

Recording Requested By
First American Title Company

Recording requested by:

DOC # 2002-314403

06/10/2002 08:00A Fee:31.00

Page 1 of 9

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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FOR RECORDER'S OFFICE USE ONLY

Project: **1522 Heather Lane**
A.P.N. 245-040-003 & 004

LL - 031 - 012



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **DOMINIC BERGELIS, Trustee of the Dominic and Rose Mary Bergelis Trust under Trust Agreement dated May 17, 1994**

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 **two** 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 parcels 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 5-20-02
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside }^{ss}

On May 20, 2002, before me Francisca Andrade
(date) (name)

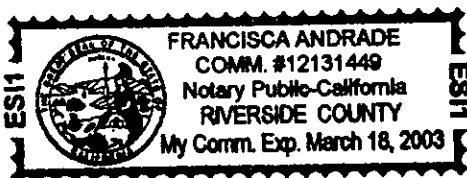
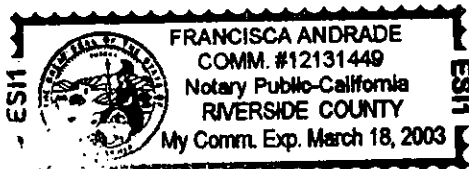
a Notary Public in and for said State, personally appeared

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

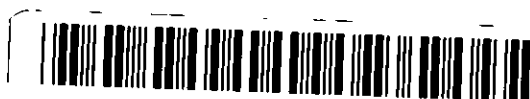
() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

Mail to: c/o Archer Engineering
15205 Lake Mathews Dr.
Perris Ca. 92570



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EXHIBIT "A"

PARCEL 1

(New Description)

That portion of Lot 12 of Dufferin Heights, as shown by map on file in Book 12, Page 7, of Maps Riverside County records, described as follows:

COMMENCING at the Northwest corner of said lot 12, said Northwest corner also being the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 3 South, Range 5 West, San Bernardino Base and Meridian;

THENCE North 89° 47' 00" East, 535.32 feet, along the Northerly line of said lot 12, to the Northeasterly corner thereof;

THENCE South 16° 26' 00" West 279.59 feet, along the Easterly line of said lot 12, to the beginning of a tangent curve concave Northwesterly, having a radius of 480.00 feet;

THENCE continuing along the Easterly line of said lot 12 on the arc of said curve, 110.72 feet, through a central angle of 13° 13' 00" to the end of said curve;

THENCE continuing along the Easterly line of said lot 12, tangent to last said curve, South 29° 39' 00" West, 155.34 feet to the beginning of a tangent curve concave Southeasterly, having a radius of 310.00 feet;

THENCE continuing along the Easterly line of said lot 12 on the arc of said curve, 139.23 feet, through a central angle of 25° 44' 00" to the end of said curve, said point also being the most Easterly corner of that certain parcel of land conveyed to ARLINGTON HEIGHTS ORCHARD PROTECTIVE ASSOCIATION, A CORPORATION, by Deed recorded March 8, 1946, in Book 716, Page 321, official records, of Riverside County, California, said point being **THE TRUE POINT OF BEGINNING;**

THENCE along the Northeasterly line of the aforesaid Parcel 1, South 65° 14' 00" West, 54.40 feet;

THENCE continuing along the Northeasterly line of said Parcel 1, North 10° 29' 00" West, 92.00 feet;



THENCE continuing along the Northeasterly line of said Parcel 1, North 39° 34' 00" West, 115.00 feet;

THENCE continuing along the Northeasterly line of said Parcel 1, North 27° 35' 00" West, 156.00 feet;

THENCE continuing along the Northeasterly line of said Parcel 1, North 24° 17' 00" West, 114.00 feet;

THENCE continuing along the Northeasterly line of said Parcel 1, North 42° 44' 06" West, 55.54 feet to a point on the Westerly line of said Lot 12 distant Southerly 195.68 feet from the Northwest corner thereof;

THENCE along the Westerly line of said Lot 12, South 0° 01' 00" East, 447.61 feet, to a point distant Southerly 643.29 feet from the Northwest corner of said Lot 12;

THENCE South 51° 02' 00" East, 130.11 feet;

THENCE North 79° 15' 51" East, 194.62 feet, to a point on the Easterly line of said Lot 12, distant Southerly 54.00 feet from the True Point of Beginning;

THENCE along the Easterly line of said Lot 12, North 3° 55' 00" East, 54.00 feet to **THE TRUE POINT OF BEGINNING.**

EXCEPTING THEREFROM that portion lying within Heather Lane, described as follows:

COMMENCING at the **TRUE POINT OF BEGINNING** of the above described parcel;

THENCE Southerly along the Easterly line of said Lot 12, South 03° 55' 00" West, 54.00 feet;

THENCE Westerly, along the Southerly line on the above described parcel, South 79° 15' 51" West, 13.44 feet, to a point distant 13.00 feet Westerly of the Easterly line of said Lot 12;

THENCE Northerly, along a line parallel with and distant 13.00 feet Westerly from the Easterly line of said Lot 12, North 03° 55' 00" East, 50.29 feet, to a point in the Northeasterly line of the aforesaid

certain parcel of land conveyed to ARLINGTON HEIGHTS ORCHARD PROTECTIVE ASSOCIATION, A CORPORATION, by Deed recorded March 8, 1946, in Book 716, Page 321, official records, of Riverside County, California;

THENCE along the Northeasterly line of said Parcel 1, North 65° 14' 00" East, 14.82 feet, to **THE TRUE POINT OF BEGINNING.**

PURSUANT TO LOT LINE ADJUSTMENT No. LL-031-012
APPROVED BY THE RIVERSIDE CITY PLANNING DEPARTMENT ON MARCH 14, 2002.

Containing approximately 1.71 acres Net.

Legal Description Prepared Under the Supervision of:

Bradley H. Worrel 5-4-02
Bradley H. Worrel, R.C.E. 33844 Date
Exp. 6-30-02



DESCRIPTION APPROVAL 5/13/02
Walter R. Inye by
SURVEYOR, CITY OF RIVERSIDE
for



EXHIBIT "A"

PARCEL 2

(New Description)

That portion of Lot 12 of Dufferin Heights, as shown by map on file in Book 12, Page 7, of Maps Riverside County records, described as follows:

COMMENCING at the Northwest corner of said lot 12, said Northwest corner also being the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 3 South, Range 5 West, San Bernardino Base and Meridian;

THENCE North 89° 47' 00" East, 535.32 feet, along the Northerly line of said lot 12, to the Northeasterly corner thereof;

THENCE South 16° 26' 00" West 279.59 feet, along the Easterly line of said lot 12, to the beginning of a tangent curve concave Northwesterly, having a radius of 480.00 feet;

THENCE continuing along the Easterly line of said lot 12 on the arc of said curve, 110.72 feet, through a central angle of 13° 13' 00" to the end of said curve;

THENCE continuing along the Easterly line of said lot 12, tangent to last said curve, South 29° 39' 00" West, 155.34 feet to the beginning of a tangent curve concave Southeasterly, having a radius of 310.00 feet;

THENCE continuing along the Easterly line of said lot 12 on the arc of said curve, 139.23 feet, through a central angle of 25° 44' 00" to the end of said curve, said point also being the most Easterly corner of that certain parcel of land conveyed to ARLINGTON HEIGHTS ORCHARD PROTECTIVE ASSOCIATION, A CORPORATION, by Deed recorded March 8, 1946, in Book 716, Page 321, official records, of Riverside County, California;

THENCE Southerly, along the Easterly line of said Lot 12, South 03° 55' 00" West, 54.00 feet to **THE TRUE POINT OF BEGINNING**;

THENCE continuing Southerly, along the Easterly line of said Lot 12, South 03° 55' 00" West, 181.06 feet to the most Easterly corner of that certain parcel of land conveyed to the City of



Riverside by Deed recorded November 10, 1966 as instrument No. 109998, official records, of Riverside County, California;

THENCE along the Northerly line of the aforesaid parcel of land deeded to the City of Riverside North 51° 02' 00" West, 23.98 feet to the beginning of a Non-Tangent curve, concave Northwesterly, having a radius of 117.00 feet, the initial radial line to the beginning of said curve bears South 66° 42' 02" East;

THENCE Southwesterly along said curve 106.53 feet, through a central angle of 52° 10' 02" to the end of said curve;

THENCE continuing along the Northerly line of the aforesaid parcel of land deeded to the City of Riverside, tangent to last said curve, South 75° 28' 00" West, 49.86 feet, to the beginning of a tangent curve, concave Northwesterly, having a radius of 387.00 feet;

THENCE Southwesterly, along said curve 84.43 feet, through a central angle of 12° 30' 00", to the end of said curve;

THENCE tangent to last said curve, South 87° 58' 00" West, 51.56 feet to a point on the Westerly Line of said Lot 12;

THENCE along the Westerly line of said Lot 12, North 00° 01' 00" West, 304.58 feet, to a point distant Southerly 643.29 feet from the Northwest corner of said Lot 12;

THENCE South 51° 02' 00" East, 130.11 feet;

THENCE North 79° 15' 51" East, 194.62 feet, to **THE TRUE POINT OF BEGINNING.**

EXCEPTING THEREFROM that portion lying within Heather Lane, described as follows:

COMMENCING at the **TRUE POINT OF BEGINNING** of the above described parcel;

THENCE Southerly along the Easterly line of said Lot 12, South 03° 55' 00" West, 181.06 feet to the most Easterly corner of that certain parcel of land conveyed to the City of Riverside by Deed recorded November 10, 1966 as instrument No. 109998, official records, of Riverside County,



California;

THENCE along the Northerly line of the aforesaid parcel of land deeded to the City of Riverside North 51° 02' 00" West, 23.98 feet to the beginning of a Non-Tangent curve, concave Northwesterly, having a radius of 117.00 feet, the initial radial line to the beginning of said curve bears South 66° 42' 02" East;

THENCE Northerly, along said curve 39.58 feet, through a central angle of 19° 22' 58", to the end of said curve;

THENCE continuing Northerly, tangent to last said curve, along a line parallel with and distant Westerly, 13.00 feet, from the Easterly line of said Lot 12, North 03° 55' 00" East, 128.46 feet, to a point in the Northerly line of the above described parcel;

THENCE along the Northerly line of said Parcel 1, North 79° 15' 51" East, 123.44 feet, to **THE TRUE POINT OF BEGINNING.**

PURSUANT TO LOT LINE ADJUSTMENT No. LL-031-012

APPROVED BY THE RIVERSIDE CITY PLANNING DEPARTMENT ON MARCH 14, 2002.

Containing approximately 1.41 acres Net.

Legal Description Prepared Under the Supervision of:

Bradley H. Worrel 5-4-02
Bradley H. Worrel, R.C.E. 33844 Date
Exp. 6-30-02



DESCRIPTION APPROVAL 5/13/02
Walter R. Ayce by _____
SURVEYOR, CITY OF RIVERSIDE

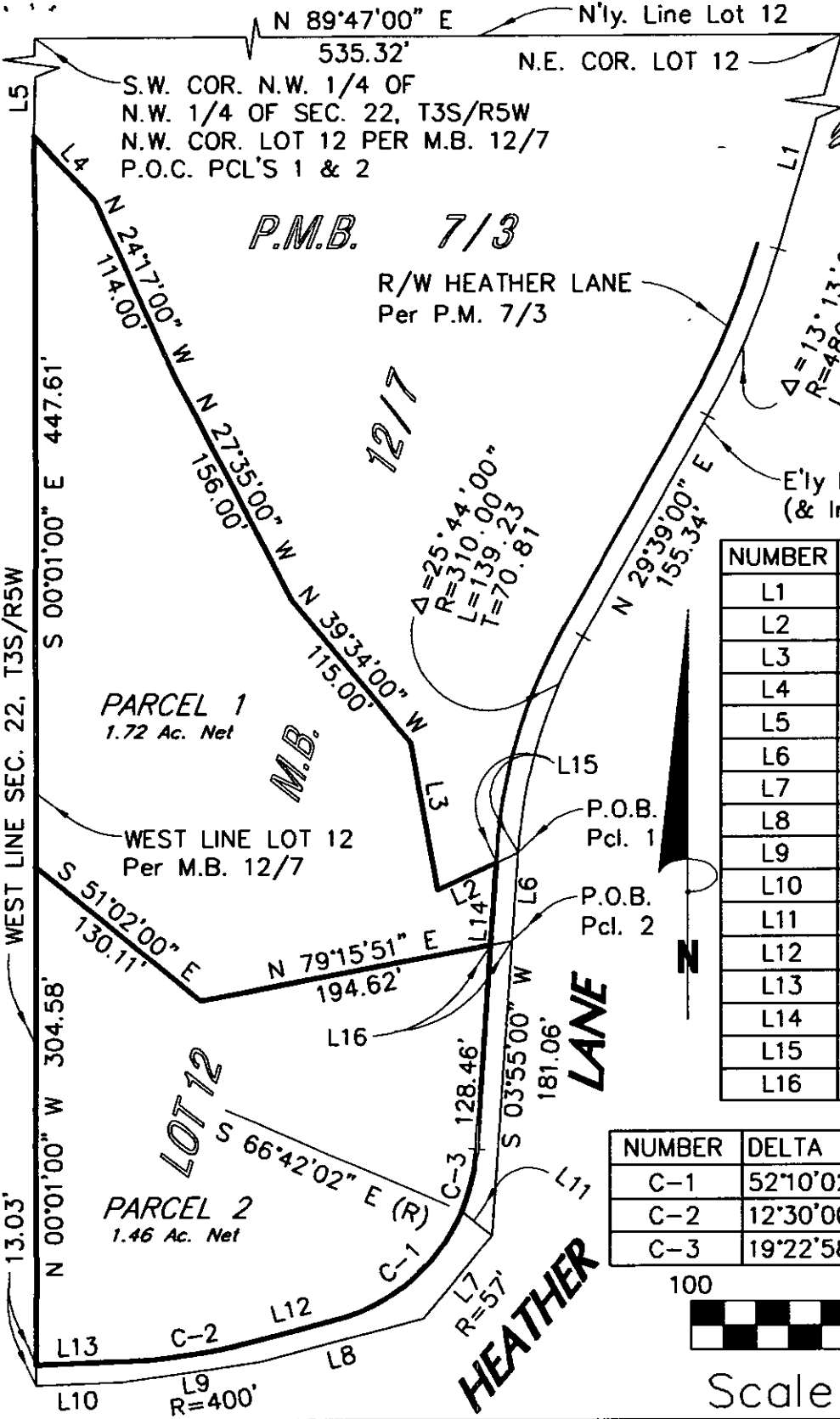


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06/10/2002 09:09A
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PREPARED UNDER THE SUPERVISION OF:

Bradley H. Worrel 5-4-02
BRADLEY H. WORREL
R.C.E. 33844



NUMBER	DIRECTION	DISTANCE
L1	S 16°26'00" W	279.59'
L2	S 65°14'00" W	54.40'
L3	N 10°29'00" W	92.00'
L4	N 42°44'06" W	55.54'
L5	S 00°01'00" E	195.68'
L6	S 03°55'00" W	54.00'
L7	S 39°42'00" W	66.65'
L8	S 75°28'00" W	102.46'
L9	S 81°43'00" W	87.10'
L10	S 87°56'41" W	51.98'
L11	N 51°02'00" W	23.98'
L12	N 75°28'00" E	49.86'
L13	S 87°58'00" W	51.56'
L14	S 03°55'00" W	50.29'
L15	S 65°14'00" W	14.82'
L16	S 79°15'51" W	13.44'

NUMBER	DELTA	R=	L=	T=
C-1	52°10'02"	117.00	106.53	57.28
C-2	12°30'00"	387.00	84.43	42.38
C-3	19°22'58"	117.00	39.58	19.98



Scale 1" = 100 ft

CITY OF RIVERSIDE, CALIFORNIA

83/547

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

SHEET 1 OF 1 SHEETS

SCALE: 1"=100' DRAWN BY: BHW DATE: 5/04/02 SUBJECT: LL-031-012