

Recording requested by:

2017-0100518

03/10/2017 02:05 PM Fee: \$ 27.00

Page 1 of 5

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



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

15					R	A	Exam:	110	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
5									1
SIZE	NCOR	SMF	NCHG	T:					

FOR RECORDER'S OFFICE USE ONLY

28.50

Project: P16-0866
APN's: 150-210-017 & 150-210-018
Address: 10450 & 10454 Robinson Avenue

P16-0866
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): **Cesar Haasler, a single man**

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 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.

LL-P16-0866

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: Curtis C. Stephens 3/17/17
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 March 7, 2017, before me, Angela Ferreira

notary public, personally appeared, Curtis C. Stephens

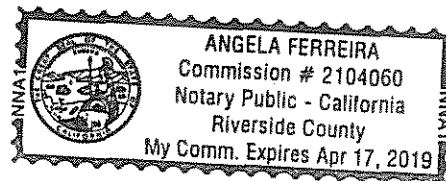
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his her/their authorized capacity(ies), and that by his her/their signature(s) on the instrument the person(s), 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



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EXHIBIT "A"

Legal Description

Project: P16-0866

Parcel "A" APN'S: 150-210-017 and POR 150-210-018

That portion of Lot 2, Block 10, of Chadbourne Heights, as shown by Map on file in Book 12, pages 11 through 13 inclusive, of maps, records of Riverside County, State of California, described as follows:

Beginning at a point along the westerly line of said Lot 2, Block 10 of Chadbourne Heights, said point being 33.00 feet south of the centerline of Robinson Avenue, measured at right angles, said point being the **True Point of Beginning**;

Thence easterly and parallel with said centerline of Robinson Avenue, South 89°58'53" East, a distance of 90.60 feet;

Thence South 18°38'38" West, a distance of 218.79 feet to the southerly line of said Lot 2;

Thence along said southerly line North 79°07'15" West, a distance of 86.65 feet to the southeasterly corner thereof;

Thence along the westerly line of said Lot 2, North 18°38'38" East, a distance of 201.56 feet to the **True Point of Beginning**.

Containing 18,045 square feet or 0.41 acres, more or less.

Parcel "B" APN: POR 150-210-018

That portion of Lot 2, Block 10, of Chadbourne Heights, as shown by Map on file in Book 12, pages 11 through 13 inclusive, of maps, records of Riverside County, State of California, described as follows:

Commencing at a point along the westerly line of said Lot 2, Block 10 of Chadbourne Heights, said point being 33.00 feet south of the centerline of Robinson Avenue, measured at right angles;

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Thence easterly and parallel with said centerline of Robinson Avenue, South 89°58'53" East, a distance of 90.60 feet to the **True Point of Beginning**;
Thence continuing easterly and parallel with said centerline, South 89°58'53" East, a distance of 167.60 feet;
Thence South 36°29'41" East, a distance of 22.50 feet to a point distant 33.00 feet westerly of the centerline of Jones Avenue, measured at right angles;
Thence southerly and parallel with said centerline of Jones Avenue, South 16°59'30" West, a distance of 121.27 feet to the beginning of a tangent curve, concaved easterly, having a radius of 333.00 feet and a central angle of 19°29'51". Thence southerly along the curve and concentric with said centerline of Jones Avenue, an arc distance of 113.32 feet to the southerly line of said Lot 2;
Thence along the said southerly line of Lot 2, North 79°07'15" West, a distance of 204.96 feet to a point distant 86.65 feet easterly of the southwest corner of said Lot 2, measured along said southerly line of Lot 2;
Thence North 18°38'38" East, a distance of 218.79 feet to the **True Point of Beginning**.

Containing 43,281 square feet or 0.99 acres, more or less.

Prepared under the supervision of:


Daniel C. Gomez, L.S. 5558



LL-P16-0866

BLK 5

CHADBOURNE

LOT 9

LOT 10

ROBINSON AVENUE

T.P.O.B.
PAR A

S89°58'53"E
285.23'

33'

LOT 1

PAR "A"
0.41 Acres

LOT 2

PAR "B"
0.99 Acres

BLK 10

HEIGHTS
12/11-13

JONES AVENUE
N16°59'30"E

N18°38'38"E 210.00'
105.00'

N 90.00'

N18°38'38"E 218.79'

86.65'
86.08'

122.11'

N79°07'15"W 299.83'

M.B.

LOT 3

N87°29'39"E
N87°09'33"E

R=333.00'
L=113.32'
D=19°29'51"

R=300.00'
D=19°50'00"
L=103.85'
T=52.45'

CITY OF RIVERSIDE, CALIFORNIA LL-P16-0866

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

P16-0866

SCALE: 1"=60'

DRAWN BY: R.L. DATE: 10/28/16

SUBJECT: LOT LINE ADJUSTMENT