

Recording requested by:

**DOC # 2002-284253**

05/28/2002 08:00A Fee:19.00

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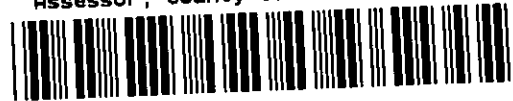
Recorded in Official Records

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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Project: **1631 Coteau Drive**  
**A.P.N. 245-060-029 & 026**

**LL - 027 - 012**

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

Property Owner(s): **GERALD B. BASHAW and AUDREY C. BASHAW, as Trustees of The Bashaw Family Trust and their successors in interest**

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 parcels 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 5-29-02  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

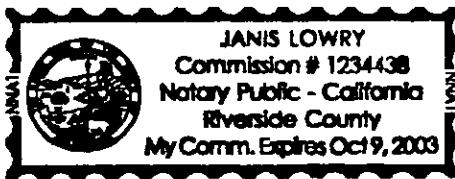
State of California  
County of RIVERSIDE } ss

On MAY 24, 2002, 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: Action Surveys  
1045 Main Street Suite 102  
Riverside, Ca. 92501



EXHIBIT "A"

PARCEL 1

PARCEL 1 OF PARCEL MAP RECORDED APRIL 11, 1974 IN BOOK 12 OF PARCEL MAPS, AT PAGE 48, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF PARCEL 4 OF RECORD OF SURVEY FILED IN BOOK 24 OF RECORDS OF SURVEY, AT PAGE 81, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST CORNER OF SAID PARCEL 4;  
THENCE SOUTH 40° 26' WEST, 226.75 FEET TO THE SOUTH CORNER OF SAID PARCEL;

THENCE NORTH IN A STRAIGHT LINE TO A POINT WHICH BEARS NORTH 49° 34' WEST, 22.50 FEET FROM THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTHWEST LINE OF COTEAU DRIVE;

THENCE SOUTH 49° 34' EAST, 22.50 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH THAT PORTION OF PARCEL 2 OF SAID PARCEL MAP RECORDED APRIL 11, 1974, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY TERMINUS OF THE BOUNDARY OF SAID PARCEL 2 WHICH IS SHOWN ON SAID PARCEL MAP AS NORTH 88° 53' 10" EAST WITH A LENGTH OF 139.76 FEET;

THENCE SOUTH 88° 53' 10" WEST, ALONG THE WESTERLY PROLONGATION OF SAID LINE, A DISTANCE OF 167.99 FEET TO A POINT ON A LINE PARALLEL WITH AND 40.00 FEET EASTERLY OF, AT A RIGHT ANGLE TO, THE WEST LINE OF SAID PARCEL 2;

THENCE NORTH 0° 01' 00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 324.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS 167.00 FEET AND TO WHICH A RADIAL BEARS SOUTH 89° 59' 00" WEST. THE BEGINNING OF SAID CURVE IS ON THE EASTERLY LINE OF SAID PARCEL 2;

THENCE ALONG THE EASTERLY AND NORTHEASTERLY LINE OF SAID PARCEL 2 THE FOLLOWING COURSES:

1) SOUTHERLY AND SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 54° 33' 00", A DISTANCE OF 159.00 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 233.00 FEET;



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2) SOUTHEASTERLY AND SOUTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 53° 27' 10", A DISTANCE OF 217.37 FEET TO THE POINT OF BEGINNING.

PARCEL 2

PARCEL 2 OF PARCEL MAP RECORDED APRIL 11, 1974 IN BOOK 12 OF PARCEL MAPS , AT PAGE 48, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY TERMINUS OF THE BOUNDARY OF SAID PARCEL 2 WHICH IS SHOWN ON SAID PARCEL MAP AS NORTH 88° 53' 10" EAST AND A LENGTH OF 139.76 FEET;

THENCE SOUTH 88° 53' 10" WEST, ALONG THE WESTERLY PROLONGATION OF SAID LINE, A DISTANCE OF 167.99 FEET TO A POINT ON A LINE PARALLEL WITH AND 40.00 FEET EASTERLY OF, AT A RIGHT ANGLE TO, THE WEST LINE OF SAID PARCEL 2;

THENCE NORTH 0° 01' 00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 324.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS 167.00 FEET AND TO WHICH A RADIAL BEARS SOUTH 89° 59' 00" WEST. THE BEGINNING OF SAID CURVE IS ON THE EASTERLY LINE OF SAID PARCEL 2;

THENCE ALONG THE EASTERLY AND NORTHEASTERLY LINE OF SAID PARCEL 2 THE FOLLOWING COURSES:

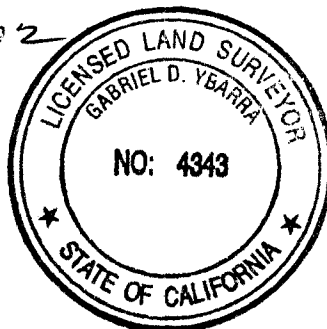
1) SOUTHERLY AND SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 54° 33' 00", A DISTANCE OF 159.00 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 233.00 FEET;

2) SOUTHEASTERLY AND SOUTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 53° 27' 10", A DISTANCE OF 217.37 FEET TO THE POINT OF BEGINNING.

*Gabriel D. Ybarra*

5-8-02

GABRIEL D. YBARRA  
L.S. NO. 4343  
REGISTRATION EXPIRES 6-30-04



GDY/ly  
2001-80LGL

DESCRIPTION APPROVAL 5/23/02  
Walter R. Ince by \_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE

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LL-027-01Z

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PLAT

SHOWING THE PROPOSED LOT LINE ADJUSTMENT OF A PORTION OF PARCEL 4 AS SHOWN BY MAP ON FILE IN BOOK 24 OF RECORDS OF SURVEY PAGE 81, AND PARCELS 1 AND 2, AS SHOWN BY MAP ON FILE IN BOOK 12 OF PARCEL MAPS, AT PAGE 48, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 22, T. 35., R. 5W., S.B.M.



PREPARED UNDER THE SUPERVISION OF:

GABRIEL D. YBARRA L.S. 4343 DATE

PREPARED FOR:

GERALD BASHAW  
P.O. BOX 741  
170605, ID 83346  
(208) 720-6007

PREPARED BY:

ACTION SURVEYS  
1611 N. CHERRY ST., STE. 102  
RIVERSIDE, CALIF. 92501  
(909) 688-6166  
(909) 688-6901 FAX

ASSESSOR'S PARCEL No.: 245-060-026 & 029

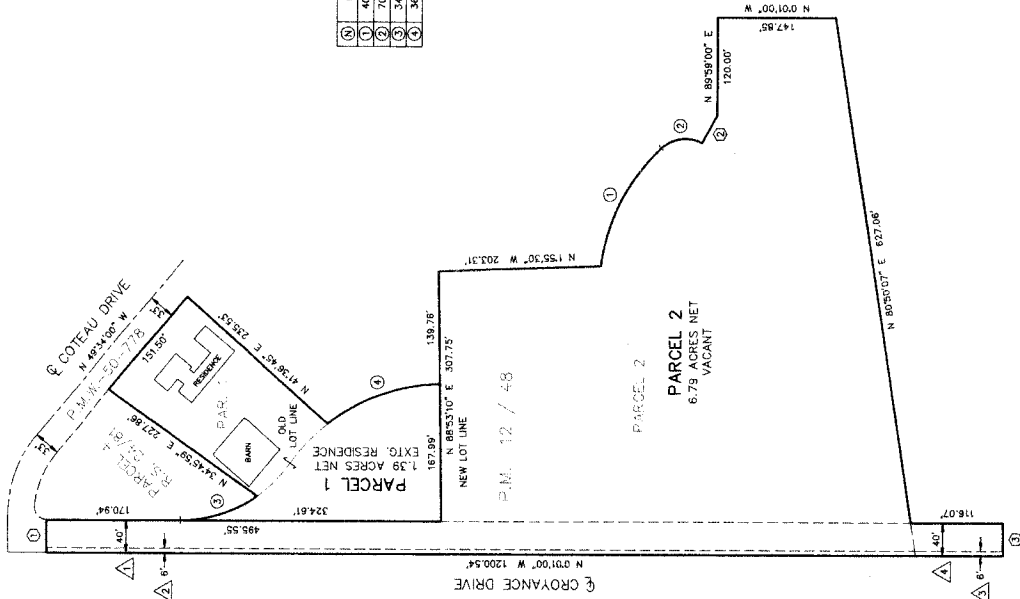
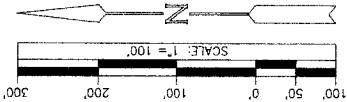
EXISTING AND PROPOSED ZONING: RA-5

LINE DATA

BEARING	DISTANCE
① N 89° 59' 00" E	40.00'
② N 82° 04' 20" W	38.36'
③ N 89° 26' 55" E	40.00'

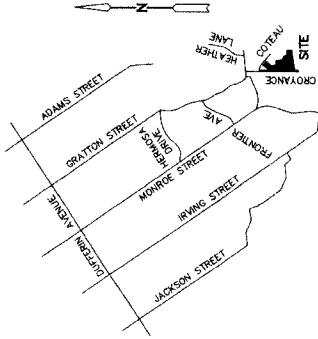
CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT
① 46° 43' 10"	233.00'	165.73'	86.54'
② 70° 18' 30"	45.00'	55.22'	31.69'
③ 34° 46' 50"	167.00'	101.37'	52.30'
④ 36° 53' 10"	233.00'	156.00'	77.70'



- △ 40' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED 6-29-1986 AS INSTRUMENT No. 66862.
- △ 6' EASEMENT FOR PUBLIC UTILITIES FACILITIES RECORDED 10-18-1968 AS INSTRUMENT No. 100789.
- △ 6' EASEMENT FOR PUBLIC UTILITIES FACILITIES RECORDED 10-18-1968 AS INSTRUMENT No. 100784.
- △ 40' EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED 12-26-1868 AS INSTRUMENT No. 125501.

NOTE: ALL DOCUMENTS REFERENCED ARE RECORDS OF RIV. CO. CALIF.



VICINITY MAP

THOMAS BROS. PG. 745  
COORD. E-2 (2001)



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