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Riverside, California 92522

DOC # 2016-0572565
12/22/2016 12:05 PM Fees: \$30.00
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Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: LISA #580

FOR RECORDER'S OFFICE USE ONLY

ORDER NO. 210-1669976-02
Project: P13-0691 Loring Park swap
Por. APN's: 207-022-001 & 207-033-001
Address: 3663 Mt. Rubidoux Drive

LL-P13-0691

**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): **Chajchawadee Luanpijpong, a married woman as her sole and separate property**

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 1 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

Ted White
City Planner

By: Ted White 3/25/16
Ted White AKA EDWARD AUGUST WHITE Date

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

} ss

On _____, before me, _____,
notary public, personally appeared, _____

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On March 25, 2016 before me, Michelle M. Garcia-Guzman, ^{Notary} Public
Date Here Insert Name and Title of the Officer

personally appeared Edward August White
Name(s) of Signer(s)

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 Michelle M. Garcia-Guzman
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Lot Line Adjustment Document Date: 3/25/16
Number of Pages: 5 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT "A"

P13-0691 COC for 3663 Mt Rubidoux Drive

Por. APN's: 207-022-001 & 207-033-001
Project: P13-0691 Loring Park Swap

Parcel "A"

Lot 11 in Block 22 of Rubidoux Heights, as shown by map of Resubdivision of a portion of Rubidoux Heights on file in Book 4, Page 80 of Maps, records of Riverside County, California;

Excepting therefrom the following described portion:

Beginning at the Northwesterly corner of said Lot 11;

Thence South 28°45'00" East along the West line of said Lot 11 a distance of 50.00 feet to a point thereon;

Thence North 61°15'00" East a distance of 37.23 feet to the Westerly boundary of Ladera Lane (formerly Rubidoux Drive), as shown on said Rubidoux Heights;

Thence North 58°57'00" West, a distance of 37.89 feet on the chord of a curve to the right having a radius of 233.35 feet to the Northeasterly corner of said Lot 11;

Thence South 61°05'00" West along the Northwesterly line of said Lot 11 a distance of 8.08 feet to the Point of Beginning;

Also excepting therefrom the following described portion:

Beginning at a point on the line between Lots 11 and 12 of said Block, from which the most Westerly corner of said Lot 11 bears North 28°45'00" West a distance of 235.89 feet;

Thence South 45°10'00" East a distance of 121.71 feet to the Northwesterly line of Mount Rubidoux Drive and the Southeasterly line of said Lot 11 as shown on said Rubidoux Heights;

Thence Southwesterly along said Northwesterly line to the most Southerly corner of said Lot 11;

Thence North 28°45'00" West along the Westerly line of said Lot 11 a distance of 110.48 feet to the Point of Beginning;

Together with that portion of Lot 12 in said Block 22 described as follows;

Beginning at a point on the line between Lots 11 and 12 of said Block, from which the most Westerly corner of said Lot 11 bears North 28°45'00" West a distance of 50.00 feet;

Thence South 61°15'00" West a distance of 37.23 feet;

Thence South 61°29'00" East a distance of 68.85 feet to a point on said line between Lots 11 and 12;

Thence North 28°45'00" West along said line a distance of 57.92 feet to the Point of Beginning;

Excepting from said Lot 12 the following described portion:

Commencing at a point on the line between Lots 11 and 12 of said Block, from which the most Westerly corner of said Lot 11 bears North 28°45'00" West a distance of 50.00 feet;

Thence South 61°15'00" West a distance of 6.20 feet to the True Point of Beginning of the parcel of land to be described;

Thence continuing South 61°15'00" West a distance of 31.03 feet;

Thence South 61°29'00" East a distance of 50.60 feet to a point hereinafter referred to as Point "A";

Thence North 23°49'00" West a distance of 42.72 feet to the Point of Beginning.

Together with that portion of said Lot 12 described as follows:

Beginning at the herein before mentioned Point "A";

Thence South 23°49'00" East a distance of 91.98 feet;

Thence South 38°10'30" East a distance of 33.00 feet;

Thence North 50°54'00" East a distance of 6.50 feet;

Thence South 45°10'00" East a distance of 21.16 feet to a point on the line between Lots 11 and 12 of said Block, from which the most Westerly corner of said Lot 11 bears North 28°45'00" West a distance of 235.89 feet;

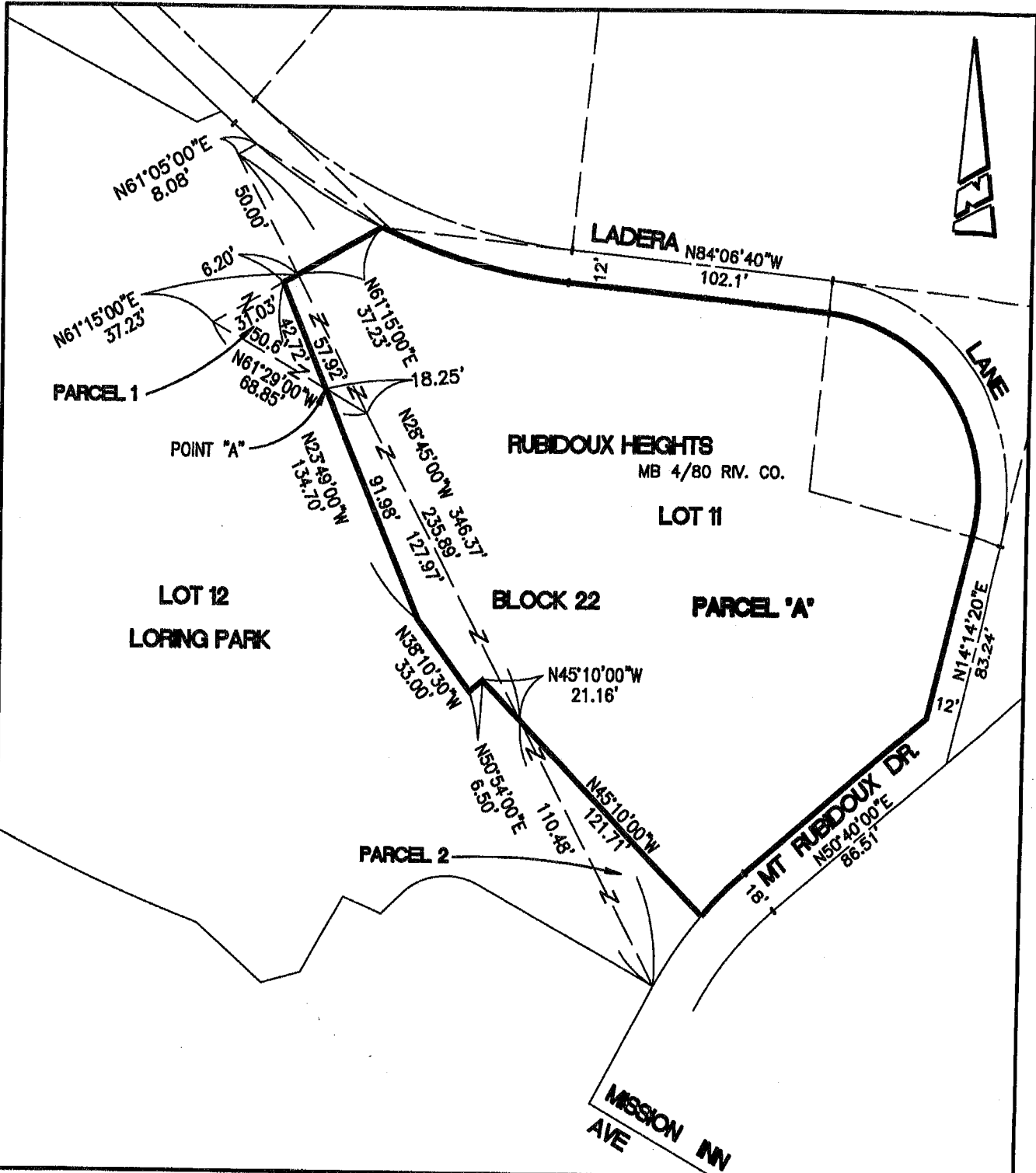
Thence North 28°45'00" West along said line a distance of 127.97 feet to the southeasterly prolongation of the above described course which bears "South 61°29'00" East a distance of 50.60 feet";

Thence North 61°29'00" West along said southeasterly prolongation, a distance of 18.25 feet to the Point of Beginning.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens L.S. 7519 1/20/15 Date Prep. (S)





• CITY OF RIVERSIDE, CALIFORNIA •

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.

SHEET 1 OF 1

SCALE: 1"=50'

DRAWN BY: CURT

DATE: 1/21/14

SUBJECT: P13-0691 COC FOR 3663 MT-RUBIDOUX DR