

Recording requested by:

DOC # 2002-513190

09/16/2002 08:00A Fee:NC

Page 1 of 4

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's Office

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

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		9						
					4				LM
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY

Project: LL-030-012
A.P.N. 150-290-010 & 011

LL - 030-012

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **OSCAR BAUTISTA and JUSTINA BAUTISTA, husband and wife.**

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: John A. Swiecki 9/12/02
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

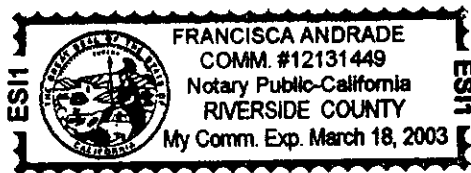
County of Riverside } ss

On Sept. 12, 2002, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki
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:



That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL 1

That portion of Lot 24 in Block 18 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the southwesterly corner of said Lot 24;

THENCE North 82°50'21" East, along the southerly line of said Lot 24, a distance of 148.57 feet to the southwesterly corner of that certain parcel of land described in deed to Clarence A. Benway, et ux., by document recorded March 2, 1946, in Book 730, Page 519 of Official Records of said Riverside County, and the **POINT OF BEGINNING** of the parcel of land being described;

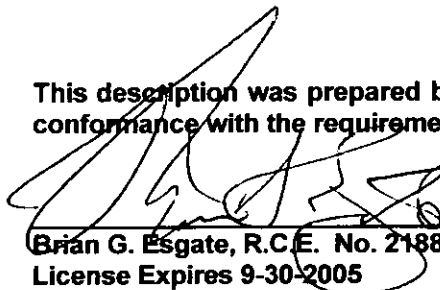
THENCE South 82°50'21" West, along said southerly line of Lot 24, a distance of 83.00 feet to the southwesterly corner of that certain parcel of land described in deed to Joseph E. Morgan, et ux., by document recorded January 21, 1952, in Book 1335, Page 443 of Official Records of said Riverside County;

THENCE North 7°09'39" West, along the westerly line of said parcel of land described in document recorded January 21, 1952, and parallel with the westerly line of said Lot 24, a distance of 135.00 feet to the northerly line of said parcel of land described in document recorded January 21, 1952;

THENCE North 51°34'29" East, along the northerly line of said parcel of land described in document recorded January 21, 1952, and along the northerly line of that certain parcel of land described in deed to Joseph E. Morgan, et ux., by document recorded March 5, 1953, in Book 1447, Page 156, et seq., of Official Records of said Riverside County, a distance of 58.73 feet to the most northerly corner of said parcel of land described in document recorded March 5, 1953; said northerly line also being parallel with the northerly line of said Lot 24;

THENCE South 18°22'15" East, along the easterly line of said parcel of land described in document recorded March 5, 1953, a distance of 168.70 feet to the **POINT OF BEGINNING**.

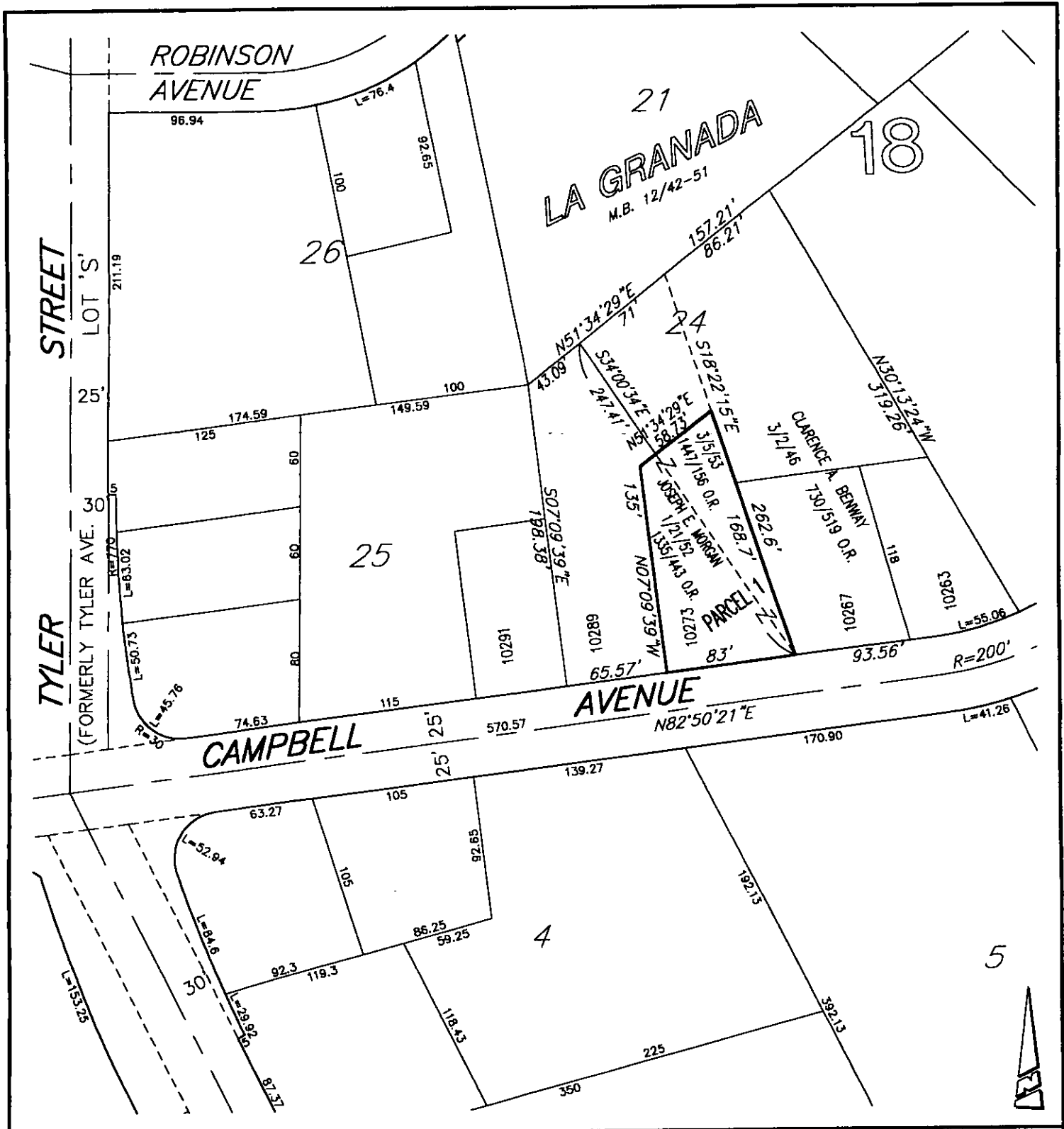
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Brian G. Esgate, R.C.E. No. 21884 Date 9/6/2002
License Expires 9-30-2005



DESCRIPTION APPROVAL 9/9/02

SURVEYOR, CITY OF RIVERSIDE by [Signature]



IW Consulting Engineers, Inc.

- Civil Engineering
- Surveying
- Land Planning

3741 Merced Drive, Ste E2
 Riverside, CA 92503

Tel: 909.687.2929
 Fax: 909.687.2999

PROJECT: LL-037-012

SCALE: N.T.S.

J.N. 134.001

BAUTISTA

DRAWN BY: AW

SEPT. 2, 2002

THIS PLAT IS SOLELY AN AID IN LOCATING THE
 PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT.
 IT IS NOT PART OF THE WRITTEN DESCRIPTION.

49-8

LL-030-012