

Recording requested by:

DOC # 2012-0075400  
02/21/2012 12:20P Fee:27.00  
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



34-

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

Project: P11-0544  
APN: 209-092-007, 008, 010, 011, 013 & 014  
Address: 2278 Main Street

**LL-P11-0544**  
**PARCELS A & B**



**NOTE TO COUNTY RECORDER:**  
**DO NOT ACCEPT FOR RECORDING IF AN ADDITIONAL COVER SHEET IS ATTACHED.**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **Saeed Sadvandi and Maryam Sadvandi,**  
**husband and wife as joint tenants**

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 **TWO (2)** 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

Steve Hayes  
Interim Planning Director

By: [Signature] 1/31/12  
Erin Gettis, Principal Planner Date

State of California

County of Riverside } ss

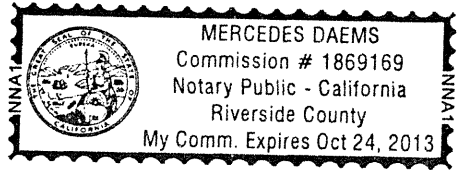
On Feb. 1, 2012, before me, MERCEDES DAEMS,  
notary public, personally appeared, Erin Gettis

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.

[Signature]  
Notary Signature



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**EXHIBIT "A"**  
**LOT LINE ADJUSTMENT NO. P11-0544**  
**LEGAL DESCRIPTIONS OF ADJUSTED PARCELS**

**PARCEL A:**

Lots 20 and 21 together with those portions of Lots 19, 28, and 29 of E.N. Smith's Subdivision, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 5, Page 179, of Maps, in the office of the County Recorder of said County, described as follow:

**BEGINNING** at the most northerly corner of said Lot 21;

Thence southeasterly along the northeast line of said Lots 21 and 28 South 60° 15' 35" East 225.00 feet to a line parallel with the northwest line of said Lots 19, 20, and 21;

Thence southwesterly along said parallel line South 29° 45' 25" West 147.00 feet to a line 33.00 feet northeasterly and parallel with the centerline of Russell Street as per Record of Survey on file in Book 43, Page 92, of Record of Surveys in the office of the County Recorder of said County;

Thence northwesterly along said parallel line North 60° 15' 35" West 199.49 feet;

Thence North 19° 27' 52" West 33.68 feet to a line 49.50 feet southeasterly and parallel with the centerline of Main Street as per Record of Survey on file in Book 43, Page 92, of Record of Surveys in the office of the County Recorder of said County;

Thence northeasterly along said parallel line North 29° 45' 25" East 124.99 feet to the point of **BEGINNING**.

Containing 0.75 Acres, more or less.

**PARCEL B:**

All those portions of Lots 19, 28, and 29 of E.N. Smith's Subdivision, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 5, Page 179, of Maps, in the office of the County Recorder of said County, described as follow:

**COMMENCING** at the most northerly corner of said Lot 21;

Thence southeasterly along the northeast line of said Lots 21 and 28 South 60° 15' 35" East 225.00 feet to a line parallel with the northwest line of said Lots 19, 20, and 21 and to the **True Point of Beginning**;



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Thence southwesterly along said parallel line South 29° 45' 25" West 147.00 feet to a line 33.00 feet northeasterly and parallel with the centerline of Russell Street, as per Record of Survey on file in Book 43, Page 92, of Record of Surveys in the office of the County Recorder of said County;

Thence southeasterly along said parallel line South 60° 15' 35" East 116.63 feet;

Thence North 74° 44' 55" East 31.11 feet to a line 33.00 feet northwesterly and parallel with the centerline of Orange Street as per said E. N. Smith's Subdivision map;

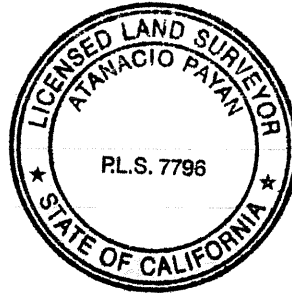
Thence northeasterly along said parallel line North 29° 45' 25" East 125.01 feet to a point on the northeast line of said Lot 28;

Thence northwesterly along said line North 60° 15' 35" West 138.62 feet to the **True Point of Beginning**.

Containing 0.46 Acres, more or less.

Atanacio Payan  
Atanacio Payan, PLS 7796  
My registration expires 12/31/2013

Date: 1-23-2012



**DESCRIPTION APPROVAL:**

BY: [Signature] 2/8/12  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR



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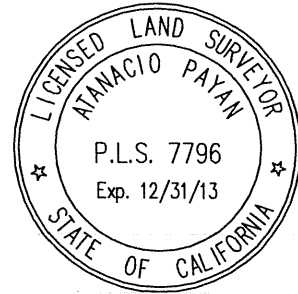
# EXHIBIT "B"

PREPARED FROM RECORDED MAPS.  
E.N. SMITH'S SUBDIVISION MB 5/179  
BEARINGS FROM R/S 43/92

LINE	BEARING	DISTANCE
L1	N 29°45'25" E	124.99'
L2	S 29°45'25" W	147.00'
L3	N 19°27'52" W	33.68'
L4	S 60°15'35" E	116.63'
L5	N 74°44'55" E	31.11'
L6	N 29°45'25" E	125.01'

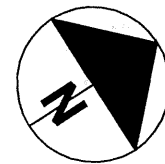
PREPARED BY ME OR UNDER MY  
DIRECTION AND SUPERVISION

*Atanacio Payan* 1-23-2012  
ATANACIO PAYAN DATE

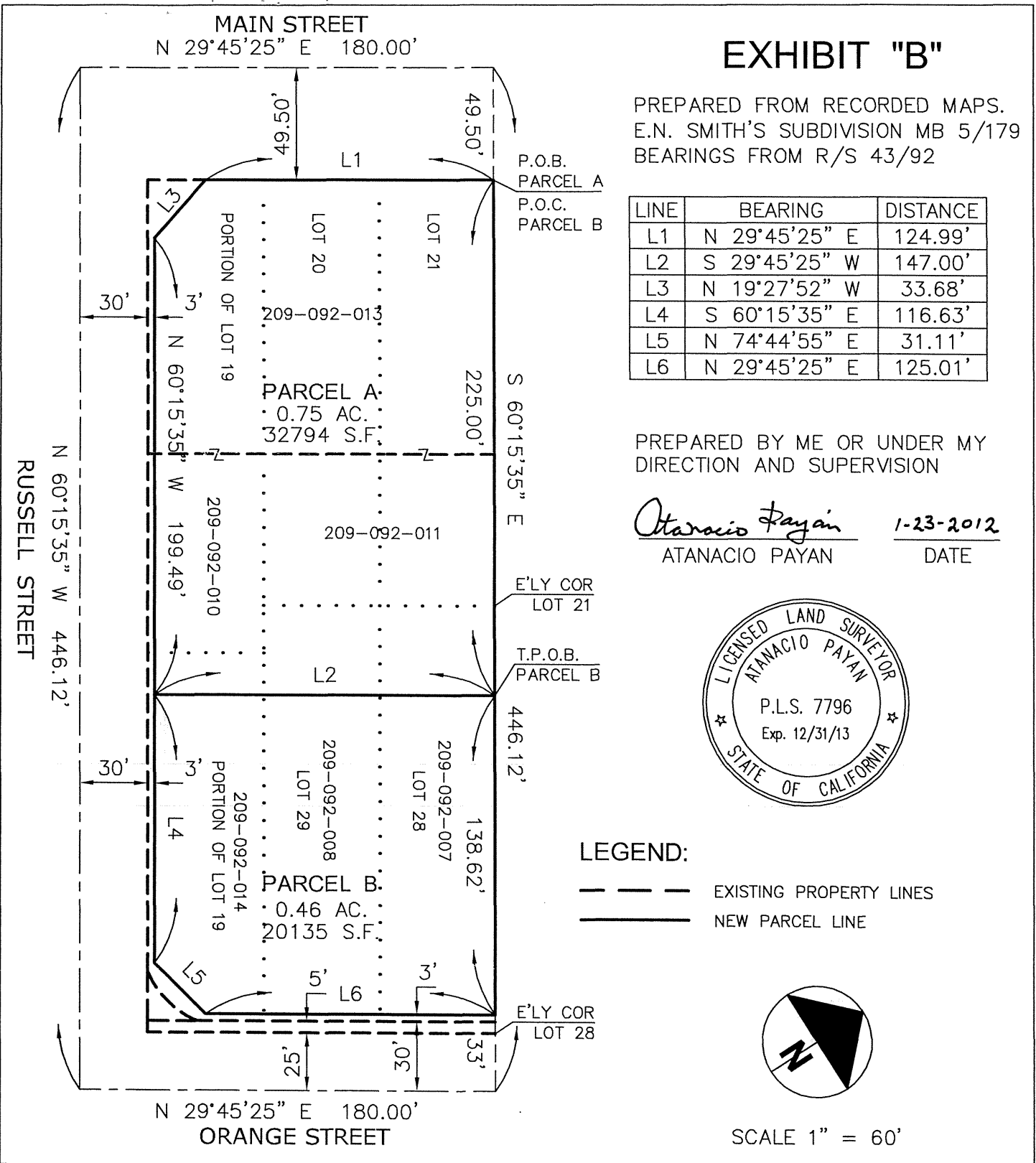


### LEGEND:

- EXISTING PROPERTY LINES
- NEW PARCEL LINE



SCALE 1" = 60'



PREPARED BY:

**PAYAN SURVEYING, INC.**

2404 Mary Clare St.  
Corona, CA 92882  
Tel. (951) 858-6812  
atanacio.payan@att.net

## EXHIBIT "B"

MAP TO ACCOMPANY LEGAL DESCRIPTION  
LOT LINE ADJUSTMENT NO. P11-0544  
CITY OF RIVERSIDE, CA. *LL-P11-0544*

