

014657

Recording requested by:

RECEIVED FOR RECORD  
AT 8:00AM

JAN 15 1998

DOCUMENTARY TRANSFER TAX = \$0.00

Recorded in Official Records  
of Riverside County, California

Recorder 

Fees \$ \_\_\_\_\_

And when recorded, mail to:  
**SURVEYOR, CITY OF RIVERSIDE**  
Public Works Department  
City Hall, 3900 Main Street  
Riverside, California 92522

\_\_\_\_\_  
FOR RECORDERS OFFICE USE ONLY 

Project: LL-004-978(a)  
A.P.N. 218-052-015

LL - 004-978

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): EDWARD ALAN NORMAN and JOYCE ANN NORMAN, husband and wife  
as joint tenants

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. Mease 1/14/98  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

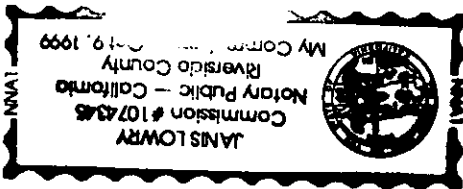
On January 14, 1998 before me JANIS LOWRY  
(date) (name)

a Notary Public in and for said State, personally appeared

ROBERT C. MEASE

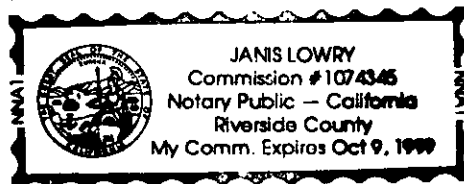
Name(s) of Signer(s)

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

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

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

Mail to:  
Mr & Mrs Edward Norman  
4758 Rubidoux Ave  
Riverside, Ca 92506

ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION  
CONSENT TO RECORD

THIS IS TO CERTIFY that I(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property described therein is recognized by the City of Riverside as one parcel 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 parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described therein.

Dated 1/12/98

Edward Alan Norman  
EDWARD ALAN NORMAN

Joyce Ann Norman  
JOYCE ANN NORMAN

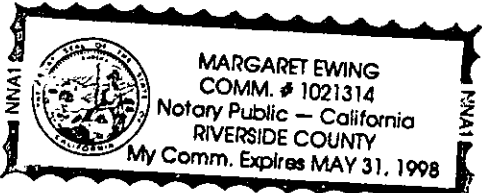
GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

On 1/12/98, before me MARGARET EWING  
(date) (name)

a Notary Public in and for said State, personally appeared  
Edward Alan Norman & Joyce Ann Norman  
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.  
Margaret Ewing

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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## EXHIBIT 'A'

THAT PORTION OF LOT 256 OF THE CORRECTED MAP OF ADDITIONS TO MAPS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEASTERLY CORNER OF SAID LOT 256;

**THENCE** SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 256, A DISTANCE OF 13.00 FEET TO A LINE PARALLEL WITH AND DISTANT 33.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF RUBIDOUX AVENUE AS SHOWN BY PARCEL MAP 8273, ON FILE IN BOOK 31 OF PARCEL MAPS AT PAGE 6 AND 7 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND **THE TRUE POINT OF BEGINNING**;


**THENCE** CONTINUING SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 256, A DISTANCE OF 247.00 FEET;

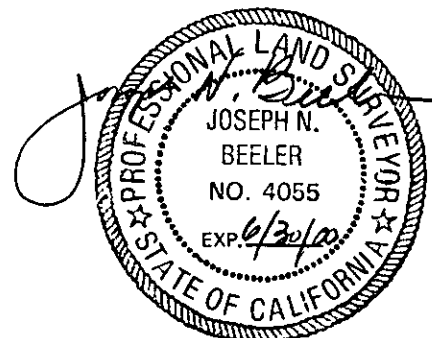
**THENCE** NORTHWESTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 256, A DISTANCE OF 105.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ELLA FRANCES BANISTER, ET AL., BY GRANT DEED RECORDED MARCH 19, 1991 AS INSTRUMENT NO. 090155, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

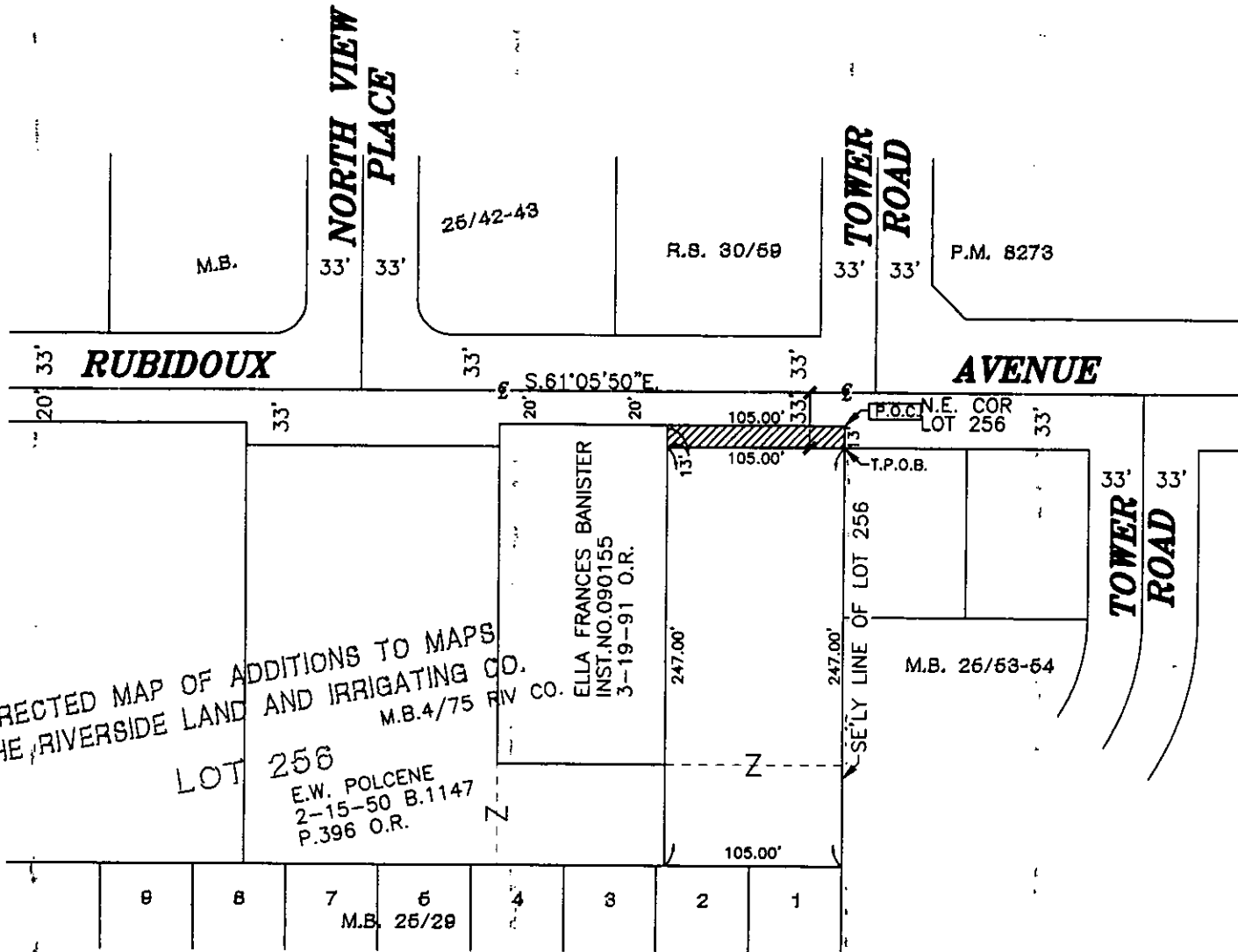
**THENCE** NORTHEASTERLY, ALONG SAID SOUTHWESTERLY PROLONGATION, SAID SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ELLA FRANCES BANISTER, ET AL., AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 256, A DISTANCE OF 247.00 FEET TO SAID LINE PARALLEL WITH AND DISTANT 33.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID RUBIDOUX AVENUE;

**THENCE** SOUTHEASTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 105.00 FEET TO **THE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 25,935.0 SQUARE FEET.

DESCRIPTION AND NO. 21597  
  
 SURVEYOR, CITY OF RIVERSIDE by WE

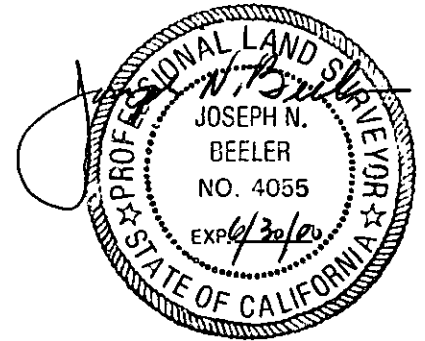
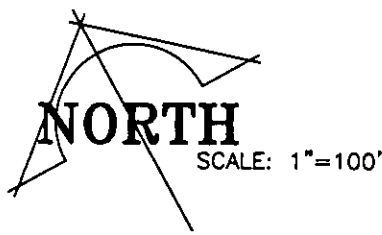




CORRECTED MAP OF ADDITIONS TO MAPS  
 OF THE RIVERSIDE LAND AND IRRIGATING CO.  
 M.B. 4/75 RIV CO.

ELLA FRANCES BANISTER  
 INST. NO. 090155  
 3-19-91 O.R.

LOT 256  
 E.W. POLCENE  
 2-15-50 B.1147  
 P.396 O.R.



CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.		SHEET 1 OF 1
SCALE: 1"=100'	DRAWN BY ME DATE 7 / 6 / 97	SUBJECT 4758 RUBIDOUX AVENUE (LL)

014656

Recording requested by:

RECEIVED FOR RECORD  
AT 8:00AM

DOCUMENTARY TRANSFER TAX = \$0.00

JAN 15 1998

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$ \_\_\_\_\_

And when recorded, mail to:  
**SURVEYOR, CITY OF RIVERSIDE**  
Public Works Department  
City Hall, 3900 Main Street  
Riverside, California 92522

FOR RECORDERS OFFICE USE ONLY

Project: LL-004-978(b)  
A.P.N. 218-052-016 & 034

LL - 004-978

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): F. MAURICE BANISTER, a single man and TERRENCE R. BANISTER, a single man, each as to an undivided one-half interest

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. Mease 1/14/98  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

On JANUARY 14, 1998, before me JANIS LOWRY  
(date) (name)

a Notary Public in and for said State, personally appeared

ROBERT C. MEASE

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)  
( ) Other

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

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

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

Mail to:  
Maurice & Terrence R. Banister  
4790 Rubidoux Ave.  
Riverside, Ca. 92506

## EXHIBIT 'A'

THAT PORTION OF LOT 256 OF THE CORRECTED MAP OF ADDITIONS TO MAPS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 75 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION BY GRANT DEED RECORDED APRIL 1, 1990 AS INSTRUMENT NO. 135505, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID CORNER BEING ON THE NORTHEASTERLY LINE OF SAID LOT 256, 205.00 FEET NORTHWESTERLY OF THE NORTHEASTERLY CORNER THEREOF;

**THENCE** SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL CONVEYED TO THE CITY OF RIVERSIDE, A DISTANCE OF 13.00 FEET TO A LINE PARALLEL WITH AND DISTANT 33.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF RUBIDOUX AVENUE AS SHOWN BY PARCEL MAP 8273, ON FILE IN BOOK 31 OF PARCEL MAPS AT PAGE 6 AND 7 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE **TRUE POINT OF BEGINNING**, SAID POINT BEING THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO F. MAURICE BANISTER AND TERRENCE R. BANISTER BY DEED RECORDED SEPTEMBER 23, 1997 AS INSTRUMENT NO. 346864, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

**THENCE** CONTINUING SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO F. MAURICE BANISTER AND TERRENCE R. BANISTER, AND THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ELLA FRANCES BANISTER, ET AL., BY GRANT DEED RECORDED MARCH 19, 1991 AS INSTRUMENT NO. 090155, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, A DISTANCE OF 187.00 FEET TO THE SOUTHWESTERLY CORNER THEREOF;

**THENCE** SOUTHEASTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL OF LAND CONVEYED ELLA FRANCES BANISTER, ET AL., A DISTANCE OF 100.00 FEET TO THE SOUTHEASTERLY CORNER THEREOF;

**THENCE** SOUTHWESTERLY, ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO ELLA FRANCES BANISTER, ET AL., PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 256, A DISTANCE OF 60.00 FEET;

**THENCE** NORTHWESTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 256, A DISTANCE OF 250.00 FEET TO THE

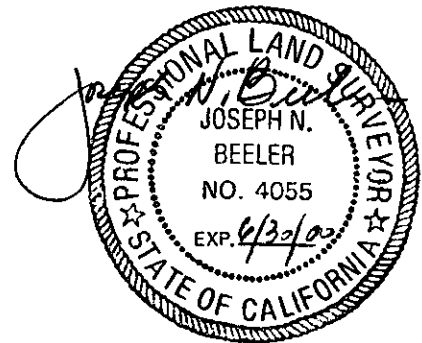


SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO E.W. POLCENE, ET UX., BY DEED RECORDED FEBRUARY 15, 1950, IN BOOK 1147, PAGE 396 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

**THENCE** NORTHEASTERLY, ALONG THE NORTHWESTERLY LINE OF LAST MENTIONED PARCEL OF LAND, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 256, A DISTANCE OF 247.00 FEET TO SAID LINE PARALLEL WITH AND DISTANT 33.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID RUBIDOUX AVENUE, SAID PARALLEL LINE BEING THE NORTHEASTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO F. MAURICE BANISTER AND TERRENCE R. BANISTER;

**THENCE** SOUTHEASTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 43,050.0 SQUARE FEET.



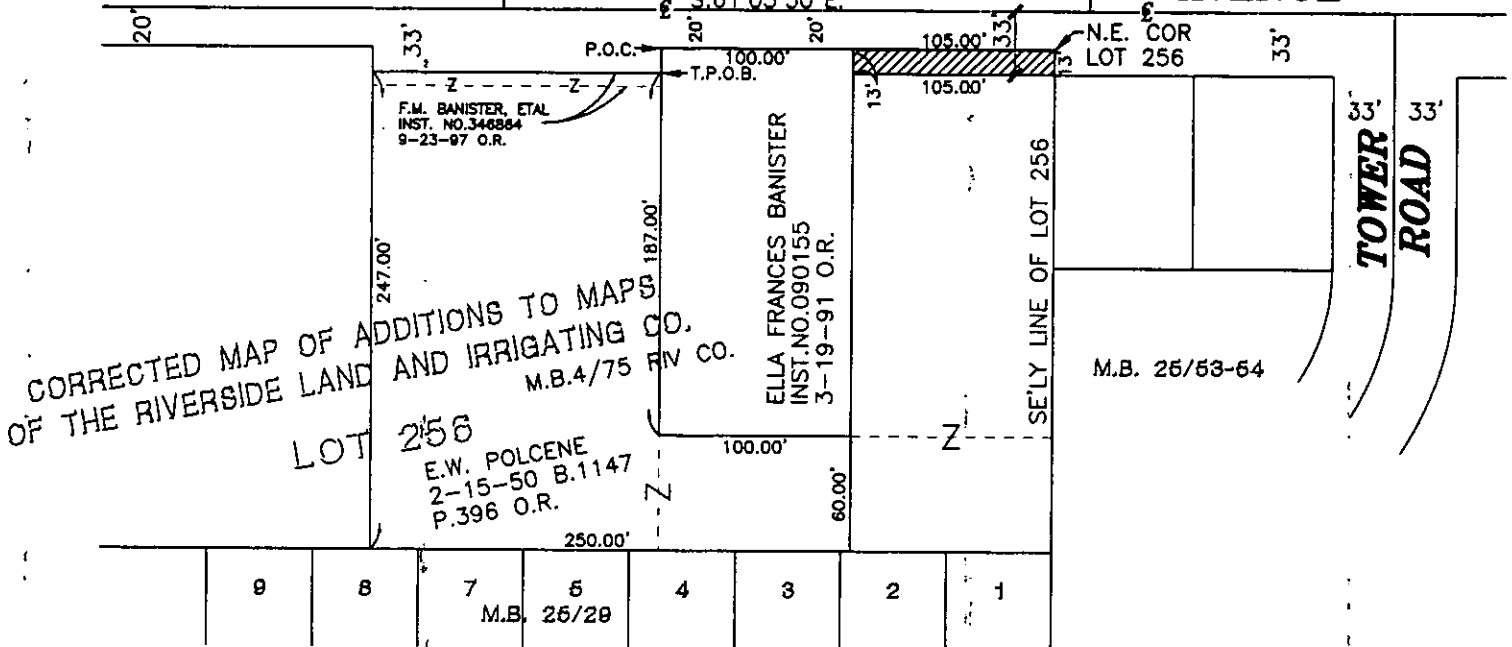
DESCRIPTION APPROVED 12/15/97  
Michael S. Banister by WF  
SURVEYOR, CITY OF RIVERSIDE

**NORTH VIEW PLACE**

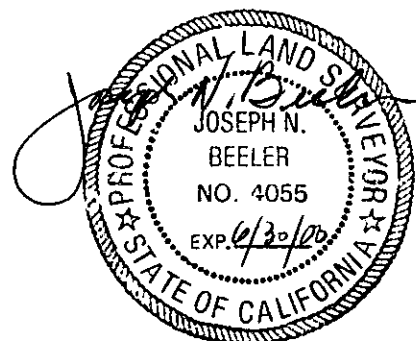
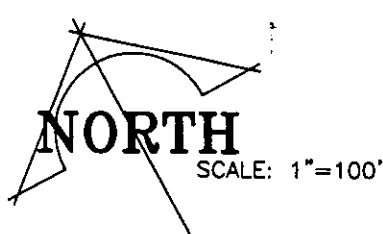
**TOWER ROAD**

**RUBIDOUX AVENUE**

**AVENUE**



CORRECTED MAP OF ADDITIONS TO MAPS OF THE RIVERSIDE LAND AND IRRIGATING CO. M.B. 4/75 RIV CO.



**CITY OF RIVERSIDE, CALIFORNIA**

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCELS(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1 38.5

SCALE: 1"=100' DRAWN BY ME DATE 7 / 6 / 97 SUBJECT 4758 RUBIDOUX AVENUE (LL)