

284231

Recording requested by:

RECEIVED FOR RECORD
AT 8:00AM

And when recorded, mail to:

JUL 10 1998

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

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ _____



FOR RECORDER'S OFFICE USE ONLY

Project: LL-020-978

A.P.N. 257-020-008 & 009

LL - 020-978

DS

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **RAYMOND S. COBB, Trustee and WILLIAM TROY COBB, Trustee**

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 6-11-98
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGMENT

State of California }
County of RIVERSIDE } ss

On June 11, 1998, before me Janis Lowry
(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.

Janis Lowry
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:
T.M. Cobb
2100 East Fourth St.
Santa Ana, Ca. 92705

EXHIBIT "A"

LOT 5 ADJUSTED LEGAL DESCRIPTION

THAT PORTION OF LOT 5 AND 12 IN SECTION 17, T2S, R4W OF THE SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE OF LANDS OF EAST RIVERSIDE LAND COMPANY, RECORDED IN BOOK 6, PAGE 44 OF MAPS, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5;

THENCE S00°03'27"W ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING;


THENCE N89°56'09"E AND PARALLEL WITH THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 621.30 FEET;

THENCE S41°41'28"E A DISTANCE OF 36.13 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5, SAID POINT BEING 33.00 WESTERLY MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF MICHIGAN AVENUE;

THENCE S00°02'56"W ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 723.14 FEET;

THENCE S89°56'56"W AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 645.20 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 12;

THENCE N00°03'27"W ALONG THE WEST LINE OF LOT 12 AND LOT 5, DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.10 ACRES MORE OR LESS.



4/20/98



DESCRIPTION APPROPRIAL SILL 98
Allen W. Martin by WE
 SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "A"

LOT 12 ADJUSTED LEGAL DESCRIPTION

THAT PORTION OF LOT 12 IN SECTION 17, T2S, R4W OF THE SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE OF LANDS OF EAST RIVERSIDE LAND COMPANY, RECORDED IN BOOK 6, PAGE 44 OF MAPS, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12;

THENCE N00°03'27"W ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING;

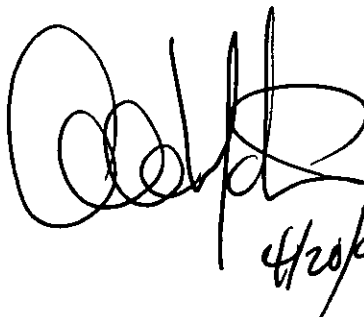
THENCE N00°03'27"W ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 486.82 FEET;


THENCE N89°56'56"E AND PARALLEL WITH THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 645.20 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 12, SAID POINT BEING 33.00 FEET WESTERLY MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF MICHIGAN AVENUE;

THENCE S00°02'56"E ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 459.96 FEET;

THENCE S41°35'26"W A DISTANCE OF 36.13 FEET, TO A POINT BEING 44.00 FEET NORTHERLY MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF COLUMBIA AVENUE;

THENCE S89°57'43"W AND PARALLEL TO THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 621.12 FEET TO THE POINT OF BEGINNING CONTAINING 7.20 ACRES MORE OR LESS..

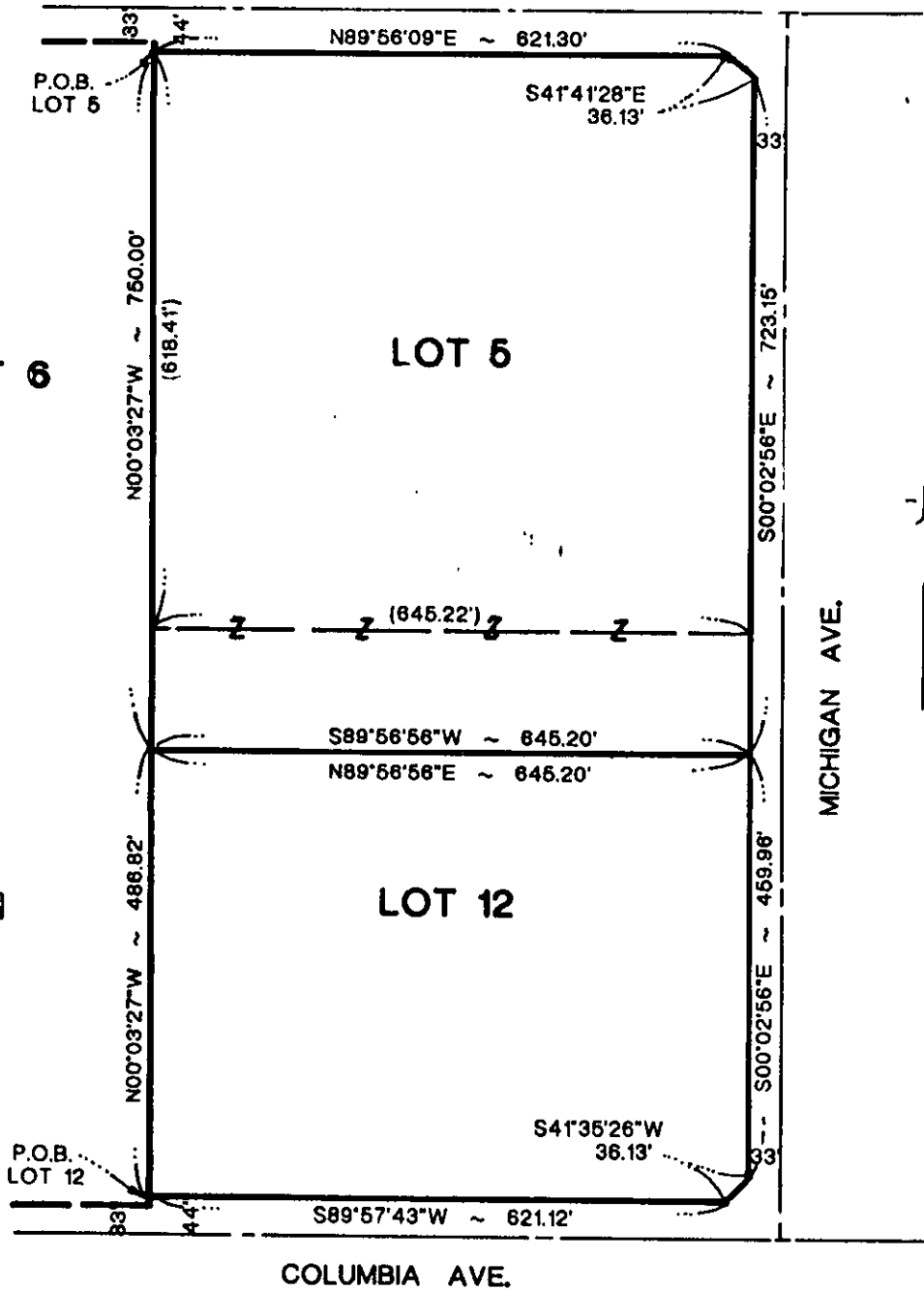

4/20/98



DESCRIPTION APPROVAL S/11/18

SURVEYOR, CITY OF RIVERSIDE by WE

PALMYRITA AVE.



LOT 6

LOT 5

LOT 11

LOT 12

MICHIGAN AVE.



Scale:	1" = 200'
Date	MAY 14, 1998
W.O.	98105

LOT LINE ADJUSTMENT

Southland Engineering
 2200 BUSINESS WAY, STE. 100
 RIVERSIDE, CA. 92501
 (909) 788-8488

Sheet	1
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