

Recording requested by:

DOC # 2007-0469977

07/19/2007 08:00A Fee:19.00

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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:

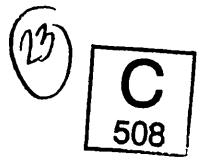


SURVEYOR
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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Project: P06-1472
APN: 280-270-002, 004 & 005
Address:

LL-P06-1472
PARCELS A & B



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **FIDEL CASTANEDA and BLANCA CASTANEDA, 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 **TWO (2)** parcels 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: Craig Aaron
CRAIG AARON

6-19-07
DATE

DEPUTY PLANNING DIRECTOR

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On 6-19-07, before me Francisca Andrade
(date) (name)

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

Craig Aaron
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:



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL "A"

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE NORTHERLY 200 FEET AS MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF BLOCK 21 OF AMENDED MAP OF OAK GLEN TRACT AS SHOWN BY MAP ON FILE IN BOOK 20, PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ANY PORTION NOT INCLUDED IN THE REVERSION TO ACREAGE, AS SHOWN ON SAID AMENDED MAP OF OAK GLEN TRACT;

ALSO EXCEPTING THEREFROM THE WEST 125 FEET.

CONTAINING APPROXIMATELY 00.57 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED UNDER THE SUPERVISION OF:

By: *Patrick R. Busby*
Patrick R. Busby, L.S. 5091

6-20-07
Dated



DESCRIPTION APPROVAL:

BY: *Mark S. Brown* 7/19/07
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL "B"

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

TOGETHER WITH LOTS 5 AND 7 IN BLOCK 41 OF OAK GLEN TRACT, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 130 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH BLOCK 21 OF AMENDED MAP OF OAK GLEN TRACT, AS SHOWN BY MAP ON FILE IN BOOK 20, PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ANY PORTION NOT INCLUDED IN THE REVERSION TO ACREAGE, AS SHOWN ON SAID AMENDED MAP OF OAK GLEN TRACT.

ALSO EXCEPTING THEREFROM THE WEST 125 FEET.

ALSO EXCEPTING THEREFROM THE NORTHERLY 200 FEET AS MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF BLOCK 21 OF SAID AMENDED MAP OF OAK GLEN TRACT.

TOGETHER WITH BLOCK 22 OF AMENDED MAP OF OAK GLEN TRACT, AS SHOWN BY MAP ON FILE IN BOOK 20, PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE NORTHERLY 10 FEET OF VAN BUREN BOULEVARD, AS VACATED BY THE BOARD OF SUPERVISORS IN RESOLUTION RECORDED APRIL 30, 1975 AS INSTRUMENT NO. 49453 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE IN DEED RECORDED OCTOBER 1, 1980 AS INSTRUMENT NO. 180176 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM ANY PORTION NOT INCLUDED IN THE REVERSION TO ACREAGE AS SHOWN ON SAID AMENDED MAP OF OAK GLEN TRACT.

ALSO EXCEPTING THEREFROM THE WEST 125 FEET.

ALSO EXCEPTING THEREFROM THAT PORTION OF VAN BUREN BOULEVARD AS CONVEYED TO THE CITY OF RIVERSIDE BY GRANT OF EASEMENT RECORDED 7/12/, 2007 AS INSTRUMENT NO. 453023, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CONTAINING APPROXIMATELY 1.15 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED UNDER THE SUPERVISION OF:

By: Patrick R. Busby Date: 6-20-07
Patrick R. Busby, L.S. 5091

DESCRIPTION APPROVAL:

BY: Mark S. Brown DATE: 7/19/07

FOR: MARK S. BROWN
CITY SURVEYOR



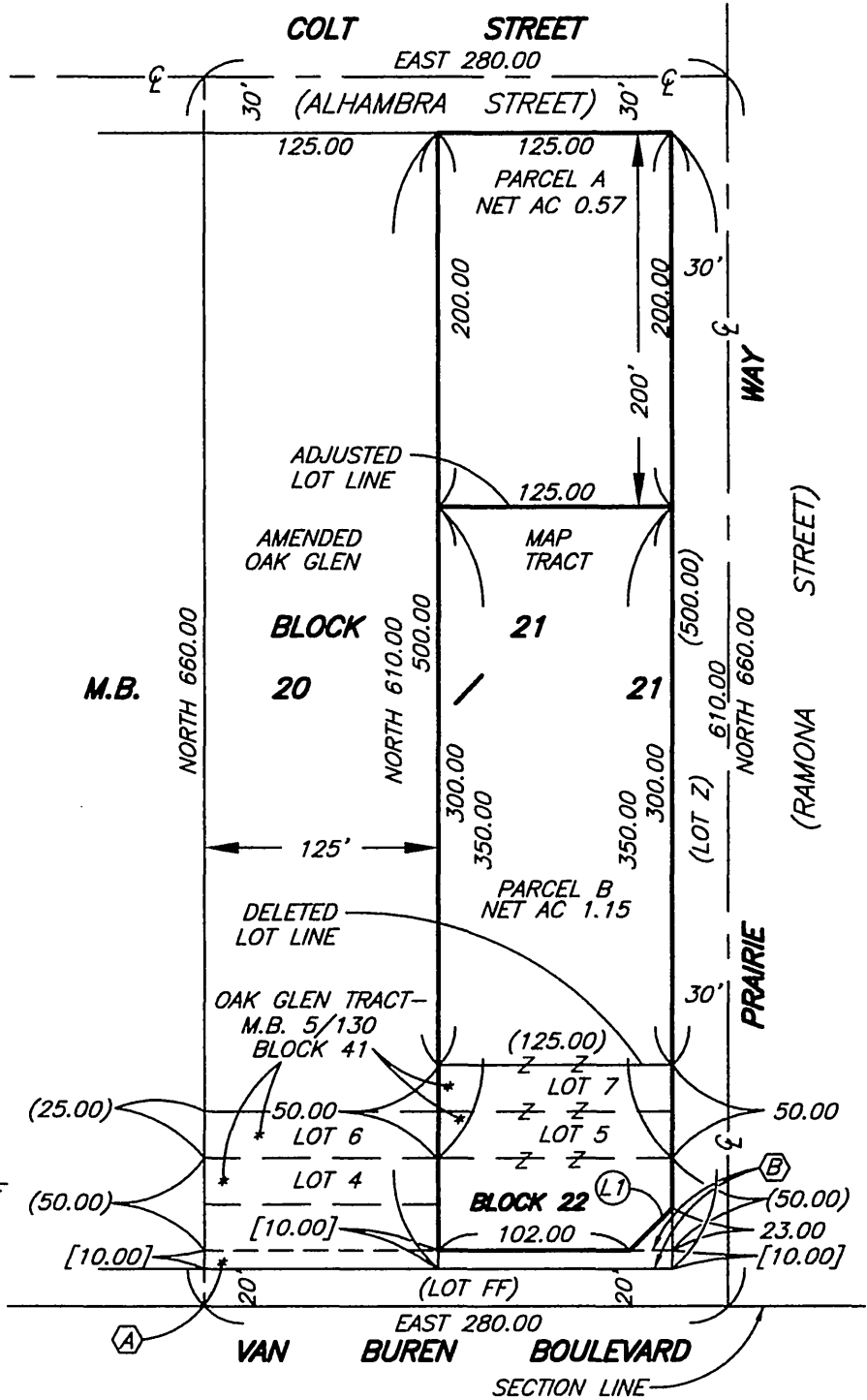
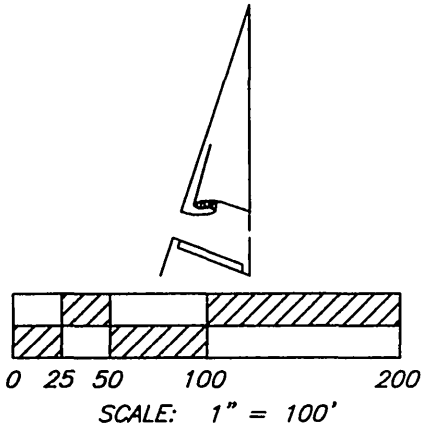
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EXHIBIT "B"
LOT LINE ADJUSTMENT NO. P06-1472

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 87/19/2887.88:88A
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LEGEND

-Z-Z LINE TO BE DELETED.

NOTES

() INDICATES RECORD DATA PER AMENDED MAP OF THE OAK GLEN TRACT M.B. 20/21.

[] INDICATES RECORD DATA PER INST. NO. 49453, RECORDED APRIL 30, 1975, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

(A) RESERVING EASEMENT FOR EXISTING PUBLIC UTILITIES OR PUBLIC SERVICE FACILITIES PER INST. NO. 49453, RECORDED APRIL 30, 1975, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

(B) VAN BUREN BOULEVARD AS CONVEYED TO THE CITY OF RIVERSIDE BY GRANT OF EASEMENT, REC. 7/12/07 AS INST. NO. 453023 O.R., RIVERSIDE COUNTY, CALIFORNIA.

(L1) S45°00'00"W L=32.53

MAP PREPARED BY: PATRICK BUSBY & ASSOCIATES
 ADDRESS: 8388 BASSWOOD AVE., RIVERSIDE, CA 92504
 PHONE NUMBER: (951) 688-8478

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

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