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Recorder
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SURVEYOR, CITY OF RIVERSIDE
Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

FOR RECORDER'S OFFICE USE Project:

LL-002-967

A.P.N. 189-10,-23,-24

LL-002-967

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): WILLIAM BYRON ALLEN, as TRUSTEE of the WILLIAM BYRON ALLEN LIVING TRUST, under DECLARATION OF TRUST DATED NOVEMBER 19, 1991.

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the 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.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By: Robert C. Meese 6-10-97
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On June 10, 1997, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

ROBERT C. MESE

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.

Janis Lowry

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator

() Individual(s)

() Trustee(s)

(x) Other
PRINCIPAL PLANNER

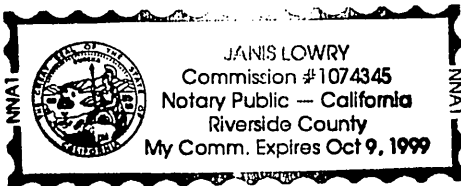
() Partner(s)

() General

() Limited

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

CITY OF RIVERSIDE



William B. Allen
W.B. Construction
6191 Jurupa Avenue
Riverside, Ca. 92504

PARCEL 1:

LOT 18, THOSE PORTIONS OF LOT 19 AND LOT 20 IN BLOCK 16 OF TRACT NO. 3 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS, AT PAGE 5, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THAT VACATED PORTION OF GRIFFITH STREET ADJOINING SAID LOTS AND ALSO TOGETHER WITH THAT VACATED PORTION OF THE 15.00 FOOT ALLEY ADJOINING SAID LOTS ALL OF WHICH ARE INCLUDED WITHIN THAT CERTAIN PARCEL OF LAND, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 20;

THENCE NORTH 46° 26' 47" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 15.32 FEET TO A POINT ON A LINE PARALLEL WITH AND 55.00 FEET NORTHWESTERLY OF AS MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF JURUPA AVENUE AS SHOWN ON SAID MAP, BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 46° 26' 47" WEST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 95.88 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 20, BEING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 185.00 FEET AND TO WHICH A RADIAL BEARS SOUTH 42° 13' 34" EAST;

THENCE NORTH 42° 13' 34" WEST, ALONG SAID RADIAL LINE TO THE CENTERLINE OF THE 15.00 FOOT ALLEY AS SHOWN ON SAID MAP, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 192.50 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE, BEING THE CENTERLINE OF SAID ALLEY, THROUGH A CENTRAL ANGLE OF 31° 45' 42", A DISTANCE OF 106.71 FEET TO A POINT ON A LINE RADIAL TO SAID CURVE WHICH PASSES THROUGH THE MOST NORTHERLY CORNER OF SAID LOT 18;

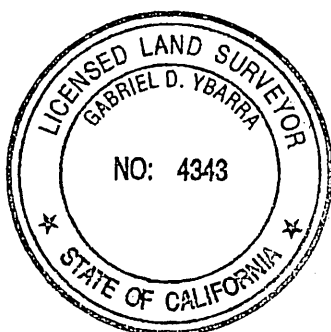
THENCE SOUTH 73° 59' 16" EAST, ALONG SAID RADIAL LINE, A DISTANCE OF 7.50 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 18;

THENCE SOUTH 78° 09' 45" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 18, A DISTANCE OF 136.93 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 18, BEING ON A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 289.62 FEET AND TO WHICH A RADIAL BEARS SOUTH 69° 55' 14" EAST;

THENCE SOUTH 69° 55' 14" EAST, ALONG SAID RADIAL LINE TO THE CENTERLINE OF GRIFFITH STREET AS SHOWN ON SAID MAP, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 319.62 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 7° 26' 56", A DISTANCE OF 41.55 FEET TO A POINT ON A LINE PARALLEL WITH THE CENTERLINE OF JURUPA AVENUE WHICH PASSES THROUGH THE POINT OF BEGINNING;

THENCE SOUTH 58° 18' 02" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 157.23 FEET TO THE POINT OF BEGINNING.



Gabriel D. Ybarra 6-5-97
 Gabriel D. Ybarra Date
 L.S. 4343
 Registration Expires 6-30-00

DESCRIPTION APPROVAL *6/6/97*
Paul S. B.
 SURVEYOR, CITY OF RIVERSIDE

PLAT

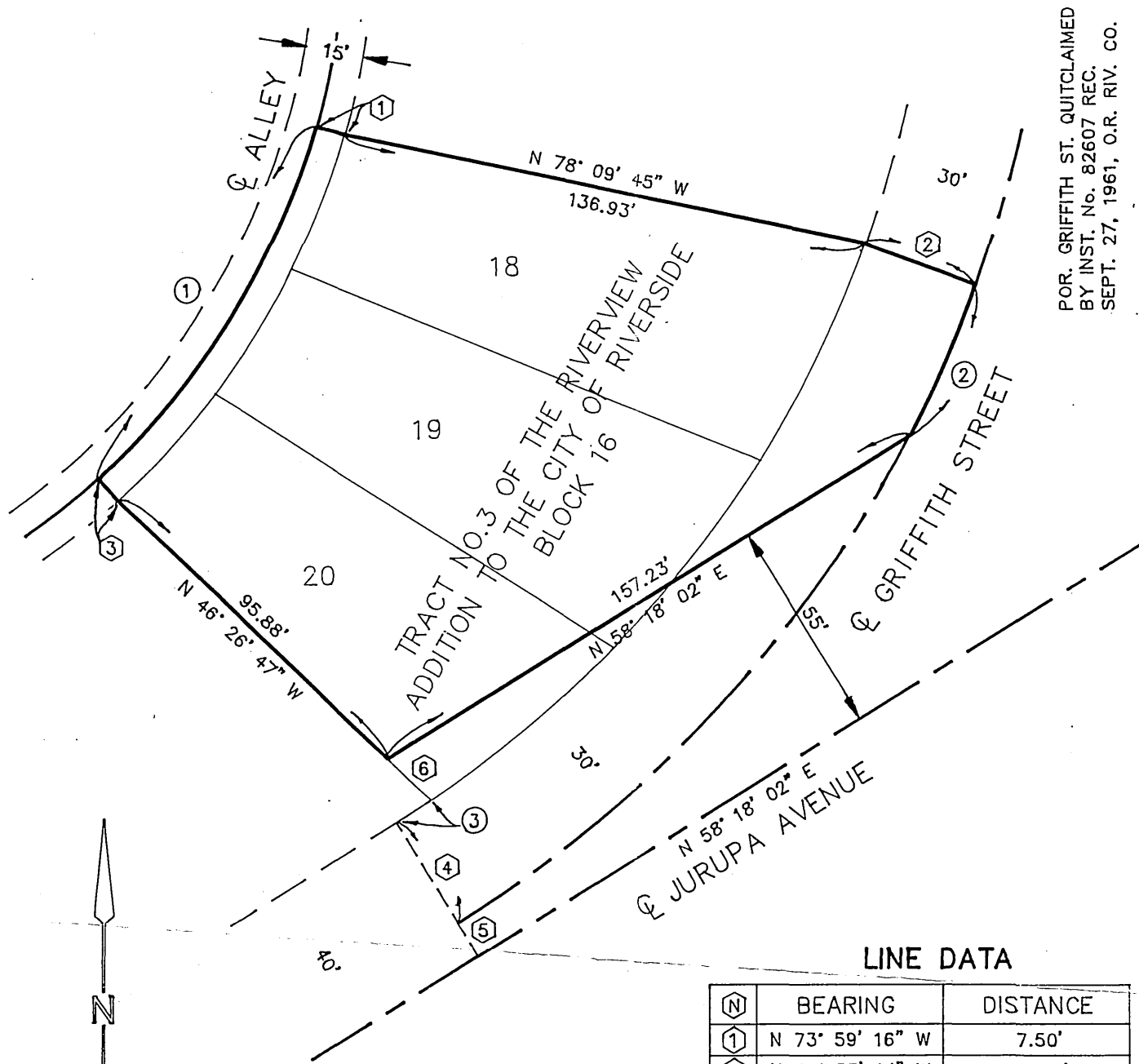
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SHOWING THE LOT CONSOLIDATION OF LOT 18, A PORTION OF LOTS 19 AND 20, A PORTION OF VACATED GRIFFITH STREET AND A PORTION OF THE VACATED ALLEY ALL IN BLOCK 16 OF TRACT No. 3 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS AT PAGE 5, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



PREPARED UNDER THE SUPERVISION OF:

Gabriel D. Ybarra 6-5-97
 GABRIEL D. YBARRA L.S. 4343 DATE



POR. GRIFFITH ST. QUITCLAIMED
 BY INST. No. 82607 REC.
 SEPT. 27, 1961, O.R. RIV. CO.

LINE DATA

| (N) | BEARING | DISTANCE | (R) |
|-----|-----------------|----------|-----|
| ① | N 73° 59' 16" W | 7.50' | (R) |
| ② | N 69° 55' 14" W | 30.00' | (R) |
| ③ | N 42° 13' 34" W | 7.50' | (R) |
| ④ | N 31° 41' 58" W | 30.00' | (R) |
| ⑤ | N 31° 41' 58" W | 10.00' | (R) |
| ⑥ | N 46° 26' 47" W | 15.33' | |

CURVE DATA

| (N) | DELTA | RADIUS | LENGTH | TANGENT |
|-----|-------------|---------|---------|---------|
| ① | 31° 45' 42" | 192.50' | 106.71' | 54.77' |
| ② | 7° 26' 56" | 319.62' | 41.55' | 20.81' |
| ③ | 2° 01' 04" | 289.62' | 10.20' | 5.10' |

SCALE: 1" = 40'

D 36-8
 LL-00Z-967