

Recording requested by:

DOC # 2004-1016423

12/23/2004 08:00A Fee:46.00

Page 1 of 14

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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Project: LL-P04-1253
APN: 238-050-005, -006, -007, -008, & -011
Address: Monroe and Irving

LL-P04-1253

47



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 FOUR 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: Joel ASL 12/21/04
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On December 21, 2004, before me Sherry R. Morton
(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.

Sherry R. Morton
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. LLA NO. _____

EXHIBIT "A"

Parcel 1:

A portion of Lot 28 of Windsor Heights, as shown by map on file in Book 12, Pages 8-10 of Maps, Records of Riverside County, California, located in the City of Riverside, County of Riverside, California, also being a portion of Section 21, Township 3 South, Range 5 West, S.B.M, more particularly described as follows;

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 coincident with the southerly line of Irving Street, a distance of 120.83 feet;

Thence South 54°37'00" West, a distance of 10.00 feet to the **POINT OF BEGINNING**, also being the southwesterly line of that certain parcel of land as described in Grant of Easement recorded August 19, 2004 as Doc. No. 2004-0654873, Official Records, Riverside County, California;

Thence the next eleven courses along said southwesterly line: South 34°14'00" East, a distance of 38.02 feet to the beginning of a curve, concave southeasterly, having a radius 240.00 feet and central angle of 49°05'07";

Thence Southeasterly along the arc of said curve to the left, a distance of 205.61 feet;

Thence South 83°19'07" East, a distance of 163.52 feet to the beginning of a curve, concave northerly, having a radius 240.00 feet and central angle of 11°21'06";

Thence Easterly along the arc of said curve to the left, a distance of 47.55 feet;

Thence North 85°19'46" East, a distance of 171.25 feet to the beginning of a curve, concave southwesterly, having a radius 25.00 feet and central angle of 43°08'14";

Thence Southeasterly along the arc of said curve to the right, a distance of 18.82 feet;

Thence South 51°32'00" East, a distance of 107.81 feet to the beginning of a curve, concave northeasterly, having a radius 1033.00 feet and central angle of 05°13'00";

Thence Southeasterly along the arc of said curve to the left, a distance of 94.05 feet;

Thence South 56°45'00" East, a distance of 58.67 feet to the beginning of a curve, concave southwesterly, having a radius 67.00 feet and central angle of 45°50'00";

Thence Southerly along the arc of said curve to the right, a distance of 53.60 feet;

Thence South 10°55'00" East, a distance of 116.76 feet to a point hereinafter called "POINT A";

Thence departing said southwesterly line, South 87°03'24" West, a distance of 486.27 feet;

Thence North 51°59'08" West, a distance of 516.68 feet to the southeasterly right-of-way of Firethorn Ave. ;

Thence the next 5 courses along said southeasterly right-of-way of Firethorn Ave.: North 65°58'00" East, a distance of 12.83 feet to the beginning of a curve, concave westerly, having a radius of 35.00 feet and a central angle of 84°56'00";

Thence Northerly along the arc of said curve to the left, a distance of 51.88 feet;

Thence North 18°57'58" West, a distance of 10.72 feet to the beginning of a curve, concave southwesterly, having a radius of 51.76 feet and a central angle of 62°15'51";

Thence Northwesterly along the arc of said curve to the left, a distance of 56.25 feet to a point to which a radial line which bears North 08°46'09" East, also a point of compound curvature with a curve, concave southerly, having a radius of 94.22 feet and a central angle of 44°00'00";

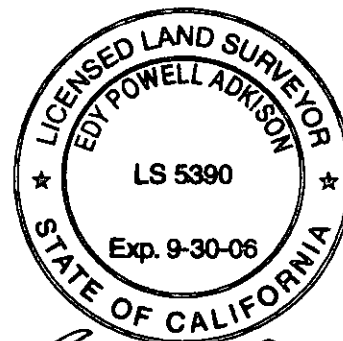
Thence Westerly along the arc of said curve to the left, a distance of 72.36 feet;

Thence North 54°37'00" East, a distance of 152.69 feet to the **POINT OF BEGINNING.**

Containing 221,263 square feet or 5.07 acres of land, in Parcel 1, more or less.

DESCRIPTION APPROVAL: *12/21/04*

SURVEYOR CITY OF RIVERSIDE



Edy Powell Adrison
12/16/04

Parcel 2:

A portion of Lot 25 of Windsor Heights, as shown by map on file in Book 12, Pages 8-10 of Maps, Records of Riverside County, California and a portion of that certain parcel of land as described in deed Recorded as Doc. No. 2004-0931717 on November 22, 2004 pursuant to LLA# 04-0359, located in the City of Riverside, County of Riverside, California, also being a portion of Section 21, Township 3 South, Range 5 West, S.B.M, more particularly described as follows;

BEGINNING at the aforementioned "POINT A" as described in the above legal description for Parcel 1:

Thence South 87°03'24" West, a distance of 486.27;

Thence North 51°59'08" West, a distance of 516.68 feet to the southeasterly right-of-way of Firethorn Ave.;

Thence South 65°58'00" West, along said southeasterly right-of- way of Firethorn Ave., a distance of 24.96 feet to the beginning of a curve, concave southeasterly, having a radius of 50.00 feet and central angle of 24°14'00";

Thence Southwesterly along the arc of said curve to the left and said southeasterly right-of- way of Firethorn Ave., a distance of 21.15 feet;

Thence South 41°44'00" West along said southeasterly right-of- way of Firethorn Ave., a distance of 356.27 feet to the most westerly corner of that certain parcel of land described as Parcel 2 in Grant Deed recorded in Book 1334 at Page 489 on January 17, 1952, Official Records, Riverside County, California;

Thence South 29°23'40" East along the north line of said Parcel 2, a distance of 254.31 feet to a point hereinafter called "POINT B";

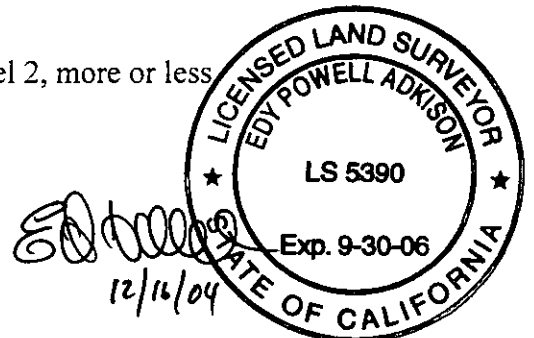
Thence North 77°35'12" East, a distance of 625.07 feet;

Thence North 87°03'21" East, a distance of 446.39 feet to the southwesterly line of that certain parcel of land as described in Grant of Easement recorded August 19, 2004 as Doc. No. 2004-0654873, Official Records, Riverside County, California;

Thence North 10°55'00" West, along said southwesterly line, a distance of 60.56 feet to the **POINT OF BEGINNING**.

Containing 228,281 square feet or 5.24 acres of land in Parcel 2, more or less

DESCRIPTION APPROVAL
[Signature]
SURVEYOR CITY OF RIVERSIDE



Parcel 3:

BEGINNING at the aforementioned "POINT B" as described in the above legal description for Parcel 2:

Thence North $77^{\circ}35'12''$ East, a distance of 625.07 feet;

Thence North $87^{\circ}03'21''$ East, a distance of 446.39 feet to the southwesterly line of that certain parcel of land described in Grant of Easement recorded August 19, 2004 as Doc. No. 2004-0654873, Official Records, Riverside County, California;

Thence the next four courses along said southwesterly line: South $10^{\circ}55'00''$ East, a distance of 18.54 feet to the beginning of a curve, concave westerly, having a radius of 267.00 feet and central angle of $22^{\circ}46'00''$;

Thence Southerly along the arc of said curve to the right, a distance of 106.09 feet;

Thence South $11^{\circ}51'00''$ West, a distance of 96.06 feet to the beginning of a curve concave easterly, having a radius of 333.00 feet and central angle of $16^{\circ}57'15''$;

Thence Southerly along the arc of said curve to the left, a distance of 98.54 feet to a point hereinafter called "POINT C";

Thence departing said southwesterly line, North $85^{\circ}09'50''$ West, a distance of 746.66 feet;

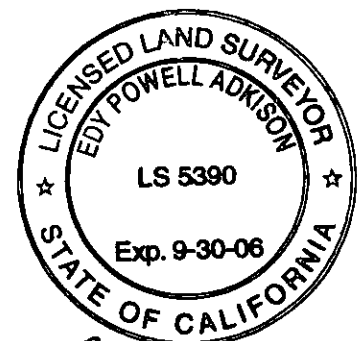
Thence South $60^{\circ}36'20''$ West, a distance of 201.33 to the north line of said Parcel 2;

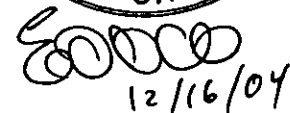
Thence North $29^{\circ}23'40''$ West along said north line, a distance of 234.37 feet to the **POINT OF BEGINNING.**

Containing 248,038 square feet or 5.69 acres of land in Parcel 3, more or less.

DESCRIPTION APPROVAL

SURVEYOR CITY OF RIVERSIDE




12/16/04

Parcel 4:

BEGINNING at the aforementioned "POINT C" as described in the above legal description for Parcel 3:

Thence North $85^{\circ}09'50''$ West, a distance of 746.66 feet;

Thence South $60^{\circ}36'20''$ West, a distance of 201.33 to the north line of that certain parcel of land described as Parcel 2 in Grant Deed recorded in Book 1334 at Page 489 on January 17, 1952, Official Records, Riverside County, California;

Thence along the north line of said Parcel 2, South $29^{\circ}23'40''$ East, a distance of 233.89 feet;

Thence continuing along said north line, North $89^{\circ}44'00''$ East, a distance of 380.77 feet;

Thence continuing along said north line South $00^{\circ}16'00''$ East, a distance of 75.00 feet to the north line of Lot 22A of said Windsor Heights;

Thence North $89^{\circ}42'50''$ East, along the north line of lot 22A, a distance of 6.18 feet to the north line of Lot 22B of said Windsor Heights;

Thence North $77^{\circ}47'00''$ East, along said north line of Lot 22B, a distance of 45.37 feet;

Thence continuing along said north line of Lot 22B, South $64^{\circ}42'00''$ East along the north line of said Lot 22B, a distance of 21.72 feet to the South line of said Section 21 and the north line of Lot 25B of said Windsor Heights;

Thence North $89^{\circ}42'50''$ East along the south line of Section 21 and said north line of Lot 25B and the north line of said Lot 26A, a distance of 333.81 feet to the southwesterly line of that certain parcel of land described in Grant of Easement recorded August 19, 2004 as Doc. No. 2004-0654873, Official Records, Riverside County, California, also the beginning of a non-tangent curve, concave southeasterly, having a radius of 86.05 and a central angle of $03^{\circ}41'31''$ and having at said point a radial line which bears North $71^{\circ}14'31''$ West;

Thence the next five courses along said southwesterly line: Northeasterly along the arc of said curve to the right, a distance of 5.54 feet;

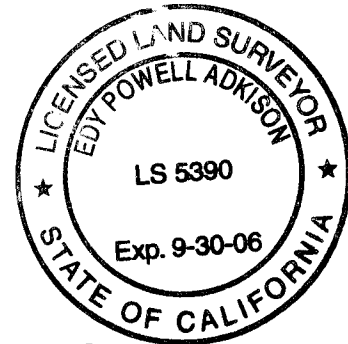
Thence North $22^{\circ}27'00''$ East, a distance of 55.87 feet to the beginning of a curve, concave westerly, having a radius of 217.00 and a central angle of $29^{\circ}46'00''$;

Thence Northerly along the arc of said curve to the left, a distance of 112.74 feet;

Thence North 07°19'00" West, a distance of 141.92 feet to the beginning of a curve, concave easterly, having a radius of 333.00 feet and a central angle of 00°28'52":

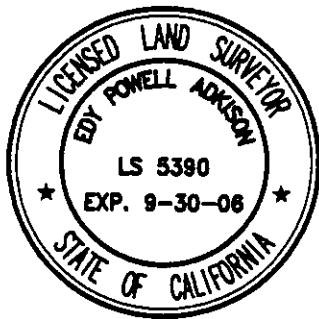
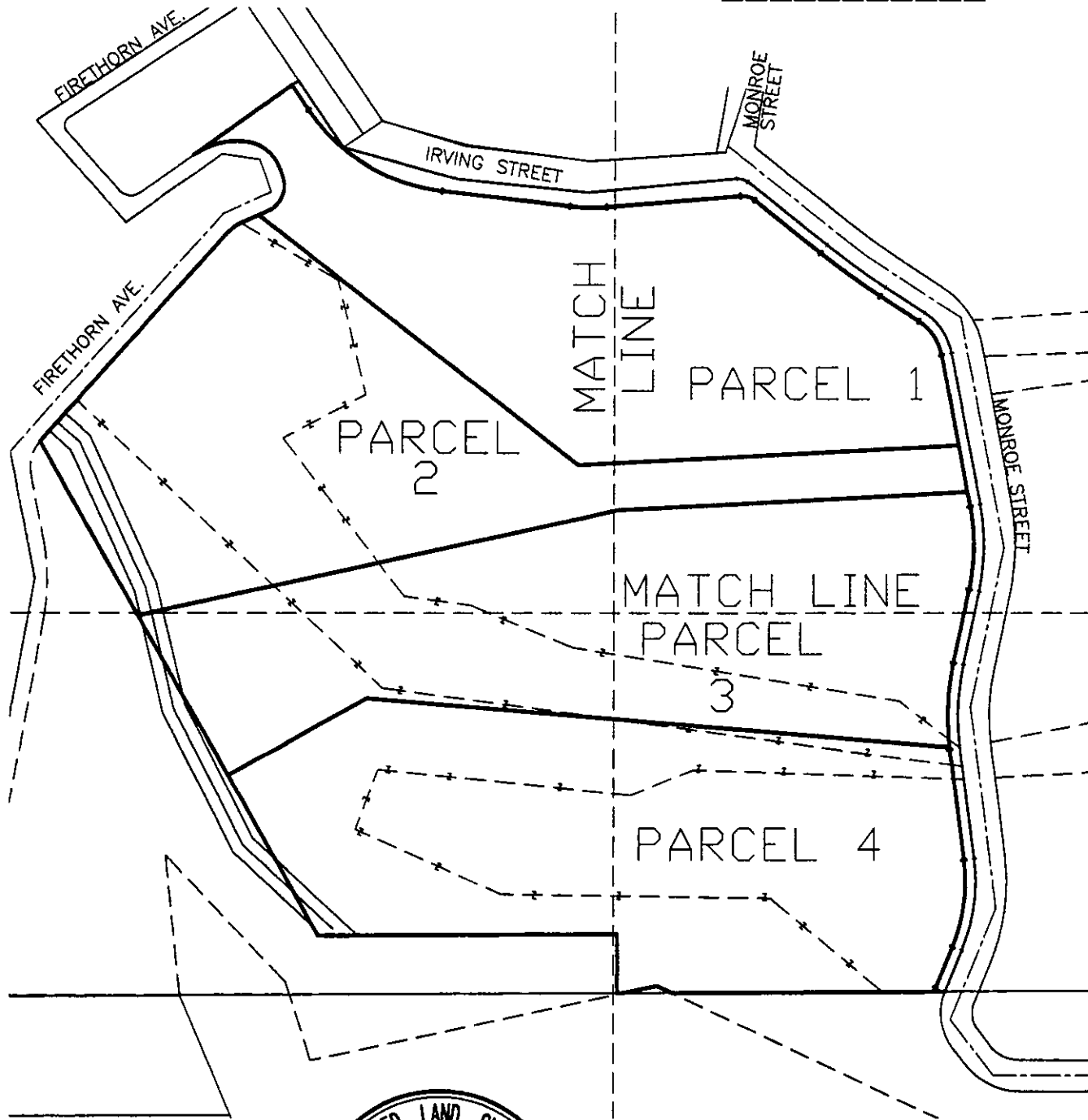
Thence Northerly along the arc of said curve to the right, a distance of 2.80 feet to the **POINT OF BEGINNING.**

Containing 267,008 square feet or 6.12 acres of land in Parcel 4, more or less



Edy Powell Adkison
12/16/04

DESCRIPTION APPROVAL: *12.21.04*
[Signature]
SURVEYOR, CITY OF RIVERSIDE



DATE: 15-16-04

EDY POWELL ADKISON
L.S. 5390, EXPIRES 9/30/06

PREPARED BY:

adkan
ENGINEERS

CIVIL ENGINEERING • SURVEYING • PLANNING
6820 AIRPORT DRIVE, RIVERSIDE, CA 92504
TEL: (909) 688-0241 • FAX: (909) 688-0599

OWNER:

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

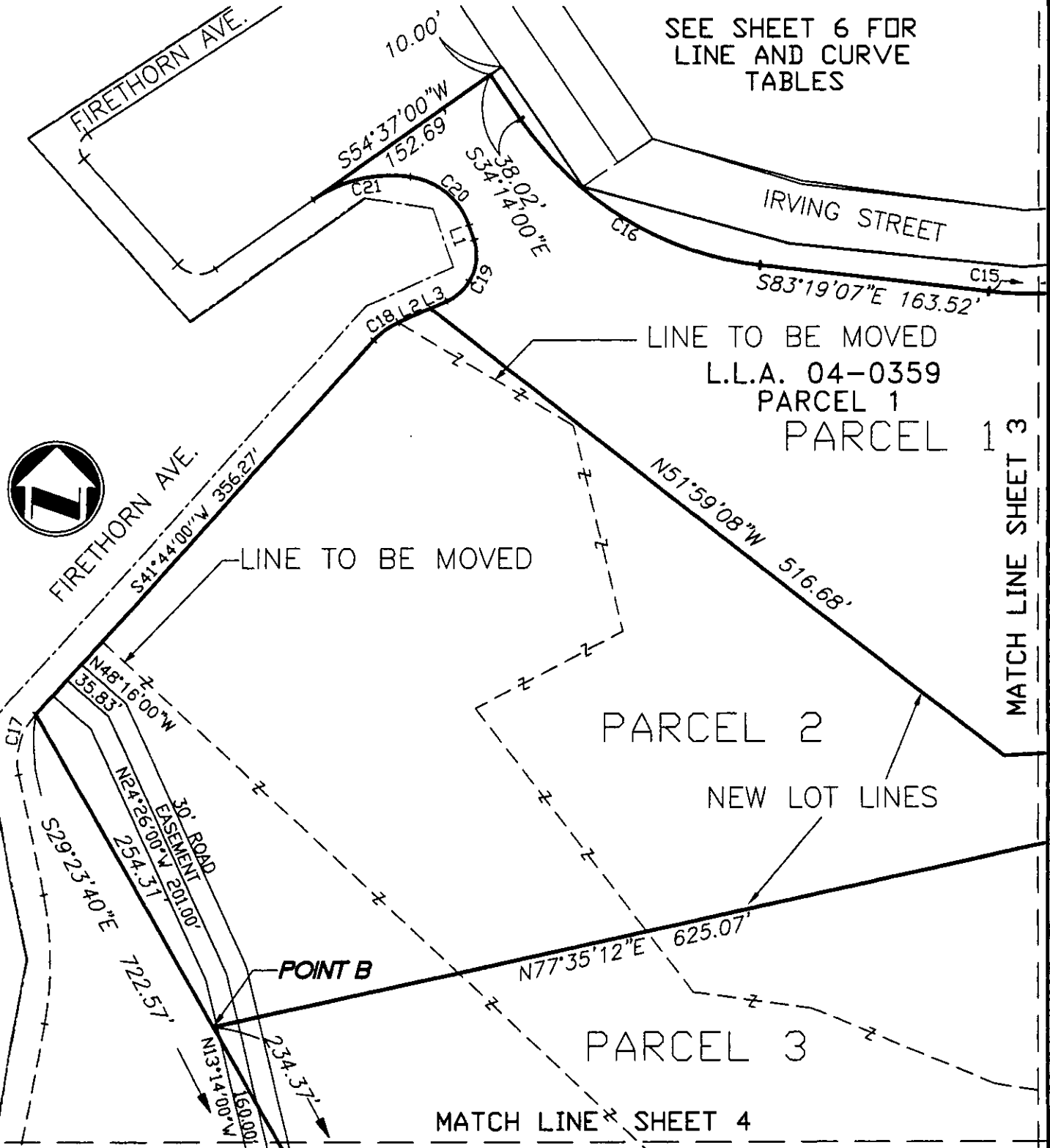
APN (238-050-005)
APN (238-050-006)

SCALE: 1" = 200'

98-1

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SEE SHEET 6 FOR
LINE AND CURVE
TABLES



LINE TO BE MOVED
L.L.A. 04-0359
PARCEL 1
PARCEL 1 3

LINE TO BE MOVED

PARCEL 2

NEW LOT LINES

PARCEL 3

MATCH LINE SHEET 3

MATCH LINE SHEET 4

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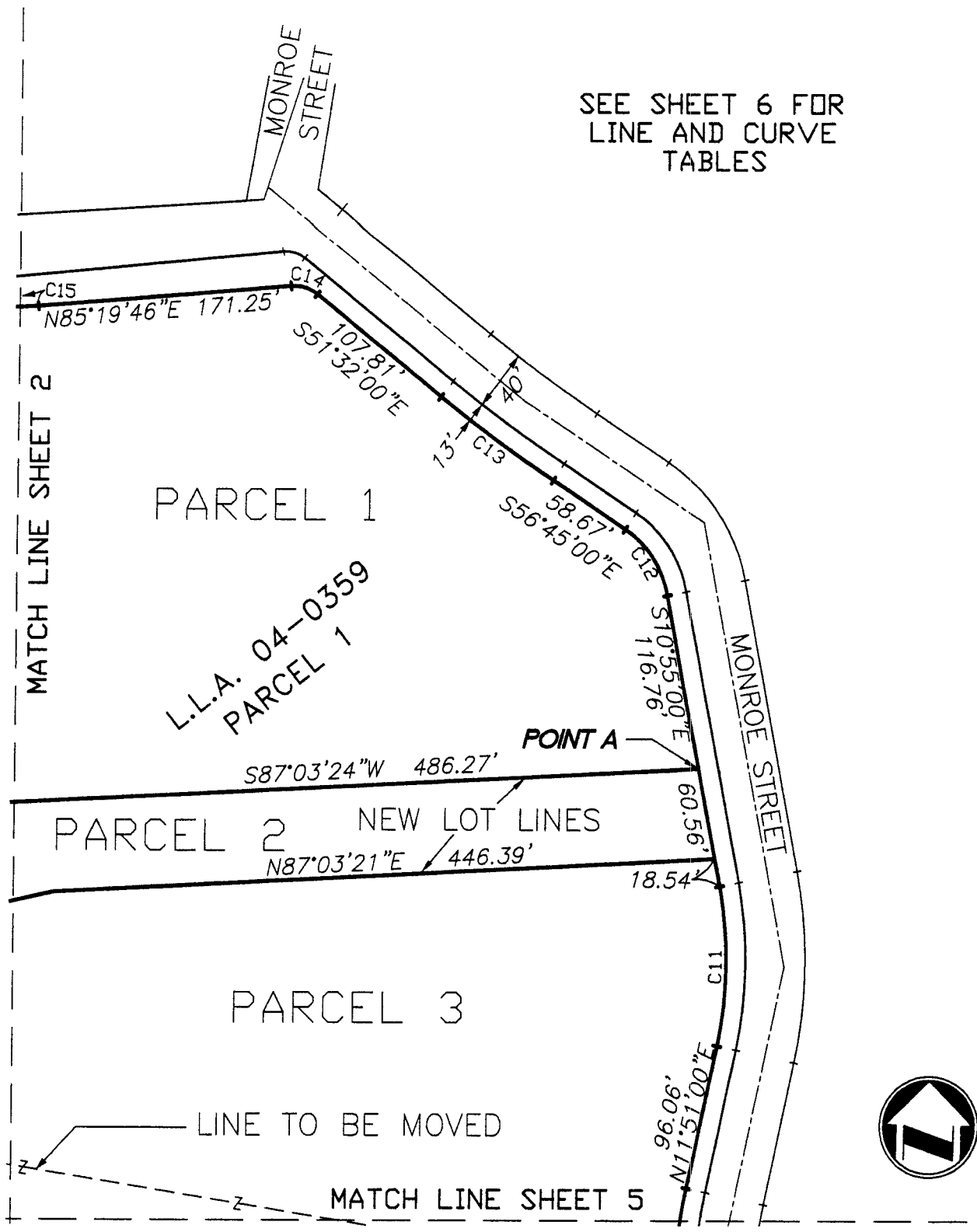
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APN (238-050-006)

SCALE: 1" = 100'

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LL-P04-1253

SEE SHEET 6 FOR
LINE AND CURVE
TABLES



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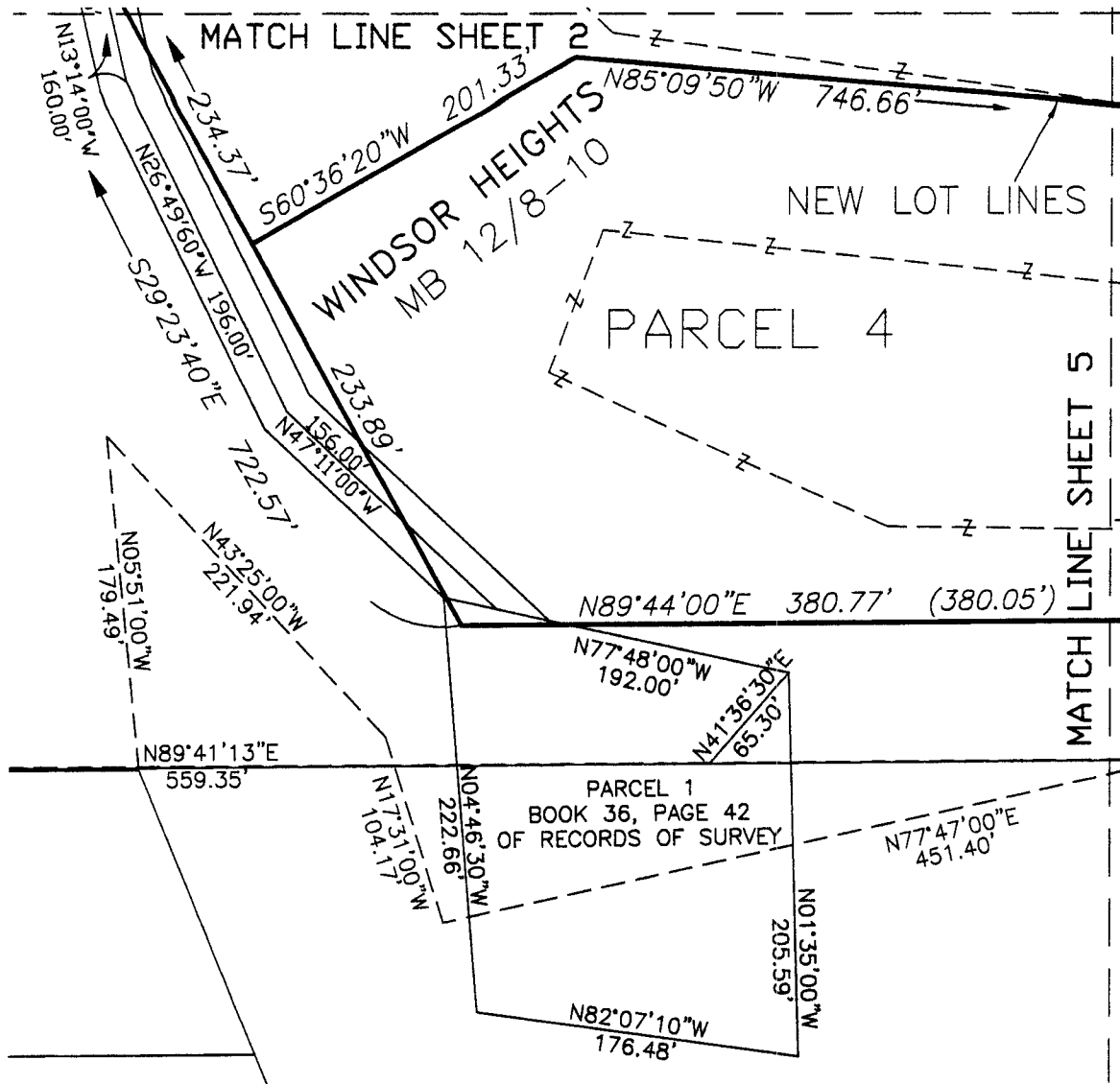
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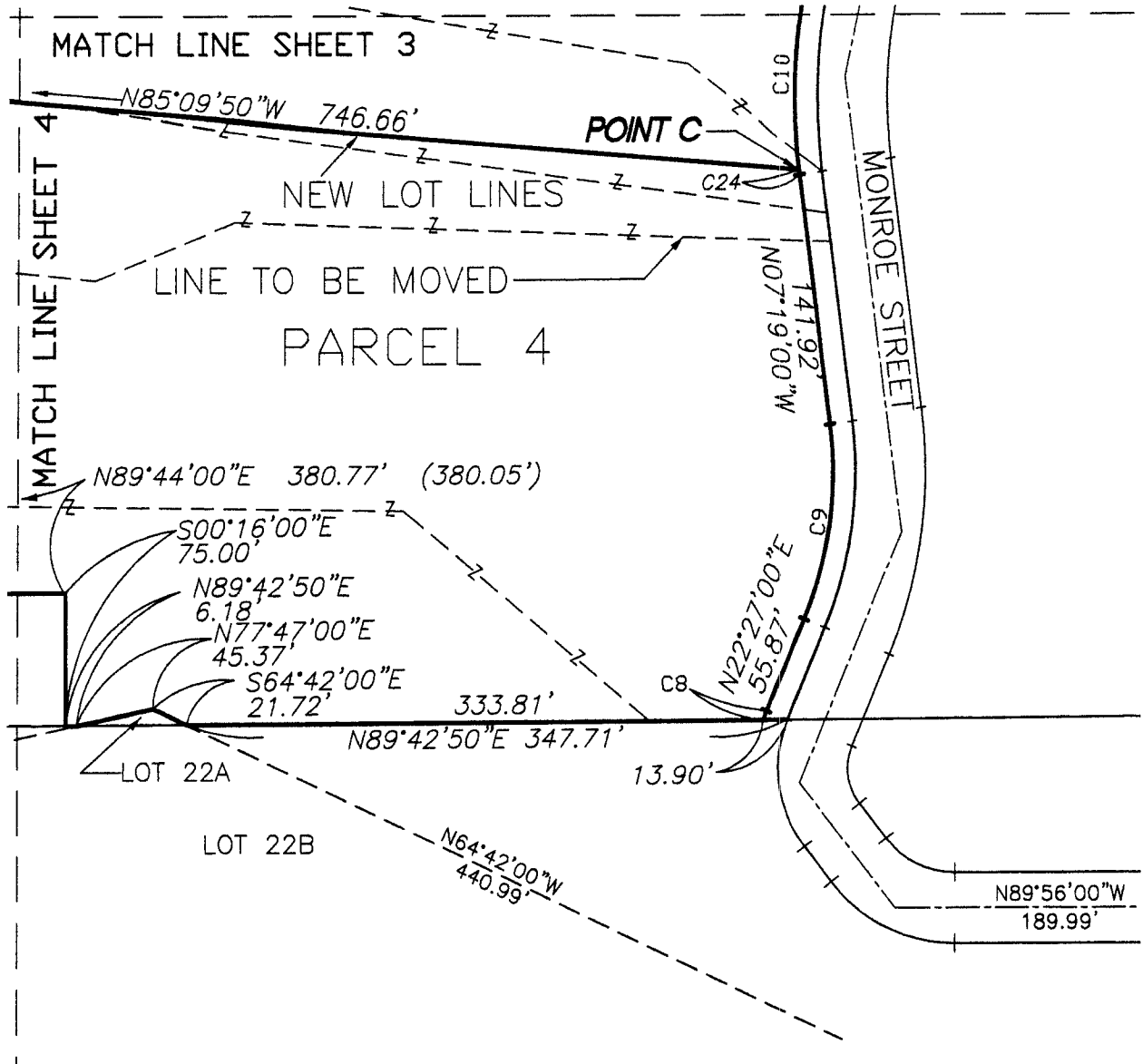
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LL-P04-1253 12

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SCALE: 1" = 100'

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LL-P04-1253-13

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 18°57'58" W	10.72'
L2	N 65°58'00" E	24.96'
L3	N 65°58'00" E	12.83'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C8	03°41'31"	86.05'	5.54'
C9	29°46'00"	217.00'	112.74'
C10	16°57'15"	333.00'	98.54'
C11	22°46'00"	267.00'	106.09'
C12	45°50'00"	67.00'	53.60'
C13	05°13'00"	1033.00'	94.05'
C14	43°08'14"	25.00'	18.82'
C15	11°21'06"	240.00'	47.55'
C16	49°05'07"	240.00'	205.61'
C18	24°14'00"	50.00	21.15
C19	84°56'00"	35.00	51.88
C20	62°15'51"	51.76	56.25
C21	44°00'00"	94.22	72.36
C24	00°28'52"	333.00	2.80

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