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Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

Public Works



And when recorded, mail to:

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

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46.50

FOR RECORDER'S OFFICE USE ONLY

Project: LL-P04-0730
Harrison Street & Indiana Avenue
A.P.N. 234-160-014, 015 & 047

LL - P04-0730

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **GUSTAV G. KUHN and ERNA M. KUHN, husband and wife as community 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 three (3) 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: *Clawm* *8/3/05*
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On Aug. 3, 2005, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

Clara Miramontes
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:

EXHIBIT "A"

PO4-0730
LOT LINE ADJUSTMENT

Those portions of Lot 1 in Block 28 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, Page 72 of Maps, records of San Bernardino, California, described as follows:

PARCEL 1

The Easterly one-half of the Easterly one-half of said Lot 1, *TOGETHER WITH* that portion of said Lot 1 described as follows:

COMMENCING at the most westerly corner of said Lot 1;

THENCE along the southwesterly line of said Lot 1, South 34°00'30" East, a distance of 4.00 feet to a line that is parallel with and distant 44.00 feet southeasterly, as measured at right angles, from the centerline of Indiana Avenue as shown on Record of Survey filed in Book 32 of Record of Surveys, Page 34, records of Riverside County, California;

THENCE along said parallel line, North 56°00'00" East, a distance of 183.00 feet to the POINT OF BEGINNING; said point also being the most westerly corner of that certain parcel of land described in document recorded October 4, 1979, as Instrument No. 210835 of Official Records of Riverside County, California;

THENCE continuing along said parallel line, North 56°00'00" East, a distance of 312.01 feet (formerly recorded as 312.76 feet) to the southwesterly line of the Easterly one-half of the Easterly one-half of said Lot 1; said southwesterly line also being the northeasterly line of said parcel of land described in document recorded October 4, 1979;

THENCE along said southwesterly line, South 34°00'30" East, a distance of 393.00 feet to the most easterly corner of said parcel of land described in document recorded October 4, 1979;

THENCE along the southeasterly line of said parcel of land described in document recorded October 4, 1979, South 56°00'00" West, a distance of 312.01 feet (formerly recorded as 312.76 feet) to the most southerly corner thereof;

THENCE along the southwesterly line of said document recorded October 4, 1979, North 34°00'30" West, a distance of 393.00 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion of said Lot 1, lying southeasterly of a line that is parallel with and distant 238.00 feet southeasterly, as measured at right angles, from the centerline of said Indiana Avenue;

ALSO EXCEPTING THEREFROM those portions of said Lot 1, conveyed to the City of Riverside by documents recorded June 15, 1979, as Instrument Nos. 123461 and 123462 and by document recorded June 24, 2004, per Document No. 2004-0487136, all of Official Records of Riverside County, California.

PARCEL 2

The Easterly one-half of the Easterly one-half of said Lot 1, *TOGETHER WITH* that portion of said Lot 1 described as follows:

COMMENCING at the most westerly corner of said Lot 1;

THENCE along the southwesterly line of said Lot 1, South 34°00'30" East, a distance of 4.00 feet to a line that is parallel with and distant 44.00 feet southeasterly, as measured at right angles, from the centerline of Indiana Avenue as shown on Record of Survey filed in Book 32 of Record of Surveys, Page 34, records of Riverside County, California;

THENCE along said parallel line, North 56°00'00" East, a distance of 183.00 feet to the most westerly corner of that certain parcel of land described in document recorded October 4, 1979, as Instrument No. 210835 of Official Records of Riverside County, California;

THENCE along the southwesterly line of said parcel of land described in document recorded October 4, 1979, South 34°00'30" West, a distance of 194.00 feet to a line that is parallel with and distant 238.00 feet southeasterly, as measured at right angles, from said centerline of Indiana Avenue, and the POINT OF BEGINNING of the parcel of land to be described;

THENCE continuing along said southwesterly line, South 34°00'30" East, a distance of 199.00 feet to the most southerly corner of said parcel of land described in document recorded October 4, 1979;

THENCE along the southeasterly line of said parcel of land described in document recorded October 4, 1979, North 56°00'00" East, a distance of 312.01 feet to the most easterly corner thereof; said corner also being in the southwesterly line of the Easterly one-half of the Easterly one-half of said Lot 1;

THENCE along said southwesterly line of the Easterly one-half of the Easterly one-half of Lot 1, North 34°00'30" West, a distance of 46.00 feet to a line that is parallel with and distant 391.00 feet southeasterly, as measured at right angles, from said centerline of Indiana Avenue;

THENCE along said parallel line, North 56°00'00" East, a distance of 165.00 feet to the

northeasterly line of said Lot 1;

THENCE along said northeasterly line of Lot 1, North 34°00'30" West, a distance of 153.00 feet to said line that is parallel with and distant 238.00 feet southeasterly from the centerline of Indiana Avenue;

THENCE along said parallel line, South 56°00'00" West, a distance of 477.02 feet to the POINT OF BEGINNING.

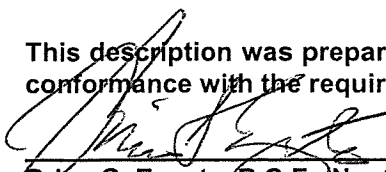
PARCEL 3

The Easterly one-half of the Easterly one-half of said Lot 1;

EXCEPTING THEREFROM that portion of said Easterly one-half of the Easterly one-half of Lot 1, lying northwesterly of a line that is parallel with and distant 391.00 feet southeasterly, as measured at right angles, from the centerline of Indiana Avenue as shown by said Record of Survey;

ALSO EXCEPTING THEREFROM that portion of said Easterly one-half of the Easterly one-half of Lot 1, lying southeasterly of the northwesterly line of the right of way of the Burlington Northern Santa Fe Railroad as shown on Record of Survey filed in Book 32 of Record of Surveys, Page 34, record of Riverside County, California.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Brian G. Esgate / R.C.E. No. 21884 Date 6/27/2005
License Expires 9-30-2005

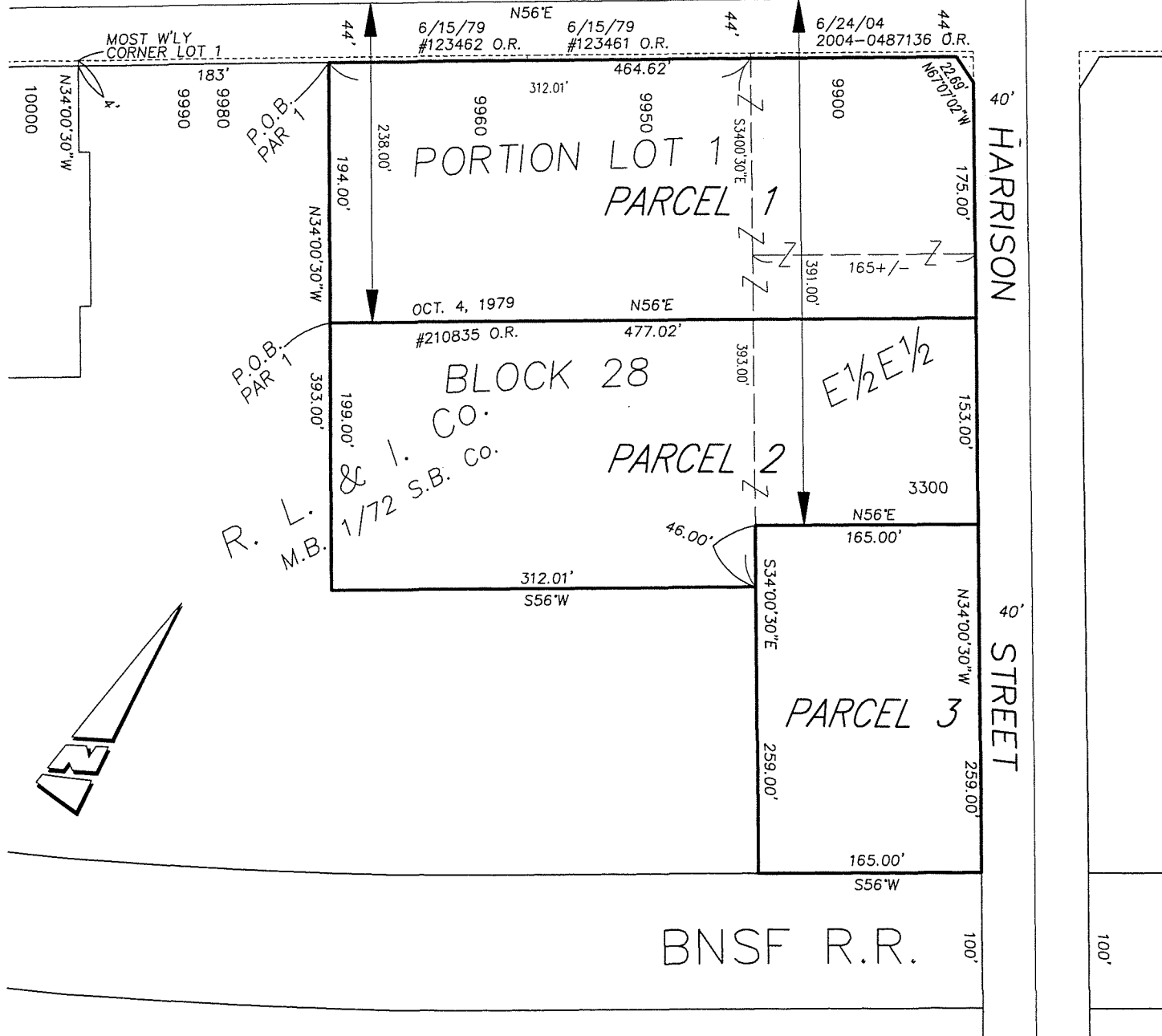


DESCRIPTION APPROVAL:

BY:  _____ DATE 07/05/2005

FOR: MARK S. BROWN
CITY SURVEYOR

INDIANA AVENUE



Esgate
ENGINEERING
 3351 PACHAPPA HILL
 RIVERSIDE, CALIFORNIA
 92506
 (909) 313-2058

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION.

PREPARED BY Bryan G. Esgate R.C.E. NO. 21884

DATE 6/27/2005

PROJECT: P04-0730 LLA
 SCALE: N.T.S.
 LL-P04-0730



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

NOTARY CLARITY

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 ANDRANDE

Commission #: 1416252

Place of Execution: RIVERSIDE COUNTY

Date Commission Expires: MAY 6, 2007

Date: 4/17/2013

Signature: *Gustav G. Kuhn*

Print Name: GUSTAV G. KUHN