

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

2020-0055233

02/05/2020 10:28 AM Fee: \$ 23.00

Page 1 of 4

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



782

FOR RECORDER'S OFFICE USE ONLY

Project: P19-0860
APN: 189-071-057
Address: 6782 Columbus Avenue

**LL-P19-0860
PARCEL 2**

**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): **Robert J. Malcolm and Glenn W. Malcolm, as tenants in common in equal shares.**

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* *1/23/20*
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 *Jan. 23, 2020*, before me, *Patricia V. Villa*,
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.

[Signature]
Notary Signature

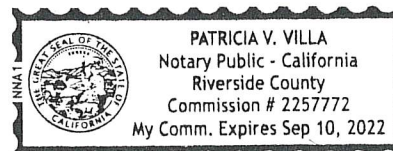


EXHIBIT "A"

LEGAL DESCRIPTION

PROJECT: LL-P19-0860
ADDRESS: 6782 COLUMBUS AVENUE
POR. A.P.N. 189-071-60
POR. A.P.N. 189-071-57

PARCEL 2

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 OF LL-005-978, RECORDED APRIL 30, 1998 AS INST. NO. 1998-167808, OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

LOTS 16, 17 AND 18 IN BLOCK 19 OF TRACT NO. 4 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, PER MAP RECORDED IN BOOK 7, PAGE 6 OF MAPS, RECORDS OF SAID COUNTY;

TOGETHER WITH THE SOUTHWESTERLY 7.50 FEET OF THE ALLEY (VACATED) IN SAID BLOCK 19, LYING BETWEEN THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 16 AND THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 18, SAID ALLEY WAS VACATED BY ORDINANCE 4995 OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, RECORDED MARCH 12, 1982 AS INSTRUMENT NO. 42872 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

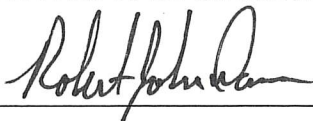
TOGETHER WITH THAT PORTION OF SAID LOTS 17 AND 18 AND COLUMBUS AVENUE (VACATED) LYING BETWEEN THE NORTHEASTERLY LINE OF LOT 17 AND THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 18, SAID PORTION OF LOTS 17 AND 18 AND COLUMBUS AVENUE WAS VACATED BY ORDINANCE 3658 OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, RECORDED DECEMBER 19, 1969 AS INSTRUMENT NO. 129526 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY.

EXCEPTING THEREFROM THE SOUTHWESTERLY 3.00 FEET OF SAID LOT 16 IN SAID BLOCK 19.

TOGETHER WITH THE SOUTHEASTERLY 10 FEET OF PARCEL "B" OF LL-044-989, RECORDS OF SAID COUNTY.

CONTAINS 24,839.72 S.F., 0.57 AC.

PREPARED BY ME OR UNDER MY SUPERVISION.




1-20-20

ROBERT JOHN DAWSON, PLS 6932

DATE

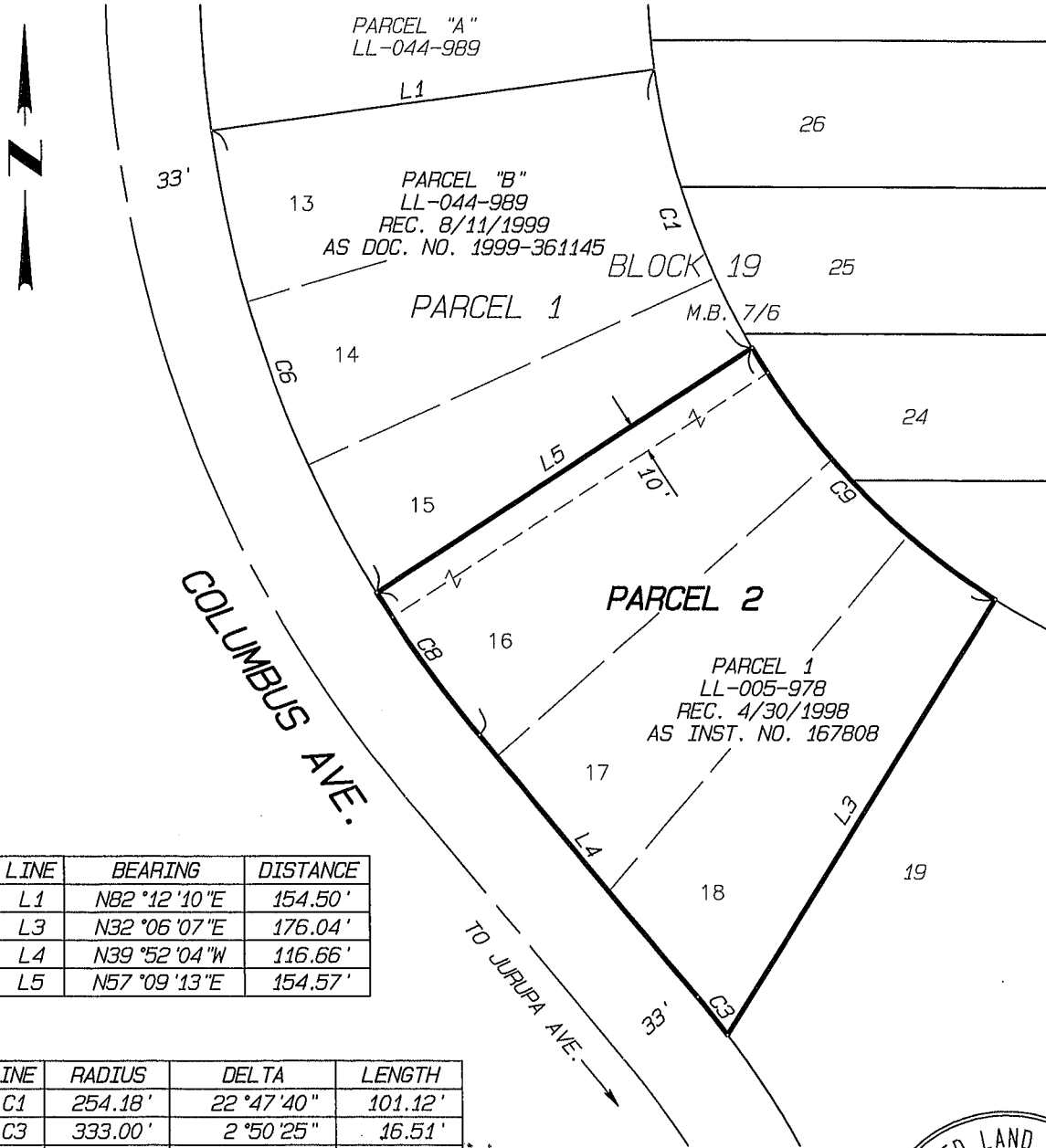


DESCRIPTION APPROVAL:

BY:  1/22/2020
DATE

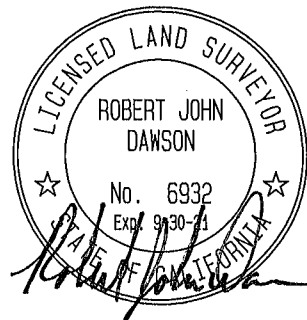
FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

EXHIBIT



LINE	BEARING	DISTANCE
L1	N82°12'10"E	154.50'
L3	N32°06'07"E	176.04'
L4	N39°52'04"W	116.66'
L5	N57°09'13"E	154.57'

LINE	RADIUS	DELTA	LENGTH
C1	254.18'	22°47'40"	101.12'
C3	333.00'	2°50'25"	16.51'
C6	408.68'	23°38'49"	168.67'
C8	408.68'	8°25'25"	60.08'
C9	254.18'	27°18'23"	121.14'



PLAN PREPARED BY:

DAWSON SURVEYING, INC.
 LAND SURVEYORS
 575 E. CARREON DR COLTON, CA 92324
 PHONE: 909-430-0016 FAX: 909-430-0046

LOT LINE ADJUSTMENT

LL-P19-0860
 PARCEL 2

N.O.	601.01
BY:	CBD
DATE:	12/22/19
SCALE:	1" = 60'
PAGE:	1 OF 1