

Recording requested by:

DOC # 2000-045366

02/07/2000 08:00A Fee:NC

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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

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FOR RECORDER'S OFFICE USE ONLY

Project: **LLA-015-990**
3788 Mc Cray Street
APN 225-285-002, 005, 017 & 019

LL-015-990



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: Robert C. Mease 1/31/00
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside }^{ss}

On 1-31-00, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

Robert C. Mease
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:

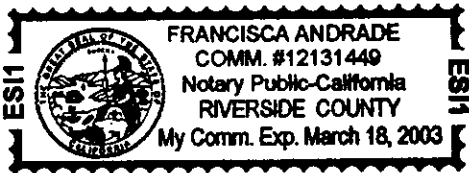


EXHIBIT "A"

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;

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, more particularly described as follows:

Beginning at the southwest corner of said Lot 32;

Thence North 27°39'01" East along the west line of said Lot 32 and along the west line of said Lots 31 and 30, a distance of 155.53 feet to a point on the boundary line of that certain parcel of land conveyed to the City of Riverside by deed recorded February 3, 1978, as Instrument No. 22404, Official Records of Riverside County, California;



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Thence North 51°07'43" East along said boundary line, a distance of 10.57 feet to an angle point thereof;

Thence North 89°21'03" East along said boundary line, a distance of 79.99 feet to the southeast corner thereof;

Thence North 00°02'00" East along said boundary line, a distance of 5.00 feet to the northeast corner thereof, said point also being the northwest corner of said Lot 33;

Thence North 89°21'03" East along the north line of said Lot 33 and along the north line of said Lots 34 and 35, a distance of 149.99 feet to the northeast corner of said Lot 35, said point also being the northwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded June 3, 1966 as Instrument No. 58121, Official Records of Riverside County, California;

Thence South 00°26'34" West along the west line of said parcel of land so conveyed, a distance of 5.00 feet to the southwest corner thereof;

Thence North 89°21'03" East along the south line of said parcel of land so conveyed, a distance of 50.03 feet to a point on the east line of said Lot 36;

Thence South 00°09'28" East along said east line, a distance of 3.00 feet, to a point on a line parallel with and distant southerly 33.00 feet, measured at a right angle, from the centerline of McCray Street as shown on said Palm Addition;

Thence South 89°21'03" West along said parallel line, a distance of 258.44 feet;

Thence South 64°36'00" West, a distance of 24.24 feet, to a point on a line parallel with and distant southeasterly 60.00 feet, measured at a right angle, from the centerline of Magnolia Avenue as shown on said Palm Addition;

Thence South 27°39'01" West along said parallel line, a distance of 148.03 feet to a point on the south line of said Lot 32;

Thence South 89°21'02" West along said south line, a distance of 11.36 feet to the point of beginning.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb 1/12/00
Matthew E. Webb, L.S. 5529 Date



Prepared by: ajg
Checked by: hem

DESCRIPTION APPROVAL 1/18/00
Walter R. Arya by —
SURVEYOR, CITY OF RIVERSIDE

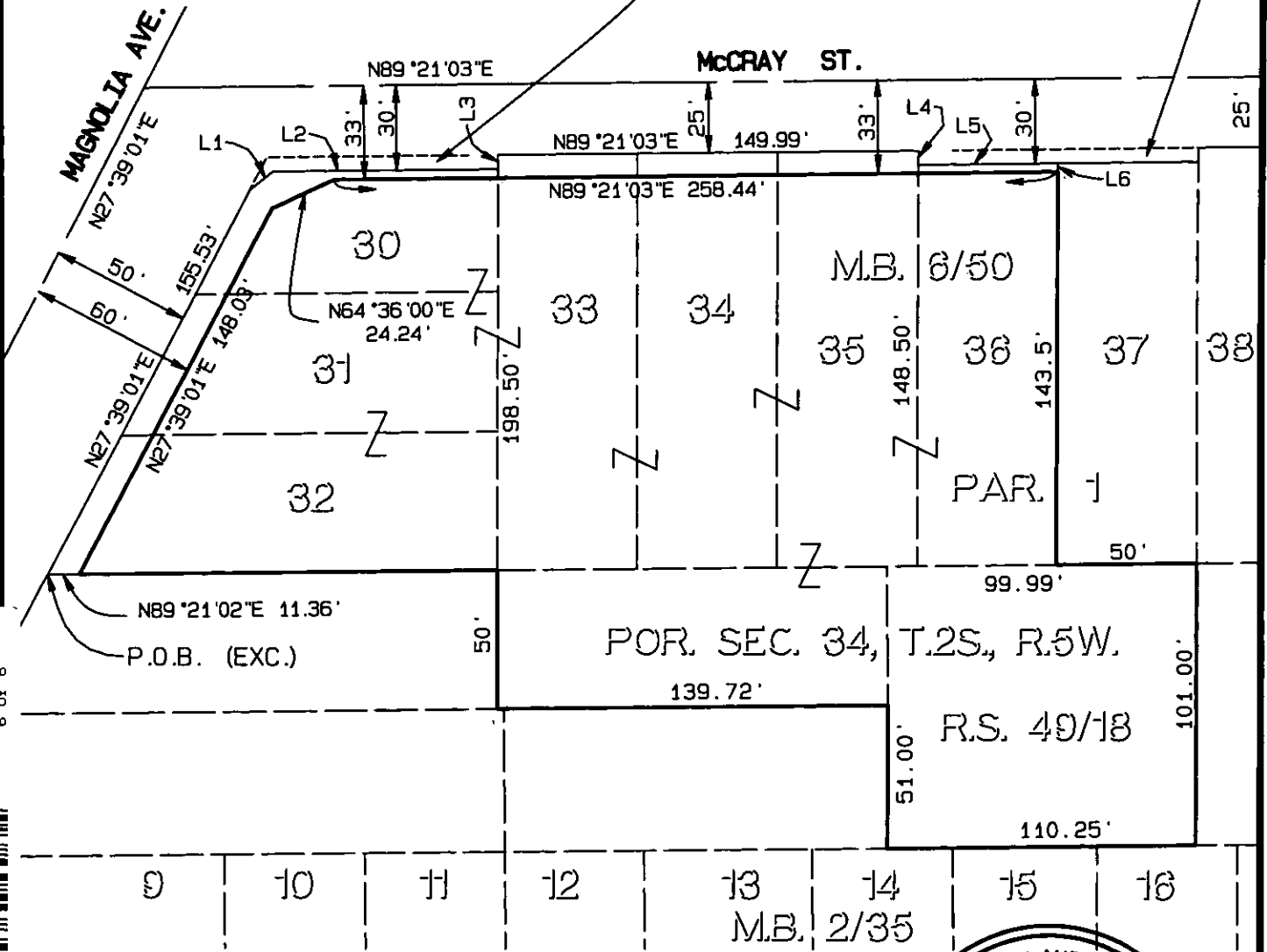


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EXHIBIT "B"

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.



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ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY ST.
RIVERSIDE CA. 92506
(909) 686-1070
F:\1990\90-0168\Survey.pro



LINE	BEARING	DISTANCE
L1	N51°07'43"E	10.57'
L2	N89°21'03"E	79.99'
L3	N00°02'00"E	5.00'
L4	N00°26'34"E	5.00'
L5	N89°21'03"E	50.03'
L6	N00°09'28"W	3.00'



CITY OF RIVERSIDE

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" = 60' DRAWN BY QJG DATE 1-12-00 SUBJECT: LL-015-990
CHKD BY lls DATE 1/12/2000 53-4

LL-DIS-990

Mail to: A.A. Webb Associates
3788 McCray Street
Riverside, Ca. 92506-2927

