

Recording requested by:

DOC # 2004-0931716

11/22/2004 08:00A Fee:42.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



DOCUMENTARY TRANSFER TAX = \$0.00

NO CONSIDERATION

TRA = 009

And when recorded, mail to:

SURVEYOR

City of Riverside

Public Works Department

3900 Main Street

Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: LLA P04-0359

APN: 238-050-005, -006

Address: Irving and Firethorn

LL-P04-0359

43 C LJ

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): CHRISTIAN E. SINGLETARY and RU ANNA SINGLETARY, 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: J. L. A. L. 8/30/04  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

State of California

County of Riverside } ss

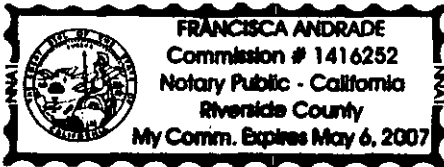
On Aug 30, 2004, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared:

John A. Swiacki

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. LL-04-0359**  
**EXHIBIT "A"**

**PARCEL 1**

Lots 27 and 28 of Windsor Heights, as shown by map on file in Book 12, Pages 8, 9 and 10 of Maps, Records of Riverside County, California, located in the City of Riverside, County of Riverside, California.

Excepting therefrom that portion of said Lot 28 lying Northwesterly of the following described line:

Beginning at a point on the Northerly line of said Lot 28, also being on the Southwesterly line of Irving Street as shown on said map, said point bears South 34°14' East, 121 feet from the most Northerly corner of said Lot 28:

Thence, South 54°37' West, along the prolongation and Northwesterly line of Lot "G" as shown on said map, a distance of 246.81 feet to a point.

Also excepting therefrom the following described parcel of land;

A portion of Lots 27 and 28 of Windsor Heights, as shown by map on file in Book 12, Pages 8, 9 and 10 of Maps, Records of Riverside County, California, located in the City of Riverside, County of Riverside, California.

Commencing at the northwest corner of said Lot 28 and the southwesterly right of way line of Irving Street;

Thence, South 34°14'00" East, along the Northerly line of said Lot 28 and Southwesterly line of Irving Street, 120.83 feet to the **POINT OF BEGINNING**:

Thence, South 34°14'00" East, continuing along said northerly line of Lot 28 and southerly line of Irving Street, a distance of 102.80 feet to an angle point as shown on said map;

Thence, South 74°35'00" East, continuing along said northerly line of Lot 28 and southerly line of Irving Street, a distance of 151.64 feet to an angle point as shown on said map;

Thence, South 84°09'00" East, continuing along said northerly line of Lot 28 and southerly line of Irving Street, a distance of 166.62 feet to an angle point as shown on said map;

Thence, North 84°29'00" East, continuing along said northerly line of Lot 28 and southerly line of Irving Street, a distance of 189.87 feet to the beginning of a tangent curve, concave southerly, having a radius of 20.00 feet and a central angle of 43°59'00";

Thence, Southeasterly, continuing along said northerly line of Lot 28 and southerly line of Irving Street, along the arc of said curve to the right, a distance of 15.35 feet;

Thence, South 51°31'00" East, continuing along said northeasterly line of Lot 28 and southwesterly line of Monroe Street, a distance of 129.32 feet to the beginning of a curve, concave northeasterly, having a radius of 1020.00 feet and a central angle of 05°13'00";

Thence, Southeasterly, continuing along said northeasterly line of Lot 28 and southwesterly line of Monroe Street, along the arc of said curve to the left, a distance of 92.87 feet;

Thence, South  $56^{\circ}45'00''$  East, continuing along said northeasterly line of Lot 28 and southwesterly line of Monroe Street, a distance of 58.67 feet to the beginning of a curve, concave southwesterly, having a radius of 80.00 feet and a central angle of  $45^{\circ}50'00''$ ;

Thence, Southeasterly, continuing along said northeasterly line of Lot 28 and southwesterly line of Monroe Street, along the arc of said curve to the right, a distance of 64.00 feet;

Thence, South  $10^{\circ}55'00''$  East, continuing along said easterly line of Lots 27 and 28, and southwesterly line of Monroe Street, a distance of 195.85 feet to the beginning of a curve, concave westerly, having a radius of 280.00 feet and a central angle of  $22^{\circ}46'00''$ ;

Thence, Southeasterly, continuing along said easterly line of Lot 27 and westerly line of Monroe Street, along the arc of said curve to the right, a distance of 111.26 feet;

Thence, South  $11^{\circ}51'00''$  West, continuing along said easterly line of Lot 27 and westerly line of Monroe Street, a distance of 96.06 feet to the beginning of a curve, concave easterly, having a radius of 320.00 feet and a central angle of  $19^{\circ}10'00''$ ;

Thence, Southwesterly, continuing along said easterly line of Lot 27 and westerly line of Monroe Street, along the arc of said curve to the left, a distance of 107.05 feet to the south line of said Lot 27;

Thence, departing the westerly line of Monroe Street, North  $57^{\circ}57'00''$  along the south line of said Lot 27, a distance of 18.11 feet to a point lying 13.00 feet westerly of the westerly line of Monroe Street and the beginning of a non-tangent curve, concave easterly, having a radius of 333.00 feet and a central angle of  $16^{\circ}57'15''$  and having at said point a radial line which bears South  $84^{\circ}53'45''$ ;

Thence Northerly along the arc of said curve to the right, a distance of 98.54 feet;

Thence the next seven courses parallel with and 13.00 feet westerly, measured perpendicular to the westerly line of said Monroe Street: North  $11^{\circ}51'00''$  East a distance of 96.06 feet to the beginning of a curve, concave westerly, having a radius of 267.00 feet and a central angle of  $22^{\circ}46'00''$ ;

Thence, Northeasterly along the arc of said curve to the left, a distance of 106.09 feet;

Thence, North  $10^{\circ}55'00''$  West, a distance of 195.85 feet to the beginning of a curve, concave southwesterly, having a radius of 67.00 feet and a central angle of  $45^{\circ}50'00''$ ;

Thence, Northwesterly along the arc of said curve to the left, a distance of 53.60 feet;

Thence, North  $56^{\circ}45'00''$  West, a distance of 58.67 feet to the beginning of a curve, concave northeasterly, having a radius of 1033.00 feet and a central angle of  $05^{\circ}13'00''$ ;

Thence, Northwesterly, along the arc of said curve to the right, a distance of 94.05 feet;

Thence, North  $51^{\circ}32'00''$  West, a distance of 107.81 feet to the beginning of a curve, concave southerly, having a radius of 25.00 feet and a central angle of  $43^{\circ}08'14''$ ;

Thence, departing said parallel line, Northwesterly, along the arc of said curve to the left, a distance of 18.82 feet;

Thence, South 85°19'46" West, a distance of 171.25 feet to the beginning of a curve, concave northerly, having a radius of 240.00 feet and a central angle of 11°21'07";

Thence, Northwesterly, along the arc of said curve to the right, a distance of 47.55 feet;

Thence, North 83°19'07" West, a distance of 163.52 feet to the beginning of a curve, concave northeasterly, having a radius of 240.00 feet and a central angle of 49°05'07";

Thence, Northwesterly, along the arc of said curve to the right, a distance of 205.61 feet to a point 10.00 feet southwesterly, measured perpendicular to the southwesterly line of said Irving Street;

Thence, North 34°14'00" West, parallel with and 13.00 feet southwesterly, measured perpendicular to the southwesterly line of said Irving Street, a distance of 38.02 feet;

Thence, North 54°37'00" East, a distance of 10.00 feet to the **POINT OF BEGINNING**.



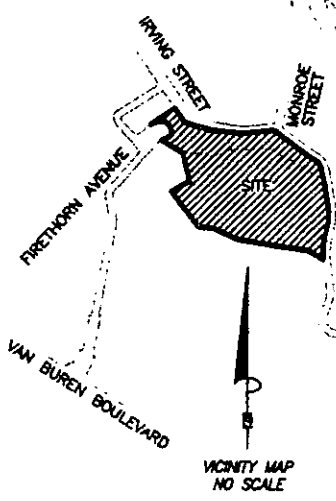
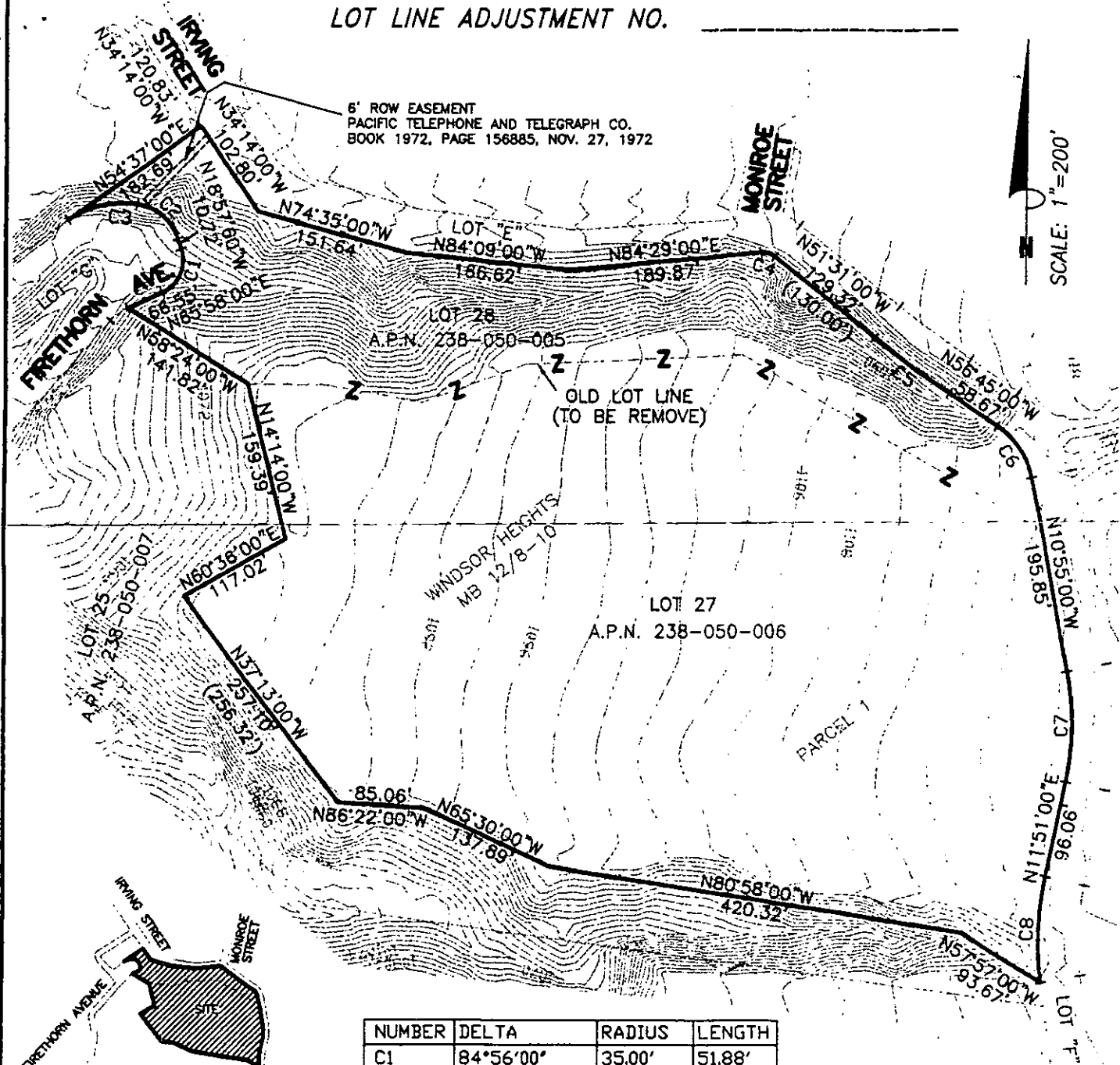
*Edy Powell Adkison*  
8/2/04

RECEIVED FROM APPROVED  
*[Signature]* 8/30/04  
BY SURVEYOR, STATE OF CALIFORNIA

# EXHIBIT "B"

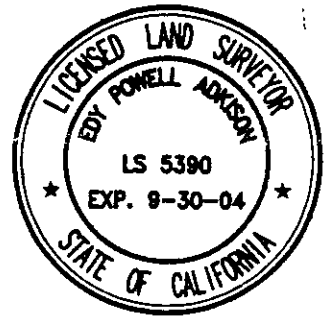
## LOT LINE ADJUSTMENT NO.

6' ROW EASEMENT  
PACIFIC TELEPHONE AND TELEGRAPH CO.  
BOOK 1972, PAGE 156885, NOV. 27, 1972



NUMBER	DELTA	RADIUS	LENGTH
C1	84°56'00"	35.00'	51.88'
C2	62°15'51"	51.76'	56.25'
C3	44°00'00"	94.22'	72.36'
C4	43°59'00"	20.00'	15.35'
C5	05°13'00"	1020.00'	92.87'
C6	45°50'00"	80.00'	64.00'
C7	22°45'60"	280.00'	111.26'
C8	19°10'00"	320.00'	107.05'

( ) INDICATES RECORD DATA PER MB 12/8-10



PREPARED BY:  
**adkan**  
**ENGINEERS**  
CIVIL ENGINEERING SURVEYING PLANNING  
6820 AIRPORT DRIVE, RIVERSIDE, CA 92504  
TELE (951) 586-0241, FAX (951) 586-0599

OWNER: CHRISTIAN SINGLETARY  
WILLIAM AUSTIN COMPANY  
600 CENTRAL AVE, SUITE 81  
RIVERSIDE, CA 92507

APN (238-050-005)  
APN (238-050-006)

98-1

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LL-P04-0359