

Recording requested by:

2017-0383021

09/15/2017 10:05 AM Fee: \$ 39.00

Page 1 of 9

Recorded in Official Records
County of Riverside
Peter Aldana
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

A20

FOR RECORDER'S OFFICE USE ONLY

Project: P17-0298
APN: 245-040-007, 024 & 025
Address: 1525 Heather Lane

**LL- P17-0298
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): **Gerald A. Buck, Trustee of the Gerald A. Buck Revocable Trust Agreement dated May 14, 2004, a fifty (50%) percent undivided interest and Leona M. Buck, Trustee of the Leona M. Buck Revocable Trust Agreement dated May 14, 2004, a fifty (50%) percent undivided interest, as tenants in common**

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.

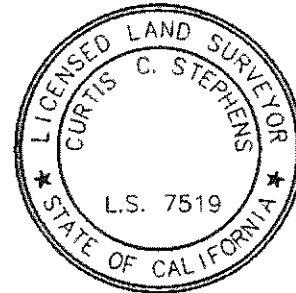
THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

LL-P17-0298

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: Curtis C. Stephens 8/21/17
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 August 21, 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 FOR PARCELS "A" AND "B" OF LOT LINE
ADJUSTMENT/CONSOLODATION
NO. P17-0298

PARCEL A

PARCEL 1 TOGETHER WITH PARCEL 2 OF RECORD OF SURVEY ON FILE IN BOOK 20, PAGE 77 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 11 OF DUFFERIN HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 12, AT PAGE 17 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEARS NORTH89°14' EAST 865.46 FEET;

THENCE SOUTH 89°14' WEST, ON THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 736.08 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO HAROLD C. MCMILLAN, AND OTHERS, BY DEED RECORDED MAY 18, 1953 AS INSTRUMENT NO. 24235 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID POINT ALSO BEING ON THE EASTERLY LINE OF PARCEL 2 AS DESCRIBED IN THAT CERTAIN DEED RECORDED ON JUNE 28, 2013 AS INSTRUMENT NO. 2013-0313409, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND ALSO BEING THE EASTERLY LINE OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 20 OF RECORDS OF SURVEY AT PAGE 77, RECORDS OF RIVESIDE COUNTY, CALIFORNIA AND BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 22°50' EAST ON LAST SAID EASTERLY LINE 70.1 FEET;

THENCE FOLLOWING ALONG THE BOUNDARY LINES OF PARCEL 2 AS DESCRIBED IN THAT CERTAIN DEED RECORDED ON JUNE 28, 2013 AS INSTRUMENT NO. 2013-0313409, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND ALSO BEING THE BOUNDARY LINES OF PARCEL 2 OF SAID RECORD OF SURVEY, THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 89°11' WEST 126 FEET;

THENCE NORTH 52°47' WEST 94 FEET;

THENCE NORTH 57°47' WEST 100 FEET;

THENCE NORTH 65°11' WEST 97.49 FEET;

THENCE, LEAVING THE BOUNDARY LINE OF SAID PARCEL 2,

NORTH 72°05' 55" EAST 238.62 FEET;

THENCE NORTH 22°50' 00" WEST 398.64 FEET TO A POINT ON THE NORTH LINE OF PARCEL 1 FO SAID RECORD OF SURVEY;

THENCE NORTH 72°14' 50" EAST ON THE NORTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 80.86 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO HAROLD C. MCMILLAN, AND OTHERS, BY DEED RECORDED MAY 18, 1953 AS INSTRUMENT NO. 24235 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE FOLLOWING ALONG THE EASTERLY LINE OF THE PARCEL CONVEYED TO HAROLD C. MCMILLAN, ET AL, AND ALONG THE EASTERLY LINE OF SAID PARCEL 1 AND PARCEL 2 OF SAID RECORD OF SURVEY THE FOLLOWING COURSES AND DISTANCES;

SOUTH 14°13' EAST 210.5 FEET;

SOUTH 22°50' EAST 375.4 FEET TO THE **TRUE POINT OF BEGINNING**;

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES AS DESCRIBED IN DOCUMENT RECORDED ON NOVEMBER 21, 2013 AS DOCUMENT NO 2013-0550848, AND SUBJECT TO EASEMENTS FOR PUBLIC STREET AND HIGHWAY RECORDED NOVEMBER 22, 2013 AS DOCUMENT NO. 2013-0551399 AND AUGUST 09, 2017 AS DOCUMENT NO. 2017-0326314, ALL BEING OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE ABOVE DESCRIBED PARCEL CONTAINS 3.86 ACRES GROSS, MORE OR LESS

PARCEL B

THAT PORTION OF LOT 11 AND OF LOT "C", AS SHOWN BY MAP OF DUFFERIN HEIGHTS, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 7 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 11, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEARS NORTH89°14' EAST 865.46 FEET;

THENCE SOUTH 89°14' WEST, ON THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 736.08 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO HAROLD C. MCMILLAN, AND OTHERS, BY DEED RECORDED MAY 18, 1953 AS INSTRUMENT NO. 24235 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID POINT ALSO BEING ON THE EASTERLY LINE OF PARCEL 2 AS DESCRIBED IN THAT CERTAIN DEED RECORDED ON JUNE 28, 2013 AS INSTRUMENT NO. 2013-0313409, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

AND ALSO BEING THE EASTERLY LINE OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 20 OF RECORDS OF SURVEY AT PAGE 77, RECORDS OF RIVESIDE COUNTY, CALIFORNIA;

THENCE FOLLOWING ALONG THE EASTERLY LINE OF THE PARCEL CONVEYED TO HAROLD C. MCMILLAN, ET AL AND ALONG THE EASTERLY LINES OF PARCEL 2 AND PARCEL 1 OF SAID RECORD OF SURVEY, THE FOLLOWING COURSES AND DISTANCES;

NORTH 22°50' WEST 375.4 FEET;

NORTH 14°13' WEST 210.50 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF SAID RECORD OF SURVEY;

THE CONTINUING ALONG THE EASTERLY LINE OF THE PARCEL CONVEYED TO HAROLD C. MCMILLAN, ET AL NORTH 14°13' WEST 150.00 FEET;

NORTH 36°06' WEST 375.23 FEET;

NORTH 24°48' WEST 193.65 FEET TO THE NORTHWEST LINE OF SAID LOT "C";

THENCE NORTH 16°26' EAST ON THE NORTHWESTERLY LINE OF LOT "C" 138.92 FEET TO THE NORTHEAST CORNER OF LOT 12 OF SAID DUFFERIN HEIGHTS;

THENCE NORTH 89°47' EAST ON THE NORTH LINE OF LOT "C" 1034.81 FEET;

THENCE SOUTH 12°23' EAST 415.65 FEET;

THENCE SOUTH 17°19' WEST 136 FEET;

THENCE SOUTH 39°25' WEST 167 FEET;

THENCE SOUTH 11°34' EAST 369.75 FEET;

THENCE SOUTH 42°59' EAST 309.75 FEET;

THENCE SOUTH 31°33' 07" WEST 56.39 FEET (FORMERLY RECORDED AS SOUTH 32°33' WEST 57 FEET) TO THE **POINT OF BEGINNING**.

TOGETHER WITH THOSE PORTIONS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 11, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, BEARS NORTH 89°14' EAST 865.46 FEET;

THENCE SOUTH 89°14' WEST, ON THE SOUTH LINE OF SAID LOT 11, A DISTANCE

OF 736.08 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED TO HAROLD C. MCMILLAN, AND OTHERS, BY DEED RECORDED MAY 18, 1953 AS INSTRUMENT NO. 24235 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID POINT ALSO BEING ON THE EASTERLY LINE OF PARCEL 2 AS DESCRIBED IN THAT CERTAIN DEED RECORDED ON JUNE 28, 2013 AS INSTRUMENT NO. 2013-0313409, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND ALSO BEING THE EASTERLY LINE OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 20 OF RECORDS OF SURVEY AT PAGE 77, RECORDS OF RIVESIDE COUNTY, CALIFORNIA AND BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 22°50' EAST ON LAST SAID EASTERLY LINE 70.1 FEET;

THENCE FOLLOWING ALONG THE BOUNDARY LINES OF PARCEL 2 AS DESCRIBED IN THAT CERTAIN DEED RECORDED ON JUNE 28, 2013 AS INSTRUMENT NO. 2013-0313409, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND ALSO BEING THE BOUNDARY LINES OF PARCEL 2 OF SAID RECORD OF SURVEY, THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 89°11' WEST 126 FEET;

THENCE NORTH 52°47' WEST 94 FEET;

THENCE NORTH 57°47' WEST 100 FEET;

THENCE NORTH 65°11' WEST 97.49 FEET;

THENCE, LEAVING THE BOUNDARY LINE OF SAID PARCEL 2, NORTH 72°05' 55" EAST 238.62 FEET;

THENCE NORTH 22°50' 00" WEST 398.64 FEET TO A POINT ON THE NORTH LINE OF PARCEL 1 OF SAID RECORD OF SURVEY;

THENCE NORTH 72°14'50" EAST ON THE NORTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 80.86 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO HAROLD C. MCMILLAN, AND OTHERS, BY DEED RECORDED MAY 18, 1953 AS INSTRUMENT NO. 24235 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE FOLLOWING ALONG THE EASTERLY LINE OF THE PARCEL CONVEYED TO HAROLD C. MCMILLAN, ET AL, AND ALONG THE EASTERLY LINE OF PARCEL 1 AND PARCEL 2 OF SAID RECORD OF SURVEY THE FOLLOWING COURSES AND DISTANCES;

SOUTH 14°13' EAST 210.5 FEET;


SOUTH 22°50' EAST 375.4 FEET TO THE **TRUE POINT OF BEGINNING**

SUBJECT TO AN EASEMENT AND RIGHT OF WAY FOR PUBLIC STREET AND HIGHWAY PURPOSES AS DESCRIBED IN THE DOCUMENT RECORDED ON JULY 24, 2008 AS DOCUMENT NO 2008-0404648, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

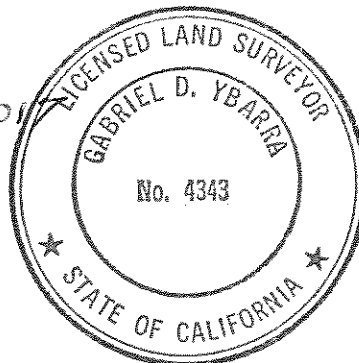
TOGETHER WITH AN EASEMENT OVER ANY EXISTING OR FUTURE ROADS OVER THE PROPERTY LYING EASTERLY AND ADJACENT TO THE ABOVE DESCRIBED PROPERTY, CONVEYED TO PRIOR OWNERS OF THE PROPERTY DESCRIBED HEREIN BY GEORGE WAYLAND COON.

THE ABOVE DESCRIBED PARCEL CONTAINS 27.45 ACRES GROSS, MORE OR LESS

PREPARED UNDER THE SUPERVISION OF:


GABRIEL D. YBARRA
L.S. 4343
REG. EXP. 06-30-18

0-15-2017
DATE

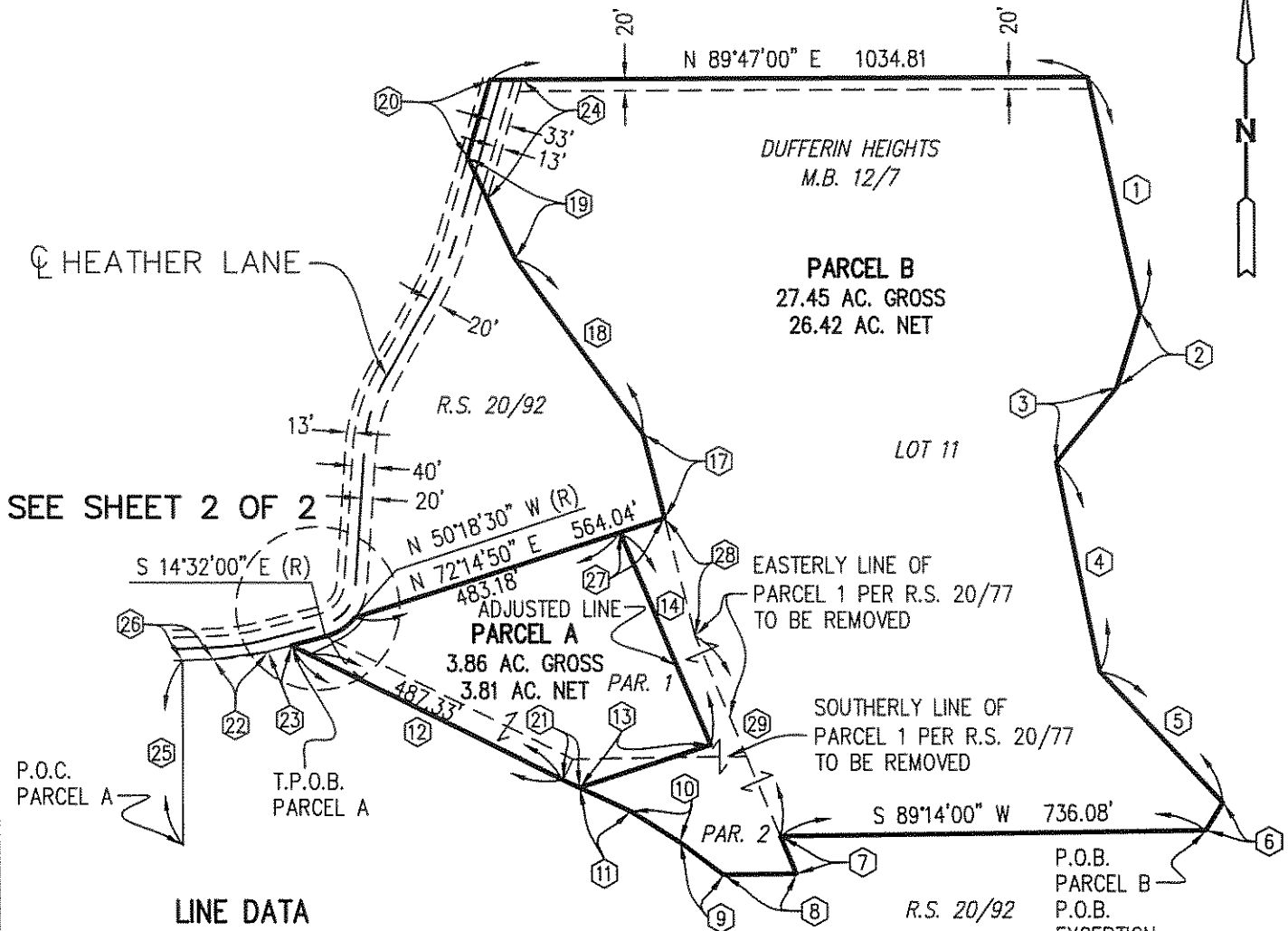


DESCRIPTION APPROVAL:

BY:  8/18/17
DATE

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

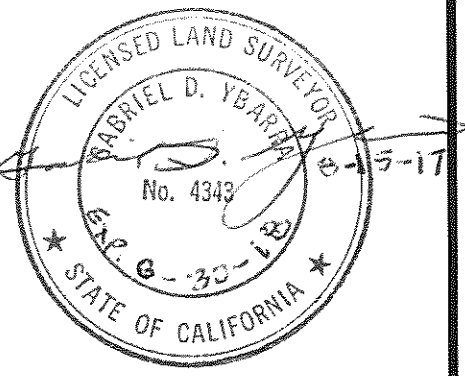
LEGAL PLAT



SEE SHEET 2 OF 2

LINE DATA

N	BEARING	DISTANCE	N	BEARING	DISTANCE
15	N 65°12'34" E	44.46'	15	N 65°12'34" E	44.46'
16	N 63°33'50" W	35.25'	16	N 63°33'50" W	35.25'
17	N 14°13'00" W	150.00'	17	N 14°13'00" W	150.00'
18	N 36°06'00" W	375.23'	18	N 36°06'00" W	375.23'
19	N 24°48'00" W	193.65'	19	N 24°48'00" W	193.65'
20	N 16°26'00" E	138.92'	20	N 16°26'00" E	138.92'
21	N 65°11'00" W	32.19'	21	N 65°11'00" W	32.19'
22	N 81°43'00" E	95.80'	22	N 81°43'00" E	95.80'
23	N 75°28'00" E	41.45'	23	N 75°28'00" E	41.45'
24	N 16°25'50" E	215.24'	24	N 16°25'50" E	215.24'
25	N 00°01'00" W	319.38'	25	N 00°01'00" W	319.38'
26	N 87°58'00" E	53.41'	26	N 87°58'00" E	53.41'
27	N 72°14'50" E	80.86'	27	N 72°14'50" E	80.86'
28	N 14°13'00" W	210.50'	28	N 14°13'00" W	210.50'
29	N 22°50'00" W	375.40'	29	N 22°50'00" W	375.40'



CHORD

W.O. 17-13

CITY OF RIVERSIDE, CALIFORNIA LL-P17-0298

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 2

LL-P17-0298

SCALE: 1" = 300'

DRAWN BY:

DATE: 4/17/17

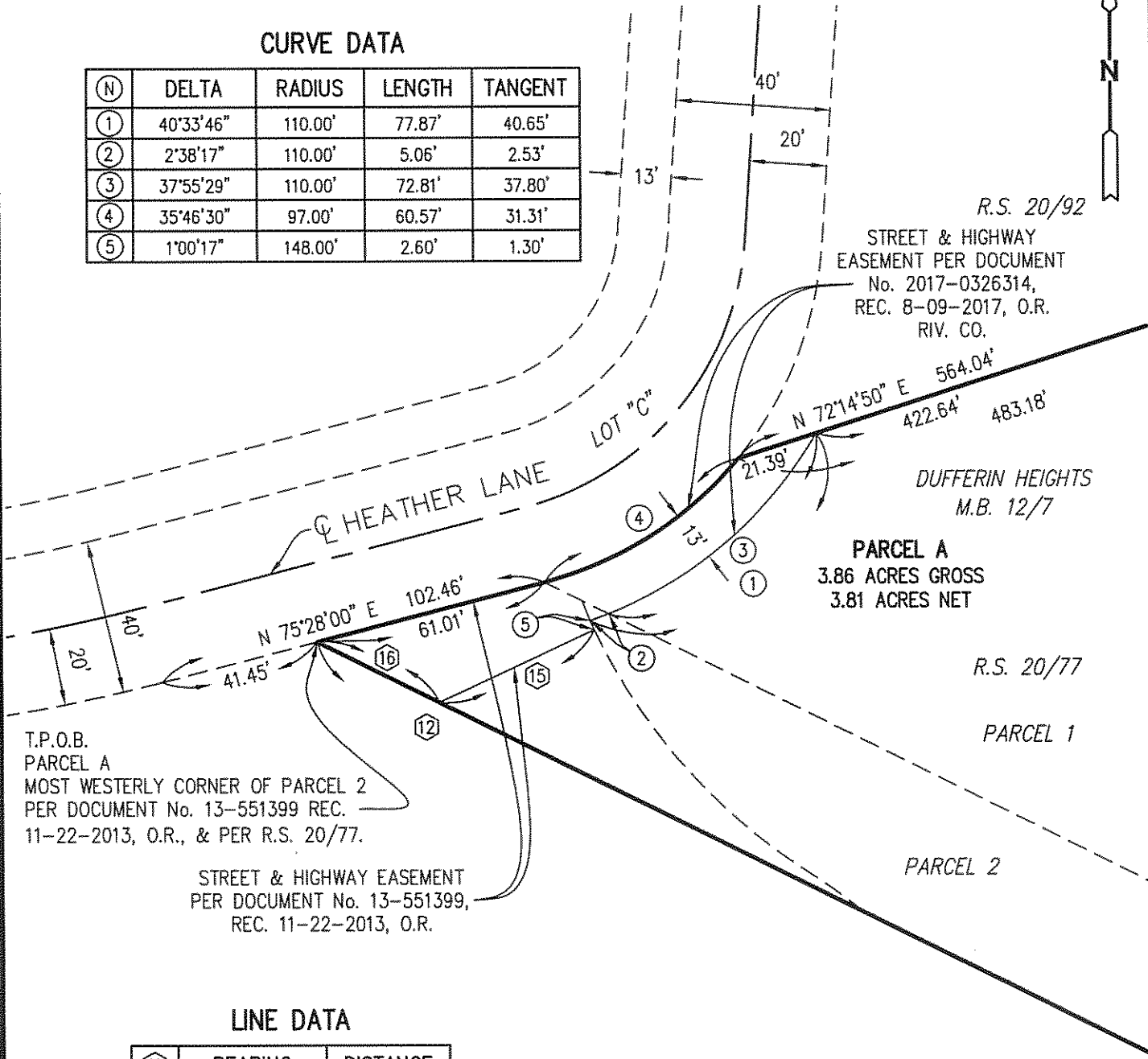
SUBJECT: LLA A.P.N.'S 245-040-007, 024 & 025

LEGAL PLAT



CURVE DATA

(N)	DELTA	RADIUS	LENGTH	TANGENT
(1)	40°33'46"	110.00'	77.87'	40.65'
(2)	2°38'17"	110.00'	5.06'	2.53'
(3)	37°55'29"	110.00'	72.81'	37.80'
(4)	35°46'30"	97.00'	60.57'	31.31'
(5)	1°00'17"	148.00'	2.60'	1.30'



T.P.O.B.
 PARCEL A
 MOST WESTERLY CORNER OF PARCEL 2
 PER DOCUMENT No. 13-551399 REC.
 11-22-2013, O.R., & PER R.S. 20/77.

STREET & HIGHWAY EASEMENT
 PER DOCUMENT No. 13-551399,
 REC. 11-22-2013, O.R.

R.S. 20/92
 STREET & HIGHWAY
 EASEMENT PER DOCUMENT
 No. 2017-0326314,
 REC. 8-09-2017, O.R.
 RIV. CO.
 DUFFERIN HEIGHTS
 M.B. 12/7
PARCEL A
 3.86 ACRES GROSS
 3.81 ACRES NET

R.S. 20/77
PARCEL 1

PARCEL 2

LINE DATA

(N)	BEARING	DISTANCE
(12)	N 63°33'50" W	522.58
(15)	N 65°12'34" E	44.46'
(16)	N 63°33'50" W	35.25'

W.O. 17-13

CITY OF RIVERSIDE, CALIFORNIA LL-P17-0298

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 2 OF 2

LL-P17-0298

SCALE: 1" = 40'

DRAWN BY:

DATE: 4/17/17

SUBJECT: LLA A.P.N.'S 245-040-007, 024 & 025