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

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Project: **Administrative L.L.A.**

A.P.N. 222-100-019/017/013

LL - 009-989

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **THOMAS P. TELLIARD, II and DEBORAH A. TELLIARD, 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: Craig Aaron 3-30-99
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

State of California
County of Riverside

On March 30, 1999 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.

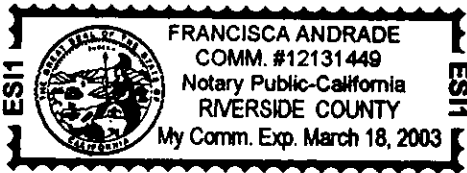
- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

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

WITNESS my hand and official seal.

Francisca Andrade
Signature

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



Mail to:
Thomas P. Telliard
1939 Arroyo Dr.
Riverside, Ca 92506

EXHIBIT 'A'

PARCEL A

ALL THAT PORTION OF LOTS 56, 57, 58, 59, 60, 61 AND CROWN STREET (VACATED) AS SHOWN ON MAP OF VICTORIA PARK ADDITION ON FILE IN BOOK 7 OF MAPS, AT PAGE 18 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; AND THAT PORTION OF THE NORTHEAST ONE QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 59;

THENCE N 78°15'45" W, ALONG THE NORTHERLY LINE OF SAID LOT 59, A DISTANCE OF 100.00 FEET TO AN ANGLE POINT THEREIN;

THENCE N 52°55'45" W, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 21.85 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JOHN S. O'TOOLE, ET UX, BY DEED RECORDED JULY 16, 1948 AS INSTRUMENT NO. 2144, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S 25°39'30" W, ALONG THE EASTERLY LINE OF SAID PARCEL CONVEYED TO JOHN S. O'TOOLE, ET UX, A DISTANCE OF 268.73 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL CONVEYED TO JOHN S. O'TOOLE, ET UX, SAID CORNER BEING ON THE SOUTHERLY LINE OF CROWN STREET (VACATED);

THENCE N 59°42'30" W, ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED PARCEL, ALSO BEING THE SOUTHERLY LINE OF SAID CROWN STREET (VACATED), A DISTANCE OF 29.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 61;

THENCE S 88°42'30" W, ALONG THE SOUTHERLY LINE OF SAID LOT 61, A DISTANCE OF 11.54 FEET TO A POINT ON A LINE PARALLEL WITH AND 40.00 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID PARCEL CONVEYED TO JOHN S. O'TOOLE, ET UX;

THENCE N 25°39'30" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 177.65 FEET;

THENCE N 36°09'45" W, A DISTANCE OF 66.62 FEET;

THENCE N 08°51'15" W, A DISTANCE OF 65.73 FEET;

THENCE N 42°58'45" W, A DISTANCE OF 123.92 FEET TO THE NORTHERLY LINE OF SAID LOT 56;

THENCE N 88°44'00" E, ALONG THE NORTHERLY LINES OF SAID LOTS 56 AND 57 AND THE NORTHERLY LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 36, A DISTANCE OF 313.57 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO DONALD D. EDDY AND JUDITH EDDY BY DEED RECORDED DECEMBER 3, 1971 AS INSTRUMENT NO. 138102, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE S 03°54'30" E, ALONG THE EASTERLY LINE OF LAST MENTIONED PARCEL, A DISTANCE OF 182.94 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT FIFTY-FOUR (54) OF CASTLEMAN'S ADDITION TO RIVERSIDE, AS SHOWN BY MAP RECORDED IN BOOK 3 PAGE 19 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 53, OF CASTLEMAN'S ADDITION TO RIVERSIDE, AS SHOWN BY SAID MAP RECORDED IN BOOK 3 PAGE 19 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

THENCE EASTERLY ALONG THE SOUTHERLY LINES OF SAID LOTS 53 AND 54 A DISTANCE OF 978.59 FEET, MORE OR LESS, TO THE MOST NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THOMAS P. TELLIARD, II AND DEBORAH A. TELLIARD, BY DEED RECORDED JUNE 25, 1996 AS INSTRUMENT NO. 236510, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED;

THENCE N 88°44'00" E, ALONG THE SOUTHERLY LINE OF SAID LOT 54, A DISTANCE OF 313.57 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO DONALD D. EDDY AND JUDITH EDDY BY DEED RECORDED DECEMBER 3, 1971, AS INSTRUMENT NO. 138102, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N 81°47'44" W A DISTANCE OF 152.43 FEET;

THENCE S 84°57'52" W A DISTANCE OF 88.89 FEET;

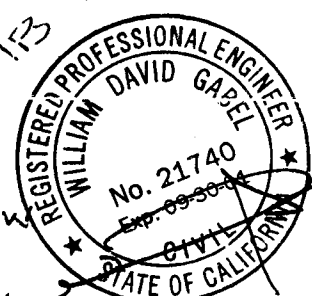
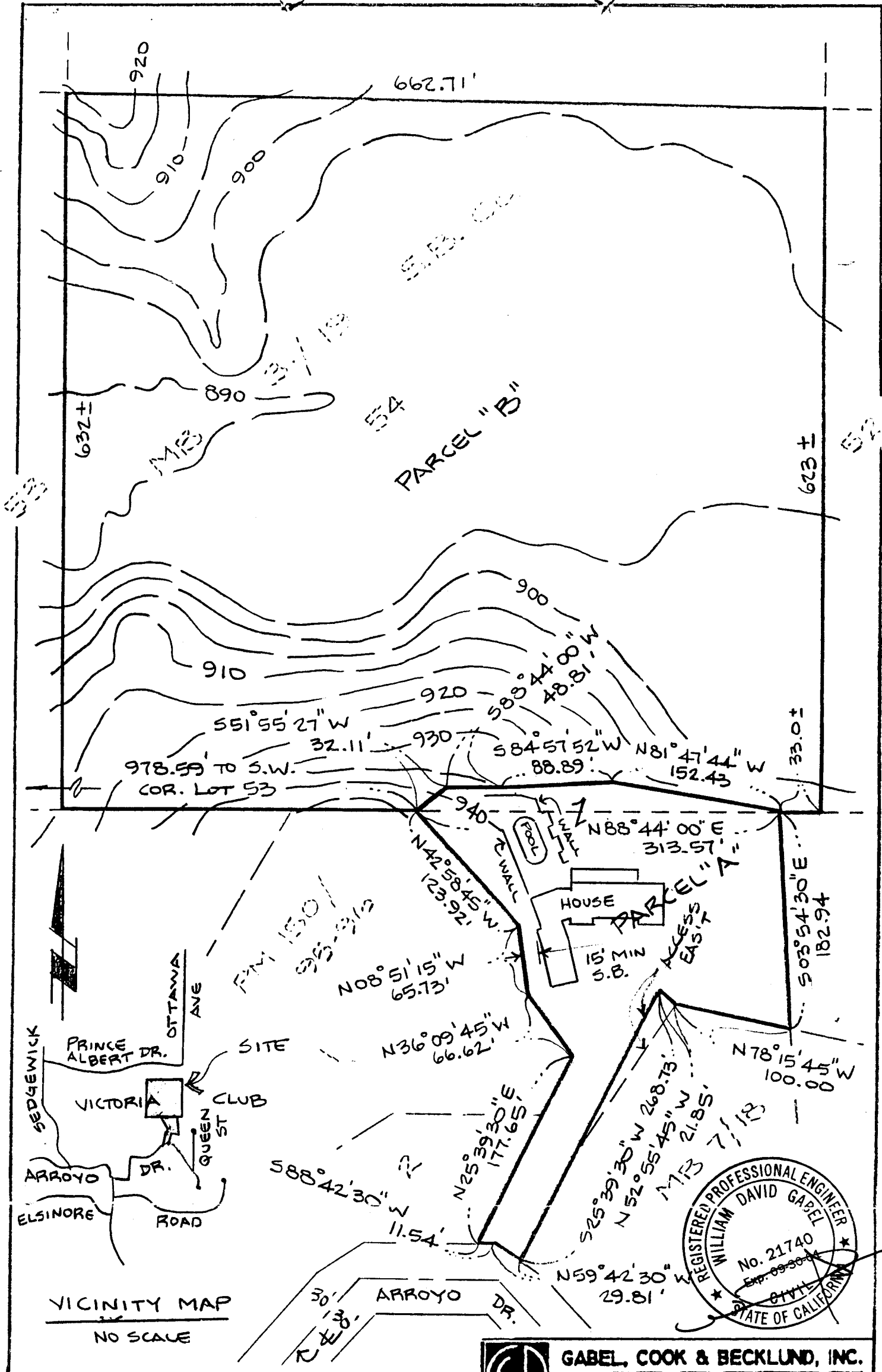
THENCE S 88°44'00" W A DISTANCE OF 48.81 FEET;

THENCE S 51°55'27" W A DISTANCE OF 32.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.34 ACRES, MORE OR LESS.



DESCRIPTION APPROVAL 3/18/99
[Signature]
SURVEYOR, CITY OF RIVERSIDE by WE



GABEL, COOK & BECKLUND, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 LAND PLANNERS
 125 West La Cadeña Drive, Suite A, Riverside, CA 92501
 Telephone (909) 788-8092 Facsimile (909) 788-6184

CITY OF RIVERSIDE

SCALE 1" = 100' | PREPARED BY: WDG DATE: JULY 98 | LOTLINE ADJUSTMENT | SHT 1/1

DOC # 1999-202630

05/11/1999 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



Recording requested by:

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Project: **Administrative L.L.A.**
A.P.N. 221-300-002

LL - 009-989

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **VICTORIA CLUB, a corporation**

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: Craig Aaron 3-30-99
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 3/30/99, before me Francisca Andrade
(date) (name)

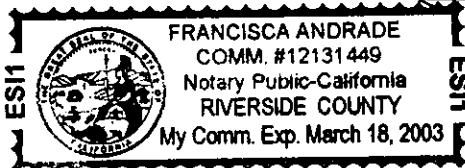
a Notary Public in and for said State, personally appeared

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:

Mail to: Victoria Club
c/o Gabel, Cook & Becklund
125 W. La Cadena Dr. Suite "A"
Riverside, Ca. 92501

vicclb.coc

EXHIBIT 'A'

PARCEL B

LOT FIFTY-FOUR (54) OF CASTLEMAN'S ADDITION TO RIVERSIDE, AS SHOWN BY MAP RECORDED IN BOOK 3 PAGE 19 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 53, OF CASTLEMAN'S ADDITION TO RIVERSIDE, AS SHOWN BY SAID MAP RECORDED IN BOOK 3 PAGE 19 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

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THENCE N 88°44'00" E, ALONG THE SOUTHERLY LINE OF SAID LOT 54, A DISTANCE OF 313.57 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO DONALD D. EDDY AND JUDITH EDDY BY DEED RECORDED DECEMBER 3, 1971, AS INSTRUMENT NO. 138102, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE N 81°47'44" W A DISTANCE OF 152.43 FEET;

THENCE S 84°57'52" W A DISTANCE OF 88.89 FEET;

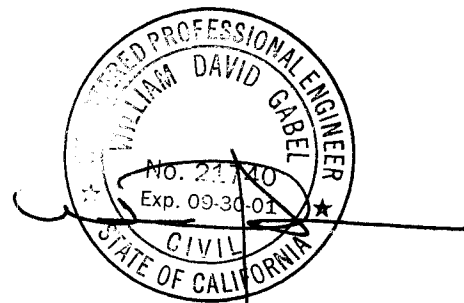
THENCE S 88°44'00" W A DISTANCE OF 48.81 FEET;

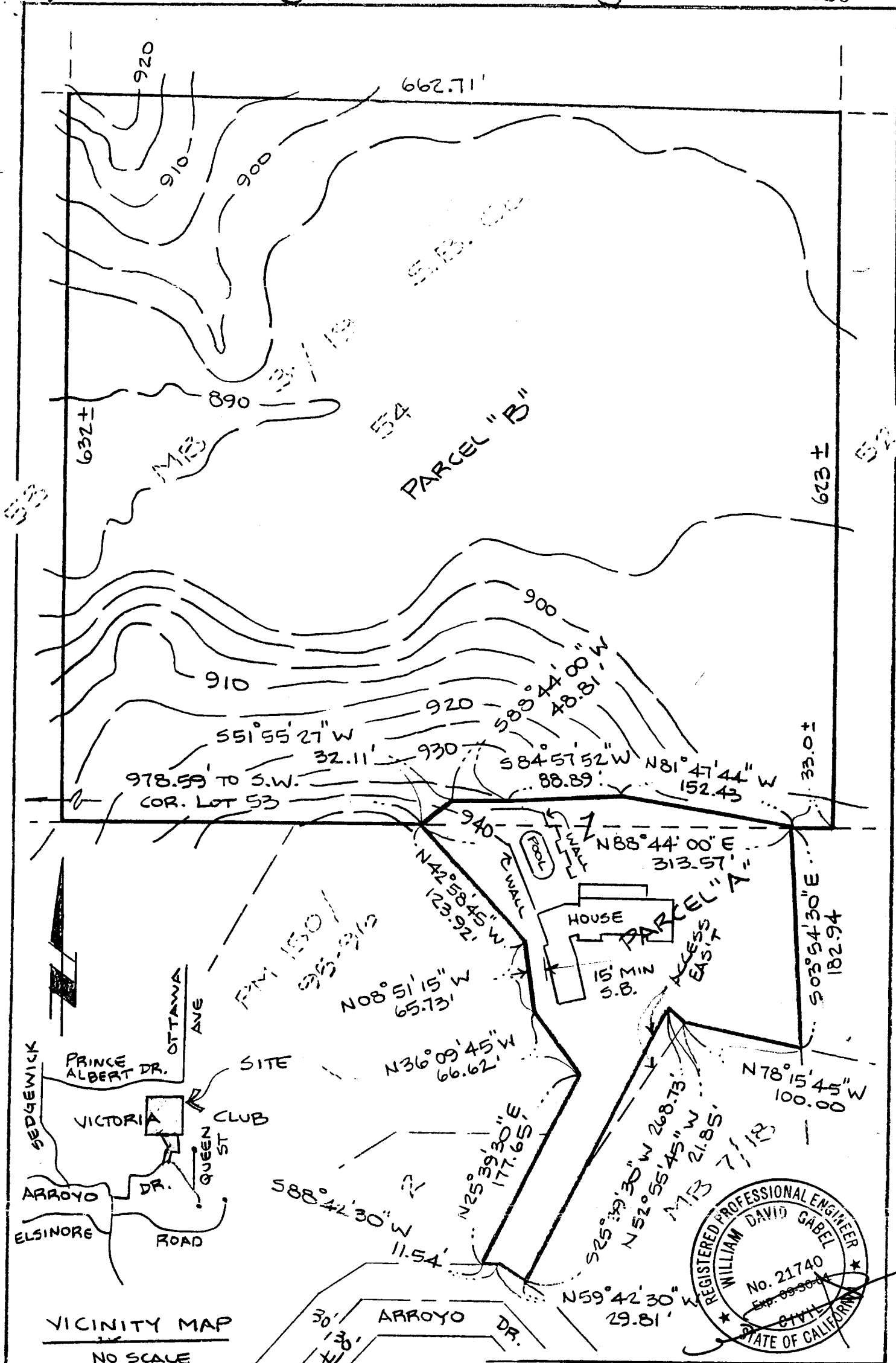
THENCE S 51°55'27" W A DISTANCE OF 32.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9.44 ACRES, MORE OR LESS.

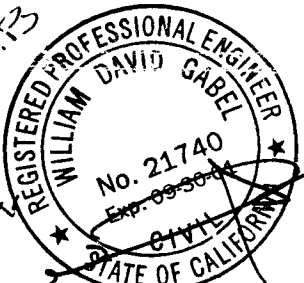
DESCRIPTION APPROVAL 3/8/99

 SURVEYOR, CITY OF RIVERSIDE by WE





VICINITY MAP
NO SCALE



GABEL, COOK & BECKLUND, INC.
 CIVIL ENGINEERS · LAND SURVEYORS
 LAND PLANNERS
 128 West La Cadeña Drive, Suite A, Riverside, CA 92501
 Telephone (909) 788-8092 Facsimile (909) 788-6184

CITY OF RIVERSIDE

SCALE 1" = 100' | PREPARED BY: WDG DATE: JULY 98 | LOTLINE ADJUSTMENT | SHT 1/1