

Recording requested by:

**DOC # 2001-235060**

05/29/2001 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

DOCUMENTARY TRANSFER TAX = \$0.00  
NO CONSIDERATION



And when recorded, mail to:

Surveyor's Office  
City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: California Avenue Widening  
Parcel 6  
A.P.N. 145-023-025

CO - 008-990



**CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE**

Property Owner(s): **ELSIE ANNA AUGUSTO, Trustee U/D/T dated June 30, 1992  
establishing the ELSIE ANNA AUGUSTO LIVING TRUST.**

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the 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, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

**THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.**

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. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

By: Robert C. Mease 8/9/00  
PRINCIPAL PLANNER DATE

**GENERAL ACKNOWLEDGEMENT**

State of California

County of Riverside } ss

On August 9, 2000, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared

Robert C. Mease  
Name(s) of Signer(s)

**OPTIONAL SECTION**

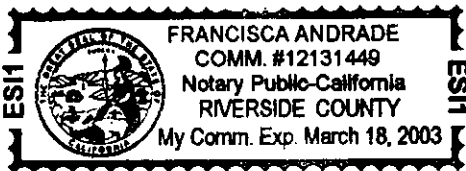
**CAPACITY CLAIMED BY SIGNER**

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_
- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other

---

- ( ) Partner(s)  
( ) General  
( ) Limited

personally known to me - OR -  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.



WITNESS my hand and official seal.

Francisca Andrade  
Signature

The party(ies) executing this document is/are representing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ACKNOWLEDGMENT OF CERTIFICATE OF COMPLIANCE  
CONSENT TO RECORD**

THIS IS TO CERTIFY that I(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE and understand that the real property(ies) described therein (is) are recognized by the City of Riverside as (an) individual parcel(s) pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. I(We) also agree that the individual parcel(s) therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as (an) individual parcel(s) and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of any the individual parcel(s) shall be presumed to include all of said individual parcel(s) as described therein.

Dated May 21, 2001

**ELSIE ANNA AUGUSTO, Trustee U/D/T  
dated June 30, 1992 establishing the  
ELSIE ANNA AUGUSTO LIVING TRUST**

Elsie Anna Augusto May 21, 2001  
**ELSIE ANNA AUGUSTO, Trustee**

**GENERAL ACKNOWLEDGEMENT**

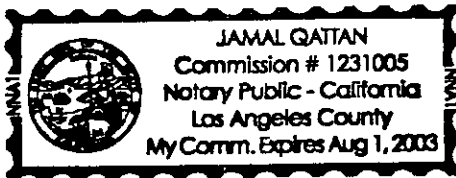
State of California  
County of Los Angeles }<sup>ss</sup>

On 05/21/2001, before me JAMAL QATTAN  
(date) (name)

a Notary Public in and for said State, personally appeared

ELSIE ANNA AUGUSTO  
Name(s) of Signer(s)

personally known to me - OR -  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.



WITNESS my hand and official seal.

Jamal Qattan  
Signature

**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

- Attorney-in-fact
- Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_
- Guardian/Conservator
- Individual(s)
- Trustee(s)
- Other

- Partner(s)
  - General
  - Limited

The party(ies) executing this document is/are representing:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



10229 Clara Vista

EXHIBIT "A"

The real property located in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL 1

That portion of Lot 4 together with that portion of Lots 6 and A5 (Clara Vista Lane, vacated) all located in Block 47 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the most northerly corner of said Lot 6;

THENCE South 2°56'00" East, along the easterly line of said Lot 6, a distance of 6.54 feet to the southerly line of that certain parcel of land described as Parcel 6A in Final Order of Condemnation recorded June 9, 2000, as Document No. 2000-219892 of Official Records of said Riverside County, and the POINT OF BEGINNING of the parcel of land being described;

THENCE South 2°56'00" West, continuing along said easterly line of said Lot 6, a distance of 5.31 feet a point in the northerly line of that portion of Clara Vista Lane as vacated by the City Council of the City of Riverside, California, by Resolution No. 19123, a copy of said Resolution recorded November 5, 1998, as Instrument No. 481088 of Official Records of said Riverside County; said point also being the beginning of a non-tangent curve concaving southeasterly, having a radius of 636.00 feet and to which the radius bears South 22°50'07" East;

THENCE northeasterly to the right along said curve through a central angle of 2°31'09" an arc length of 27.96 feet to the easterly line of the westerly one-half of said Lot A5; said easterly line of Lot A5 also being the centerline of said Clara Vista Lane (vacated);

THENCE South 2°56'00" East, along said centerline of Clara Vista Lane (vacated), a distance of 63.46 feet to a point in the southerly line of said portion of Clara Vista Lane (vacated); said point also being the beginning of a non-tangent curve concaving southeasterly, having a radius of 51.00 feet and to which the radius bears South 23°36'02" East;

THENCE southwesterly to the left along said southerly line and along said last mentioned curve through a central angle of 36°48'20", an arc length of 32.76 feet to said easterly line of Lot 6;

THENCE South 2°56'00" East, along said easterly line of Lot 6, a distance of 13.10 feet the



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southerly line of that certain parcel of land described in document recorded July 8, 1992, as Instrument No. 251123 of Official Records of said Riverside County;

THENCE North  $84^{\circ}50'25''$  West, along said last mentioned southerly line, a distance of 130.22 feet to the most westerly corner of said parcel of land described in said document recorded July 8, 1992;

THENCE North  $32^{\circ}04'37''$  West, at right angle to the northerly line Parcel 3 of those certain parcels of land described in document recorded August 7, 2000, as Document No. 2000-304805 of Official Records of said Riverside County, a distance of 2.08 feet to said northerly line; said northerly line also being a line which is parallel with and distant 44.00 feet southeasterly, as measured at right angles, from the centerline of California Avenue;


THENCE North  $57^{\circ}55'23''$  East, along said northerly line, a distance of 42.03 feet to the beginning of a tangent curve concaving southeasterly and having a radius of 636.00 feet;


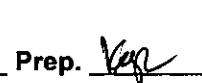
THENCE northeasterly to the right along said curve and continuing along said northerly line, through a central angle of  $1^{\circ}51'13''$  an arc length of 20.58 feet to the northwesterly line of said Lot 6;

THENCE North  $56^{\circ}19'43''$  East, along said northwesterly line of Lot 6, a distance of 50.34 feet to the most westerly corner of said Parcel 6A as described in said Final Order of Condemnation; said westerly corner also being the beginning of a non-tangent curve concaving southeasterly, having a radius of 641.00 feet and to which the radius bears South  $25^{\circ}43'38''$  East;

THENCE northeasterly to the right along said last mentioned curve and along said southerly line of Parcel 6, through a central angle of  $3^{\circ}03'14''$  an arc length of 34.17 feet to the POINT OF BEGINNING.

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

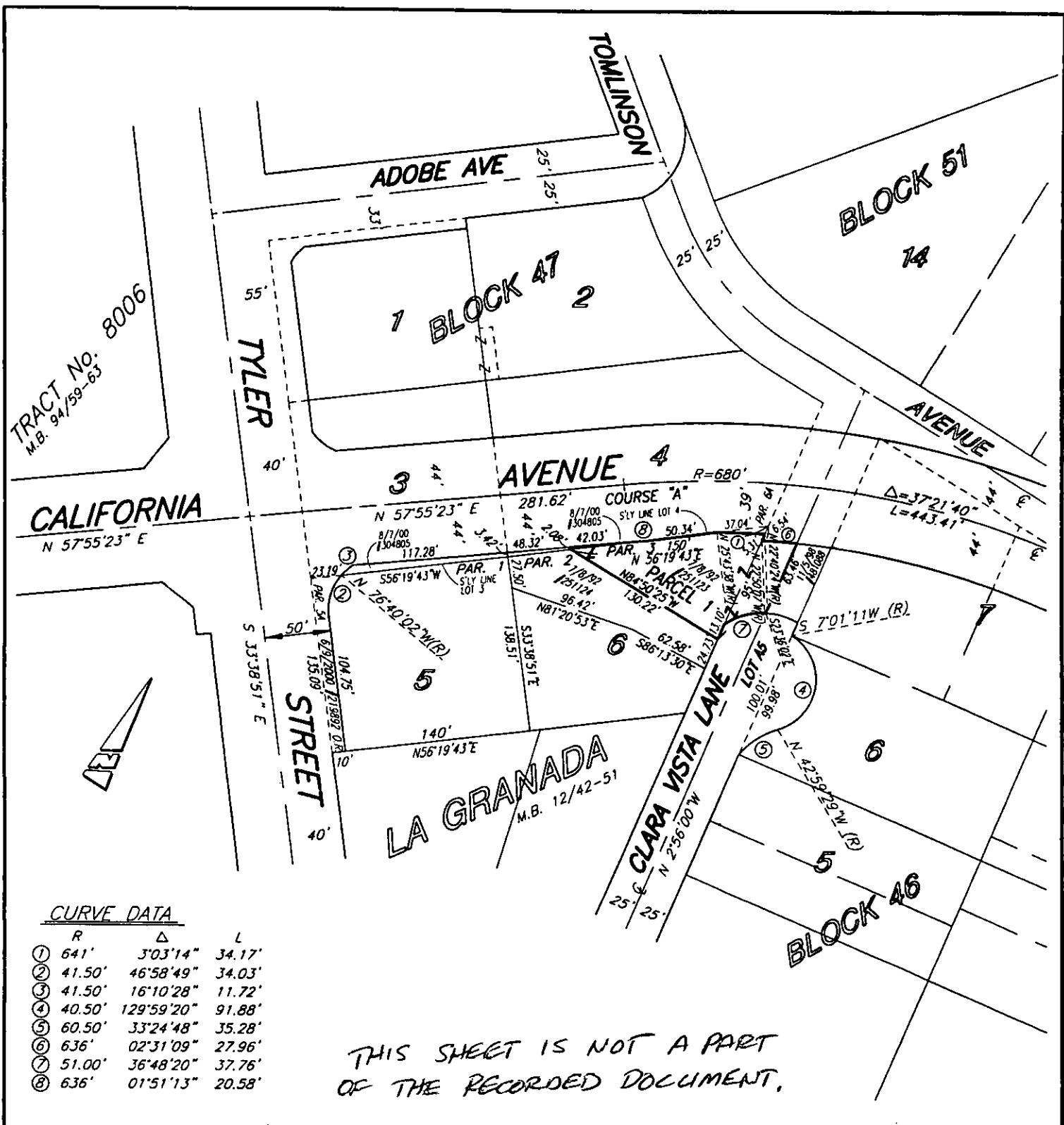
  
Mark S. Brown, L.S. 5655  
License Expires 9/30/03

 Prep.   
Date



The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.





CURVE DATA

R	Δ	L
① 641'	3°03'14"	34.17'
② 41.50'	46°58'49"	34.03'
③ 41.50'	16°10'28"	11.72'
④ 40.50'	129°59'20"	91.88'
⑤ 60.50'	33°24'48"	35.28'
⑥ 636'	02°31'09"	27.96'
⑦ 51.00'	36°48'20"	37.76'
⑧ 636'	01°51'13"	20.58'

THIS SHEET IS NOT A PART OF THE RECORDED DOCUMENT.

**CITY OF RIVERSIDE, CALIFORNIA**

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

105-5

SCALE: 1"=100'

DRAWN BY: Kgs DATE: 7/20/00

SUBJECT: CALIFORNIA AVENUE EXTENSION - AUGUSTO