

Recording requested by:

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

**DOC # 2000-450159**

11/13/2000 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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Project: **LL-023-990**

**A.P.N. 265-641-020**

**LL - 023 - 990**

**C  
AS**

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

Property Owner(s): **WILLIE S. McLEAN, Jr. and CARTICELLIA McLEAN, husband and wife as joint tenants**

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.

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

By: Craig Aaron 11-8-00  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California

County of RIVERSIDE } ss

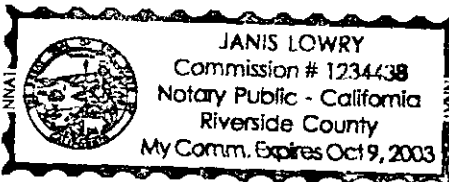
On November 8, 2000 before me Janis Lowry  
(date) (name)

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)

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:



April 28, 2000

W.O. 1032-006

**EXHIBIT "A"**  
**LOT LINE ADJUSTMENT No. LL-023-990**  
 New Lot 4 Tract 27982-3

**PARCEL "A"**

Lot 4 of Tract 27982-3 as shown by map on file in Book 270 of Maps at Pages 42 through 44 thereof, Records of Riverside County, California.

**EXCEPTING THEREFROM** that portion of said Lot 4, described as follows:

Beginning at the Northwest corner of said Lot 4;

Thence S.64°52'25"E. along the Northerly line of said Lot 4, a distance of 124.53 feet to the Northeast corner thereof;

Thence Southerly along the Easterly line of said Lot 4 on a non-tangent curve concave Easterly, having a radius of 76.00 feet, through an angle of 02°49'49", an arc length of 3.75 feet (the initial radial line bears N.72°48'07"W.);

Thence N.79°19'11"W., a distance of 12.03 feet;

Thence N.65°05'34"W., a distance of 18.64 feet;

Thence N.58°05'02"W., a distance of 26.57 feet;

Thence N.61°50'10"W., a distance of 68.57 feet to the point of beginning.

The above described parcel of land contains 6605 square feet, or 0.152 acres, more or less.

2000-450153  
 11/13/2000 08:58A  
 3 of 4

**CANTY ENGINEERING GROUP, INC.**  
 Prepared under the supervision of:

*John W. Canty*  
 John W. Canty R.C.E. 17550

5/1/00  
 Date



DESCRIPTION APPROVAL 5/1/00

*Walter R. Ince*  
 SURVEYOR, CITY OF RIVERSIDE by

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CA.

# ADMINISTRATIVE LOT LINE ADJUSTMENT No. LL-023-990

LOTS 4 AND 5 OF TRACT 27982-3 M.B. 270 / 42-44,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

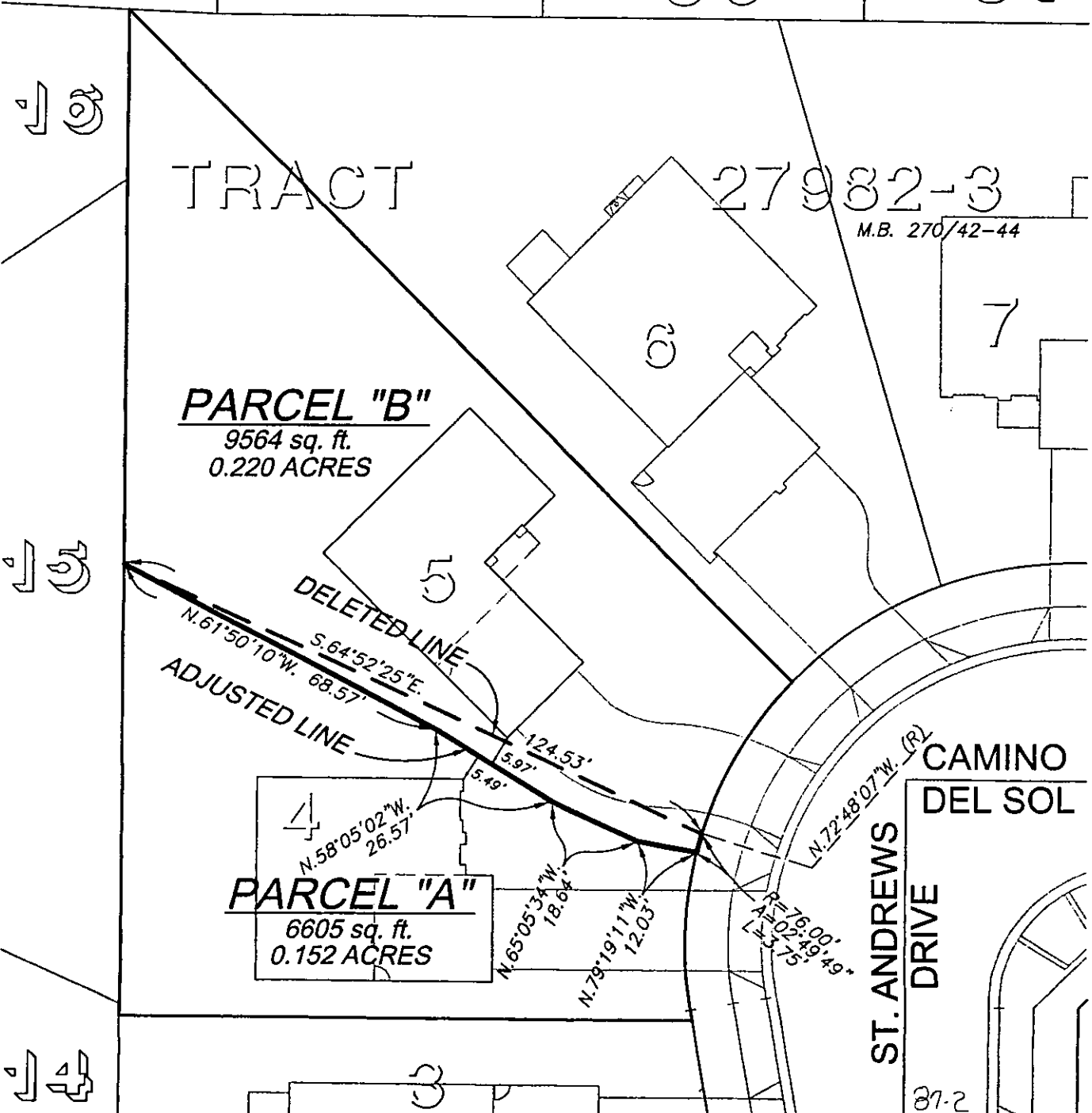
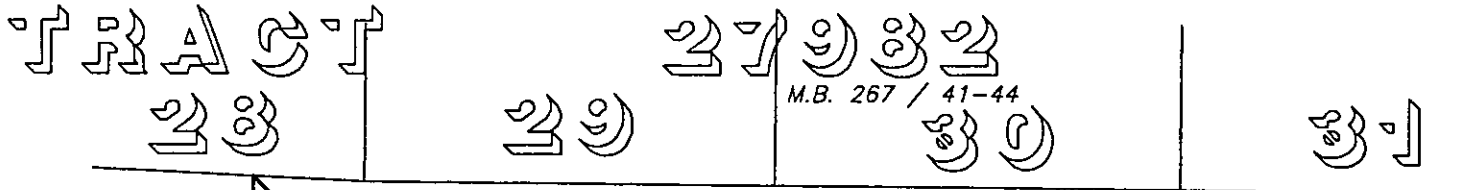
APRIL 2000

SCALE: 1" = 30'

PREPARED BY:  
CANTY ENGINEERING GROUP, INC.  
2020 IOWA AVENUE, SUITE 102  
RIVERSIDE, CA 92507

**LOT 4 OWNER**  
WILLIE S. McLEAN, JR. and  
CARTICELLIA McLEAN  
7611 St. Andrews Drive  
Riverside, CA 92508  
A.P.N. 265-641-020

**LOT 5 OWNER**  
ANGELA DIXSON BROWN  
7601 St. Andrews Drive  
Riverside, CA 92508  
A.P.N. 265-641-021



2000-450159  
11/13/2000 08:00A  
4 of 4



Recording requested by:

**DOC # 2000-450158**

11/13/2000 08:00A Fee:NC

Page 1 of 6

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  
3900 Main Street  
Riverside, California 92522  
ONLY

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

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Project **LL-023-990**  
A.P.N. **265-641-021**

**LL- 023 - 990**

**C**  
**AS**

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

Property Owner(s): **ANGELA DIXSON BROWN, an unmarried woman**

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 5-3-00  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On May 8, 2000, before me Francisca Andrade  
(date) (name)

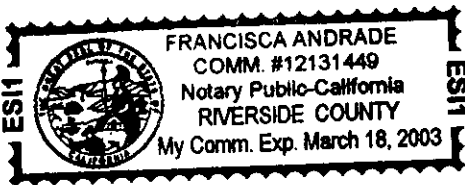
a Notary Public in and for said State, personally appeared

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.

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:

Mail to: Angela Dixon Brown  
7601 St. Andrews Dr.  
Riverside, Ca. 92508



**ACKNOWLEDGMENT OF LOT LINE ADJUSTMENT  
CONSENT TO RECORD**

THIS IS TO CERTIFY that I(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property(ies) described therein (is) are recognized by the City of Riverside as (an) individual parcel(s) pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. (I)(We) also agree that the individual parcel(s) therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as (an) individual parcel(s) and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of any the individual parcel(s) shall be presumed to include all of said individual parcel(s) as described therein.

Dated 11-2-00

  
**ANGELA DIXSON-BROWN**



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of Riverside } ss.

On November 3, 2000, before me, Sandra Martindale, Notary Public,  
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared Angela Dixon  
Name(s) of Signer(s)

- personally known to me
- 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.

Sandra Martindale  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Certificate of Compliance

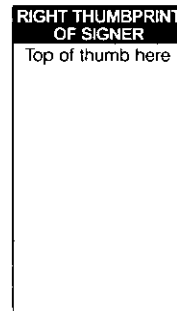
Document Date: 11/3/00 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

- Signer's Name: \_\_\_\_\_
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_







# Canty Engineering Group, Inc.

CIVIL ENGINEERING PLANNING SURVEYING

www.cantyeng.com

April 28, 2000

W.O. 1032-006

## EXHIBIT "A" LOT LINE ADJUSTMENT No. LL-023-990 New Lot 5 Tract 27982-3

### PARCEL "B"

Lot 5 of Tract 27982-3 as shown by map on file in Book 270 of Maps at Pages 42 through 44 thereof, Records of Riverside County, California.

**TOGETHER WITH** that portion of Lot 4 of said Tract 27982-3, described as follows:

Beginning at the Northwest corner of said Lot 4;

Thence S.64°52'25"E. along the Northerly line of said Lot 4, a distance of 124.53 feet to the Northeast corner thereof;

Thence Southerly along the Easterly line of said Lot 4 on a non-tangent curve concave Easterly, having a radius of 76.00 feet, through an angle of 02°49'49", an arc length of 3.75 feet (the initial radial line bears N.72°48'07"W.);

Thence N.79°19'11"W., a distance of 12.03 feet;

Thence N.65°05'34"W., a distance of 18.64 feet;

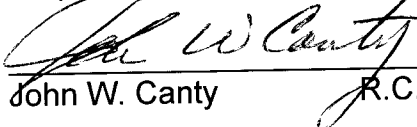
Thence N.58°05'02"W., a distance of 26.57 feet;

Thence N.61°50'10"W., a distance of 68.57 feet to the point of beginning.

The above described parcel of land contains 9564 square feet, or 0.220 acres, more or less.

### CANTY ENGINEERING GROUP, INC.

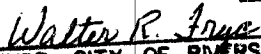
Prepared under the supervision of:

  
John W. Canty R.C.E. 17550

5/1/00  
Date



DESCRIPTION APPROVAL 5/1/00

  
Walter R. Frye by \_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE

2000-456158  
11/13/2000 08:00A  
5 of 6



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CA.

# ADMINISTRATIVE

## LOT LINE ADJUSTMENT No. LL-023-990

LOTS 4 AND 5 OF TRACT 27982-3 M.B. 270 / 42-44,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APRIL 2000

SCALE: 1" = 30'

PREPARED BY:  
CANTY ENGINEERING GROUP, INC.  
2020-IOWA AVENUE, SUITE 102  
RIVERSIDE, CA 92507

### LOT 4 OWNER

WILLIE S. McLEAN, JR. and  
CARTICELLIA McLEAN  
7611 St. Andrews Drive  
Riverside, CA 92508  
A.P.N. 265-641-020

### LOT 5 OWNER

ANGELA DIXSON BROWN  
7601 St. Andrews Drive  
Riverside, CA 92508  
A.P.N. 265-641-021

TRACT

27982

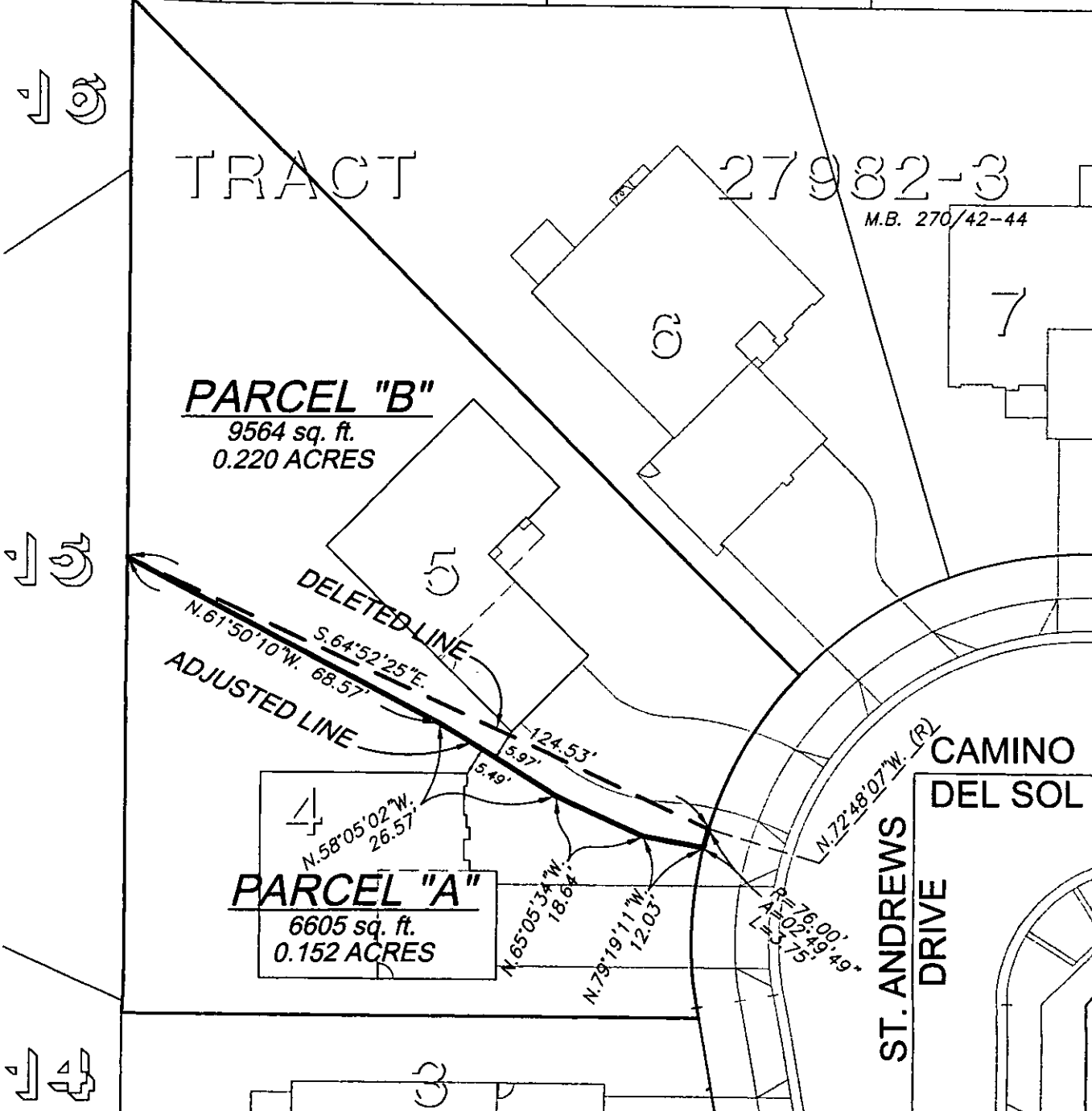
23

29

M.B. 267 / 41-44

39

31



15

TRACT

27982-3

M.B. 270/42-44

7

### PARCEL "B"

9564 sq. ft.  
0.220 ACRES

DELETED LINE

N.61°50'10"W. 68.57'  
S.64°52'25"E. 68.57'

ADJUSTED LINE

124.53'

5.97'

5.49'

### PARCEL "A"

6605 sq. ft.  
0.152 ACRES

N.58°05'02"W.  
26.57'

N.65°05'34"W.  
18.64'

N.78°19'11"W.  
12.03'

R=76.00'  
A=02°49'49"  
L=5.75'

N.22°48'07"W. (R)

CAMINO DEL SOL

ST. ANDREWS DRIVE

14

3

2000-450158  
11/13/2000 08:00A  
6 of 6



W.O. 1032-006

LL-023-990