

TICOR TITLE
RIVERSIDE

Recording requested by:

DOCUMENTARY
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NO CONSIDERATION

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

DOC # 2016-0575044

12/23/2016 01:15 PM Fees: \$24.00

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Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MARIA VICTORIA #411

FOR RECORDER'S OFFICE USE ONLY

Project: P16-0499 Lot A
Por. APN's: 266-140-002 & 266-140-003
Address: Vacant Land

P16-0499
LOT A

**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): **Lurin Land LLC, a Delaware 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 **ONE (1)** parcel 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* 12/8/16
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 December 8, 2016, 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

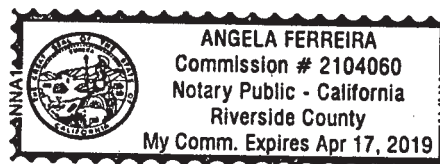


Exhibit "A"
Legal Description for
Lot Line Adjustment No. P16-0499

That portion of the West half of Lot 22 of Woodcrest Acres, in the City of Riverside, County of Riverside, State of California, as shown by Map on file in Book 11 Page 62, of Maps, in the office of the County Recorder of said County, together with a portion of the West half of the West half of the East half of said Lot 22, more particularly described as follows;

Lot "A"

BEGINNING at a point on the Northerly line of said Lot 22, distant thereon, South 88°49'30" West, 100.00 feet from the Northeast corner of the West half of the West half of the East half of said Lot 22, said point also being on the center line of Lurin Avenue (30.00 feet in half width);

Thence Southerly leaving said Northerly line along a line parallel to the West line of the West half of the West half of the East half of said Lot 22, 300.00 feet;

Thence North 88°49'30" East, parallel to said Northerly line, 100.00 feet to the Easterly line of said West half of the West half of the East half of said Lot 22;

Thence Southerly along said Easterly line, 362.05 feet to the Southeast corner of said West half of West half of the East half of said Lot 22;

Thence South 88°47'15" West, along the Southerly line of said Lot 22, 414.95 feet to the Southwest corner of said Lot 22;

Thence North 00°17'00" West, along the Westerly line of said Lot 22, 662.09 feet to the Northwest corner thereof, said point also being on the center line of said Lurin Avenue;

Thence along said Northerly line, North 88°49'30" East, 314.90 feet to the **POINT OF BEGINNING.**

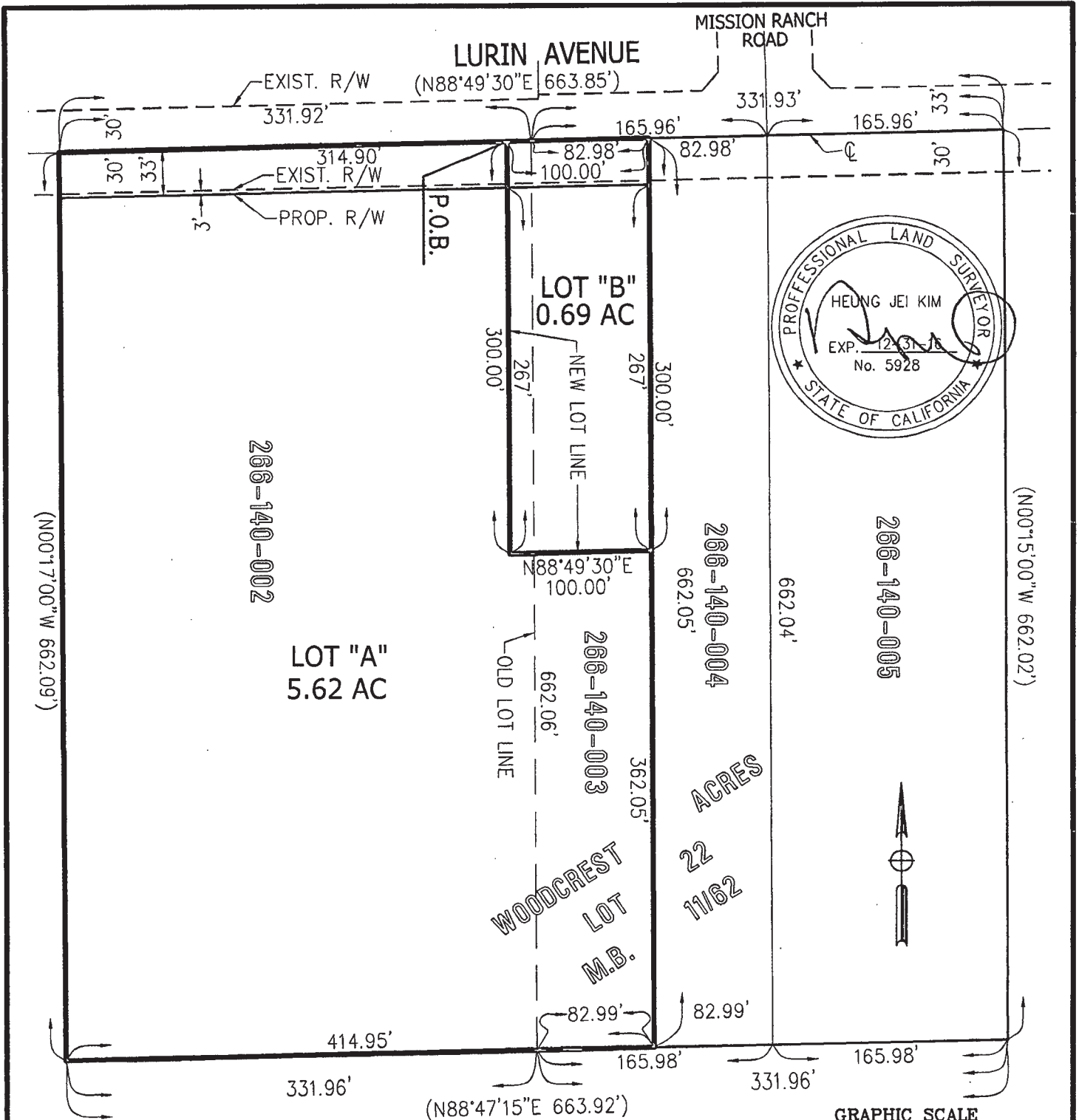
EXCEPTING therefrom the Northerly 33.00 feet of above described parcel.

This area contains 5.62 acres, more or less.

DESCRIPTION APPROVAL:

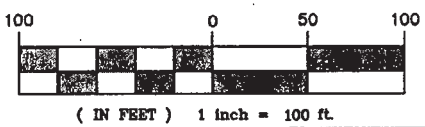

 CURTIS C. STEPHENS, L.S. 7519 DATE 12/18/16
 CITY SURVEYOR





LEGEND:

() INDICATES RECORD VALUES PER WOODCREST ACRES M.B. 11 PAGE 62



Pacific Coast Land Consultants, Inc.
25096 Jefferson Ave., Suite "D" Murrieta CA., 92562

CIVIL ENGINEERS
LAND SURVEYORS, PLANNERS

THIS PLAT IS SOLELY AN AID IN LOCATING THE PCL(S) DESCRIBED IN THE ATTACHED DOCUMENTS

LOT LINE ADJUSTMENT NO. P16-0499

SCALE: SEE ABOVE PREPARED BY: BENJIE

DATE: 7-15-16 SHT. 1 OF 2