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

**DOC # 1999-471131**

10/26/1999 08:00A Fee:15.00

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Recorded in Official Records  
County of Riverside

Gary L. Orso  
Assessor, County Clerk & Recorder



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Project: **LL-021989**  
**A.P.N.247-130-007 & 008**

**LL - 021-989**

21  
**C**  
**AS**

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

Property Ownr(s): **CITRUS PARTNERS, LLC, a California Limited Liability Company**

Pursiant 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  
PRINCIPAL PLANNER

2-19-99  
DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

On February 19, 1999 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: Citrus Partners, LLC  
11441 Hancock Street Ste H  
Moreno Valley, 92557



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EXHIBIT "A"

THOSE PORTIONS OF LOTS 61 1/2 AND 65 EAST RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE(S) 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 65, NORTH 89°47'00" WEST, A DISTANCE OF 630.82 FEET ON SAID SOUTH LINE AND THE SOUTH LINE OF LOT 66 OF SAID TRACT FROM THE SOUTHEAST CORNER OF SAID LOT 66, SAID BEGINNING BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED TO FOREMOST DAIRIES, INC., A CORPORATION, RECORDED APRIL 14, 1959 AS INSTRUMENT NO. 31078; OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89°47'00" WEST, A DISTANCE OF 618.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 65;

THENCE NORTH 00°05'00" EAST, A DISTANCE OF 954.85 FEET ON THE WEST LINE OF SAID LOTS 65 AND 61 1/2 TO THE COMMON CORNER OF LOTS 61, 62, 62 1/2 AND 61 1/2 IN SAID TRACT, BEING THE SOUTHEASTERLY ANGLE POINT OF THE LAND DESCRIBED IN THE DEED TO WILLIAM B. WORDEN, ET UX, RECORDED FEBRUARY 29, 1960 AS INSTRUMENT NO. 17771 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 29°08'00" EAST, A DISTANCE OF 285.60 FEET ON THE EAST LINE OF THE LAST SAID LAND TO THE MOST EASTERLY ANGLE POINT THEREOF, BEING A POINT ON THE GENERAL LINE OF A FENCE AND BROW OF A HILL;

THENCE IN A GENERALLY EASTERLY DIRECTION ALONG SAID GENERAL LINE THE FOLLOWING SEVEN COURSES:

SOUTH 76°31'21" EAST, A DISTANCE OF 11.71 FEET; SOUTH 64°58'27" EAST, A DISTANCE OF 42.12 FEET; SOUTH 35°08'15" EAST, A DISTANCE OF 82.57 FEET; NORTH 85°11'07" EAST, A DISTANCE OF 74.34 FEET; NORTH 88°30'12" EAST, A DISTANCE OF 213.65 FEET; SOUTH 88°16'56" EAST, A DISTANCE OF 51.70 FEET; AND SOUTH 81°36'35" EAST, 50.44 FEET TO A POINT ON THE EAST LINE OF SAID LOT 61, NORTH A DISTANCE OF 164.56 FEET FROM THE COMMON CORNER OF LOTS 60, 61, 61 1/2, AND 60 1/2 OF SAID TRACT;

THENCE SOUTHERLY ON THE EAST LINE OF SAID LOTS 61 AND 61 1/2 TO THE NORTH LINE OF THE LAND DESCRIBED IN SAID DEED TO FOREMOST DAIRIES INC., A CORPORATION;

THENCE NORTH 89°47'00" WEST, ON SAID NORTH LINE TO THE NORTHWEST CORNER OF LAST SAID LAND;

THENCE SOUTH 00°05'00" WEST, A DISTANCE OF 631.50 FEET ON THE WEST LINE OF SAID LAND TO THE POINT OF BEGINNING.

DESCRIPTION APPROVED 2/11/99

for Walter R. Inge by \_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE



David J. Slawson  
LL-021-0189 2-10-99

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Winchester Associates, Inc.

ENGINEERING • LAND SURVEYING

23640 TOWER STREET, SUITE 3

MORENO VALLEY, CALIFORNIA 92553

PHONE (909) 924-5425

RECEIVED  
FEB 10 1999  
DEPT. OF  
PUBLIC WORKS

Grid with handwritten 'WF' and '2/11' in the lower right quadrant.

February 8, 1999

Mr. Wally Fryc  
City of Riverside  
Public Works Department  
3900 Main St.  
Riverside, CA 92502

Re: LL 021-989

Dear Mr. Fryc:

Please find enclosed the 8 1/2" x 11" plat, the most recent deed and title report per our discussion. Also attached is the metes and bounds legal description. Note that both references to Lot 61 were removed from the description, that portion which included it and that portion that excluded it. This results in no alteration to the described property (if Lot 61 is not mentioned at the head of the description, it is automatically excluded regardless of whether the metes and bounds includes it), makes the description less confusing and is now in accordance with the Title Report.

Please feel free to call our office if you have any questions.

Very truly yours,

WINCHESTER ASSOCIATES, INC.

*David J. Stawson*

David J. Stawson  
President

LOT 21 IS NOT A PART OF THIS  
CASE

WF 4/17/02