

Recording requested by:

DOCUMENTARY
TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:

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

2017-0216115

05/31/2017 01:38 PM Fee: \$ 37.00

Page 1 of 5

Recorded in Official Records
County of Riverside
Peter Aidana
Assessor-County Clerk-Recorder



577						R	A	Exam:	2/20
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
5									
SIZE	NCOR	SMF	NCHG	T:					

Project: P16-0395
APN: 150-020-006 & 150-020-028
Address: 10728 & 10706 Arlington Avenue

L.L-P16-0395
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): **Bruce William Norris, Trustee of The Norris Family Trust**

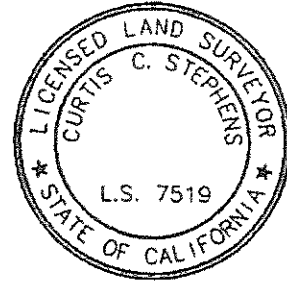
Pursuant to Section 66412 of the Government Code of the State of California and Section 18.100 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the **TWO (2)** parcel(s) of real property located in the City of Riverside, County of Riverside, 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.

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: Curtis C. Stephens 5/25/17
Curtis C. Stephens, L.S. 7519 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 May 25, 2017, before me, Angela Ferreira,
notary public, personally appeared, Curtis C. Stephens

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 Ferreira
Notary Signature

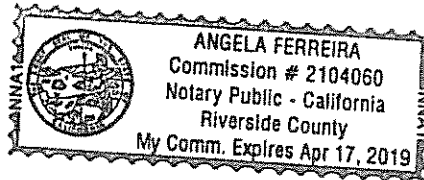


EXHIBIT "A"
LEGAL DESCRIPTION
LLA NO. P16-0395

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL A

That portion of Lots 3 and 4 in Block 1 of Chadbourne Heights, in the City of Riverside, County of Riverside, State of California, shown by map on file in Book 12, Pages 11 through 13, inclusive of Maps, in the office of the County Recorder of said County, described as follows:

COMMENCING at the northeast corner of said lot 4;

THENCE south along the east line of said lot 4, South 04° 51' 25" West 38.66 feet to the **POINT OF BEGINNING** of the parcel of land to be described;

THENCE continuing south along the east line of said lot 4, South 04° 51' 25" West 36.92 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 283.00 feet and to which beginning a radial line bears North 71° 29' 13" West, said curve being concentric with and 3.00 feet northwesterly measured radially from the northwesterly line of parcel 83 as shown on Record of Survey on file in Book 33, pages 81 through 90, inclusive of Record of Surveys, records of Riverside County California;

THENCE southerly 67.45 feet along said curve through a central angle of 13° 39' 22" to a point on a tangent line being parallel with and 33.00 feet west from the center line of Stover Avenue as shown on said Record of Survey;

THENCE southerly along said parallel line, South 04° 51' 25" West 22.94 feet;

THENCE North 81° 34' 34" West 328.94 feet to a point on the east line of Parcel 86 of said Record of Survey, said east line having a bearing of South 04° 51' 25" West;

THENCE north along said east line and its northerly prolongation, North 04° 51' 25" East 166.23 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 13445.00 feet and to which beginning a radial line bears North 12° 02' 07" East, said curve being concentric with and 55 feet southwesterly from the centerline of Arlington Avenue as shown on said Record of Survey;

THENCE easterly 306.55 feet along said curve through a central angle of 01° 18' 23" to a tangent line being parallel with and 55.00 feet southwesterly measured at right angles from the centerline of Arlington Avenue as shown on said Record of Survey;

THENCE southeasterly along said tangent line, South 76° 39' 30" East 23.07 feet;

THENCE South 28° 33' 18" East 17.79 feet to the **POINT OF BEGINNING**.

LL-P16-0395

Containing 51,214 S.F. more or less.

PARCEL B

That portion of Lots 3 and 4 in Block 1 of Chadbourne Heights, in the City of Riverside, County of Riverside, State of California, shown by map on file in Book 12, Pages 11 through 13, inclusive of Maps, in the office of the County Recorder of said County, described as follows:

COMMENCING at the northeast corner of said lot 4;

THENCE southerly along the east line of said lot 4, South 04° 51' 25" West 75.58 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 283.00 feet and to which beginning a radial line bears North 71° 29' 13" West, said curve being concentric with and 3.00 feet northwesterly measured radially from the northwesterly line of parcel 83 as shown on Record of Survey on file in Book 33, pages 81 through 90, inclusive of Record of Surveys, records of Riverside County California;

THENCE southerly 67.45 feet along said curve through a central angle of 13° 39' 22" to a point on a tangent line being parallel with and 33.00 feet west from the center line of Stover Avenue as shown on said Record of Survey;

THENCE southerly along said parallel line, South 04° 51' 25" West 22.94 feet to the **POINT OF BEGINNING** of the parcel of land to be described;

THENCE North 81° 34' 34" West 328.94 feet to a point on the east line of Parcel 86 of said Record of Survey, said east line having a bearing of South 04° 51' 25" West;

THENCE southerly along said east line, South 04° 51' 25" West 166.23 feet to the southeast corner of said Parcel 86 and being a point on the south line of said lot 3;

THENCE easterly along the south line of said lots 3 and 4, South 85° 08' 35" East 328.30 feet to a point on a line parallel with and 8.00 feet west from the east line of said lot 4;

THENCE northerly along said parallel line, North 04° 51' 25" East 145.77 feet to the **POINT OF BEGINNING**.

Containing 51,214 S.F. more or less.

Atanacio Payan
Atanacio Payan, PLS 7796
My registration expires 12/31/2017

Date: 5-24-2017

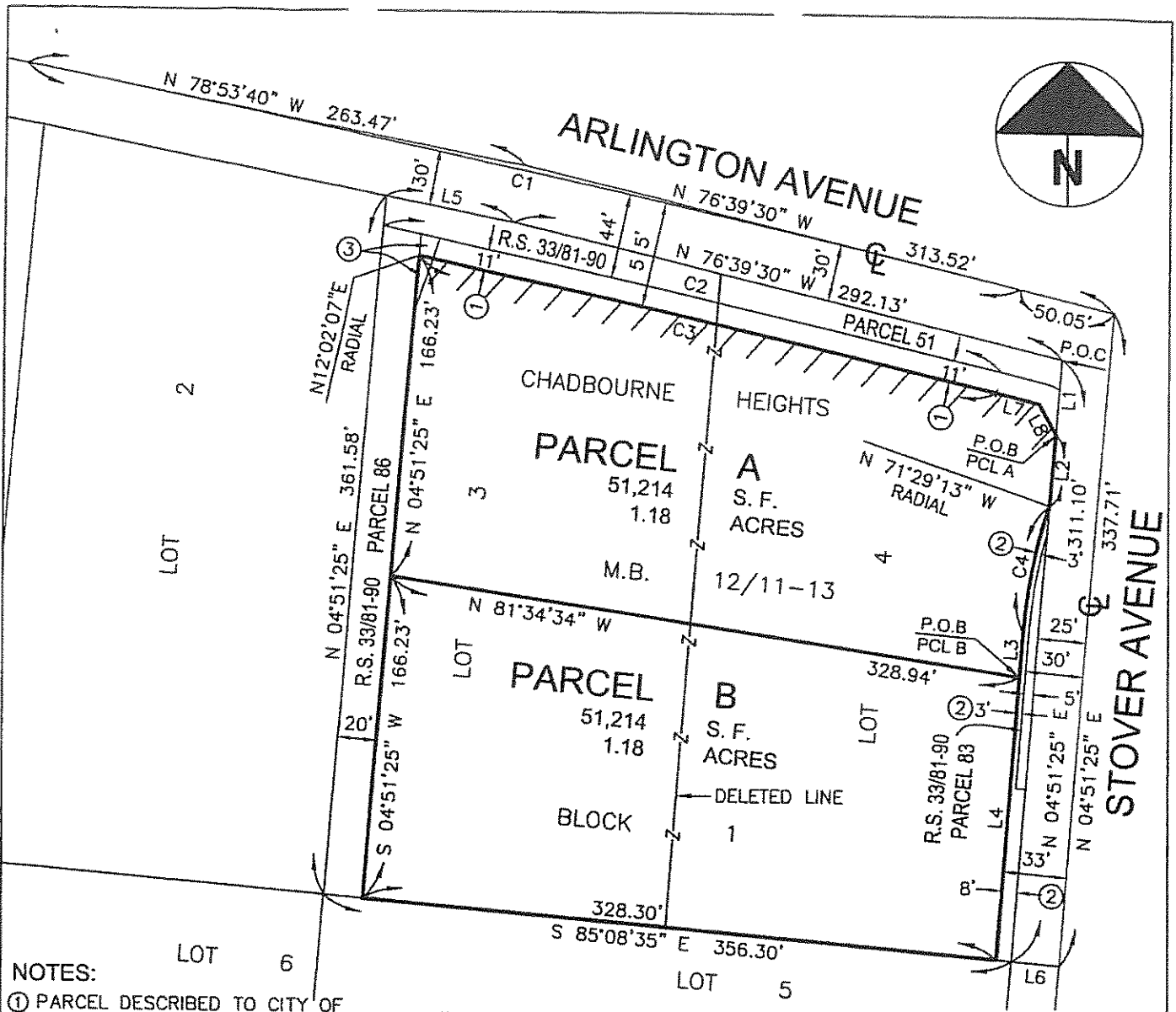


DESCRIPTION APPROVAL:

BY: DBW 5/25/2017
DATE

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

LL- P16-0395



NOTES:

- ① PARCEL DESCRIBED TO CITY OF RIVERSIDE BY DOCUMENT RECORDED 4/28/2017 AS DOC. NO. 2017-0171514, O.R. RIV. CO. CA
 - ② PARCEL DESCRIBED TO CITY OF RIVERSIDE BY DOCUMENT RECORDED 4/28/2017 AS DOC. NO. 2017-0171513, O.R. RIV. CO. CA
 - ③ QUITCLAIM DEED REC. 3/7/62 AS INST. NO. 21310, O.R. RIV. CO. CA.
- /// WAIVER OF VEHICULAR ACCESS, RECORDED 5/24/2017 AS DOC. NO. 2017-0206726, O.R. RIV. CO. CA

CURVE	RADIUS	DELTA	LENGTH
C1	13500.00'	2°14'10"	526.87'
C2	13456.00'	1°23'53"	328.34'
C3	13445.00'	1°18'23"	306.55'
C4	283.00'	13°39'22"	67.45'

LINE	BEARING	DISTANCE
L1	S 04°51'25" W	38.66'
L2	S 04°51'25" W	36.92'
L3	S 04°51'25" W	22.94'
L4	N 04°51'25" E	145.77'
L5	S 78°53'40" E	67.77'
L6	S 85°08'35" E	25.00'
L7	S 76°39'30" E	23.07'
L8	S 28°33'18" E	17.79'



Atanacio Payan
 ATANACIO PAYAN, PLS 7796

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.	SHEET 1 OF 1		
SCALE: 1" = 80'	DRAWN BY: A.P.	DATE: 05/24/17	SUBJECT: LOT LINE ADJUSTMENT

LL-P16-0395