

Recording requested by:

DOC # 2014-0025087
01/22/2014 01:00P Fee:37.00
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

Project: P12-0775
APN: 147-040-013, 015 & 034
Address: 10127 Keller Ave.

P12-0775

**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): **Barbara L. Roach, as Surviving Trustee of the Roach Family Trust dated July 14, 2001**

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)** 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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Steve Hayes
City Planner

By: 
Steve Hayes

6/21/13
Date

State of California

County of Riverside } ss

On June 26, 2013, before me, Mercedes Daems,
notary public, personally appeared, Steve Hayes

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.


Notary Signature

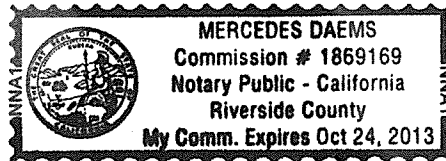


EXHIBIT "A"

**LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. P12-0775**

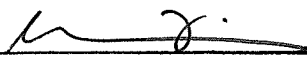
PARCEL 'A'

Being that portion of Lot 10, Block 17 of LA GRANADA, in the City of Riverside, County of Riverside, State of California, as shown on Map on file in Book 12 of Maps at pages 42 through 51, inclusive records of said County, described as follows:

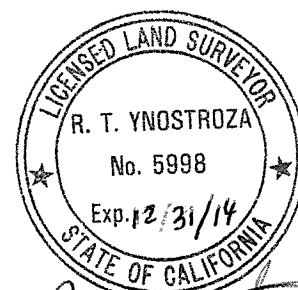
Commencing at the most Easterly corner of said Lot 10, said point being the intersection of the Northerly line of Keller Avenue with the Westerly line of Crest Avenue, as shown on said MAP; thence South 74 degrees 45' 48" West, a distance of 120.78 feet along said Northerly line of Keller Avenue; thence North 29 degrees 10' 15" West, a distance of 8.24 feet along the Northeasterly line of that certain Parcel of Land conveyed to Ernest Allen Roach, ET.UX., by deed recorded December 30, 1963 in Book 3570, Page 260, Official records of Riverside County, California, Also being the Southwesterly line of that parcel of land conveyed to Salvador Zamora, by deed recorded January 4, 2012 in Document No. 2012-0002754, Official Records of said County, being the Point Of Beginning of the parcel of land to be described; Thence South 74 degrees 45' 48" West a distance of 84.44 feet along a line that is parallel with and distant 33.00 feet Northwesterly, measured at right angles from the centerline of said Keller Avenue; Thence north 29 degrees 15' 10" West, a distance of 196.36 feet, to the Northwesterly line of said Lot 10; thence North 63 degrees 08' 18" East, a distance of 82.30 feet, along said Northwesterly line to a point that is distant South 63 degrees 08' 18" West, a distance of 140.62 feet from the Northerly corner of said Lot 10; thence south 29 degrees 10' 15" East, a distance of 213.38 feet along the Northeasterly line of said Parcel conveyed to Ernest Allen Roach, ET.UX., to the Point of Beginning.

Containing 16,817 square feet, more or less.

DESCRIPTION APPROVAL:

BY:  1/21/14
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR





PARCEL 'B'

Being that portion of Lots 9 and 10, Block 17 of LA GRANADA, in the City of Riverside, County of Riverside, State of California, as shown on Map on file in Book 12 of Maps at pages 42 through 51, inclusive records of said County, described as follows:

Commencing at the most Easterly corner of said Lot 10, said point being the intersection of the Northerly line of Keller Avenue with the Westerly line of Crest Avenue, as shown on said MAP; thence South 74 degrees 45' 48" West, a distance of 120.78 feet along said Northerly line of Keller Avenue; thence North 29 degrees 10' 15" West, a distance of 8.24 feet along the Northeasterly line of that certain Parcel of Land conveyed to Ernest Allen Roach, ET.UX., by deed recorded December 30, 1963 in Book 3570, Page 260, Official records of Riverside County, California, Also being the Southwesterly line of that parcel of land conveyed to Salvador Zamora, by deed recorded January 4, 2012 in Document No. 2012-0002754, Official Records of said County; Thence South 74 degrees 45' 48" West a distance of 84.44 feet along a line that is parallel with and distant 33.00 feet Northwesterly, measured at right angles from the centerline of said Keller Avenue; to the Point Of Beginning of the parcel of land to be described; Thence North 29 degrees 15' 10" West, a distance of 196.36 feet to the Northwesterly line of said Lot 10; Thence North 63 degrees 08' 18" East, a distance of 14.01 feet to the Northeasterly line of that parcel of land conveyed to Citizens Domestic Water Company by deed recorded July 7, 1950 in Book 1187, Page 278 et seq., Official Records of said County; Thence North 29 degrees 15' 10" West along said Northeasterly line, a distance of 220.19 feet to the Northwesterly line of said Lot 9; Thence South 63 degrees 08' 18" West along the Northwesterly line of said Lot 9, a distance of 115.03 feet to the westerly corner of said Lot 9; Thence South 26 degrees 51' 42" East along the Southwesterly line of said Lot 9 and the Southwesterly line of said Lot 10, a distance of 391.83 feet to a line that is parallel with and distant 33.00 feet Northwesterly, measured at right angles from the centerline of said Keller Avenue; Thence North 74 degrees 45' 48" East along said parallel line, a distance of 120.88 feet to the Point of beginning.

Containing 47,300 square feet, more or less.

DESCRIPTION APPROVAL:

BY: [Signature] 1/21/14
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

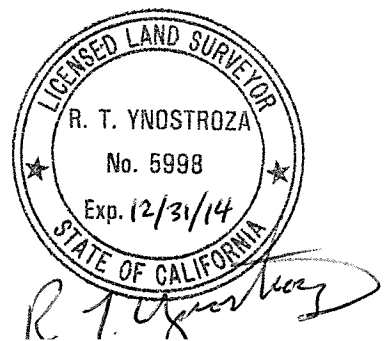
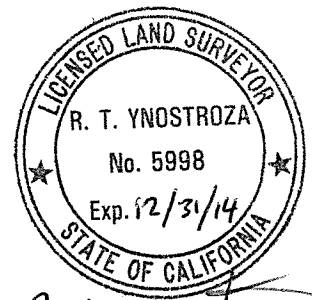
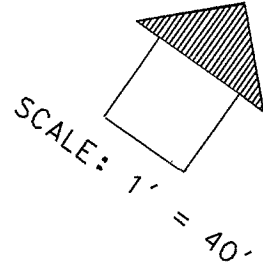


EXHIBIT "B"

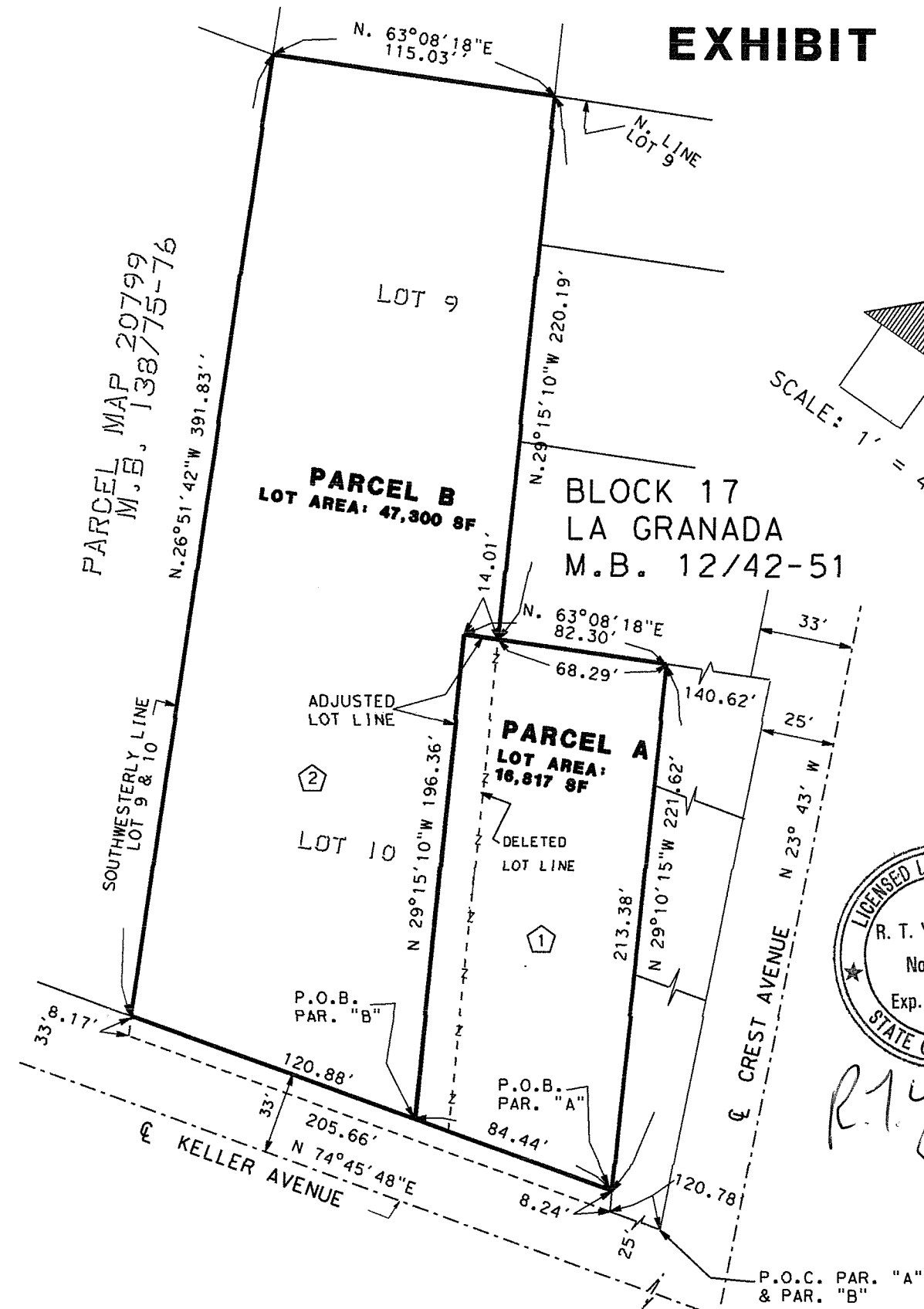
PARCEL MAP 20799
M.B. 138775-76

PARCEL B
LOT AREA: 47,300 SF

BLOCK 17
LA GRANADA
M.B. 12/42-51



R. T. Ynostroza



- ① PARCEL CONVEYED TO ERNEST ALLEN ROACH, ET.UX, BY DEED REC. 12/30/63, B. 3570, P. 260, ET. SEQ., O.R. RIV. CO. CA.
- ② CERTIFICATE OF COMPLIANCE NO. CO-PO6-0026, RECORDED 2/8/06, AS DOC. NO. 2006-97824, O.R. RIV. CO. CA.