

FATCO
Recording requested by:

DOC # 2017-0072531
02/21/2017 09:54 AM Fees: \$0.00
Page 1 of 7
Recorded in Official Records
County of Riverside
Peter Aldana
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: ALYCIA #778

And when recorded, mail to:

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

FOR RECORDER'S OFFICE USE ONLY

Project: P16-0153
APN: 206-152-012, 013 & 014
Address:

**P16-0153
PARCELS "A" – "C"**

**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): **Core Equity Properties, 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 **THREE (3)** 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.**

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LL-P16-0153

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

Rafael Guzman
Director
Community & Economic Development Department

By: Edward A. White
Edward A. White

3-12-16
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

LL-P16-0153

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

On AUGUST 12, 2016 before me, CLAUDINE SUNGA, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared EDWARD A WHITE
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  (Seal)

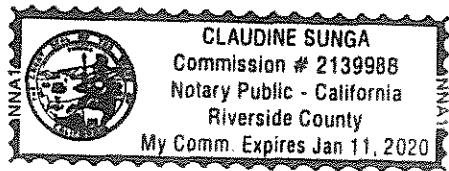


Exhibit "A"
Lot Line Adjustment No. P16-0153

Parcel "A"

In the City of Riverside, County of Riverside, State of California:

Being a portion of Lot 66 of the Lands of the Southern California Colony Association, per map filed in Book 7, page 3 of Maps, records of San Bernardino County, described as follows:

Commencing at a point in the southeasterly line of said Lot 66, distant North 29°00'00" East, a distance of 190.00 feet from the most southerly corner thereof;

Thence North 61°00'00" West, parallel with the northerly line of Strong Street, as shown on Record of Survey filed in Book 6, page 31 of Record of Surveys, records of Riverside County, a distance of 20.00 feet to a point in the northwesterly line of Lot "B" of the map of Strong Street Heights, per map filed in Book 15, page 53 of Maps, records of Riverside County;

Thence North 29°00'00" East along said northwesterly line, a distance of 262.23 feet to the **True Point of Beginning** of the parcel of land to be described;

Thence North 61°00'00" West, a distance of 259.12 feet to the Centerline of the Riverside Water Company's Lower Canal, now abandoned, as shown on said Record of Survey filed in Book 6, page 31 of Record of Surveys, records of Riverside County;

Thence North 49°45'00" East along said centerline, a distance of 37.64 feet to an angle point therein;

Thence North 65°37'00" East along said centerline, a distance of 218.90 feet to the northeasterly line of said Lot 66;

Thence South 61°00'00" East, along said northeasterly line, a distance of 115.22 feet to the aforesaid northwesterly line of Lot "B" of the map of Strong Street Heights;

Thence South 29°00'00" West, along said northwesterly line, a distance of 210.90 feet to the **True Point of Beginning**.

Subject to an offer of dedication for street and public utility purposes per document recorded ~~JANUARY 11~~₇, 2017 as Document No. 2017-14312, Official Records of Riverside County.

Containing 0.93 acres, gross, more or less.

Parcel "B"

In the City of Riverside, County of Riverside, State of California:

Being a portion of Lot 66 of the Lands of the Southern California Colony Association, per map filed in Book 7, page 3 of Maps, records of San Bernardino County, described as follows:

Commencing at a point in the southeasterly line of said Lot 66, distant North 29°00'00" East, a distance of 190.00 feet from the most southerly corner thereof;

Thence North 61°00'00" West, parallel with the northerly line of Strong Street, as shown on Record of Survey filed in Book 6, page 31 of Record of Surveys, records of Riverside County, a distance of 20.00 feet to a point in the northwesterly line of Lot "B" of the map of Strong Street Heights, per map filed in Book 15, page 53 of Maps, records of Riverside County;

Thence North 29°00'00" East along said northwesterly line, a distance of 118.00 feet to the **True Point of Beginning** of the parcel of land to be described;

Thence North 29°00'00" East along said northwesterly line, a distance of 144.23 feet;

Thence North 61°00'00" West, a distance of 259.12 feet to the centerline of Riverside Water Company's Lower Canal, now abandoned, as shown on said Record of Survey filed in Book 6, page 31 of Record of Surveys, records of Riverside County;

Thence South 49°45'00" West along said centerline, a distance of 46.36 feet to an angle point therein;

Thence South 34°18'00" West along said centerline, a distance of 101.31 feet to a line that bears North 61°00'00" West from the true point of beginning;

Thence South 61°00'00" East along said line, a distance of 284.91 feet to the **True Point of Beginning**.

Subject to an offer of dedication for street and public utility purposes per document recorded JANUARY 11, 2017 as Document No. 2017-14312, Official Records of Riverside County.

Containing 0.92 acres, gross, more or less.

Containing 0.85 acres, net, more or less.

Parcel "C"

In the City of Riverside, County of Riverside, State of California:

Being a portion of Lot 66 of the Lands of the Southern California Colony Association, per map filed in Book 7, page 3 of Maps, records of San Bernardino County, described as follows:

Commencing at a point in the southeasterly line of said Lot 66, distant North 29°00'00" East, a distance of 190.00 feet from the most southerly corner thereof;

Thence North 61°00'00" West, parallel with the northerly line of Strong Street, as shown on Record of Survey filed in Book 6, page 31 of Record of Surveys, records of Riverside County, a distance of 20.00 feet to a point in the northwesterly line of Lot "B" of the map of Strong Street Heights, per map filed in Book 15, page 53 of Maps, records of Riverside County and the True Point of Beginning of the parcel of land to be described;

Thence North 29°00'00" East along said northwesterly line, a distance of 118.00 feet;

Thence North 61°00'00" West, a distance of 284.91 feet to the centerline of Riverside Water Company's Lower Canal, now abandoned, as shown on said Record of Survey filed in Book 6, page 31 of Record of Surveys, records of Riverside County;

Thence South 34°18'00" West along said centerline, a distance of 38.69 feet to an angle point therein;

Thence South 53°51'00" West along said centerline, a distance of 70.00 feet to an angle point therein;

Thence South 62°21'00" West along said centerline, a distance of 19.10 feet to a line parallel with and 190.00 feet distant northeasterly from the centerline of said Strong Street;

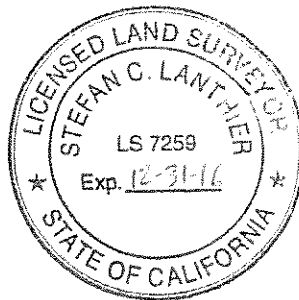
Thence South 61°00'00" East along said parallel line, a distance of 328.40 feet to the True Point of Beginning.

Subject to an offer of dedication for street and public utility purposes per document recorded JANUARY 11, 2016 as Document No. 2017-14312, Official Records of Riverside County.

Containing 0.81 acres, gross, more or less.
Containing 0.79 acres, net, more or less.

Prepared by me or under my direction

Stefan Lanthier
Stefan C. Lanthier, PLS 7259
Expires: 12-31-2016



DESCRIPTION APPROVAL:

BY: [Signature] 12/15/16
DATE

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

LOT LINE ADJUSTMENT EXHIBIT P16-0153

TR. NO. 21754 MB 178 / 50-53

LEGEND

- DENOTES STREET CENTER LINE
- DENOTES PROPERTY LINE TO REMAIN
- Z- DENOTES PROPERTY LINE TO BE ELIMINATED
- DENOTES NEW ADJUSTED PROPERTY LINE

EASEMENT

1. OFFER OF DEDICATION FOR STREET & PUBLIC UTILITY PURPOSES PER DOC. NO. ~~2018-2017-14312~~, REC. 01-11-2018, 7 OFFICIAL RECORDS OF RIVERSIDE COUNTY.

- ① Δ=105°00'00"
R=48.00' L=87.96'
- ② Δ=63°22'14"
R=48.00' L=53.09'
- ③ Δ=17°00'18"
R=48.00' L=14.25'
- ④ Δ=24°37'28"
R=48.00' L=20.63'
- ⑤ N29°00'00"E 7.76'
- ⑥ N61°00'00"W 11.88'

