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

125362758

Project: P03-1249 - PARCEL A  
APN: 243-190-029  
Address: 6990 Wyndham Hill Dr.

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LL-P03-1249

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CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): NADER SAMI, a married man as his 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: Tal H S 9/29/04  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

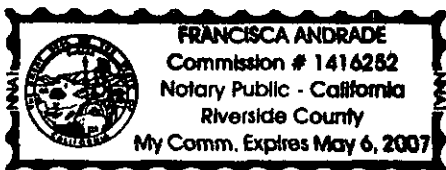
State of California }  
County of Riverside } ss

On Sept. 29 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:

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

**LOT LINE ADJUSTMENT NO. P03-1249**  
**EXHIBIT " A "**

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

**" PARCEL A "**

LOT 26 OF TRACT 22218, AS SHOWN BY MAP ON FILE IN BOOK 239, PAGES 30 THROUGH 33 RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA,

TOGETHER WITH THAT PORTION THEREOF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 26 TRACT 22218 AS SHOWN BY MAP ON FILE IN BOOK 239, PAGES 30 THROUGH 33 OF MAP, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

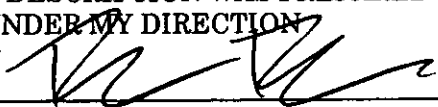
- THENCE NORTH 28 DEGREE 50' 48" WEST ALONG THE NORTHEASTERLY LINE OF LOT 25 OF SAID TRACT 22218, A DISTANCE OF 4.00 FEET;  
THENCE NORTH 58 DEGREES 49' 31" EAST, A DISTANCE OF 267.40 FEET;  
THENCE SOUTH 34 DEGREES 28' 03" EAST, A DISTANCE OF 161.94 FEET;  
THENCE SOUTH 10 DEGREES 31' 57" WEST, A DISTANCE OF 16.97 FEET;  
THENCE SOUTH 55 DEGREES 31' 57" WEST, A DISTANCE OF 182.21 FEET TO THE BEGINNING POINT OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 367.00 FEET; THE RADIAL LINE AT SAID POINT BEARS SOUTH 34 DEGREES 28' 03" EAST; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 5 DEGREES 37' 49" , AN ARC DISTANCE OF 36.06 FEET; THENCE SOUTH 61 DEGREES 09' 46" WEST, A DISTANCE OF 54.91 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 26 THE END THEREOF.

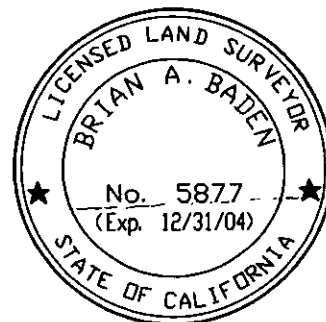
APN# 241-220-036-4

CONTAINING 2.2 ACRES, MORE OR LESS

SEE PLAT ATTACHED HERETO AS EXHIBIT "B"

THIS DESCRIPTION WAS PREPARED BY ME  
OR UNDER MY DIRECTION

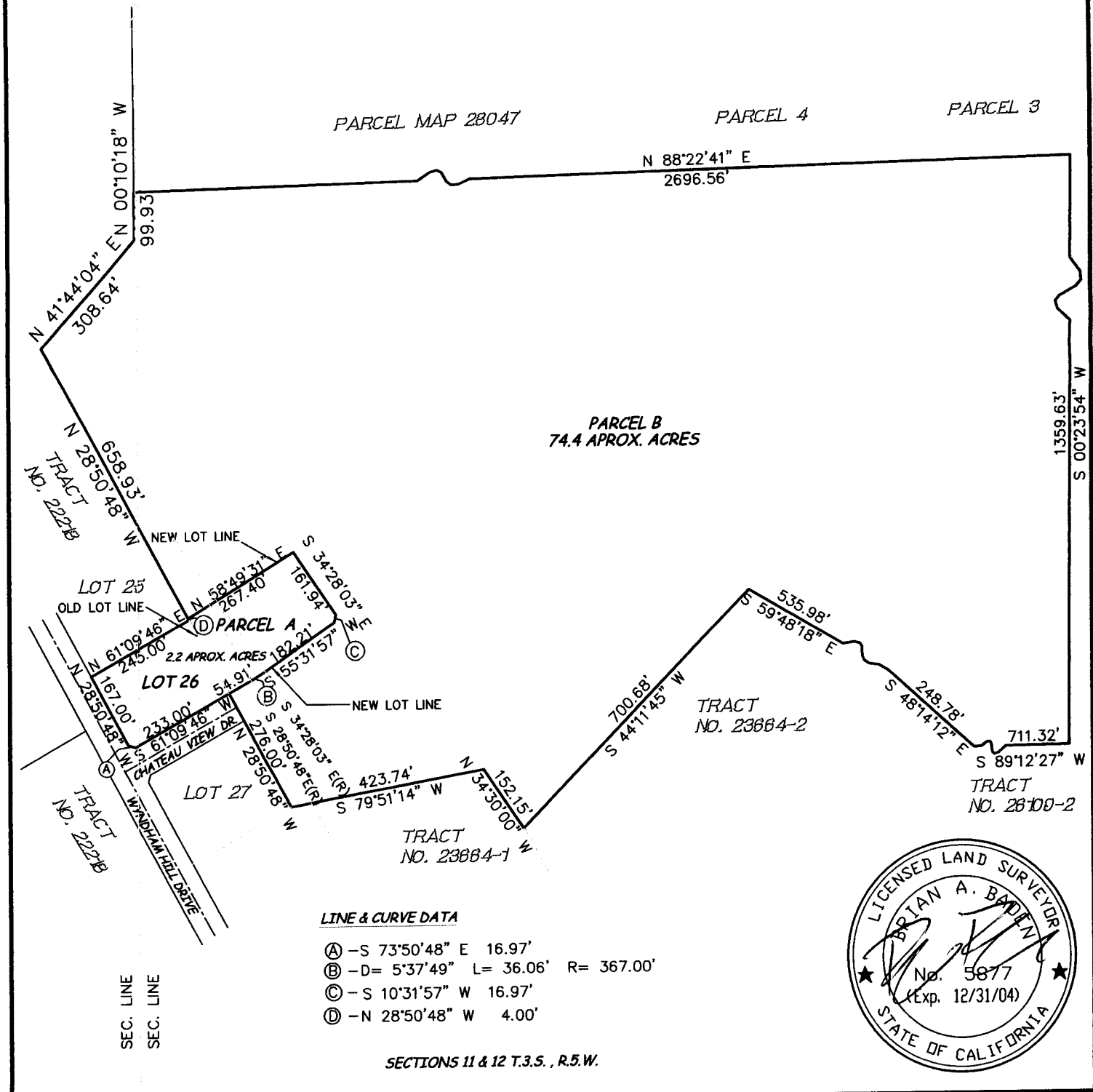
  
\_\_\_\_\_  
BRIAN BADEN, PLS 5877 - EXPIRATION 12-31-04



LL-P03-1249

# LOT LINE ADJUSTMENT CITY OF RIVERSIDE, RIVERSIDE CALIFORNIA

## EXHIBIT "B"



SHEET 1 of 1	<b>LOT LINE ADJUSTMENT NO. P03-1249</b>	 -4 SCALE 1"=300'
DATE 7/13/04	<b>RAY McDONALD &amp; ASSOCIATES, INC.</b>	
NADER SAMI	CIVIL ENGINEERING AND LAND SURVEYING P.O. BOX 502 TWIN PEAKS, CA 92391 PHONE (909) 337-3058 FAX (909) 337-6052 EMAIL ADDRESS: rmcdonald@RWM-ASSOCIATES.COM	
	LL-P03-1249	

Recording requested by:

Recording Requested By  
First American Title NHS

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

1253627-SR

Project: P03-1249 - PARCEL B  
APN: 243-190-029  
Address: 6990 Wyndham Hill Dr.

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LL-P03-1249

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AC

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CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): H and L HAWARDEN GROUP LIMITED, a California Limited 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 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: Jal ASE 9/29/04  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

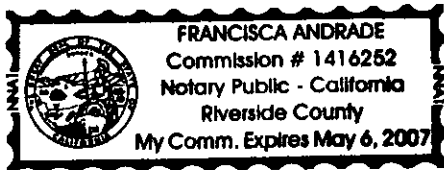
State of California }  
County of Riverside } ss

On 9-29-04, 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:

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

*LOT LINE ADJUSTMENT NO. P03-1249*  
*EXHIBIT " A "*

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

"PARCEL B"

THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH QUARTER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF;

TOGETHER WITH THAT PORTION THEREOF OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT NO. 23678, AS SHOWN BY MAP ON FILE IN BOOK 229 PAGES 39 AND 40 THEREOF OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING IN THE EAST LINE, OF SAID SECTION 11; THENCE NORTH 00 DEGREES 16' 03" WEST ALONG SAID EAST LINE, A DISTANCE OF 662.90 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE NORTH 00 DEGREES 10' 18" WEST ALONG SAID EAST LINE OF SECTION 11, A DISTANCE OF 614.15 FEET TO A POINT THEREIN FOR THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 00 DEGREES 10' 18" WEST ALONG SAID EAST LINE OF SECTION 11, A DISTANCE OF 606.63 FEET TO A POINT THEREIN;  
THENCE SOUTH 41 DEGREES 44' 04" WEST, A DISTANCE OF 308.64 FEET;  
THENCE SOUTH 28 DEGREES 50' 48" EAST, A DISTANCE OF 429.61 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 26 TRACT 22218 AS SHOWN BY MAP ON FILE IN BOOK 239, PAGES 30 THROUGH 33 OF MAP, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,  
THENCE NORTH 28 DEGREE 50' 48" WEST ALONG THE NORTHEASTERLY LINE OF LOT 25 OF SAID TRACT 22218, A DISTANCE OF 4.00 FEET;  
THENCE NORTH 58 DEGREES 49' 31" EAST, A DISTANCE OF 267.40 FEET;  
THENCE SOUTH 34 DEGREES 28' 03" EAST, A DISTANCE OF 161.94 FEET;  
THENCE SOUTH 10 DEGREES 31' 57" WEST, A DISTANCE OF 16.97 FEET;  
THENCE SOUTH 55 DEGREES 31' 57" WEST, A DISTANCE OF 182.21 FEET TO THE BEGINNING POINT OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 367.00 FEET; THE RADIAL LINE AT SAID POINT BEARS SOUTH 34 DEGREES 28' 03" EAST; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 5 DEGREES 37' 49" , AN ARC DISTANCE OF 36.06 FEET; THENCE SOUTH 61 DEGREES 09' 46" WEST, A DISTANCE OF 54.91 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 26 THE END THEREOF.

THENCE NORTH 28 DEGREES 50' 48" WEST, A DISTANCE OF 179.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT NO. 23678 AS SHOWN BY MAP ON FILE IN BOOK 229 PAGES 39 AND 40 THEREOF OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING IN THE WEST LINE OF SECTION 12;

THENCE NORTH 00 DEGREES 16' 03" WEST ALONG SAID WEST LINE, A DISTANCE OF 662.90 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH 00 DEGREES 10' 18" WEST ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 614.15 FEET TO A POINT THEREIN;

THENCE SOUTH 28 DEGREES 50' 48" EAST, A DISTANCE OF 688.31 FEET;

THENCE SOUTH 71 DEGREES 32' 39" WEST, A DISTANCE OF 259.64 FEET TO A POINT IN A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 633.00 FEET; THE RADIAL LINE AT SAID POINT BEARS NORTH 71 DEGREES 32' 39" EAST;

THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37 DEGREES 17' 13", AN ARC DISTANCE OF 411.94 FEET TO THE END THEREOF; THENCE SOUTH 18 DEGREES 49' 52" WEST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 267.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19 DEGREES 05' 55", AN ARC DISTANCE OF 89.00 FEET TO THE END THEREOF;

THENCE SOUTH 00 DEGREES 16' 03" EAST, A DISTANCE OF 4.68 FEET TO A POINT IN THE NORTH LINE OF SAID TRACT NO. 23678; THENCE SOUTH 89 DEGREES 10' 33" WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN TRACT NO. 23664-1, AS SHOWN BY MAP ON FILE IN BOOK 250 PAGES 19 THROUGH 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;


ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN TRACT NO. 23664-2, AS SHOWN BY MAP ON FILE IN BOOK 251 PAGES 17 THROUGH 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

APN# 243-190-029-0

CONTAINING 74.5 ACRES, MORE OR LESS

SEE PLAT ATTACHED HERETO AS EXHIBIT "B"

THIS DESCRIPTION WAS PREPARED BY ME  
OR UNDER MY DIRECTION

  
BRIAN BADEN, PLS 5877 - EXPIRATION 12-31-04





