

Recording requested by:

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

DOC # 2015-0125487
03/30/2015 10:11A Fee:27.00
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Recorded in Official Records
County of Riverside
Peter Aldana
Assessor, County Clerk & Recorder

And when recorded, mail to:

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



3750

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Project: P14-0987
APN: 237-040-016 and -015
Address: 7888 Lincoln Avenue

P-14-0987



**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

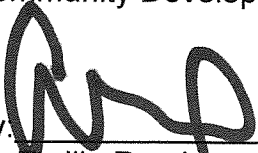
Property Owner(s): **Riverside Lincoln, LLC, a California Limited Liability Company**

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 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

Emilio Ramirez
Deputy Director
Community Development Department

By: 
Emilio Ramirez _____ 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 Riverside } ss

On March 17, 2015, before me, Angela Hill
notary public, personally appeared, Emilio Ramirez

~~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

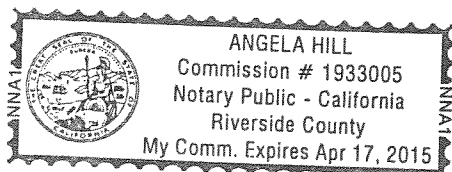


EXHIBIT "A"

PARCEL 1

THAT PORTION OF PARCEL "C" OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT AS PER INSTRUMENT NO. 2008-0068009 RECORDED ON FEBRUARY 11, 2008, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF PARCEL "B" OF SAID CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GRACE STREET DISTANT 40.00 FEET FROM THE CENTERLINE THEREOF;

THENCE NORTH 33° 59' 00" WEST ALONG SAID RIGHT-OF-WAY LINE, 328.99 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 56° 00' 30" WEST, 745.16 FEET TO A POINT ON A LINE PARALLEL AND DISTANT 56.00 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY LINE OF SAID PARCEL "C".

THENCE NORTH 33° 59' 30" WEST ALONG SAID PARALLEL LINE, 318.84 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LINCOLN AVENUE DISTANT 44.00 FEET FROM THE CENTERLINE THEREOF;

THENCE NORTH 56° 00' 00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 730.20 FEET;

THENCE SOUTH 67° 06' 23" EAST, 27.46 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GRACE STREET;

THENCE SOUTH 33° 59' 00" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 295.95 FEET TO THE **TRUE POINT OF BEGINNING**.

THIS PARCEL CONTAINS 237,464 SQUARE FEET (5.45 ACRES) MORE OR LESS.

PARCEL 2

THAT PORTION OF PARCEL "B" TOGETHER WITH THAT PORTION OF PARCEL "C" OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT AS PER INSTRUMENT NO. 2008-0068009 RECORDED ON FEBRUARY 11, 2008, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL "B";



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LL-214-0987

THENCE NORTH 56° 00' 30" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCELS "B" AND "C", 801.11 FEET TO A POINT ON THE SOUTHWESTERLY

RIGHT-OF-WAY LINE OF GRACE STREET DISTANT 40.00 FEET FROM THE CENTERLINE THEREOF;

THENCE NORTH 33° 59' 00" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 328.99 FEET;

THENCE SOUTH 56° 00' 30" WEST, 745.16 FEET TO A POINT ON A LINE PARALLEL AND DISTANT 56.00 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY LINE OF SAID PARCEL "C";

THENCE NORTH 33° 59' 30" WEST ALONG SAID PARALLEL LINE, 318.84 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LINCOLN AVENUE DISTANT 44.00 FEET FROM THE CENTERLINE THEREOF;

THENCE SOUTH 56° 00' 00" WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 56.00 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL "C";

THENCE SOUTH 33° 59' 30" EAST ALONG SAID SOUTHWESTERLY LINE OF PARCEL "C", 647.83 FEET TO THE **POINT OF BEGINNING**.

THIS PARCEL CONTAINS 281,420 SQUARE FEET (6.46 ACRES) MORE OR LESS.

SEE ATTACHED EXHIBIT "B" HERewith AND BY THIS REFERENCE MADE A PART HEREOF.

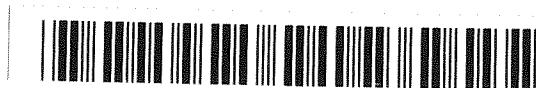
THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION

BY: *Dennis C. Farnsworth*
DENNIS C. FARNSWORTH,
RCE 31653, EXP. 12/31/16

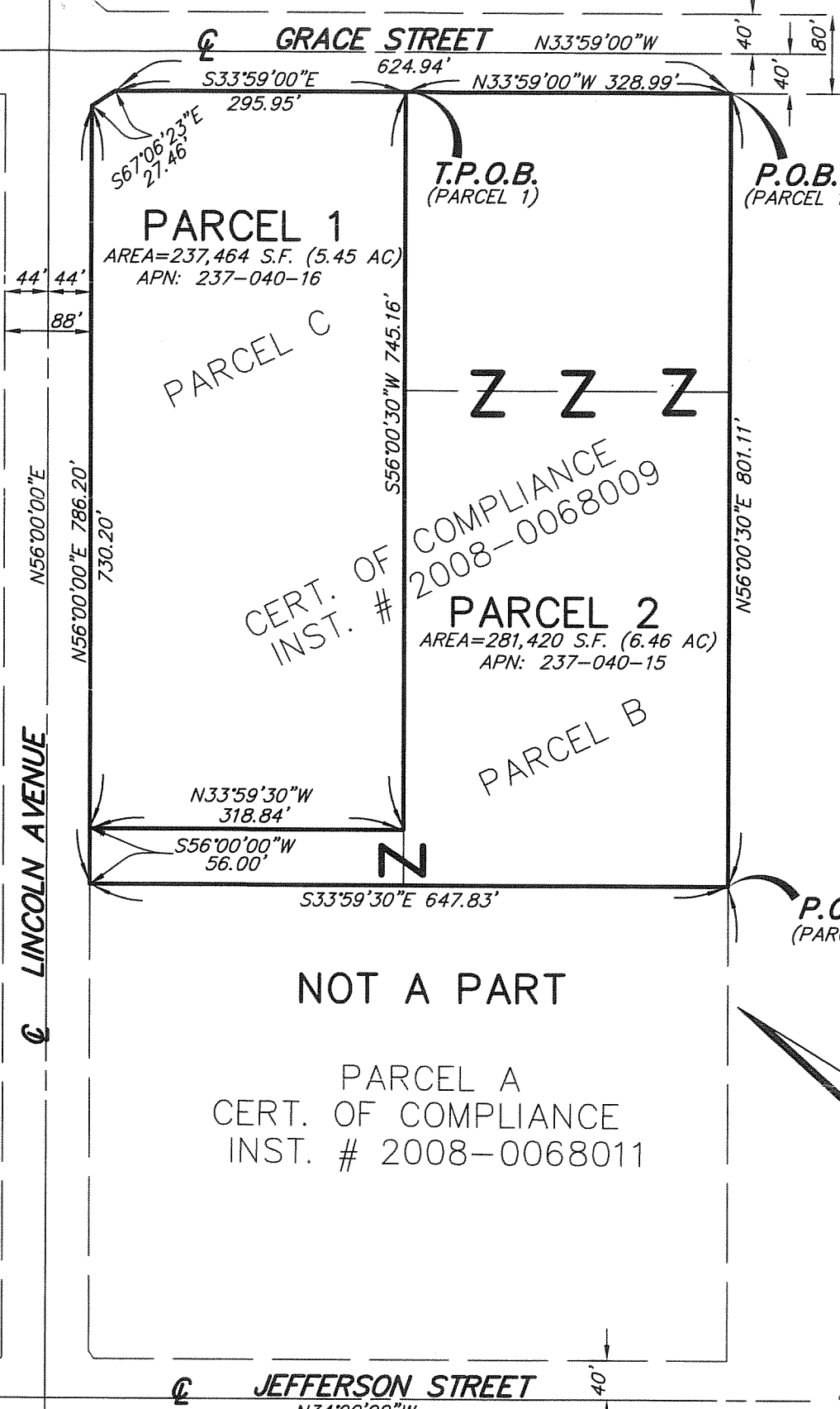
3/16/15
DATE

DESCRIPTION APPROVAL:

Curtis C. Stephens 3/16/15
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR



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SCALE: 1"=160'

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NOTE:

THIS PLOT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

LAND DEVELOPMENT DESIGN CORPORATION

2313 E. Philadelphia St., Ste. F
ONTARIO, CA 91761
(909) 930-1466
FAX (909) 930-1468
PLANNING • CIVIL • SURVEYING

DATE: 11/13/14	SCALE: 1"=160'	SHEET: 1 OF 1	JOB NO. 3548	LOT LINE ADJUSTMENT
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