

Recording requested by:

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

DOC # 2014-0261615
07/15/2014 10:41A Fee:30.00
Page 1 of 6
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

And when recorded, mail to:

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



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY	
			6						1150	
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM	
							T:	CTY	UNI	026

Project: P13-0859
APN: 223-091-007 & 008
Address:

LL-P13-0859
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): **Don Luginbill and Donna Luginbill, 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
City Planner

By: *St Hayes*
Steve Hayes

5/1/14
Date

State of California

County of Riverside } ss

On May 1, 2014, before me, Angela Hill,
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.

Angela Hill
Notary Signature



**EXHIBIT A
LEGAL DESCRIPTION**

Parcel A

That portion of Lot "F" of Victoria Heights as shown by map on file in Book 4 of Maps, Page 92, thereof, Records of Riverside County, California being more particularly described as follows:

Commencing at the southwest corner of said Lot "F";

Thence South 88° 32' 00" East along the south line of said Lot "F", a distance of 110.00 feet;

Thence North 03° 13' 00" East along the west line of that certain parcel described in a deed recorded August 23, 1948, in Book 1005, page 430, Official Records of Riverside County, California, a distance of 109.97 feet to a point in a line parallel with and distant northerly 109.92 feet, measured at right angles, from said south line, said point also being the TRUE POINT OF BEGINNING;

Thence South 88° 32' 00" East, along said parallel line a distance of 219.74 feet to a point on the westerly right-of-way of Rumsey Drive (10 foot half-width) as shown on said map of Victoria Heights, Said point being the beginning of a non-tangent curve, concave to the west, having a radius of 277.94 feet, a radial line to said point bears North 78° 26' 14" West;

Thence northerly along said curve, to the left, through a central angle of 14° 29' 12", an arc length of 70.27 feet to a point on the north line of the south 180.00 feet, as measured along the westerly line of said Lot "F", said north line also being the south line of Rumsey Estates as shown by map on file in Book 4 of Maps Page 25 thereof, records of Riverside County, California;

Thence North 88° 32' 00" West, along said north line and said south line, a distance of 221.09 feet to a point on the west line of said deed;

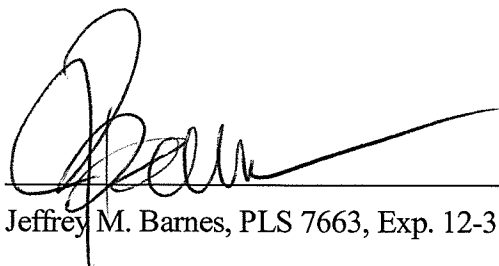
Thence South 03° 13' 00" West along the west line of said deed, a distance of 70.03 feet to the TRUE POINT OF BEGINNING;

Excepting therefrom that certain parcel accepted by the City of Riverside per Resolution No. 5927 recorded August 14, 1953, Book 1499, page 596, et seq., Records of Riverside County, California;

Also excepting therefrom that portion described in grant of easement to the City of Riverside, recorded JULY 9, 2014 as Instrument No. 254194, Official Records of Riverside County, California.


Contains 14,221 square feet, more or less.

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


Jeffrey M. Barnes, PLS 7663, Exp. 12-31-14 6/4/2014 Date



DESCRIPTION APPROVAL:

BY:  6/10/14 DA
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel B

That portion of Lot "F" of Victoria Heights as shown by map on file in Book 4 of Maps, Page 92, thereof, Records of Riverside County, California being more particularly described as follows:

Commencing at the southwest corner of said Lot "F";

Thence South 88° 32' 00" East along the south line of said Lot "F", a distance of 110.00 feet to the TRUE POINT OF BEGINNING;

Thence North 03° 13' 00" East along the west line of that certain parcel described in a deed recorded August 23, 1948, in Book 1005, page 430, Official Records of Riverside County, California, a distance of 109.97 feet to a point in a line parallel with and distant northerly 109.92 feet, measured at right angles, from said south line;

Thence South 88° 32' 00" East, along said parallel line a distance of 219.74 feet to a point on the westerly right-of-way of Rumsey Drive (10 foot half-width) as shown on said map of Victoria Heights, said point being the beginning of a non-tangent curve, concave to the west, having a radius of 277.94 feet, a radial line to said point bears North 78° 26' 14" West;

Thence southerly along said curve, to the right, through a central angle of 4° 01' 11", an arc length of 19.50 feet;

Thence South 15° 38' 00" West a distance of 6.02 feet to the beginning of a tangent curve, concave to the east, having a radius of 201.11 feet;

Thence southerly along said curve, to the left, through a central angle of 14° 10' 00", an arc length of 49.73 feet;

Thence South 01° 28' 00" West a distance of 35.80 feet to the southeast corner of said Lot "F";

Thence, North 88° 32' 00" West along the south line of said Lot "F" a distance of 211.40 feet to the TRUE POINT OF BEGINNING;

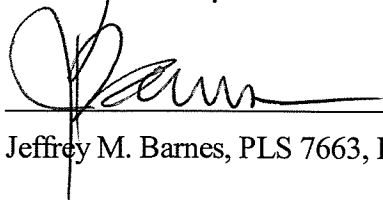
EXCEPTING THEREFROM that certain parcel accepted by the City of Riverside per Resolution No. 5927 recorded August 14, 1953, Book 1499, page 596, et seq., Records of Riverside County California;

ALSO EXCEPTING THEREFROM that portion described in grant of easement to the City of Riverside recorded JULY 9 , 2014 as Instrument No. 254194 , Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion conveyed to the City of Riverside in deed recorded December 16, 1960 as Instrument No. 106409, Official Records of Riverside County, California.

Contains 14,566 square feet, more or less.

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

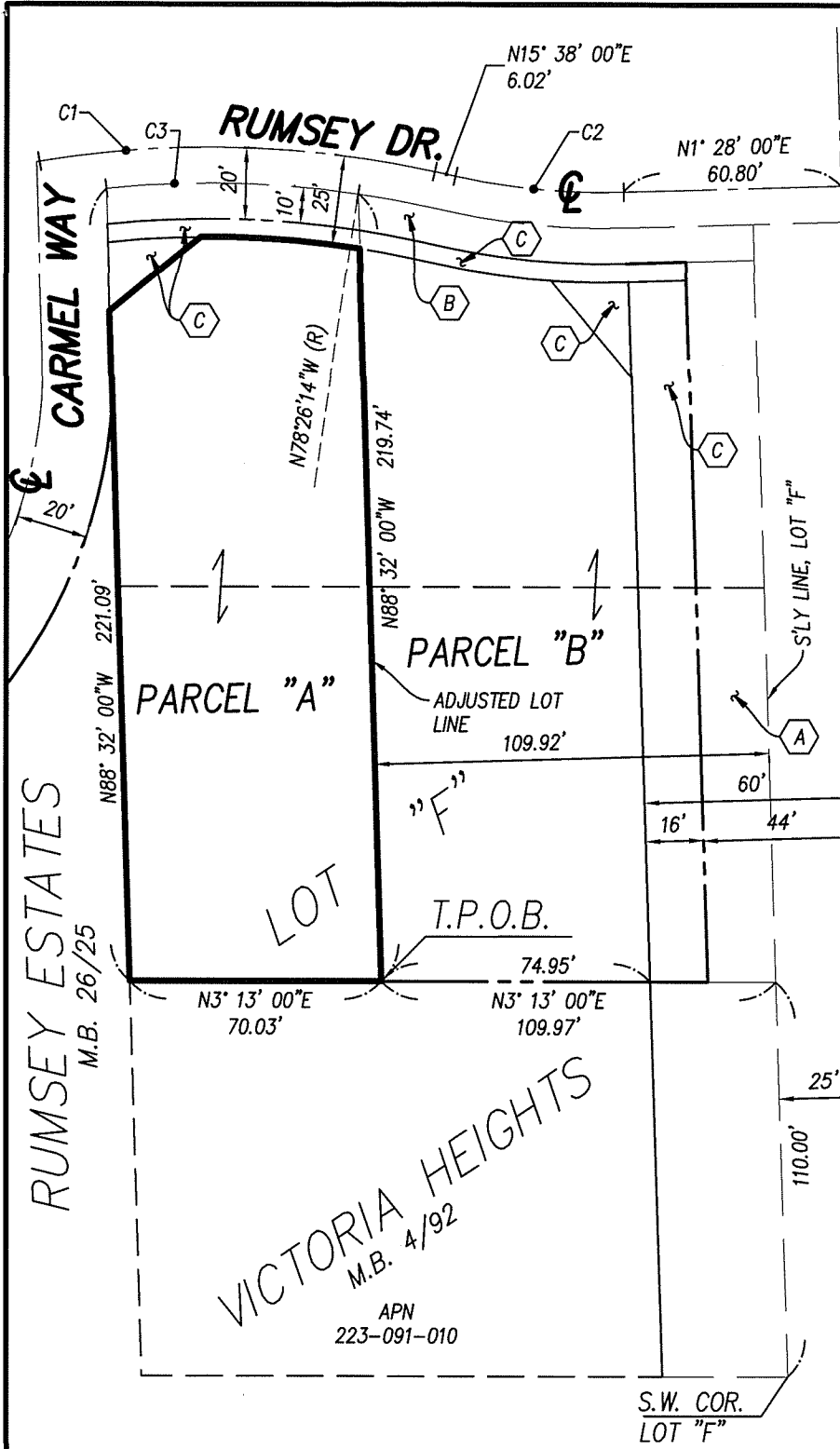


Jeffrey M. Barnes, PLS 7663, Exp. 12-31-14

0/4/2014
Date

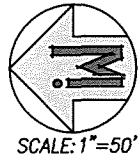


DESCRIPTION APPROVAL:
BY: h.c. DATE: 6/10/14
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR



CURVE TABLE				
#	LENGTH	RADIUS	DELTA	TAN
C1	111.02'	287.94'	22°05'31"	56.21'
C2	47.25'	191.11'	14°10'00"	23.75'
C3	70.27'	277.94'	14°29'12"	35.33'

- (A) PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED DECEMBER 16, 1960, INST. NO. 106409 O.R.R.C.
- (B) PARCEL ACCEPTED BY THE CITY OF RIVERSIDE PER RESOLUTION NO. 5927 RECORDED AUGUST 14, 1953, BK 1499, PAGE 596, ET SEQ., O.R.R.C.
- (C) PARCEL DESCRIBED IN GRANT OF EASEMENT TO THE CITY OF RIVERSIDE, RECORDED July 9, 2014 INST. NO. 254194 O.R.R.C.



NOTE: THIS PLAT IS SOLELY AN AID IN LOCATING THE ATTACHED DESCRIPTION AND IS NOT CONSIDERED A PART THEREOF.

IW CONSULTING ENGINEERS, INC.

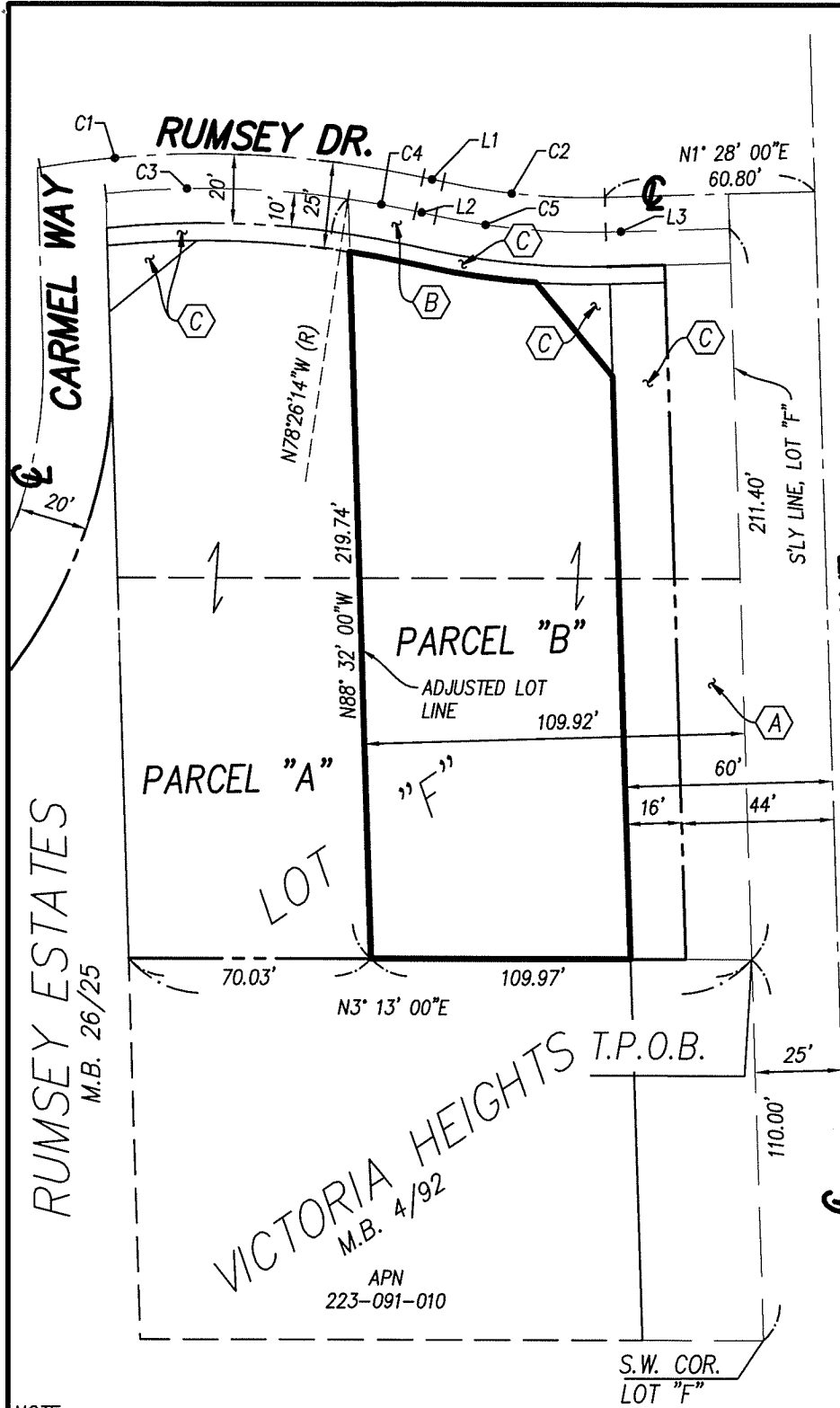
- CIVIL ENGINEERING
- LAND PLANNING
- AERIAL MAPPING
- SURVEYING
- ENTITLEMENTS
- GOVERNMENT RELATIONS

3544 UNIVERSITY AVENUE TEL: 951.905.5300
 RIVERSIDE, CA 92501 FAX: 951.905.5302
 WWW.IWCEI.COM

LOT LINE ADJUSTMENT

2894 RUMSEY DRIVE
RIVERSIDE, CA 92506

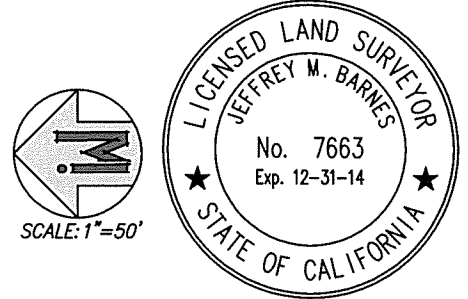
W.O. 235.008
BY: JMB
DATE: 05/2014
SCALE: 1"=50'
PAGE: 1 of 2



CURVE TABLE				
#	LENGTH	RADIUS	DELTA	TAN
C1	111.02'	287.94'	22°05'31"	56.21'
C2	47.25'	191.11'	14°10'00"	23.75'
C3	70.28'	277.94'	14°29'14"	35.33'
C4	19.50'	277.94'	4°01'11"	9.75'
C5	49.73'	201.11'	14°10'00"	24.99'

LINE TABLE		
#	BEARING	DISTANCE
L1	S15°38'00"W	6.02'
L2	S15°38'00"W	6.02'
L3	S1°28'00"W	35.80'

- (A) PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED DECEMBER 16, 1960, INST. NO. 106409 O.R.R.C.
- (B) PARCEL ACCEPTED BY THE CITY OF RIVERSIDE PER RESOLUTION NO. 5927 RECORDED AUGUST 14, 1953, BK 1499, PAGE 596, ET SEQ., O.R.R.C.
- (C) PARCEL DESCRIBED IN GRANT OF EASEMENT TO THE CITY OF RIVERSIDE RECORDED JULY 9, 2014 INST. NO. 254194 O.R.R.C.



NOTE: THIS PLAT IS SOLELY AN AID IN LOCATING THE ATTACHED DESCRIPTION AND IS NOT CONSIDERED A PART THEREOF.

IW CONSULTING ENGINEERS, INC.

- CIVIL ENGINEERING
- LAND PLANNING
- AERIAL MAPPING
- SURVEYING
- ENTITLEMENTS
- GOVERNMENT RELATIONS

3544 UNIVERSITY AVENUE TEL: 951.905.5300
 RIVERSIDE, CA 92501 FAX: 951.905.5302
 WWW.IWCET.COM

LOT LINE ADJUSTMENT

2894 RUMSEY DRIVE
 RIVERSIDE, CA 92506

W.O. 235.008
BY: JMB
DATE: 05/2014
SCALE: 1"=50'
PAGE: 2 of 2