

4)

Recording requested by:

DOC # 2004-0451798

06/11/2004 08:00A Fee:16.00

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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17)

FOR RECORDER'S OFFICE USE ONLY

Project: P04-0164 – Parcel A
APN: 230-110-005 &-018
Address: 7701 Indiana Ave

LL-P04-0164



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): PATRICK J. WEISENBERGER, a single man.

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 Hall 5/25/04
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On May 25, 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:





Canty Engineering Group, Inc.

CIVIL ENGINEERING PLANNING SURVEYING

www.cantyeng.com

January 22, 2004

W.O. 1266-001

EXHIBIT "A"

ADMINISTRATIVE LOT LINE ADJUSTMENT No. P04-0164

PARCEL "A"

That portion of Lots 64 through 67, and 69, and all of Lot 68 of Walnut Grove Tract as shown by map on file in Book 23 of Maps at Page 49 thereof, Records of Riverside County, California, and a portion of Verde Street (Lot "C") of said Walnut Grove Tract, vacated by Resolution No. 17288 recorded Nov 1 1989, ~~2004~~ as inst. no. 381394, Official Records of Riverside County, California, described as follows:

Beginning at the intersection of the Southwesterly line of said Lot 67 with the Northwesterly line of Indiana Avenue as conveyed to the City of Riverside by Deed recorded November 9, 1984 as inst. no. 243717, Official Records of Riverside County, California, said Northwesterly line being parallel with and 44.00 feet Northwesterly, measured at right angles from the centerline of Indiana Avenue as shown on said Walnut Grove Tract;

Thence N.56°22'29"E. along said parallel line, a distance of 247.54 feet;

Thence N.33°37'31"W., a distance of 61.00 feet to the Northwesterly line of said Lot 66;

Thence S.56°22'29"W. along said Northwesterly line, a distance of 28.40 feet;

Thence N.33°37'31"W., a distance of 89.17 feet to the Southeasterly line of State Highway 91 as shown on Cal-Trans Right of Way Map No. 426535 and No. 427025;

Thence S.54°57'52"W. along said Southeasterly line, a distance of 172.03 feet;

Thence S.56°22'41"W. continuing along said Southeasterly line, a distance of 47.17 feet to the Southwesterly line of said Lot 69;

Thence S.33°37'31"E. along the Southwesterly line of said Lots 69, 68 and 67, a distance of 145.94 feet to the point of beginning.

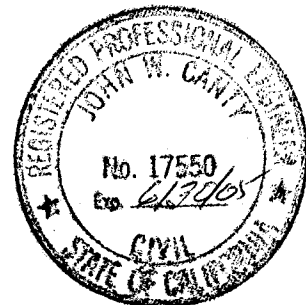
The above described parcel of land contains 0.782 acres, more or less.

CANTY ENGINEERING GROUP, INC.

Prepared under the supervision of:

John W. Canty R.C.E. 17550

5/13/04
Date



DESCRIPTION APPROVED 5/24/04

SURVEYOR, CITY OF RIVERSIDE



2004-0451798
06/11/2004 08:00A
3 of 4

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

ADMINISTRATIVE LOT LINE ADJUSTMENT No. P04-0164

A PORTION OF LOT 16 IN BLOCK 21 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY PER M.B. 1/70, RECORDS OF SAN BERNARDINO COUNTY, CA. AND ALL OF LOTS 21, 24, 65 & 68, AND A PORTION OF LOTS 20, 22, 23, 25, 64, 66, 67 & 69, LOT "B" (CORTEZ ST.) AND LOT "C" (VERDE ST.) OF WALNUT GROVE TRACT PER M.B. 22/49, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JANUARY 2004

SCALE: 1" = 80'

LEGEND

- INDICATES DELETED LINE
- INDICATES ADJUSTED LINE

A.P.N. 230-110-005, & 018
 OWNER: (Parcel "A")
 Patrick Weisenberger
 7701 Indiana Avenue
 Riverside, CA 92504

A.P.N. 230-110-004, 006-011
 OWNER: (Parcel "B")
 Smith Family Trust
 7563 Indiana Avenue
 Riverside, CA 92504

PREPARED BY:
 CANTY ENGINEERING GROUP, INC.
 2020 IOWA AVENUE, SUITE 102
 RIVERSIDE, CA 92507



5/12/04

STATE HIGHWAY 91 (RIVERSIDE FREEWAY)

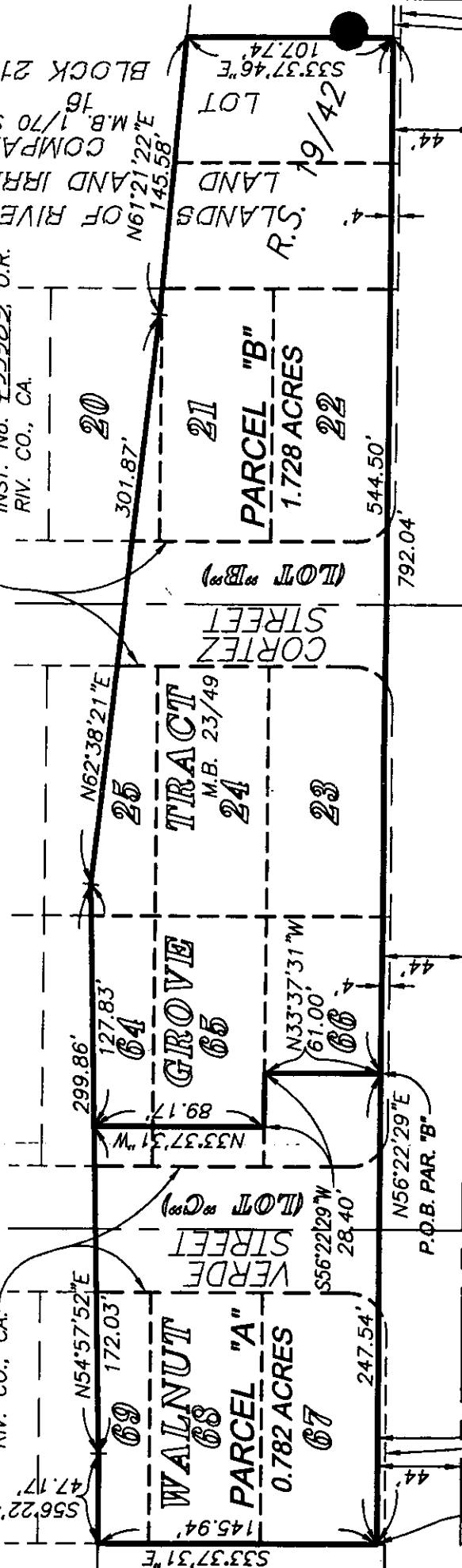
CAL-TRANS RIGHT OF WAY MAP
 NO. 426535 & 427025

VACATED BY RESOLUTION
 No. 17288 REC. 11/1/89
 INST. No. 381394, O.R.
 RIV. CO., CA.

VACATED BY RESOLUTION
 No. 20678 REC. 6/8/04
 INST. No. 435583, O.R.
 RIV. CO., CA.

LANDS OF RIVERSIDE
 R.S. 19/42
 COMPANY
 M.B. 1/70 S.B.
 145.58'
 61°21'22"E
 107.74'

VACATED BY RESOLUTION
 No. 17288 REC. 11/1/89
 INST. No. 381394, O.R.
 RIV. CO., CA.



INDIANA AVENUE

PARCEL CONVEYED
 TO THE CITY OF
 RIVERSIDE REC.
 11/9/84 #243717,
 O.R. RIV. CO., CA.

PARCEL CONVEYED TO THE CITY
 OF RIVERSIDE REC. 3/5/65
 #25697, O.R. RIV. CO., CA.



2864-8451298
 66/11/2884 68:60R
 4 of 4

3)

Recording requested by:

DOC # 2004-0451797

06/11/2004 08:00A Fee:19.00

Page 1 of 5

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

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

30)

FOR RECORDER'S OFFICE USE ONLY

Project: P04-0164 – Parcel B
APN: 230-110-006, 010, &-011
Address: 7563 Indiana Ave

LL-P04-0164



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): THE SMITH FAMILY TRUST dated December 23, 1987

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: Joe Asel 5/25/04
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On May 15 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:



January 22, 2004

W.O. 1266-001

EXHIBIT "A"
ADMINISTRATIVE LOT LINE ADJUSTMENT No. P04-0164

PARCEL "B"

That portion of Lots 20, 22, 23, 25, 64, 65 and 66, and all of Lots 21 and 24 of Walnut Grove Tract as shown by map on file in Book 23 of Maps at Page 49 thereof, Records of Riverside County, California, and a portion of Cortez Street (Lot "B") of said Walnut Grove Tract, vacated by Resolution No. 20678 recorded June 8, 2004 as inst. no. 435583, Official Records of Riverside County, California, and a portion of Lot 16, in Block 21 of Lands of Riverside Land and Irrigating Company as shown by map on file in Book 1 of Maps at Page 70 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the intersection of the Southwesterly line of Lot 67 of said Walnut Grove Tract with the Northwesterly line of Indiana Avenue as conveyed to the City of Riverside by Deed recorded November 9, 1984 as inst. no. 243717, Official Records of Riverside County, California, said Northwesterly line being parallel with and 44.00 feet Northwesterly, measured at right angles from the centerline of Indiana Avenue as shown on said Walnut Grove Tract;

Thence N.56°22'29"E. along said parallel line, a distance of 247.54 feet to the Point of Beginning of the parcel of land to be described;

Thence N.33°37'31"W., a distance of 61.00 feet to the Northwesterly line of said Lot 66;

Thence S.56°22'29"W. along said Northwesterly line, a distance of 28.40 feet;

Thence N.33°37'31"W., a distance of 89.17 feet to the Southeasterly line of State Highway 91 as shown on Cal-Trans Right of Way Map No. 427025;

Thence the following three (3) courses along said Southeasterly line of State Highway 91:

N.54°57'52"E., a distance of 127.83 feet;

N.62°38'21"E., a distance of 301.87 feet;

N.61°21'22"E., a distance of 145.58 feet to the Northeasterly line of the Southwesterly 2 acres of Lot 16 in Block 21 of said Lands of Riverside Land and Irrigating Company, said Southwesterly 2 acres being shown by Record of Survey on file in Book 19 at Page 42 thereof, Records of Riverside County, California;

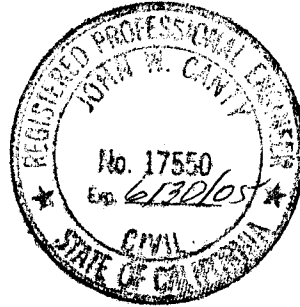
Thence S.33°37'46"E. along the Northeasterly line of said Southwesterly 2 acres, a distance of 107.74 feet to the Northwesterly line of Indiana Avenue as conveyed to the City of Riverside by Deed recorded March 5, 1965 as inst. no. 25697, Official Records of Riverside County, California, said Northwesterly line being parallel with and 44.00



feet Northwesterly, measured at right angles from the centerline of Indiana Avenue as shown on said Walnut Grove Tract;

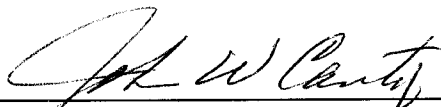
Thence S.56°22'29"W. along said parallel line, a distance of 544.50 feet to the point of beginning.

The above described parcel of land contains 1.728 acres, more or less.



CANTY ENGINEERING GROUP, INC.


Prepared under the supervision of:



John W. Canty R.C.E. 17550

5/13/04

Date

DESCRIPTION APPROVED 5/24/04


DIRECTOR, DEPT. OF WATER RESOURCES



2004-0451797
06/11/2004 08:00A
4 of 5

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

ADMINISTRATIVE LOT LINE ADJUSTMENT No. P04-0164

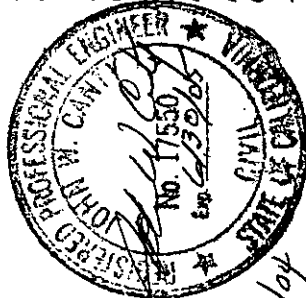
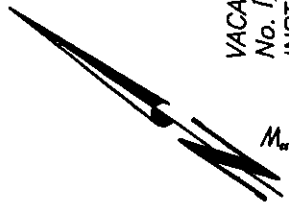
A PORTION OF LOT 16 IN BLOCK 21 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY PER M.B. 1/70, RECORDS OF SAN BERNARDINO COUNTY, CA. AND ALL OF LOTS 21, 24, 65 & 68, AND A PORTION OF LOTS 20, 22, 23, 25, 64, 66, 67 & 69, LOT "B" (CORTEZ ST.) AND LOT "C" (VERDE ST.) OF WALNUT GROVE TRACT PER M.B. 22/49, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JANUARY 2004

SCALE: 1" = 80'

LEGEND

- INDICATES DELETED LINE
- INDICATES ADJUSTED LINE



5/13/04

A.P.N. 230-110-005 & 018
 OWNER: (Parcel "A")
 Patrick Weisenberger
 7701 Indiana Avenue
 Riverside, CA 92504

A.P.N. 230-110-004, 006-011
 OWNER: (Parcel "B")
 Smith Family Trust
 7563 Indiana Avenue
 Riverside, CA 92504

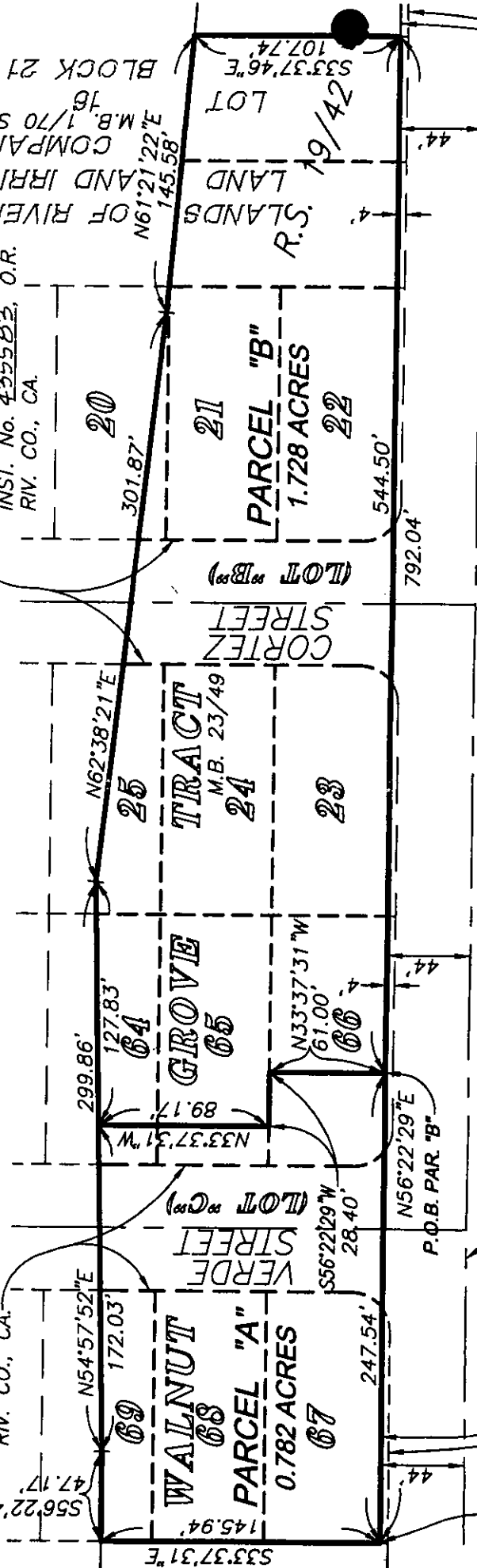
PREPARED BY:
 CANTY ENGINEERING GROUP, INC.
 2020 IOWA AVENUE, SUITE 102
 RIVERSIDE, CA 92507

STATE HIGHWAY 91 (RIVERSIDE FREEWAY)

CAL-TRANS RIGHT OF WAY MAP
 NO. 426535 & 427025

VACATED BY RESOLUTION
 No. 17288 REC. 11/1/89
 INST. No. 381394, O.R.
 RIV. CO., CA.

VACATED BY RESOLUTION
 No. 20678 REC. 6/8/04
 INST. No. 435583, O.R.
 RIV. CO., CA.



INDIANA AVENUE

PARCEL CONVEYED
 TO THE CITY OF
 RIVERSIDE REC.
 11/9/84 #243717,
 O.R. RIV. CO., CA.

PARCEL CONVEYED TO THE CITY
 OF RIVERSIDE REC. 3/5/65
 #25697, O.R. RIV. CO., CA.



2684-8451797
 06/11/2004 08:00A
 5 of 5