

Recording requested by:

**DOC # 2002-065154**

02/05/2002 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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Project: LL-010-012  
A.P.N. PORS. 230-231-028, 030, &  
230-242-007, 008

LL -010-012



**CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT**

Property Owner(s): DABNEY PROPERTIES, LLC, a California limited liability company.

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 two parcels 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 1-29-02  
PRINCIPAL PLANNER DATE

APPROVED AS TO FORM

Kathleen M. Gong  
ASST. CITY ATTORNEY

**GENERAL ACKNOWLEDGEMENT**

State of California  
County of Riverside } ss

On 1-29-02, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared

~~Francisca Andrade~~ 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:

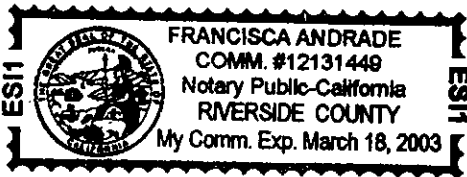
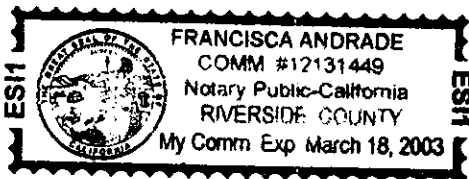


EXHIBIT "A"

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

Those portions of Lots 2 and 3 of El Grande Tract, as shown by map on file in Book 5, Page 174 of Maps, records of Riverside County, California, described as follows:

PARCEL "A"

**COMMENCING** at the most westerly corner of said Lot 3;

**THENCE** South 33°59'18" East, along the southwesterly line of Lot 3, a distance of 4.00 feet to the **POINT OF BEGINNING**;

**THENCE** North 55°59'50" East, a distance of 385.00 feet to a point in the northeasterly line of Parcel B of those certain parcels of land described in deed to Judson V. Dabney, II, et al., by document recorded May 31, 2001, per Document No. 2001-241167 of Official Records of said Riverside County;

**THENCE** South 33°57'29" East, along said northeasterly line, a distance of 24.25 feet to a point in the northwesterly line of the Riverside Water Company Canal right-of-way;

**THENCE** South 56°07'20" West, along said northwesterly line of said Riverside Water Company Canal right-of-way, a distance of 384.99 feet to a point in the southwesterly line of said Lot 3;

**THENCE** North 33°59'18" West, along said southwesterly line of said Lot 3, a distance of 23.41 feet to the **POINT OF BEGINNING**.

Said Parcel "A" containing 0.21 acres.

PARCEL "B"

**COMMENCING** at the most westerly corner of said Lot 3;

**THENCE** South 33°59'18" East along the southwesterly line of Lot 3, a distance of 60.41 feet to a point in the southeasterly line of the Riverside Water Company Canal right-of-way, said point also being the **POINT OF BEGINNING**;

**THENCE** North 56°07'20" East along said southeasterly line of the Riverside Water Company Canal right-of-way, a distance of 384.97 feet, to a point in the northeasterly line of Parcel B of those certain parcels of land described in deed to Judson V. Dabney, II, et al., by document recorded May 31, 2001, per Document No. 2001-241167 of Official Records of said Riverside County;

**THENCE** South 33°57'29" East, along said northeasterly line a distance of 148.75 feet to the most easterly corner of said Parcel B;

**THENCE** South 55°59'50" West, a distance of 135.00 feet, more or less, to a point in the northeasterly line of said Lot 3;

**THENCE** South 33°57'29" East, along said northeasterly line of Lot 3, a distance of 69.09 feet, more or less, to the northwesterly line of the southeasterly 150.00 feet of said Lot 3;

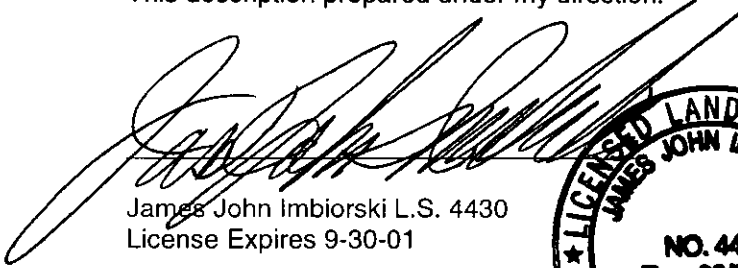
**THENCE** South 49°23'38" West, along said northwesterly line, a distance of 251.53 feet to said southwesterly line of said Lot 3;



THENCE North 33°59'18" West, along said southwesterly line, a distance of 247.60 feet to the POINT OF BEGINNING.

Said Parcel "B" containing 1.79 acres.

This description prepared under my direction:



James John Imborski L.S. 4430  
License Expires 9-30-01



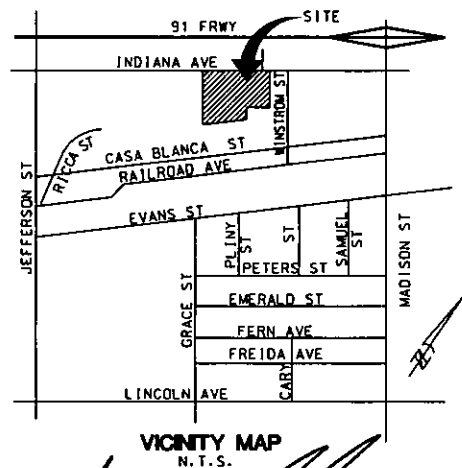
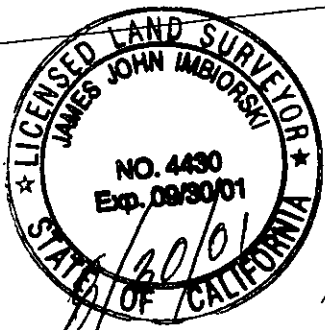
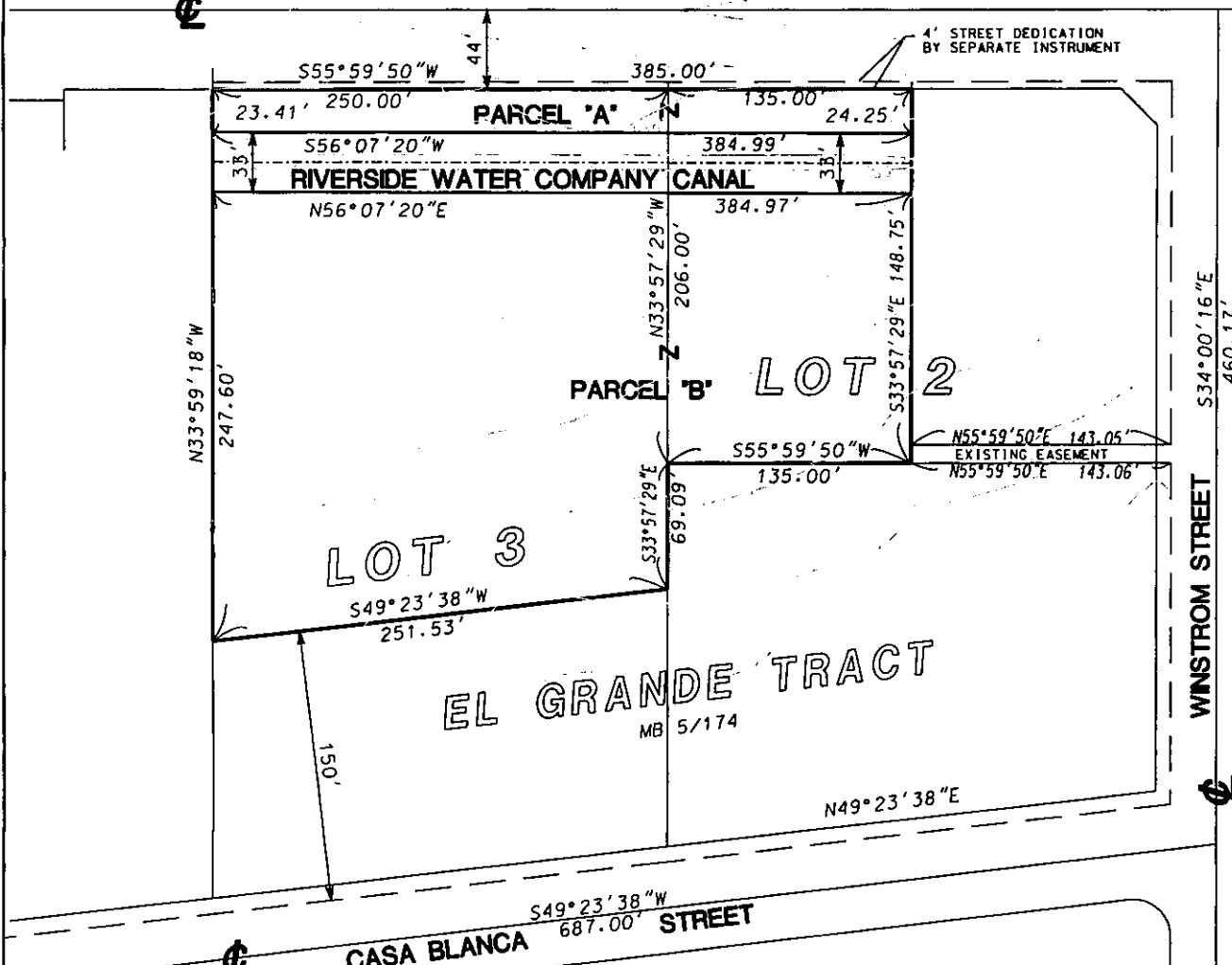
8/30/01  
Date

DESCRIPTION APPROVAL 1,123.02  
*for* H. Stuart  
SURVEYOR, CITY OF TACOMA



INDIANA AVENUE

N55°59'50"E 1664.39' (N55°59'50"E 1664.53' PER PMB 33/18)  
552.88' (552.81')



CITY OF RIVERSIDE, CALIFORNIA

Prepared by:  
**Associated Engineers, Inc.**  
3311 E. SHELBY STREET \* ONTARIO, CALIFORNIA 91764  
TEL: (909) 980-1982 \* FAX: (909) 941-0891

*[Signature]*  
JAMES JOHN IMBORSKI L.S. 4430  
EXP. 09/30/01

SHEET 1 OF 1 SCALE: 1"=100'

68-1

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

DRAWN BY: SDC DATE: 7/17/01

LOT LINE ADJUSTMENT: SKIP FORDYCE H.D.



U-010-012