

Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:

Surveyor's Office
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

DOC # 2004-0145473

03/02/2004 08:00A Fee:19.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		5						
					7				MH
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY

Project: P03-1378 (LLA)
A.P.N. 189-043-026, 027 & 028

LL - P03-1378



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **MICHAEL A. BROWN and ELAINE L. BROWN, Trustees of the BROWN FAMILY TRUST, dated September 25, 2002, as to an undivided one-half interest, and MARK COATE, an unmarried man, as to an undivided one-half interest.**

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(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 2/18/04
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

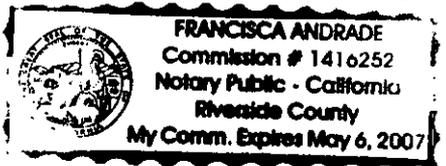
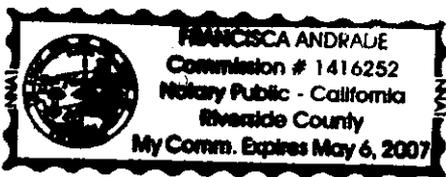
County of Riverside } ss

On Feb. 18, 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:

PARCEL MERGER NO. P03-1378
EXHIBIT "A"

PARCEL 1

Lot 19, together with Lots 20 and 21 all in Block 18, Tract No. 3 in Riverview Addition, as shown by map on file in Book 7 of Maps at Page 5 thereof, records of Riverside County, California.

EXCEPTING THEREFROM those portions of said Lots 19, 20 and 21 described as follows:

BEGINNING at the Southwesterly corner of Lot 19, as shown on said Tract No. 3, Riverview Addition;

THENCE North 00°07'06" East along the Westerly line of said Lot 19 and the Easterly right of way line of Jasmine Street (25.00 feet in half width), a distance of 156.36 feet to the Northwesterly corner of said Lot 19, said point being on a curve, concave Southeasterly, having a radius of 1402.69 feet, to which point a radial line bears North 18°58'47" West;

THENCE Northeasterly along the Northerly line of said Lots 19, 20 and 21 said line also being the Southeasterly right of way of Columbus Avenue (30.00 feet in half width), through a central angle of 06°22'26", an arc distance of 156.04 feet to the Northeast corner of said Lot 21, to which point a radial line bears North 12°36'21" West;

THENCE South 00°07'06" West along said East line of Lot 21, a distance of 3.08 feet to a point on a line lying 3.00 feet Southeasterly of and parallel with said Southeasterly right of way line of Columbus Avenue, said point also being the beginning of a non-tangent curve, concave to the Southeast, having a radius of 1399.69 feet, to which point a radial line bears North 12°38'01" West;

THENCE Southwesterly along said curve and parallel with the Southeasterly right of way line of Columbus Avenue, through a central angle of 05°34'08", an arc distance of 136.04 feet, to which point a radial line bears North 18°12'09" West;

THENCE South 35°56'47" West, a distance of 18.74 feet to a point lying 8.00 feet Easterly of and parallel with the Westerly line of said Lot 19;

THENCE South 00°07'06" West and parallel with the Westerly line of said Lot 19, a distance of 144.43 feet to a point on the Southerly line of said Lot 19;

THENCE North 89°52'54" West along said Southerly line of Lot 19, a distance of 8.00 feet to the **POINT OF BEGINNING**.

ALSO EXCEPTING THEREFROM that portion of said Lot 21, described as follows:

BEGINNING at the most Southeasterly corner of said Lot 21, said point also being on the Northwesterly line of the 15.00 foot alley, as shown on said Tract No. 3, Riverview Addition;

THENCE North 89°52'54" West along the South line of said Lot 21, a distance of 2.50 feet;

THENCE North 00°07'06" East and parallel with the Easterly line of said Lot 21, a distance of 15.00 feet to the beginning of a curve, concave Southeasterly, having a radius of 52.50 feet;

THENCE Northerly and Northeasterly along said curve, through a central angle of 35°55'36", an arc distance of 32.92 feet to a point on the Easterly line of said Lot 21, to which point a radial line bears North 53°57'18" West;

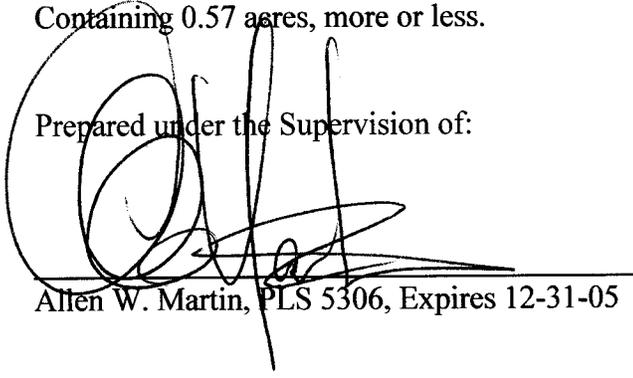
THENCE South 00°07'06" West along said East line, a distance of 4.49 feet to a point on a curve, concave Southeasterly, having a radius of 50.00 feet, to which point a radial line bears North 58°07'17" West;

THENCE Southwesterly along said curve being the Easterly line of said Lot 21 and the Northwesterly line of the alley as shown on said map, through a central angle of 31°45'37", an arc distance of 27.72 feet;

THENCE South 00°07'06" West continuing along the Easterly line of said Lot 21 and the Northwesterly line of said alley, a distance of 15.00 feet to the **POINT OF BEGINNING**.

Containing 0.57 acres, more or less.

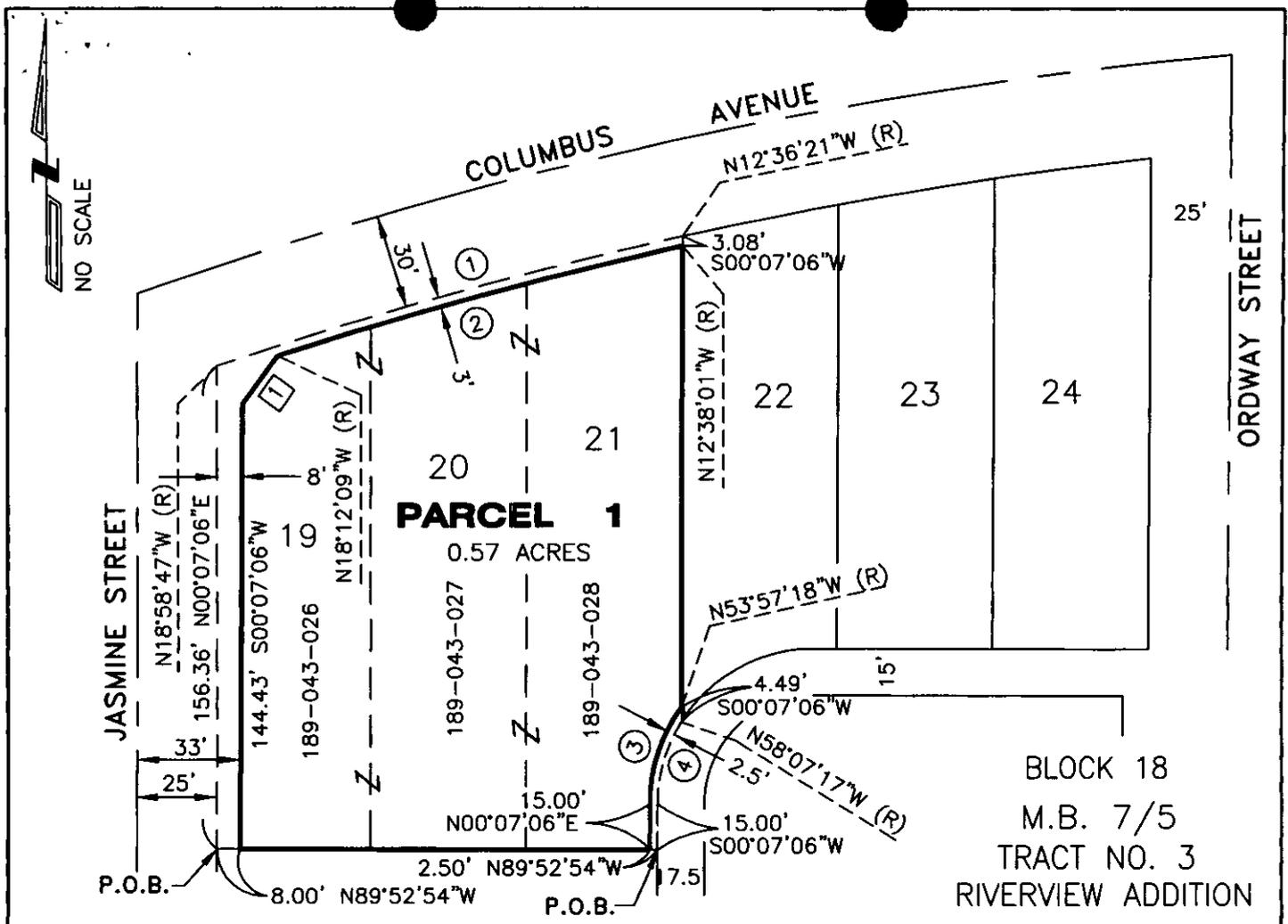
Prepared under the Supervision of:



Allen W. Martin, PLS 5306, Expires 12-31-05



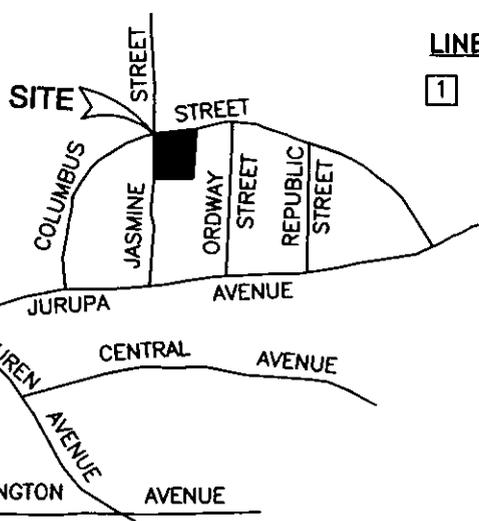
DESCRIPTION APPROVAL 2/12/04
K. Strauch
for SURVEYOR, CITY OF RIVERSIDE by —



NO SCALE

PARCEL 1
0.57 ACRES

BLOCK 18
M.B. 7/5
TRACT NO. 3
RIVERVIEW ADDITION



VICINITY MAP
NOT TO SCALE

LINE DATA:

① 18.74' S35°56'47"W

CURVE DATA:

- ① $\Delta = 06^{\circ}22'26''$ R=1402.69' L=156.04'
- ② $\Delta = 05^{\circ}34'08''$ R=1399.69' L=136.04'
- ③ $\Delta = 35^{\circ}55'36''$ R=52.50' L=32.92'
- ④ $\Delta = 31^{\circ}45'37''$ R=50.00' L=27.72'

OWNER:

MIKE & ELAINE BROWN & MARK COATE
5225 CANYON CREST DR. #71-332
RIVERSIDE, CA. 92507
(909) 731-3750

MAP PREPARED BY:

SOUTHLAND ENGINEERING
2200 BUSINESS WAY, SUITE 100
RIVERSIDE, CA 92501
(909) 788-8488

APN(S):

189-043-026, 027 & 028

Sheet: 1 OF 1
Date: NOVEMBER 2003
W.O. 21183

PARCEL MERGER NO. P03-1378

Southland Engineering
2200 BUSINESS WAY, Ste. 100
RIVERSIDE, CA. 92501
(909) 788-8488

36-5