

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

2019-0532874

12/24/2019 09:28 AM Fee: \$ 0.00

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



6060

FOR RECORDER'S OFFICE USE ONLY

Project: P19-0403
APN: 147-160-008 and -019
Address: 4886 Hedrick Avenue

**LL-P19-0403
PARCEL 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 LINE ADJUSTMENT

Property Owner(s): **Bushnell Development, 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 Line Adjustment 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.

CITY APPROVAL:

CITY OF RIVERSIDE
PUBLIC WORKS – SURVEY DIVISION

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



By: *Curtis C. Stephens* 12/19/19
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 19, 2019, before me, SHERYN LEE SMAY,

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.

Sheryn Lee Smay
Notary Signature

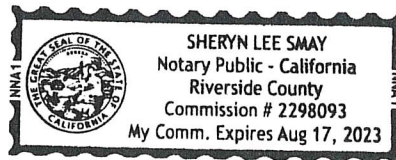


EXHIBIT "A"

LEGAL DESCRIPTION

PROJECT: LOT LINE ADJUSTMENT P19-0403

APNS: 147-160-008 & 147-140-019

PARCEL A

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

Being a portion of Lot 33 as shown by Map of Onwensia on file in Book 11, Pages 98 and 99, of Maps, Records of Riverside County, California, more particularly described as follows:

BEGINNING at the most northerly corner of said Lot 33;

Thence South 13°22'45" East, along the westerly line of Hedrick Avenue as shown on said Map, a distance of 50.00 feet;

Thence South 76°37'15" West, a distance of 150.00 feet;

Thence North 7°40'07" West, a distance of 50.25 feet to a point on the north line of said Lot 33. Said point also being on a line parallel with and lying 145.00 feet southwest, measured at right angles, from the westerly line of Hedrick Avenue as shown on said Map;

Thence North 76°37'15" East, along the northerly of said Lot 33, a distance of 145.00 feet to the **POINT OF BEGINNING**.

Excepting therefrom the Grant of Easement for street purposes, recorded December 12, 2019, as Document No. 2019-0513421, Official Records of Riverside County, more particularly described as follows: The easterly 8.00 feet of said portion of Lot 33. The westerly line of said easterly 8.00 feet being parallel with the west line of Hedrick Avenue as shown on said Map

Contains 0.160 acres, more or less

PARCEL B

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

Being all of Lot 23, together with a portion of Lot 33, as shown by Map of Onwensia on file in Book 11, pages 98 and 99, of Maps, Records of Riverside County, California, more particularly described as follows;

BEGINNING at the southwest corner of said Lot 23;

Thence North 0°45'02" West, along the easterly line of Bushnell Avenue as shown on said Map, a distance of 150.00 feet to the northwest corner of said Lot 23;

Thence North 89°14'58" East, along the north line of said Lot 23, a distance of 450.63 feet to the northeast corner of said Lot 23, said last corner being on the west line of said Lot 33;

Thence North 7°42'30" East, along the west line of said Lot 33, a distance of 27.41 feet to the northwest corner of said Lot 33;

Thence North 76°37'15" East, along the north line of said Lot 33, a distance of 345.65 feet to a point on the north line of said Lot 33, said point lying 145.00 feet from the northeast corner of said Lot 33;

Thence South 7°40'07" East, a distance of 50.25 feet to a point on a parallel line, which lies southeasterly 50.00 feet, measured at right angles, from the north line of said Lot 33, said point lying 150.00 feet, measured at right angles, from the westerly line of Hedrick Avenue as shown on said Map;

Thence South 3°29'10" East, a distance of 87.31 feet;

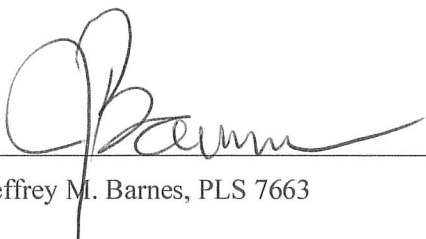
Thence South 76°37'15" West, a distance of 378.10 feet to a point on the westerly line of said Lot 33, said point being North 7° 42' 30" East, a distance of 132.89 feet from the most southerly corner of said Lot 33;

Thence South 7°42'30" West along the west line of said Lot 23, a distance of 33.29 feet to the southeast corner of said Lot 23;

Thence South 89°14'58" West, along the south line of said Lot 23, a distance of 428.32 feet to the southwest corner of said Lot 23 and the **POINT OF BEGINNING**.

Contains 2.70 acres, more or less.

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


Jeffrey M. Barnes, PLS 7663
Date 12/19/2019



DESCRIPTION APPROVAL:

BY:  12/23/2019
DATE

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

GRANT OF EASEMENT

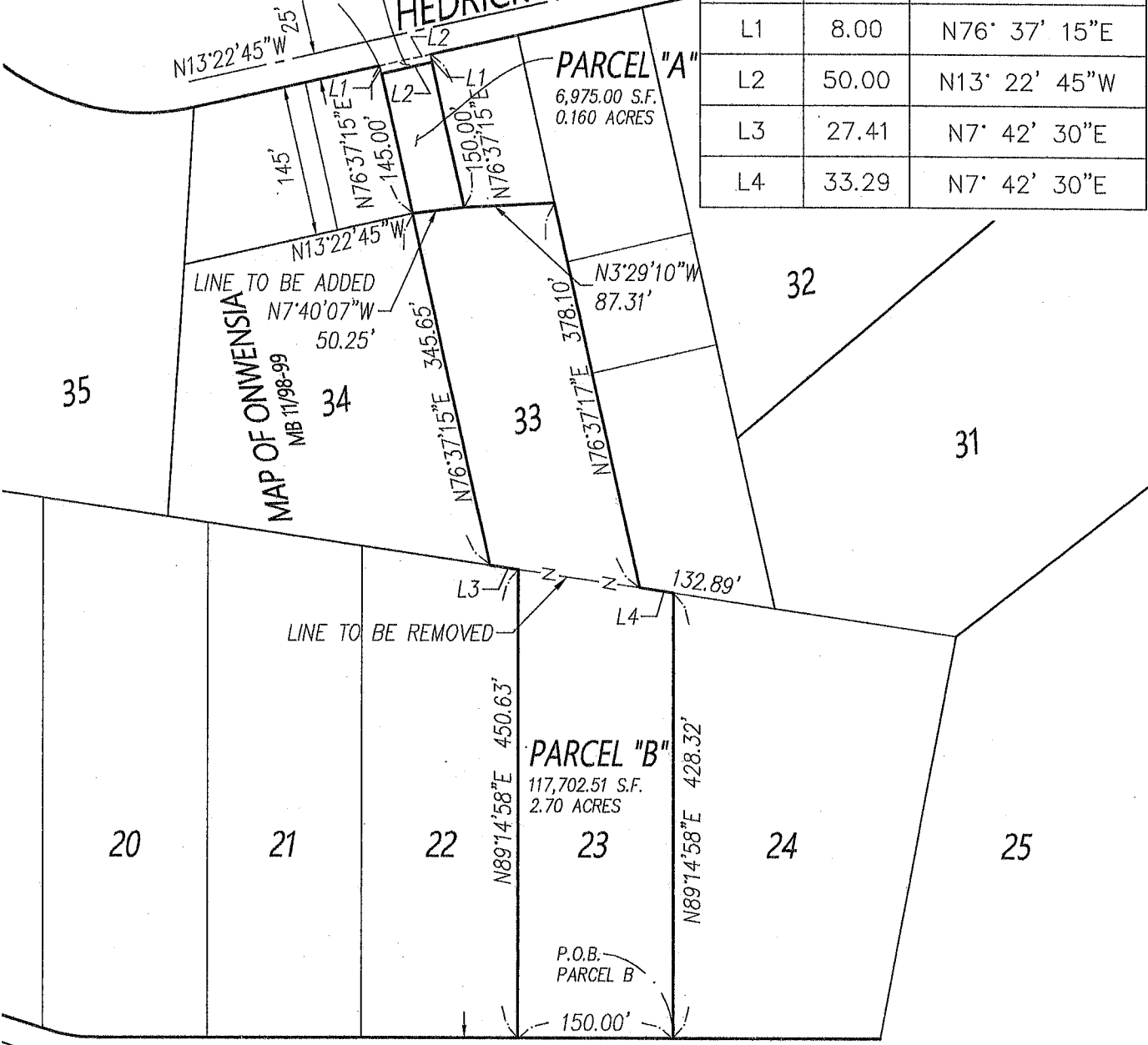
RECORDED DECEMBER 12, 2019,
AS DOCUMENT NUMBER 2019-0513421,
O.R.R.C

P.O.B.
PARCEL A

HEDRICK AVE.

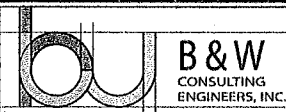
Parcel Line Table

Line #	Length	Direction
L1	8.00	N76° 37' 15"E
L2	50.00	N13° 22' 45"W
L3	27.41	N7° 42' 30"E
L4	33.29	N7° 42' 30"E



NOTE:
THIS PLAT IS SOLELY AN AID IN LOCATING THE ATTACHED
DESCRIPTION AND IS NOT CONSIDERED A PART THEREOF.

SCALE: 1"=150'



15665 RANCHO VIEJO DR., RIVERSIDE, CA 92506
PH. 951.907.5077

LLA - P19-0403

APN 147-160-008 &
147-140-019

W.O. 100-1
BY: JMB
DATE: 12/2019
SCALE: 1"=150'
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