

DOC # 2009-0221489

05/05/2009 08:00A Fee:36.00

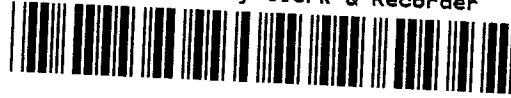
Page 1 of 10

Recorded in Official Records

County of Riverside

Larry W Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Surveyor

City of Riverside

Public Works Dept

3900 Main St.

Riverside, CA 92522

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No Consideration

SPACE ABOVE FOR RECORDER'S USE ONLY

LL-P09-0118

City of Riverside
Certificate of Compliance
for lot line Adjustment

Title of Document



THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

LL-P09-0118

Recording requested by:

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

FOR RECORDER'S OFFICE USE ONLY

Project: P09-0118
APN: 254-020-045 thru 048
Address: 5029, 5037, 5045 & 5053
Monachello Lane

**LL-P09-0118
PARCELS A - D**

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner: **CREEKSIDE TERRACE RIVERSIDE, LLC,**
a California limited liability company

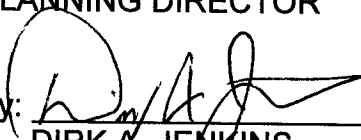
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **FOUR (4)** parcels of real property located in the City of Riverside, County of Riverside, State of California, as described in Exhibit "A" attached hereto and incorporated herein by this reference, and which parcels 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.

See Parcels A-D Attached

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: 
DIRK A. JENKINS
PRINCIPAL PLANNER

3/30/09
DATE

State of California

County of Riverside } ss

On March 30, 2009, before me, Francisca Andrade, notary public,

personally appeared Dirk A. Jenkins who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Francisca Andrade

Notary Signature



EXHIBIT "A"
LOT LINE ADJUSTMENT NO. P09-0118

PARCEL "A"

Lot 1 of Tract No. 31671, as filed in Book 408, Pages 13 through 22, inclusive, of Maps, in the City of Riverside, County of Riverside, State of California.

EXCEPTING THEREFROM that portion of said Lot 1, more particularly described as follows:

COMMENCING at the most Southerly corner of said Lot 1;

THENCE along the Southerly line of said Lot 1, North 71°48'20" East, a distance of 24.90 to the **TRUE POINT OF BEGINNING**;

THENCE leaving said Southerly line, North 55°02'26" East, a distance of 6.80 feet;

THENCE North 72°05'29" East, a distance of 23.80 feet;

THENCE South 17°54'31" East, a distance of 2.37 feet to the Southerly line of said Lot 1;

THENCE along said Southerly line, South 71°48'20" West, a distance of 30.30 feet to the **TRUE POINT OF BEGINNING**.

Containing 6895 Square feet, more or less.

PARCEL "B"

Lot 2, together with that portion of Lot 1 of Tract No. 31671, as filed in Book 408, Pages 13 through 22, inclusive, of Maps, in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

COMMENCING at the most Southerly corner of said Lot 1;

THENCE along the Southerly line of said Lot 1 North 71°48'20" East, a distance of 24.90 to the **TRUE POINT OF BEGINNING**;

THENCE leaving said Southerly line, North 55°02'26" East, a distance of 6.80 feet;

THENCE North 72°05'29" East, a distance of 23.80 feet;

THENCE South 17°54'31" East, a distance of 2.37 feet to the Southerly line of said Lot 1;

THENCE along said Southerly line, South 71°48'20" West, a distance of 30.30 feet to the **TRUE POINT OF BEGINNING**.

Containing 3970 square feet, more or less.

PARCEL "C"

Lot 3, together with that portion of Lot 4 of Tract No. 31671, as filed in Book 408, Pages 13 through 22, inclusive, of Maps, in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

COMMENCING at the most Northwesterly corner of said Lot 4;

THENCE along the Northerly line of said Lot 4, North $71^{\circ}48'20''$ East, a distance of 26.36 feet to the **TRUE POINT OF BEGINNING**;

THENCE continuing along said Northerly line, North $71^{\circ}48'20''$ East, a distance of 38.76 feet;

THENCE leaving said Northerly line, South $19^{\circ}15'41''$ East, a distance of 1.82 feet;

THENCE South $71^{\circ}28'58''$ West, a distance of 30.97 feet;

THENCE South $86^{\circ}04'41''$ West, a distance of 8.07 feet to the **TRUE POINT OF BEGINNING**.

Containing 3977 square feet, more or less.

PARCEL "D"

Lot 4 of Tract No. 31671, as filed in Book 408, Pages 13 through 22, inclusive, of Maps, in the City of Riverside, County of Riverside, State of California.

EXCEPTING THEREFROM that portion of said Lot 4 more particularly described as follows:

COMMENCING at the most Northwesterly corner of said Lot 4;

THENCE along the Northerly line of said Lot 4, North 71°48'20" East, a distance of 26.36 feet to the **TRUE POINT OF BEGINNING**;

THENCE continuing along said Northerly line, North 71°48'20" East, a distance of 38.76 feet;

THENCE leaving said Northherly line, South 19°15'41" East, a distance of 1.82 feet;

THENCE South 71°28'58" West, a distance of 30.97 feet;

THENCE South 86°04'41" West, a distance of 8.07 feet to the **TRUE POINT OF BEGINNING**.

Containing 3843 square feet, more or less.




Robert A. Stockton, RCE 33591
Expiration June 30, 2010



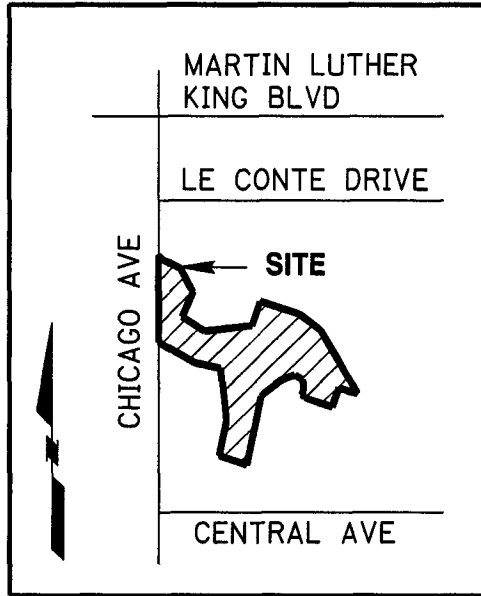
4/13/09
Date

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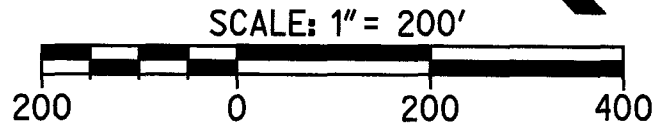
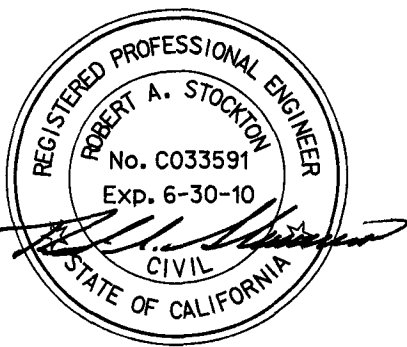
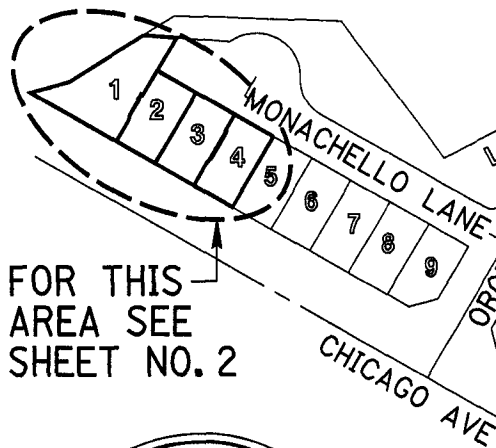
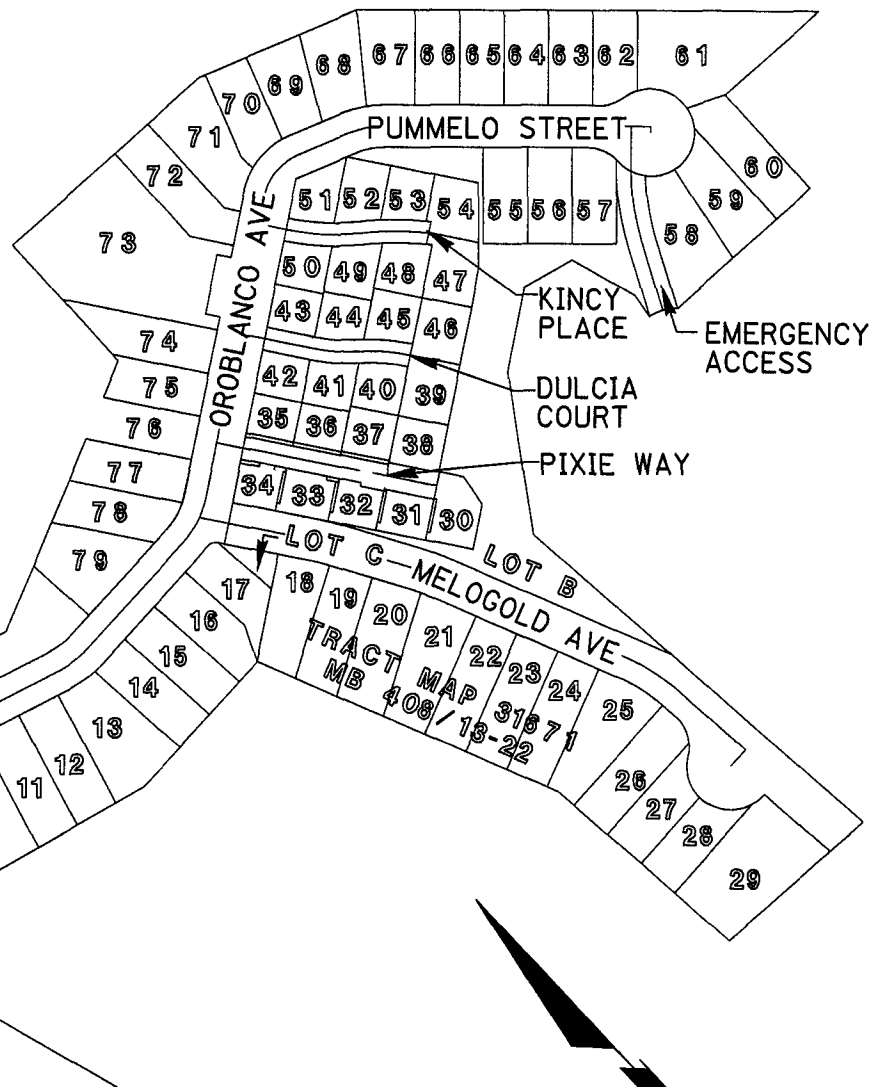
DESCRIPTION APPROVAL:

BY  4/15/09
DATE

FOR MARK S BROWN
CITY SURVEYOR



VICINITY MAP
N.T.S.



CITY OF RIVERSIDE

41-7

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



1223 UNIVERSITY AVENUE - SUITE 240
RIVERSIDE, CA 92507
951 782 0707
(FAX) 951 782 0723

rickengineering.com

San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

**LOT LINE ADJUSTMENT
NO. P09-0118**

SCALE: 1"=200' DATE: JAN. 5, 2008

ASSESSOR PARCEL NO. & SQUARE FOOTAGE

PARCEL	APN	SQUARE FOOTAGE
PARCEL A	254-020-045	6895
PARCEL B	254-020-046	3970
PARCEL C	254-020-047	3977
PARCEL D	254-020-048	3843

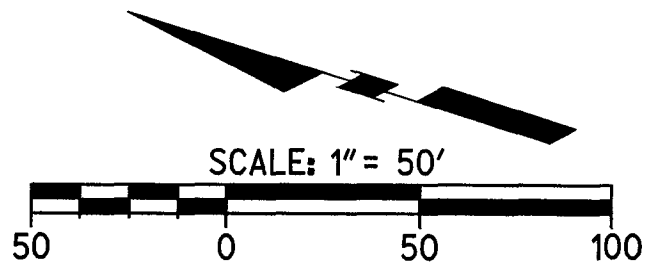
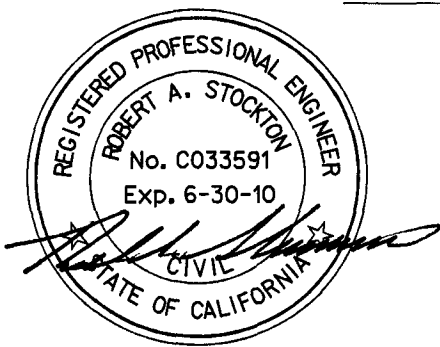
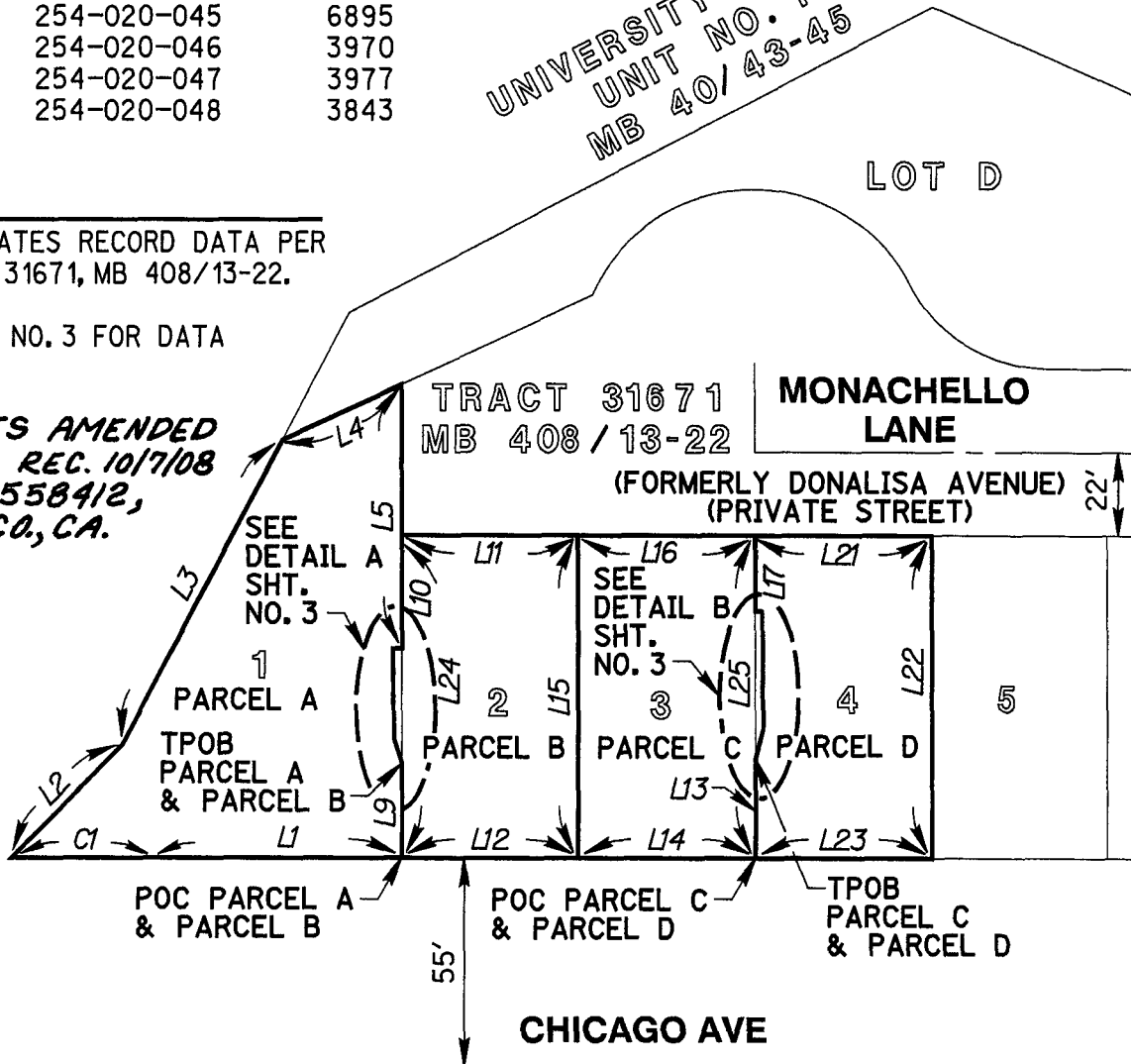
UNIVERSITY MESA
UNIT NO. 1
MB 40/43-45

NOTES:

1. () - INDICATES RECORD DATA PER TRACT NO. 31671, MB 408/13-22.

2. SEE SHEET NO. 3 FOR DATA TABLE.

3. STREETS AMENDED BY C.O.C. REC. 10/7/08 DOC. NO. 558412, O.R. RIV. CO., CA.



CITY OF RIVERSIDE

41-7

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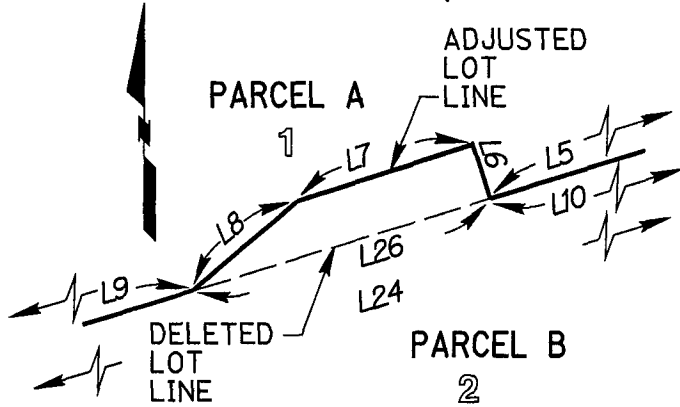
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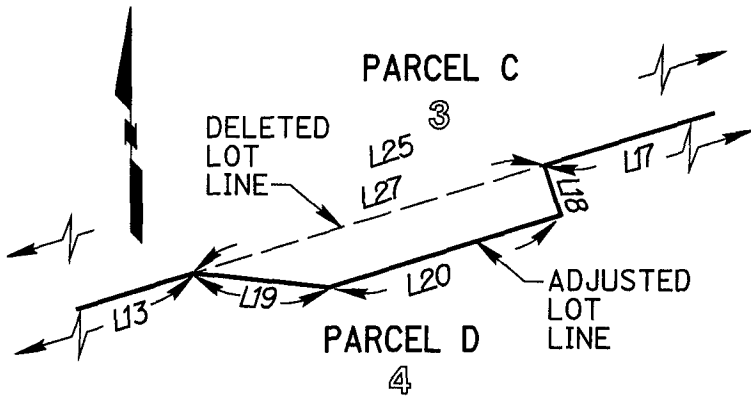
**LOT LINE ADJUSTMENT
NO. P09-0118**

SCALE: 1"=50'

DATE: JAN. 6, 2008



DETAIL A
N.T.S.



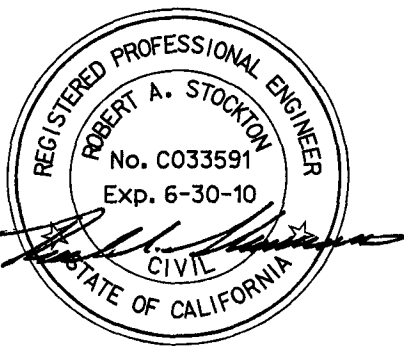
DETAIL B
N.T.S.

NAME	DIRECTION	LENGTH
(L1	N 18°11'40" W	64.35
(L2	N 64°13'45" W	41.19
(L3	N 80°47'55" W	90.22
(L4	N 43°29'18" W	34.09
L5	N 71°48'20" E	69.39
L6	N 17°54'31" W	2.37
L7	N 72°05'29" E	23.80
L8	N 55°02'26" E	6.80
L9	N 71°48'20" E	24.90
L10	N 71°48'20" E	29.80
(L11	N 18°11'40" W	46.00
(L12	N 18°11'40" W	46.00
L13	N 71°48'20" E	26.36
(L14	N 18°11'40" W	46.00
(L15	N 71°48'20" E	85.00
(L16	N 18°11'40" W	46.00
L17	N 71°48'20" E	19.88
L18	N 19°15'41" W	1.82
L19	N 86°04'41" E	8.07
L20	N 71°28'58" E	30.97
(L21	N 18°11'40" W	46.00
(L22	N 71°48'20" E	85.00
(L23	N 18°11'40" W	46.00
(L24	N 71°48'20" E	85.00
(L25	N 71°48'20" E	85.00
L26	N 71°48'20" E	30.30
L27	N 71°48'20" E	38.76

NAME	DELTA	RADIUS	LENGTH
(C1	0°51'26"	2445.00	36.58

NOTE:

() - INDICATES RECORD DATA PER TRACT NO. 31671, MB 408/13-22.



CITY OF RIVERSIDE

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**LOT LINE ADJUSTMENT
NO. P09-0118**

SCALE: N/A

DATE: JAN. 6, 2008