

Recording requested by:

DOC # 2007-0208859
03/28/2007 08:00A Fee:19.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
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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FOR RECORDER'S OFFICE USE ONLY

C
509

Project: P05-1350
APN: 251-161-001, -002, &-003,
Address: Massachuesettes and Valencia

LL-P05-1350

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): EMAD YOUNIS, 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 THREE 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. Bolten
for CRAIG AARON
DEPUTY PLANNING DIRECTOR

3-7-07
DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

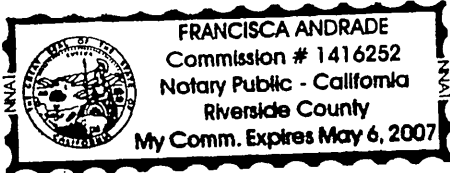
ss

On 2-7-07, before me Francisca Andrade
(date) (name)

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

Jeffrey A. Belier
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.

[Signature]
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:



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EXHIBIT "A"

PARCEL A:

A portion of the Southeast Quarter of the Northeast Quarter of Section 20, Township 2 South, Range 4 West, San Bernardino Meridian, shown as a portion of Parcel 1 and a portion of Parcel 2 of a Record of Survey on file in Book 30, Page 48 of Records of Survey, Riverside County Records, described as follows:

That portion of said Parcel 1 lying Easterly of the Westerly line of that certain parcel of land described in Director's Deed conveyed to Christie J. Davis by the State of California, recorded July 6, 1976 as Instrument No. 97002 Official Records of said County.

TOGETHER with the West 40.00 feet of said Parcel 2.

Subject to an Easement for Street and Highway purposes granted to the City of Riverside over the northerly 3.00 feet thereof.

PARCEL B:

A portion of the Southeast Quarter of the Northeast Quarter of Section 20, Township 2 South, Range 4 West, San Bernardino Meridian, shown as a portion of Parcel 2 and a portion of Parcel 3 of a Record of Survey on file in Book 30, Page 48 of Records of Survey, Riverside County Records, described as follows:

Parcel 2 of said Record of Survey;

EXCEPTING therefrom the West 40.00 feet;

TOGETHER with the West 20.00 feet of Parcel 3 of said Record of Survey.

Subject to an Easement for Street and Highway purposes granted to the City of Riverside over the northerly 3.00 feet thereof.



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PARCEL C:

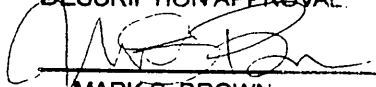
A portion of the Southeast Quarter of the Northeast Quarter of Section 20, Township 2 South, Range 4 West, San Bernardino Meridian, shown as a portion of Parcel 3 of a Record of Survey on file in Book 30, Page 48 of Records of Survey, Riverside County Records, described as follows:

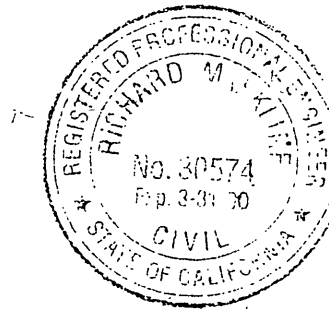
Parcel 3 of said Record of Survey;

EXCEPTING therefrom the West 20.00 feet.

Subject to an Easement for Street and Highway purposes granted to the City of Riverside over the northerly 3.00 feet thereof.

DESCRIPTION APPROVAL

 3/7/07
MARK S. BROWN DATE
CITY SURVEYOR



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03/28/2007 08:00A
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MASSACHUSETTS AVENUE

N89°59'10"E

30'

30'

33'

30'

WESTERLY LINE OF DIRECTOR'S DEED INST #97002, 7/6/76 O.R. RIV. CO.

DRIVE

PARCEL 1

PAR. A

PAR. B

PAR. C

PARCEL 2

PARCEL 3

PARCEL 4

R/S 30/48

R=950.00
L=137.75
Δ=8'18".28"

132.00'
N00°28'00"W

132.00'
N00°28'00"W

132.00'
N00°28'00"W

30'

33'

P.O.B.

N89°59'10"E

1

2

3

TRACT 9713

M.B. 145/3-4

4

VALENCIA HILL

N00°28'00"W

NEWELL DRIVE



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03/23/2007 08:00A
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Prepared under the supervision of:
Richard M. Kline, R.C.E. 30574 Exp 12/31/08
DATE: _____

EXHIBIT 'B'
CITY OF RIVERSIDE
LOT LINE ADJUSTMENT
P05- _____

SHEET 1 OF 1
SCALE: 1"=50'
OCT 2005

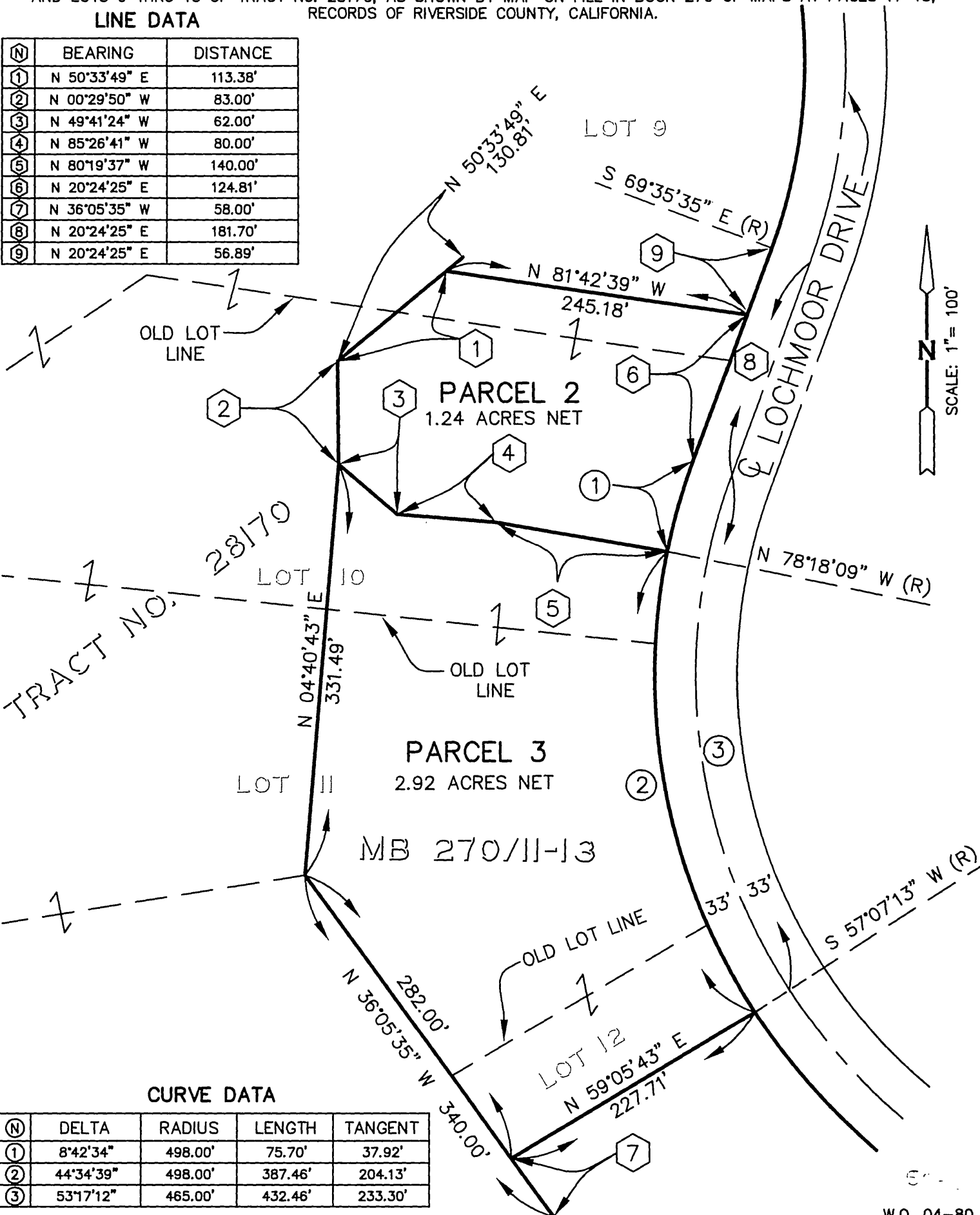
LL-P05-1350

PLAT

SHOWING THE PROPOSED LOT LINE ADJUSTMENT OF A PORTION OF THE EAST HALF OF SECTION 32, T. 2S., R. 4W., AND LOTS 9 THRU 13 OF TRACT No. 28170, AS SHOWN BY MAP ON FILE IN BOOK 270 OF MAPS AT PAGES 11-13, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LINE DATA

(N)	BEARING	DISTANCE
①	N 50°33'49" E	113.38'
②	N 00°29'50" W	83.00'
③	N 49°41'24" W	62.00'
④	N 85°26'41" W	80.00'
⑤	N 80°19'37" W	140.00'
⑥	N 20°24'25" E	124.81'
⑦	N 36°05'35" W	58.00'
⑧	N 20°24'25" E	181.70'
⑨	N 20°24'25" E	56.89'



CURVE DATA

(N)	DELTA	RADIUS	LENGTH	TANGENT
①	8°42'34"	498.00'	75.70'	37.92'
②	44°34'39"	498.00'	387.46'	204.13'
③	53°17'12"	465.00'	432.46'	233.30'