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Riverside, California 92522

DOC # 2007-0219524

03/30/2007 08:00A Fee:16.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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Project: P04-1568  
Sedgewick & 10th  
A.P.N. 211-214-041 & 042

**LL P04-1568**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **HUBERT TRIEU.**

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 (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: Jeffrey A. Beh  
for Craig Aaron, Deputy Planning Director

3-23-07  
Date

**GENERAL ACKNOWLEDGEMENT**

State of California

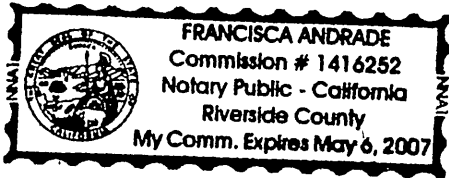
County of Riverside } ss

On March 23, 2007, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared

Jeffrey A. Beh  
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

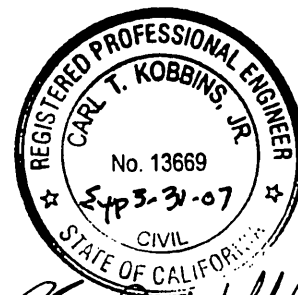
The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



EXHIBIT "A"

LEGAL DESCRIPTION



*Carl T. Kobbins, Jr.*

PARCEL I

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That part of Cox's Addition Block 3, recorded in Book 3, Page 59 of Maps, Records of San Bernardino County, California, more fully described as follows:

BEGINNING at the Southwesterly corner of Lot 17, Block 3 of said Cox's Addition;

Thence North 29° 17' 20" East, 165.05 feet along the westerly line of Lot 17 to the south line of 10<sup>th</sup> Street;

Thence along said south line South 60° 45' 30" East, 11.86 feet to a curve concave southwesterly with a radius of 14.50 feet;

Thence Southeasterly to the right along said curve through a central angle of 61° 08' 40", an arc length of 15.47 feet to the westerly line of that certain parcel of land described in Grant Deed to the City of Riverside by document recorded April 22, 1983, as Instrument No. 76957 of Official Records of said Riverside County;

Thence South 00° 23' 10" West along said westerly line, 179.88 feet to the northerly line of Lot 21 in said Block 3;

Thence North 60° 40' 30" West, along the north line of Lots 21, 22 and 23 in said Block 3, a distance of 111.51 feet to the POINT OF BEGINNING.

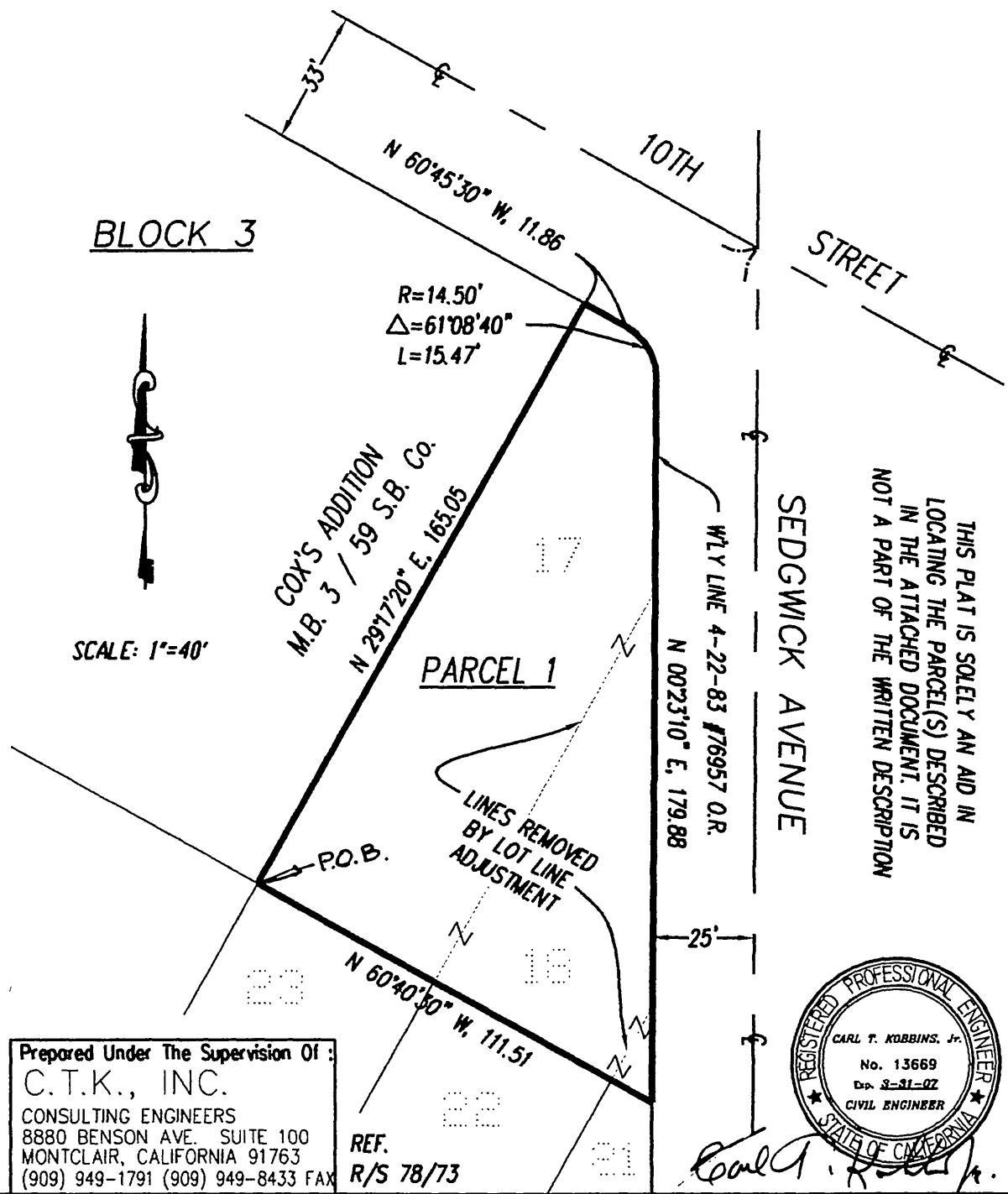


# LOT LINE ADJUSTMENT No. P04-1568

COX'S ADDITION BLOCK 3, M.B. 3, PG 59 O.R.,  
CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF  
CALIFORNIA

C.T.K. INC.

NOVEMBER, 2006



Prepared Under The Supervision Of:  
**C.T.K., INC.**  
CONSULTING ENGINEERS  
8880 BENSON AVE. SUITE 100  
MONTCLAIR, CALIFORNIA 91763  
(909) 949-1791 (909) 949-8433 FAX

REF.  
R/S 78/73



2007-0219524  
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4 of 4

LL-P04-1568