

Recording requested by:

DOC # 2001-126439

03/28/2001 08:00A Fee:NC

Page 1 of 7

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

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		7						
								✓	LC
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY

Project: **LL-012-001**
3788 McCray Street



LL - 012-001

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **WEBB FAMILY REAL ESTATE, 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 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: Joe A. J. [Signature] 3/21/01
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On 3-21-01, before me Francisca Andrade
(date) (name)

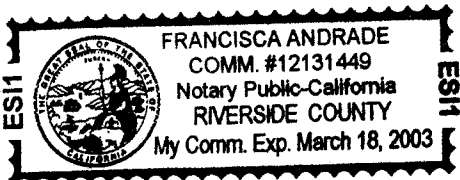
a Notary Public in and for said State, personally appeared

John A. Swiecki
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.

[Signature]
(signature)



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

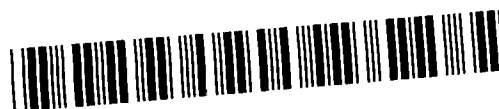
() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

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

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



Mail to: **A.A.WEBB & ASSOCIATES**
3788 McCray Street
Riverside, Ca, 92506



2001-126439
03/28/2001 00 00A
3 of 7

LL-012-001

-3

EXHIBIT "A"

Lots 33, 34 and 35 of Palm Addition, as shown by map on file in Book 6 of Maps at page 50 thereof, Records of Riverside County, California, **together with** that portion of the southwest quarter of the southwest quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, all more particularly described as follows:

Beginning at the northwest corner of said Lot 33;

Thence North 89° 21' 00" East along the north line of said Lot 33 and along the north line of said Lots 34 and 35, a distance of 149.98 feet to the northeast corner of said Lot 35;

Thence South 00° 02' 00" West along the east line of said Lot 35, a distance of 148.50 feet to the southeast corner of said Lot 35, said point being in the north line of that certain parcel of land conveyed to Albert A. Webb et ux, by deed recorded October 28, 1971, as Instrument No. 123124 of Official Records of Riverside County, California;

Thence North 89° 21' 00" East along the north line of the parcel so conveyed, a distance of 99.99 feet to the northeast corner thereof;

Thence South 00° 02' 00" West along the east line of the parcel so conveyed, a distance of 101.00 feet to the southeast corner thereof;

Thence South 89° 21' 00" West along the south line of the parcel so conveyed, a distance of 110.25 feet to the southwest corner thereof;

Thence North 00° 02' 00" East along the west line of the parcel so conveyed, a distance of 51.00 feet to a point therein, said point being the southeast corner of that certain parcel of land conveyed to Albert A. Webb et ux, by deed recorded June 1, 1961, as Instrument No. 46421 of Official Records of Riverside County, California;

Thence South 89° 21' 00" West along the south line of the parcel so conveyed, a distance of 139.72 feet to an intersection with the southerly prolongation of the west line of said Lot 33;

Thence North 00° 02' 00" East along said southerly prolongation and along said west line, a distance of 198.50 feet to the point of beginning.

Together with Lots 30, 31, 32 and 36 of Palm Addition, as shown by map on file in Book 6 of Maps at page 50 thereof, Records of Riverside County, California.

Excepting Therefrom the northerly 5.00 feet of that certain parcel of land granted to the City of Riverside by deed recorded June 3, 1966 as Instrument No. 58121, Official Records of Riverside County, California;

2001-126439
03/28/2001 08:00A
4 of 7



Also Excepting Therefrom that portion of Lot 30 of Palm Addition, as shown by map on file in Book 6 of Maps at page 50 thereof, Records of Riverside County, California, conveyed to the City of Riverside by deed recorded February 3, 1978, as Instrument No. 22404, Official Records of Riverside County, California.

Also Excepting Therefrom those portions of Lots 30 through 36 of Palm Addition, as shown by map on file in Book 6 of Maps at page 50 thereof, Records of Riverside County, California, that certain parcel of land conveyed to the City of Riverside by deed recorded January 10, 2000 as Instrument No. 8668, Official Records of Riverside County, California.

Also together with Lot 37 of Palm Addition, City of Riverside, County of Riverside, State of California, as shown by map on file in Book 6, Page 50 of Maps, in the Office of the County Recorder of said County.

Excepting therefrom the northerly 5 feet thereof as granted to the City of Riverside by Deed recorded June 3, 1966 as Instrument No. 58121 of Official Records of Riverside County, California;

Also excepting therefrom the southerly 3 feet of the northerly 8 feet thereof.

Also together with Lot 38 of Palm Addition, City of Riverside, County of Riverside, State of California, as shown by map on file in Book 6, Page 50 of Maps, in the Office of the County Recorder of said County.

Excepting therefrom the northerly 8 feet thereof.

Also together with the northerly 50 feet of the portion of the southwest quarter of the southwest quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Base and Meridian, in the County of Riverside, State of California, as shown by U.S. Government Survey, approved April 14, 1896 described as follows:

Commencing at the intersection of the westerly line of Eliza Street now known as Brockton Avenue and the northerly line of Block 2 of Tibbets Tract, as shown by map on file in Book 2 of Maps at page 35 thereof, Records of San Bernardino County, California;

Thence west on said northerly line of said Block 2 to the easterly line of Magnolia Avenue, conveyed to the City of Riverside by deed recorded in Book 276 page 23 of Deeds, Records of Riverside County, California, for the **true point of beginning**;

Thence northeasterly on said easterly line of Magnolia Avenue to the southerly line of a tract of land conveyed to B. Edmiston by Deed recorded in Book W, Page 584 of Deeds, Records of San Bernardino County, California;

Thence easterly on said southerly line, a distance of 300 feet;

2001-126433
03/28/2001 09:00A
5 of 7



Thence southerly parallel with the westerly line of Brockton Avenue to the northerly line of said Block 2 of Tibbets Tract;

Thence westerly on the northerly line of said Block 2 to the **true point of beginning.**

Excepting therefrom the northwesterly 10 feet thereof.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb 2/6/01
Matthew E. Webb, L.S. 5529 Date



Prepared by: ajg
Checked by: [Signature]

DESCRIPTION APPROVAL 2/14/01
Walter R. Ayre by ---
for SURVEYOR, CITY OF RIVERSIDE

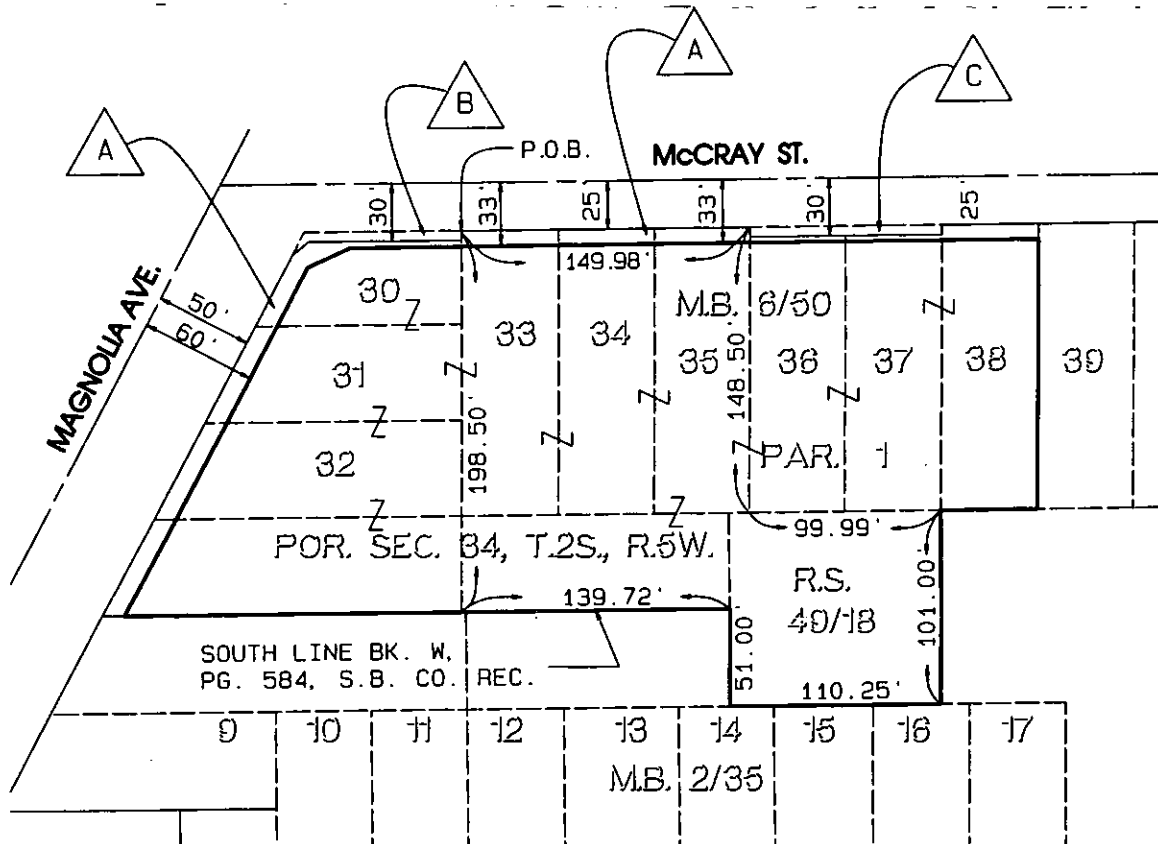
2001-126439
03/28/2001 08:08A
6 of 7






2001-126439
03/28/2001 08:08A
7 of 7



G:\1990\90-0166\Survey.pro 2/6/2001



- 
 PARCEL CONVEYED TO CITY OF RIVERSIDE BY DEED REC. 1/10/00 AS INSTR. NO. 8668, O.R. RIV. CO.
- 
 PARCEL CONVEYED TO CITY OF RIVERSIDE BY DEED REC. 2/3/78 AS INSTR. NO. 22404, O.R. RIV. CO.
- 
 PARCEL CONVEYED TO CITY OF RIVERSIDE BY DEED REC. 6/3/66 AS INSTR. NO. 58121, O.R. RIV. CO.



ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

3788 McCRAY ST.
RIVERSIDE CA. 92506
(909) 686-1070



CITY OF RIVERSIDE

53-4

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.

SHEET 1 OF 1

W.O.
98-317

SCALE: 1" = 100'

DRWN BY AW DATE 2-6-01
CHKD BY [Signature] DATE 2-6-01

SUBJECT: LOT MERGER

11-017-001