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Project: LL-005-023
A.P.N. 229-161-015, -016, -017, &-018

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CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): ROBERT ROY ROBINSON and MARGARET ROSE ROBINSON,
Trustees of THE ROBINSON FAMILY TRUST, dated January 27,
1994.

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 FOUR 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

GERALD J. JAMRISKA AICP
INTERIM PLANNING DIRECTOR

By: Craig Aaron 12-3-02
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

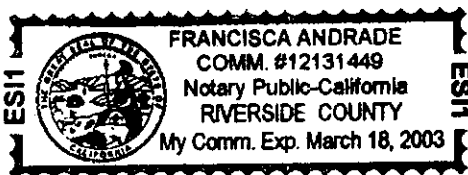
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On 12-3-02, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared:

Craig Aaron
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.

Francisca Andrade
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:



EXHIBIT "A"

PARCEL A

That portion of Lot 2 in Block 71 of Arlington Heights, as shown by map on file in Book 11 of Maps at Pages 20 and 21 thereof, Records of San Bernardino County, California, together with that portion of Maude Street (vacated), being more particularly described as follows:

COMMENCING at the intersection of the centerline of Arlington Avenue with the centerline of Maude Street as shown by map of Heers Subdivision No. 5, on file in Book 25 of Maps at Pages 23 and 24 thereof, Records of Riverside County, California;

Thence South $00^{\circ}21'30''$ East, along the centerline of said Maude Street, a distance of 63.50 feet to a point of intersection with a line parallel with and distant 63.50 feet southerly as measured at right angles to the centerline of said Arlington Avenue, said point being the TRUE POINT OF BEGINNING;

Thence continuing South $00^{\circ}21'30''$ East, along the centerline of said Maude Street, a distance of 170.24 feet;

Thence South $89^{\circ}38'30''$ West, a distance of 40.00 feet, to a point on the easterly line of said Lot 2, said point also being on the westerly line of said Maude Street (vacated);

Thence North $57^{\circ}23'56''$ West, a distance of 165.07 feet, to a point of intersection with the southeasterly right-of-way line of the Burlington Northern Santa Fe Railroad, said point being on a curve, concave northwesterly, having a radius of 1,482.40 feet, a radial line at said point bears North $46^{\circ}33'42''$ West;

Thence northeasterly, along last mentioned right-of-way line and said curve having a radius of 1,482.40 feet, through a central angle of $04^{\circ}21'09''$, an arc distance of 112.61 feet, to a point of intersection with a line parallel with and distant 60.00 feet southerly as measured at right angles to the centerline of said Arlington Avenue, said point also being the southwesterly corner of that certain parcel of land conveyed to the City of Riverside by deed recorded May 18, 1990 as instrument number 184103, Official Records of Riverside County, California, a radial line at said point bears North $50^{\circ}54'51''$ West;

Thence North $89^{\circ}46'00''$ East, along last mentioned parallel line and the southerly line of said parcel of land conveyed to the City of Riverside, a distance of 63.73 feet to the southeasterly corner thereof, said southeasterly corner also being on the easterly line of said Lot 2;



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Thence South 00°21'30" East, along the easterly line of said Lot 2, a distance of 3.50 feet to a point of intersection with said line being parallel with and distant 63.50 feet southerly as measured at right angles to the centerline of said Arlington Avenue;

Thence North 89°46'00" East, along last mentioned parallel line, a distance of 40.00 feet to the TRUE POINT OF BEGINNING.

Contains 0.493 acres, more or less.

PARCEL B

That portion of Lot 2 in Block 71 of Arlington Heights as shown by map on file in Book 11 of Maps at Pages 20 and 21 thereof, Records of San Bernardino County, California, together with that portion of Maude Street (vacated), being more particularly described as follows:

COMMENCING at the intersection of the centerline of Arlington Avenue with the centerline of Maude Street as shown by Map of Heers Subdivision No. 5, on file in Book 25 of Maps at Pages 23 and 24 thereof, Records of Riverside County, California;

Thence South 00°21'30" East, along the centerline of said Maude Street, a distance of 233.74 feet to the TRUE POINT OF BEGINNING;

Thence South 89°38'30" West, a distance of 40.00 feet, to a point on the easterly line of said Lot 2, said point being on the westerly line of said Maude Street (vacated);

Thence North 57°23'56" West, a distance of 165.07 feet, to a point of intersection with the southeasterly right-of-way line of the Burlington Northern Santa Fe Railroad, said point being on a curve, concave northwesterly, having a radius of 1,482.40 feet, a radial line at said point bears North 46°33'42" West;

Thence southerly, along last mentioned right-of-way line and said curve having a radius of 1,482.40 feet, through a central angle of 03°54'01", an arc distance of 100.91 feet to the most northerly corner of said Heers Subdivision No. 5, a radial line at said corner bears North 42°39'41" West;



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Thence South 34°00'00" East, along the northeasterly line of said Heers Subdivision No. 5, a distance of 123.06 feet to the most westerly corner of Parcel 1 of Record of Survey on file in Book 38 of Records of Surveys at Page 21 thereof, Records of Riverside County, California;

Thence North 55°52'26" East, along the northerly line of said Parcel 1, a distance of 95.75 feet, to an angle point therein

Thence North 89°38'30" East, continuing along the northerly line of said Parcel 1 and the easterly prolongation thereof, of distance of 95.20 feet to a point of intersection with a line parallel with and distant 33.00 feet westerly as measured at right angles to the revised centerline of Maude Street as described in document recorded April 14, 1998 as instrument number 143101, Official Records of Riverside County, California, said parallel line being the revised westerly right-of-way line of said Maude Street;

Thence North 15°11'08" East, along said parallel line, a distance of 29.09 feet to a point of intersection with the centerline of Maude Street as shown on said map of Heers Subdivision No. 5;

Thence North 00°21'30" West, along the centerline of Maude Street as shown on said map of Heers Subdivision No. 5, a distance of 1.80 feet to the TRUE POINT OF BEGINNING.

Contains 0.453 acres, more or less.

PARCEL C

That portion of Lot 2 in Block 71 of Arlington Heights as shown by map on file in Book 11 of Maps at Pages 20 and 21 thereof, Records of San Bernardino County, California, together with that portion of Maude Street (vacated), being more particularly described as follows:

COMMENCING at the intersection of the centerline of Arlington Avenue with the centerline of Maude Street as shown by Map of Heers Subdivision No. 5, on file in Book 25 of Maps at Pages 23 and 24 thereof, Records of Riverside County, California;



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Thence South $00^{\circ}21'30''$ East, along the centerline of said Maude Street, a distance of 235.55 feet to a point of intersection with a line parallel with and distant 33.00 feet westerly as measured at right angles to the revised centerline of Maude Street as described in document recorded April 14, 1998, as Instrument Number 143101, Official Records of Riverside County, California, said parallel line being the revised westerly right-of-way line of said Maude Street;

Thence South $15^{\circ}11'08''$ West, along said parallel line and said revised westerly right-of-way line, a distance of 29.09 feet to a point of intersection with the easterly prolongation of the northerly line of Parcel 1 of Record of Survey on file in Book 38 of Records of Surveys at Page 21 thereof, Records of Riverside County, California, said point of intersection being the TRUE POINT OF BEGINNING;

Thence South $89^{\circ}38'30''$ West, along said easterly prolongation and said northerly line a distance of 95.20 feet to an angle point therein;

Thence South $55^{\circ}52'26''$ West, continuing along the northerly line of said Parcel 2, a distance of 95.75 feet to a point of intersection with the northeasterly line of said Heers Subdivision No. 5;

Thence South $34^{\circ}00'00''$ East, along last mentioned northeasterly line, a distance of 63.50 feet;

Thence North $60^{\circ}27'54''$ East, a distance of 79.02 feet;

Thence North $89^{\circ}38'30''$ East, a distance of 42.79 feet to a point of intersection with the easterly line of said Lot 2 and the westerly right-of-way line of Maude Street as shown on said map of Heers Subdivision No. 5;

The preceding two (2) courses being along the southerly line of that certain parcel of land described as Parcel 1 in deed recorded February 15, 1994 as Instrument No. 064795, Official Records of Riverside County, California;

Thence continuing North $89^{\circ}38'30''$ East, along the easterly prolongation of last mentioned southerly line, a distance of 16.03 feet to a point of intersection with said revised westerly right-of-way line of Maude Street, said point of intersection being on a curve concave easterly, having a radius of 623.55 feet, a radial line at said point of intersection bears South $80^{\circ}35'49''$ East;

Thence northerly, along said curve having a radius of 623.55 feet and said revised westerly right-of-way line of Maude Street, through a central angle of $05^{\circ}46'57''$, an arc distance of 62.93 feet;



Thence North 15°11'08" East, continuing along said revised westerly right-of-way line of Maude Street, a distance of 8.95 feet to the TRUE POINT OF BEGINNING.

Contains 0.253 acres, more or less.

PARCEL D

That portion of Lot 2 in Block 71 of Arlington Heights as shown by map on file in Book 11 of Maps at Pages 20 and 21 thereof, Records of San Bernardino County, California, together with that portion of Maude Street (vacated), being more particularly described as follows:

COMMENCING at the intersection of the centerline of Arlington Avenue with the centerline of Maude Street as shown by Map of Heers Subdivision No. 5, on file in Book 25 of Maps at Pages 23 and 24 thereof, Records of Riverside County, California;

Thence South 00°21'30" East, along the centerline of said Maude Street, a distance of 235.55 feet to a point of intersection with a line parallel with and distant 33.00 feet westerly as measured at right angles to the revised centerline of Maude Street as described in document recorded April 14, 1998, as Instrument Number 143101, Official Records of Riverside County, California, said parallel line being the revised westerly right-of-way line of Maude Street;

Thence South 15°11'08" West, along said parallel line and said revised westerly right-of-way line, a distance of 38.04 feet to the beginning of a tangent curve, concave easterly, having a radius of 623.55 feet, said curve also being the revised westerly right-of-way line of Maude Street;

Thence Southerly, along said curve having a radius of 623.55 feet and said revised westerly right-of-way line, through a central angle of 05°46'57", an arc distance of 62.93 feet to a point of intersection with the easterly prolongation of the southerly line of that certain parcel of land described as Parcel 1 in deed recorded February 15, 1994 as Instrument No. 064795, Official Records of Riverside County, California, a radial line at said point of intersection bears South 80°35'49" East, said point of intersection also being the TRUE POINT OF BEGINNING;

Thence South 89°38'30" West, along said easterly prolongation and said southerly line a distance of 58.82 feet to an angle point therein;



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Thence South 60°27'54" West, continuing along said southerly line, a distance of 79.02 feet to a point of intersection with the northeasterly line of said Heers Subdivision No. 5;

Thence South 34°00'00" East, along the northeasterly line of said Heers Subdivision No. 5, a distance of 193.89 feet to a point of intersection with the easterly line of said Lot 2, said point of intersection also being on the westerly right-of-way line of Maude Street as shown on said map of Heers Subdivision No. 5, said point of intersection also being the most southerly corner of Parcel 2 of Record of Survey on file in Book 38 of Records of Surveys at page 21 thereof, Official Records of Riverside County, California;

Thence North 56°00'00" East, a distance of 8.41 feet to a point of intersection with a line parallel with and distant 33.00 feet westerly as measured at right angles to the centerline of Maude Street as shown on said map of Heers Subdivision No. 5;

Thence North 00°21'30" West, along last mentioned parallel line, a distance of 87.12 feet to the beginning said tangent curve concave easterly having a radius of 623.55 feet and said revised westerly right-of-way line of Maude Street;

Thence northerly, along said curve having a radius of 623.55 feet and said revised westerly right-of-way line through a central angle of 09°45'41" an arc distance of 106.23 feet to the TRUE POINT OF BEGINNING.

Contains 0.30 acres, more or less.

Erik Thomas Howard



MWE/igm
LEGAL/242-62J (12/02/02)

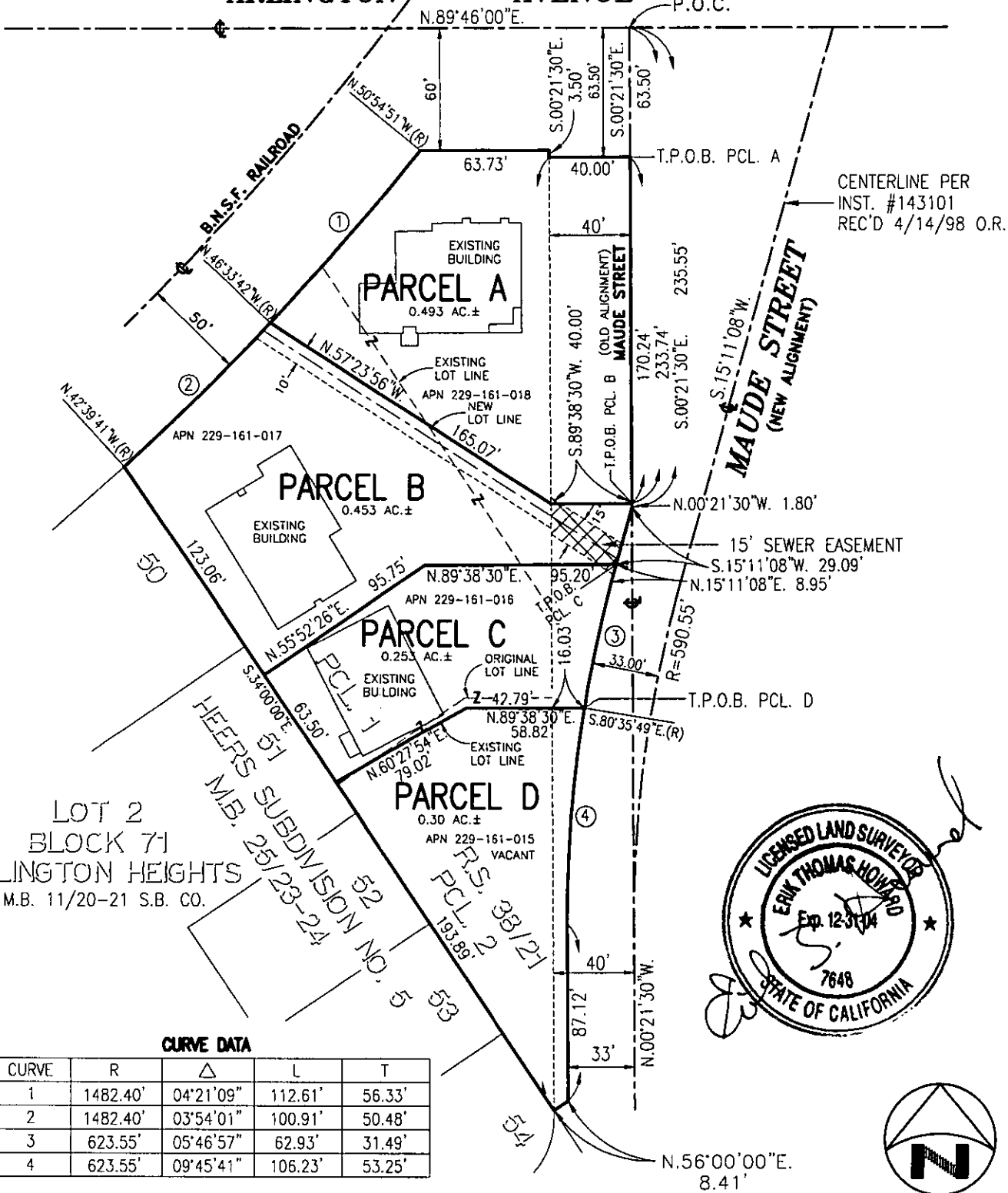
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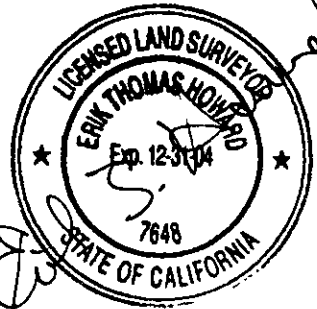
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ARLINGTON AVENUE



CENTERLINE PER
INST. #143101
REC'D 4/14/98 O.R.



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LOT 2
BLOCK 71
ARLINGTON HEIGHTS
M.B. 11/20-21 S.B. CO.

CURVE DATA

CURVE	R	Δ	L	T
1	1482.40'	04°21'09"	112.61'	56.33'
2	1482.40'	03°54'01"	100.91'	50.48'
3	623.55'	05°46'57"	62.93'	31.49'
4	623.55'	09°45'41"	106.23'	53.25'

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.

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PREPARED BY:
KRIEGER & STEWART
INCORPORATED
3602 University Ave. • Riverside, CA. 92501 • 909-684-6900

CITY OF RIVERSIDE, CALIFORNIA
ADMINISTRATIVE LOT LINE ADJUSTMENT
LL-005-023

EXHIBIT
B

SCALE: N.T.S. DATE: 10/10/02 DRAWN BY: MWE CHECKED BY: ETH W.O.: 242-62