

DOC # 2018-0003456
01/04/2018 08:00 AM Fees: \$0.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

Recording requested by:

CHICAGO TITLE COMPANY
COMMERCIAL DIVISION

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

**This document was electronically submitted
to the County of Riverside for recording**
Receipted by: NADIA #001

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: P16-0375, Lot Line Adjustment
APN: 225-242-047 & 225-242-048

**LL- P16-0375
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): **B.H. CENTRAL, 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 Consolidation is hereby issued creating the **TWO (2)** parcels 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.**

ACCOMMODATION
RECORDING

CITY APPROVAL:

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



By: [Signature] 12/27/17 Prep.
Eswin O. Vega, P.L.S. 9164 Date

For: Curtis C. Stephens, L.S. 7519
City Surveyor

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

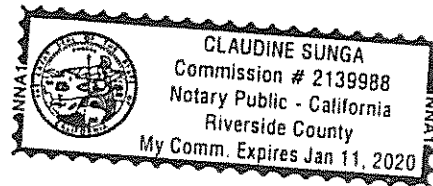
On December 27, 2017, before me, Claudine Sunga, Notary Public,

notary public, personally appeared, Eswin O. Vega,
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]
Notary Signature



**EXHIBIT "A" – LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. P16-0375**

PARCEL A

That portion of the northwest quarter of the southeast quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian **TOGETHER WITH** Lot 1 of Sun Gold Terrace Unit No. 1 as shown by map on file in Book 24 of Maps at page 37 thereof, Records of Riverside County, lying in Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, within the City of Riverside, County of Riverside, State of California, described as follows:

COMMENCING at the most westerly corner of Lot 15 of Heers Subdivision No. 3 as shown by map on file in Book 24 of Maps at page 38 thereof, Records of said Riverside County;

Thence North 00°00'48" West, along the east line of said Sun Gold Terrace Unit No. 1, a distance of 306.08 feet to the **TRUE POINT OF BEGINNING**;

Thence North 89°59'12" East, at a right angle, a distance of 89.60 feet to a point on a line parallel with and 89.60 feet easterly of the east line of said Sun Gold Terrace Unit No. 1;

Thence North 00°00'48" West along said parallel line, a distance of 193.24 feet;

Thence North 00°42'24" West, a distance of 118.86 feet to a point on the southerly right-of-way line of Central Avenue (44.00 feet half width) per Instrument No. 21480 recorded on March 8, 1968 in the Official Records of said Riverside County;

Thence South 89°17'05" West, a distance of 148.17 feet along said right-of-way line and along the southerly line of a 1-foot strip dedicated to the City of Riverside per Instrument No. 116210 recorded on November 29, 1968 in the Official Records of said Riverside County, said point being 1.00 foot southerly of the northwesterly corner of said Lot 1 of Sun Gold Terrace Unit No. 1;

Thence South 00°00'55" East along the westerly line of said Lot 1, a distance of 117.00 feet to the southwest corner of said Lot 1;

Thence North 89°17'05" East along the southerly line of said Lot 1, a distance of 60.00 feet to the southeast corner of said Lot 1;

Thence South 00°00'48" East along the east line of said Sun Gold Terrace Unit No. 1, a distance of 194.00 feet to the **TRUE POINT OF BEGINNING**;

Containing 34,850 Square Feet, more or less.

**EXHIBIT "A" – LEGAL DESCRIPTION
LOT LINE ADJUSTMENT NO. P16-0375**

PARCEL B

That portion of the northwest quarter of the southeast quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, within the City of Riverside, County of Riverside, State of California, described as follows:

BEGINNING at the most westerly corner of Lot 15 of Heers Subdivision No. 3 as shown by map on file in Book 24 of Maps at page 38 thereof, Records of said Riverside County;

Thence North 00°00'48" West, along the east line of Sun Gold Terrace Unit No. 1 as shown by map on file in Book 24 of Maps at page 37 thereof, Records of Riverside County, a distance of 306.08 feet;

Thence North 89°59'12" East, at a right angle, a distance of 89.60 feet to a point on a line parallel with and 89.60 feet easterly of the east line of said Sun Gold Terrace Unit No. 1;

Thence North 00°00'48" West along said parallel line, a distance of 193.24 feet;

Thence North 00°42'24" West, a distance of 118.86 feet to a point on the southerly right-of-way line of Central Avenue (44.00 feet half width) per Instrument No. 21480 recorded on March 8, 1968 in the Official Records of said Riverside County;

Thence North 89°17'05" East along said right-of-way line, a distance of 243.76 feet to the westerly line of Lot 1 of said Heers Subdivision No. 3, said point being 1.00 foot southerly of the northwesterly corner of Lot 1 of said Heers Subdivision No. 3;

Thence South 00°00'59" East, along the westerly lines of lots 1 and 3 through 9 inclusive of said Heers Subdivision No. 3, a distance of 617.07 feet to the northeast corner of Lot 12 of said Heers Subdivision No. 3;

Thence South 89°17'10" West, along the northerly lines of lots 12 through 15 of said Heers Subdivision No. 3, a distance of 331.96 feet to the **POINT OF BEGINNING**;

Containing 176989 Square Feet, more or less.

DESCRIPTION APPROVAL:

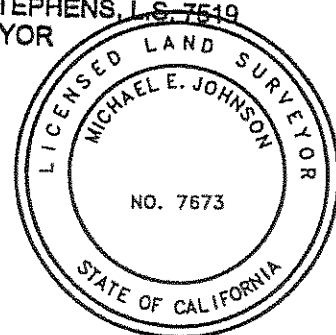
BY: DBW 12/27/2017
DATE

SEE PLAT ATTACHED HERETO.
PREPARED UNDER MY SUPERVISION

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

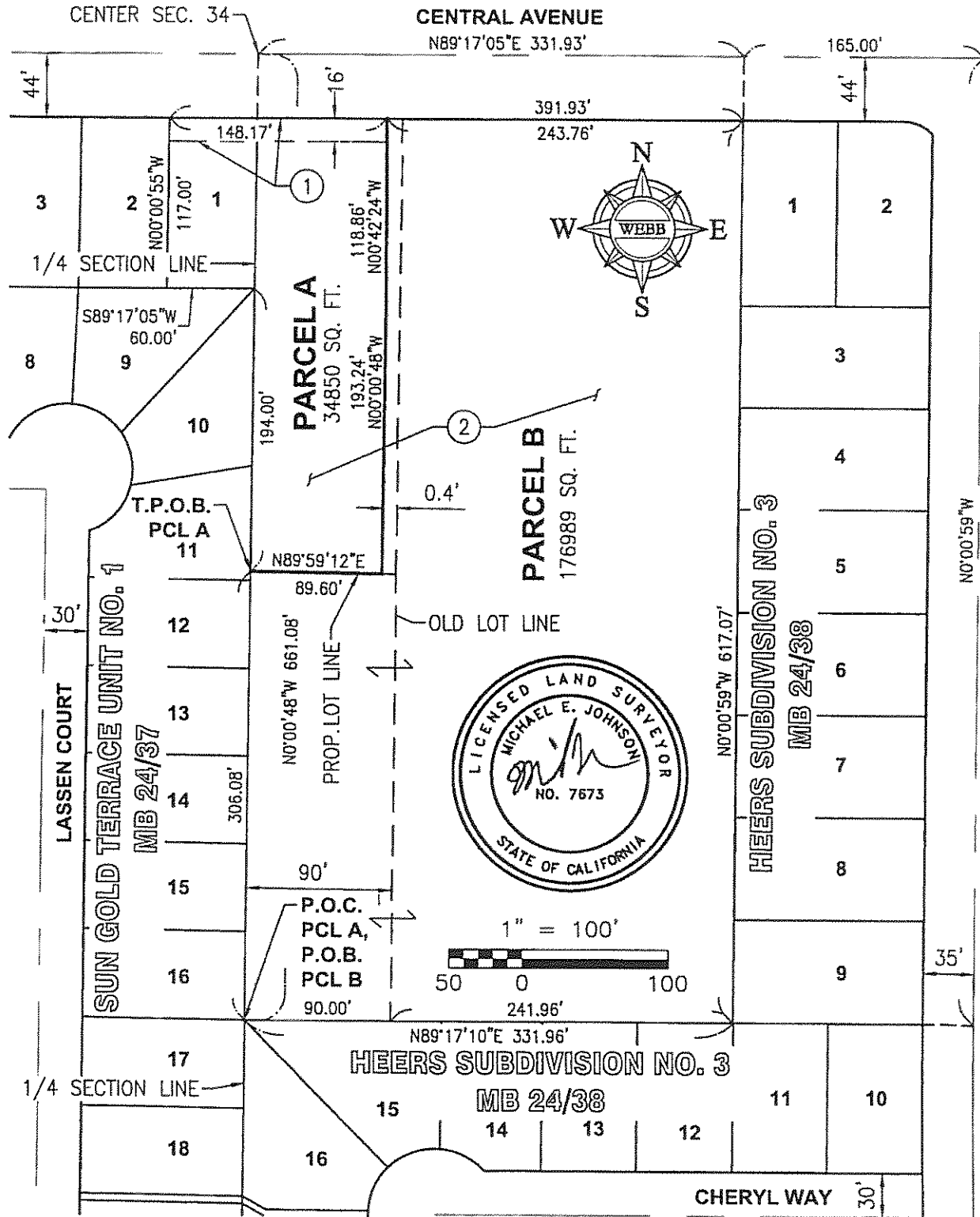
Michael E. Johnson
Michael E. Johnson, L.S. 7673

12/26/17
Date



Assessor's Parcel Number(s):
225-242-047,-048
Section 34, Township 2 South, Range 5 West, SBM
Prepared By: AL Checked By: guf

LOT LINE ADJUSTMENT NO. P16-0375



① AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR STREET, HIGHWAY, AND PUBLIC UTILITY PURPOSES. RECORDED 12/20/17, DOC. NO. 2017-0533507.

② BLANKET ELECTRICAL ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES EASEMENT. RECORDED 12/20/17, DOC. NO. 2017-0533508.

SEC. 34, T2S, R5W, SBM
 G:\2016\16-0072\DRAWINGS\MAPPING\LEGALS & PLATS\LLA\16-0072-LLA.DWG 12/22/2017 12:51:34 PM

SCALE: 1"=100' DRWN BY JCR DATE 8-11-17
 CHKD BY ~~WJ~~ DATE 12/21/17 SHEET 1 OF 1 W.O. 16-0072



LL-P16-0375