

130382

Recording requested by:

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NO CONSIDERATION

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

RECEIVED FOR RECORD
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APR - 6 1998

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$



FOR RECORDER'S OFFICE USE ONLY

Project: CU-17-789
A.P.N. 225-350-015,-047,-048,-049,
-043,-058,-059,-024

LL-012-978

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): JEROME AND BONNY THOMPSON REVOCABLE TRUST

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, described as Parcel 1 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 4-1-98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

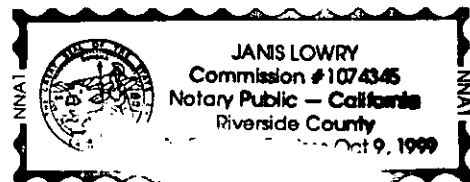
State of California }
County of RIVERSIDE } ss

On APRIL 1, 1998, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

CR AIG 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.

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: Gable, Cook, and Becklund, Inc.
125 West La Cadena Drive, Suite A
Riverside CA 92501

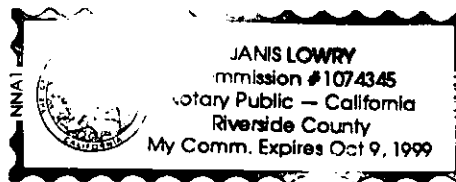


EXHIBIT A

LOT LINE ADJUSTMENT CASE NO. LL-012-978

PARCEL 1

PARCEL 2 OF PARCEL MAP ON FILE IN BOOK 16 PAGE 49, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

TOGETHER WITH PARCELS 1 THROUGH 4, INCLUSIVE, OF PARCEL MAP 13630, AS SHOWN BY MAP ON FILE IN BOOK 68 PAGES 2 AND 3 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH A PARCEL OF LAND IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING ALL THAT PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED DATED DECEMBER 12, 1890 TO SOUTHERN CALIFORNIA RAILWAY COMPANY (PREDECESSOR IN INTEREST TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY), RECORDED FEBRUARY 5, 1891 IN BOOK 125 OF DEEDS AT PAGE 223, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN;

EXCEPTING THEREFROM ALL THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED DATED FEBRUARY 4, 1965 FROM THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY TO CLARENCE J. IVERT AND ELENORE N. IVERT, LYING WITHIN THE ABOVE DESCRIBED PARCEL OF LAND, SAID EXCEPTION DESCRIBED IN SAID QUITCLAIM DEED AS FOLLOWS:

AN IRREGULAR SHAPED PARCEL OF LAND IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 34 WITH AN ARC OF A CURVE THAT IS CONCENTRIC WITH AND DISTANT SOUTHEASTERLY 50.00 FEET, MEASURED RADially FROM THE CENTERLINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY'S 100 FOOT WIDE MAIN TRACK RIGHT OF WAY AS DESCRIBED IN DEED DATED MAY 20, 1886 FROM P. M. JOHNSON TO RIVERSIDE, SANTA ANA AND LOS ANGELES RAILWAY COMPANY AND RECORDED JUNE 8, 1888 IN BOOK 74 OF DEEDS, PAGE 313, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 34 TO A POINT IN A LINE THAT IS CONCENTRIC WITH AND DISTANT SOUTHEASTERLY 125.00 FEET, MEASURED RADially FROM THE CENTERLINE OF SAID 100.00 FOOT WIDE RIGHT OF WAY;

THENCE NORTHEASTERLY ALONG THE ARC OF LAST SAID CONCENTRIC CURVE HAVING A RADIUS OF 1557.7 FEET, THROUGH A CENTRAL ANGLE OF 04°33'52" A DISTANCE OF 123.78 FEET;

THENCE NORTHWESTERLY ALONG A RADIAL LINE OF SAID CONCENTRIC CURVE 75.00 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID RAILWAY COMPANY'S 100 FOOT WIDE MAIN TRACK RIGHT OF WAY, BEING THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1482.7 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF LAST SAID CONCENTRIC CURVE TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED BY GRANT OF EASEMENT TO THE CITY OF RIVERSIDE BY RESOLUTION NO. 7627 RECORDED FEBRUARY 15, 1957 IN BOOK 2041 OF DEEDS, AT PAGE 43 THEREOF, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PORTIONS OF THE RIGHTS OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY (SUCCESSOR IN INTEREST TO THE RIVERSIDE, SANTA ANA AND LOS ANGELES RAILWAY COMPANY AND SOUTHERN CALIFORNIA RAILWAY COMPANY) AS SAID RIGHTS OF WAY ARE DESCRIBED IN DEEDS RECORDED IN BOOK 74 OF DEEDS, PAGE 313, RECORDS OF SAN BERNARDINO COUNTY; IN DEED RECORDED IN BOOK 48 OF DEEDS, PAGES 17 AND 18, RECORDS OF SAN BERNARDINO COUNTY; IN DEED RECORDED IN BOOK 125 OF DEEDS, PAGE 223, RECORDS OF SAN BERNARDINO COUNTY; AND IN DEED RECORDED IN BOOK 69 OF DEEDS, PAGE 21, ET SEQ., RECORDS OF RIVERSIDE COUNTY, AND BEING ALL THOSE PORTIONS OF SAID RIGHTS OF WAY WHICH ARE SITUATE BETWEEN LINES THAT ARE PARALLEL WITH AND DISTANT 44.00 FEET AT RIGHT ANGLES FROM AND ON EACH SIDE OF THE SOUTHERLY LINE OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN;

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED DECEMBER 16, 1988 AS INSTRUMENT NO. 369591, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM ALL MINERALS CONTAINED IN THE ABOVE DESCRIBED LAND, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, PROVIDED THAT SANTA FE RAILWAY SHALL NOT HAVE THE RIGHT TO GO UPON OR USE THE SURFACE OF SAID LAND, OR ANY PART THEREOF, FOR THE PURPOSE OF DRILLING FOR, MINING, OR OTHERWISE REMOVING, ANY OF SAID MINERALS. SANTA FE RAILWAY MAY, HOWEVER, AND HEREBY RESERVES THE RIGHT TO, REMOVE ANY OF SAID MINERALS FROM SAID LAND BY MEANS OF WELLS, SHAFTS, TUNNELS, OR OTHER MEANS OF ACCESS TO SAID MINERALS WHICH MAY BE CONSTRUCTED, DRILLED OR DUG FROM OTHER LAND, PROVIDED THAT THE EXERCISE OF SUCH RIGHTS BY SANTA FE RAILWAY SHALL IN NO WAY INTERFERE WITH OR IMPAIR THE USE OF THE SURFACE OF THE LAND HEREBY CONVEYED OR OF ANY IMPROVEMENTS THEREON, AS RESERVED IN DOCUMENT RECORDED DECEMBER 6,

1988 AS INSTRUMENT NO. 357384, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF LOT X, AS SHOWN BY MAP OF THE RIVERSIDE INDUSTRIAL DEVELOPMENT PROJECT, MCNEW TRACT ON FILE IN BOOK 12, PAGE 18 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT X;

THENCE EAST ALONG THE NORTHERLY LINE OF EAST ARLINGTON AVENUE, A DISTANCE OF 100 FEET TO A POINT;

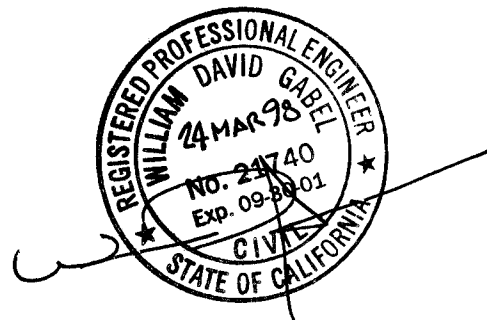
THENCE NORTH AND AT RIGHT ANGLES TO SAID EAST ARLINGTON AVENUE, A DISTANCE OF 150 FEET;

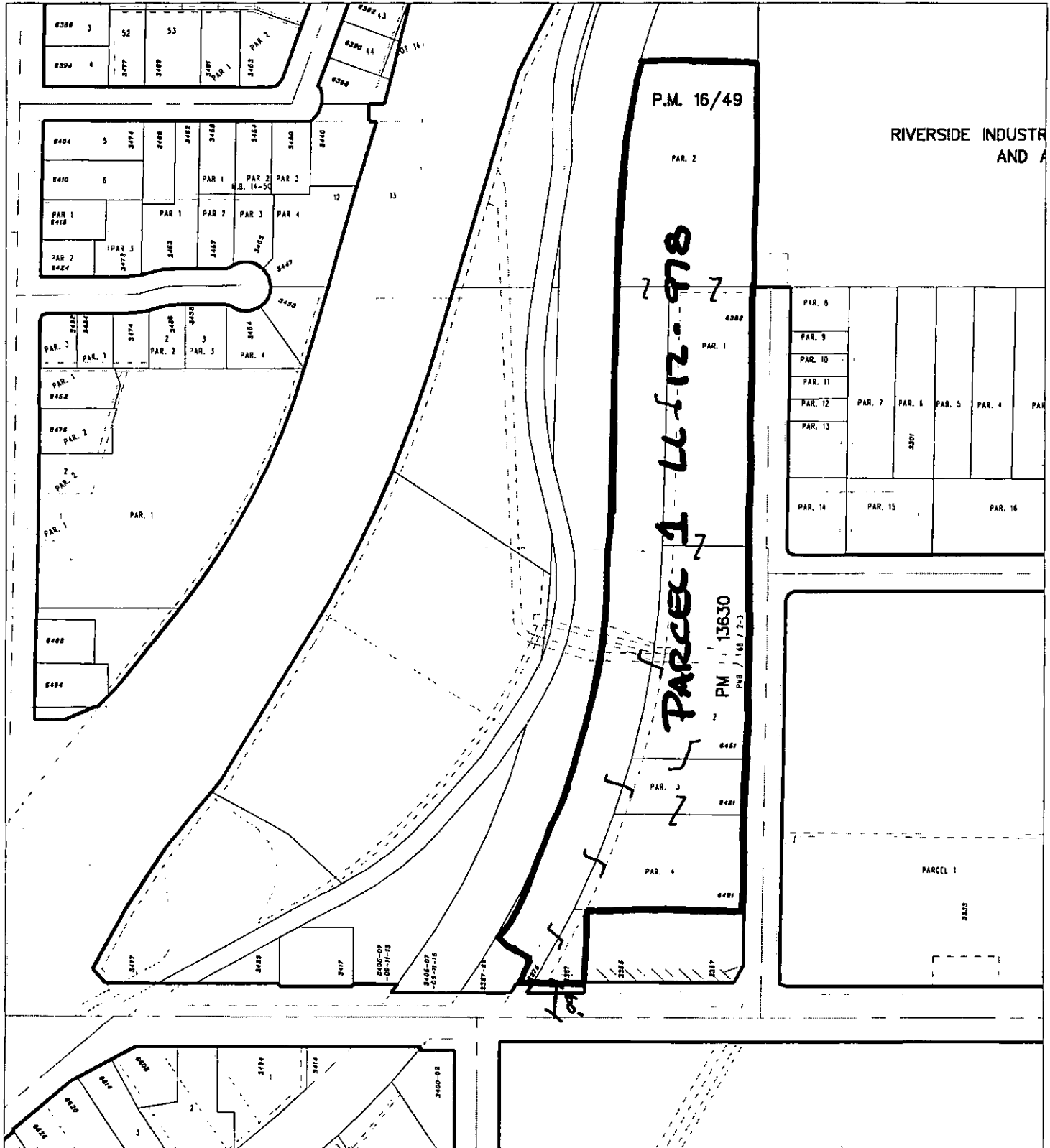
THENCE WEST AND PARALLEL TO EAST ARLINGTON AVENUE, A DISTANCE OF APPROXIMATELY 19 FEET TO THE EAST LINE OF THE SANTA FE RAILROAD LAND;

THENCE SOUTHERLY ALONG THE SAID EAST LINE OF THE SANTA FE RAILROAD LAND TO POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED DECEMBER 17, 1997 AS INSTRUMENT NO. 461573, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED MARCH 20, 1998 AS INSTRUMENT NO. 102876, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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



Scale: 1" = 200'

Drawn by: bmark

Date: 03/27/98

Subject: LL-012-978

LL-012-978