LENGTH
L1	N85°53'20"W	418.13
L2	N83°09'00"W	40.45
L3	N88°18'51"E	175.39
L4	N45°47'04"W	67.96
L5	N00°07'00"E	191.90
L6	N01°18'13"W	121.02
L7	N00°07'00"E	242.56
L8	N00°28'23"E	79.95
L9	N89°31'36"W	80.41
L10	N00°28'24"E	32.21
L11	N89°31'36"W	79.04
L12	N00°07'00"E	388.18
L13	N00°23'44"E	60.00
L14	N44°41'31"E	28.64
L15	N89°35'50"W	139.60
L16	N00°23'44"E	91.46

CURVE	DELTA	RADIUS	LENGTH
C1	8°31'51"	265.65	39.55
C2	8°31'54"	273.66	40.75



VICINITY MAP
NTS



LEGEND:
 ——— NEW PROPERTY LINE
 - - - - - PROPERTY LINE TO BE REMOVED
 ——— EXISTING PROPERTY LINE TO REMAIN

FUSCOE
ENGINEERING
Civil Engineers • Land Surveyors

16735 Van Korman, Ste 100
Irvine, California 92606
Phone (949) 474-1960
FAX (949) 474-5315

CITY OF RIVERSIDE
LOT LINE ADJUSTMENT
LOTS 25 AND 26 OF
CASTLEMAN'S ADDITION TO RIVERSIDE
CITY OF RIVERSIDE, COUNTY OF RIVERSIDE
BOOK 3, PAGE 19 OF MAPS.

DATE: 5/20/04
SCALE: 1" = 200'
JN: 315.25.02
1 OF 1

40-6
41-5