

Recording Requested By
First American Title Company

Recording requested by:

DOC # 2014-0231591

06/24/2014 01:44 PM Fees: \$42.00

Page 1 of 10

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

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

And when recorded, mail to:

Surveyor's Office
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

NCS-607168-MPLS

Project: P13-1026

A.P.N's. 138-110-031 & 032

LL – P13-1026

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): TARGET CORPORATION, a Minnesota corporation.


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 2 (two) 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.

First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Steve Hayes
City Planner

By: 
Steve Hayes

6/26/14
Date

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

State of California

County of Riverside

On June 20, 2014 before me, Angela Hill, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Steve Hayes

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: Angela Hill
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: P13-1026

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Individual Individual

Partner — Limited General Partner — Limited General

Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

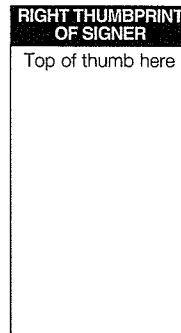
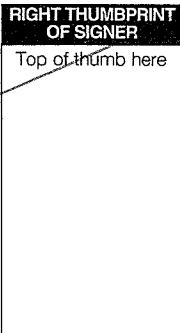


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 'A':

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 15839, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 80, PAGES 3 AND 4 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 1, BEING ALSO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DIANA AVENUE, 51.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP NO. 15839;

THENCE NORTH 53°51'09" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF DIANA AVENUE A DISTANCE OF 275.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1967.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 106.25 FEET THROUGH A CENTRAL ANGLE OF 03°05'42";

THENCE NORTH 50°45'27" EAST A DISTANCE OF 295.94 FEET;

THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF DIANA AVENUE NORTH 34°01'00"

WEST A DISTANCE OF 86.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 70.00 FEET, A RADIAL TO WHICH BEARS SOUTH 48°48'34" EAST;

THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 76.82 FEET THROUGH A CENTRAL ANGLE OF 62°52'49" TO A POINT OF COMPOUND CURVATURE WITH A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET, A RADIAL TO WHICH POINT BEARS NORTH 68°18'37" EAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.51 FEET THROUGH A CENTRAL ANGLE OF 12°19'37";

EXHIBIT "A"
LEGAL DESCRIPTION

THENCE NORTH 34°01'00" WEST 369.27 FEET;

THENCE NORTH 55°59'00" EAST 168.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 35.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.82 FEET THROUGH A CENTRAL ANGLE OF 17°43'06" TO THE WESTERLY LINE OF PARCEL 2 AS DESCRIBED IN DEED TO THE CITY OF RIVERSIDE PER DOCUMENT RECORDED MAY 17, 1991 AS INSTRUMENT NO. 166424 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE NORTH 11°19'44" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 7.33 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF TYLER STREET AS SHOWN ON SAID PARCEL MAP NO. 15839, SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALSO BEING A LINE THAT IS PARALLEL WITH AND DISTANT 65.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF TYLER STREET;

THENCE NORTH 34°01'00" WEST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TYLER STREET AND ALONG SAID PARALLEL LINE, A DISTANCE OF 95.42 FEET TO THE SOUTHEASTERLY LINE OF PARCEL 1 AS DESCRIBED IN SAID DEED TO THE CITY OF RIVERSIDE;

THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 55°59'00" WEST 2.48 FEET TO A POINT ON A PORTION OF THE NORTHEASTERLY BOUNDARY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 15839 AND BEING A POINT IN A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET, A RADIAL TO WHICH BEARS SOUTH 83°21'36" EAST, SAID PORTION OF THE NORTHEASTERLY BOUNDARY LINE OF PARCEL 1 IS SHOWN BY SAID MAP AS HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 53°07'50" AND A LENGTH OF 55.64 FEET;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 51.67 FEET THROUGH A CENTRAL ANGLE OF 49°20'36";

THENCE SOUTH 55°59'00" WEST CONTINUING ALONG SAID NORTHEASTERLY BOUNDARY LINE A DISTANCE OF 135.40 FEET TO AN ANGLE POINT IN SAID NORTHEASTERLY BOUNDARY LINE;

EXHIBIT "A"
LEGAL DESCRIPTION

THENCE NORTH 34°01'00" WEST CONTINUING ALONG SAID NORTHEASTERLY BOUNDARY LINE A DISTANCE OF 263.17 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1;
THENCE SOUTH 55°57'00" WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 452.75 FEET TO AN ANGLE POINT IN SAID NORTHWESTERLY LINE;
THENCE SOUTH 55°59'00" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 277.35 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL 1;
THENCE SOUTH 34°01'00" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 915.05 FEET TO SAID MOST SOUTHERLY CORNER AND THE **POINT OF BEGINNING**.

CONTAINING 662,620 SQUARE FEET, MORE OR LESS.

PARCEL 'B':

THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 15839, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 80, PAGES 3 AND 4 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 1, BEING ALSO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DIANA AVENUE, 51.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP NO. 15839;

THENCE NORTH 53°51'09" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 275.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1967.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 106.25 FEET THROUGH A CENTRAL ANGLE OF 03°05'42";

EXHIBIT "A"
LEGAL DESCRIPTION

THENCE NORTH 50°45'27" EAST A DISTANCE OF 295.94 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE NORTH 34°01'00" WEST A DISTANCE OF 86.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 70.00 FEET, A RADIAL TO WHICH BEARS SOUTH 48°48'34" EAST;

THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 76.82 FEET THROUGH A CENTRAL ANGLE OF 62°52'49" TO A POINT OF COMPOUND CURVATURE WITH A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET, A RADIAL TO WHICH POINT BEARS NORTH 68°18'37" EAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.51 FEET THROUGH A CENTRAL ANGLE OF 12°19'37";

THENCE NORTH 34°01'00" WEST 369.27 FEET;

THENCE NORTH 55°59'00" EAST 168.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 35.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.82 FEET THROUGH A CENTRAL ANGLE OF 17°43'06" TO THE WESTERLY LINE OF PARCEL 2 AS DESCRIBED IN DEED TO THE CITY OF RIVERSIDE PER DOCUMENT RECORDED MAY 17, 1991 AS INSTRUMENT NO. 166424 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 11°19'44" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 16.04 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL 2;

THENCE SOUTH 78°40'31" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 23.65 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PORTION OF TYLER STREET AS SHOWN ON SAID PARCEL MAP NO. 15839, SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALSO BEING A LINE THAT IS PARALLEL WITH AND DISTANT 65.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID TYLER STREET;

EXHIBIT B

LOT 2
TRACT NO. 19265
M.B. 140/10-11

PARCEL 4
P.M.B. 19/97

PARCEL 1
P.M. NO. 28328
P.M.B. 189/1-2

S55°59'00"W
277.35'

S55°57'00"W 452.75'

PARCEL 3
P.M. 15839

EX. PCL 1
APN: 138-110-032-4
P.M. 15839
P.M.B. 80/3-4

**PROPOSED
PARCEL A
662,620± SF**

EX. PCL 2
APN: 138-110-032-5
P.M. 15839
P.M.B. 80/3-4

**PROPOSED
PARCEL B
98,890± SF**

N68°18'37"E(R)
PRC C4

P.O.B. (PARCEL 'A')
P.O.C. (PARCEL 'B')

S48°48'34"E(R)
L6

N53°51'09"E
275.91'

N50°45'27"E' 428.99'

DIANA AVENUE

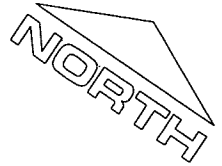
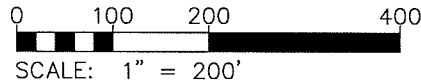
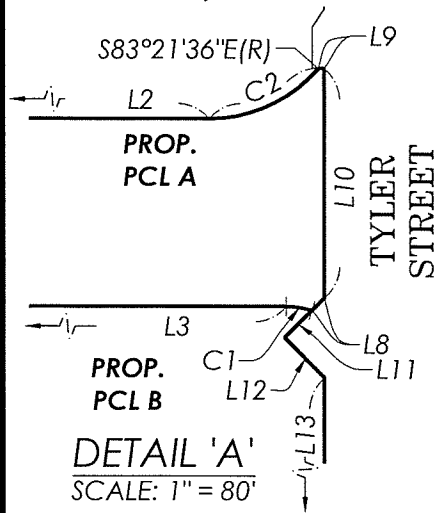
STATE HWY. 91

T.P.O.B.
(PARCEL 'B')

SEE DETAIL 'A'
THIS SHEET

SEE DETAIL 'B'
SHEET 2

TYLER STREET



LEGEND:

P.O.B.

INDICATES POINT OF BEGINNING

T.P.O.B.

INDICATES TRUE POINT OF BEGINNING

— — —

INDICATES NEW LOT LINE

-Z -Z -Z

INDICATES OLD LOT LINE

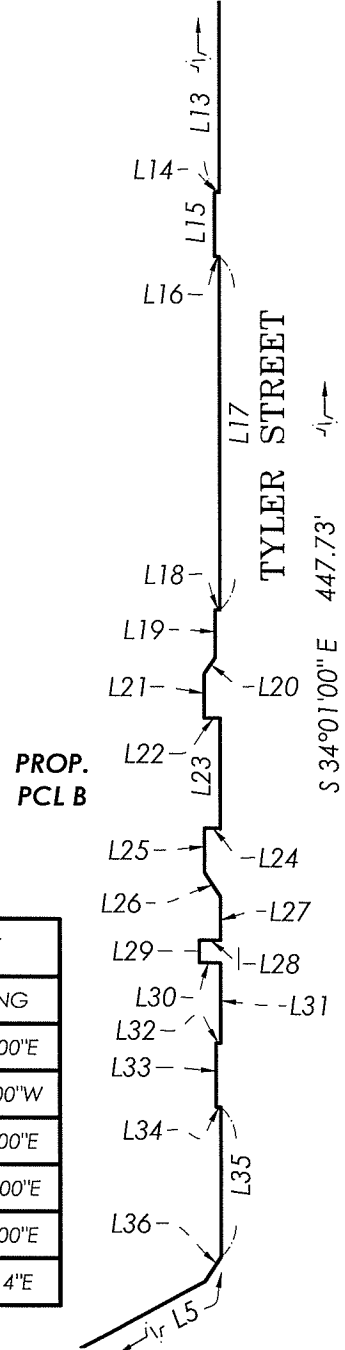
— — —

INDICATES LOT LINE TO REMAIN

Kimley»Horn

401 B Street, SUITE 600 SAN DIEGO, CA 92101
TEL: (619) 234-9411

EXHIBIT B



DETAIL 'B'
SCALE: 1" = 60'

| LINE DATA TABLE | | |
|-----------------|---------|-------------|
| - | LENGTH | BEARING |
| L1 | 263.17' | N34°01'00"W |
| L2 | 135.40' | S55°59'00"W |
| L3 | 168.36' | N55°59'00"E |
| L4 | 369.27' | N34°01'00"W |
| L5 | 42.28' | S27°33'27"W |
| L6 | 86.75' | N34°01'00"W |
| L7 | 133.05' | S50°45'27"W |
| L8 | 7.33' | N11°19'44"E |
| L9 | 2.48' | S55°59'00"W |
| L10 | 95.42' | N34°01'00"W |
| L11 | 16.04' | S11°19'44"W |
| L12 | 23.65' | S78°40'31"E |
| L13 | 111.13' | S34°01'00"E |
| L14 | 1.50' | S55°59'00"W |
| L15 | 20.00' | S34°01'00"E |

| LINE DATA TABLE | | |
|-----------------|---------|-------------|
| - | LENGTH | BEARING |
| L16 | 1.50' | N55°59'00"E |
| L17 | 110.00' | S34°01'00"E |
| L18 | 1.50' | S55°59'00"W |
| L19 | 14.80' | S34°01'00"E |
| L20 | 6.31' | S0°19'36"E |
| L21 | 13.81' | S34°01'00"E |
| L22 | 5.00' | N55°59'00"E |
| L23 | 34.28' | S34°01'00"E |
| L24 | 5.00' | S55°59'00"W |
| L25 | 13.81' | S34°01'00"E |
| L26 | 9.01' | S67°42'24"E |
| L27 | 13.55' | S34°01'00"E |
| L28 | 6.75' | S55°59'00"W |
| L29 | 7.00' | S34°01'00"E |
| L30 | 6.75' | N55°59'00"E |

| LINE DATA TABLE | | |
|-----------------|--------|-------------|
| - | LENGTH | BEARING |
| L31 | 25.00' | S34°01'00"E |
| L32 | 1.50' | S55°59'00"W |
| L33 | 20.00' | S34°01'00"E |
| L34 | 1.50' | N55°59'00"E |
| L35 | 46.61' | S34°01'00"E |
| L36 | 9.29' | S0°36'14"E |

| CURVE DATA TABLE | | | |
|------------------|----------|---------|-------------|
| - | RADIUS | LENGTH | DELTA |
| C1 | 35.00' | 10.82' | Δ=17°43'06" |
| C2 | 60.00' | 51.67' | Δ=49°20'36" |
| C3 | 100.00' | 21.51' | Δ=12°19'37" |
| C4 | 70.00' | 76.82' | Δ=62°52'49" |
| C5 | 1967.00' | 106.25' | Δ=3°05'42" |
| C6 | 175.00' | 70.86' | Δ=23°12'00" |

Kimley & Horn
 401 B Street, SUITE 600 SAN DIEGO, CA 92101
 TEL: (619) 234-9411