

Recording requested by:

DOC # 2002-449880

08/15/2002 08:00A Fee:22.00

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
City Hall, 3900 Main Street
Riverside, California 92522

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Project: **Correll Street**
APN 226-052-043, 054 & 055



LL - 035 - 012

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **Cesar Andaya and Esmireyda Andaya, 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 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: John A. Swiecki 7/12/02
JOHN A. SWIECKI
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside }^{ss}

On 7-12-02, before me Francisca Andrade
(date) (name)

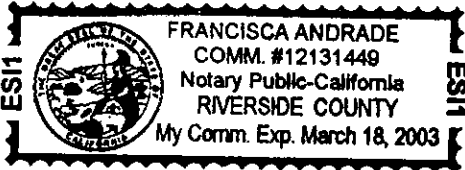
a Notary Public in and for said State, personally appeared

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:

Mail to: Esmireyda Andaya
16420 Ponderosa Ln.
Riverside, Ca. 92504



2002-449880
08/15/2002 08 GFA
2 of 8

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A

That portion of the northwest quarter of Section 33, Township 2 South, Range 5 West, San Bernardino Base and Meridian, described as follows:

*Commencing at the southwest corner of the northeast quarter of said Section;
Thence north 83 feet;
Thence east parallel with the centerline of Dewey Avenue 332.5 feet to the east boundary of Mountain View Farms, as shown by map on file in book 14 page 24 of Maps, Records of Riverside County, California;
Thence north along the east boundary of said Mountain View Farms 1,269.6 feet;
Thence easterly parallel with the southerly line of Jurupa Avenue 137.9 feet to the west line of that certain 30-foot strip of land conveyed to the City of Riverside by a deed recorded in book 55 page 305 of Deeds Records of said Riverside County (known as Correll Street);
Thence south along the west line of said 30-foot strip of land 195 feet to the True Point of Beginning;
Thence south along the west line of said 30-foot strip of land 55.0 feet;
Thence west parallel with said centerline of Dewey Avenue 137.5 feet to said east boundary line of Mountain View Farms;
Thence north along said boundary line of Mountain View Farms 55.0 feet;
Thence parallel with said centerline of Dewey Avenue 137.5 feet to said True Point of Beginning.*

Excepting therefrom that portion as conveyed to the City of Riverside by a deed recorded January 4, 1980 as Instrument No. 2938 of Official Records of said Riverside County.

Also excepting the easterly 18 feet thereof.

A.P. No.: 226-052-054



DESCRIPTION APPROVAL 7/10/02
Walter R. Inye by —
SURVEYOR, CITY OF RIVERSIDE

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7-08-02

1 of 4



2002-449880
08/15/2002 08:00A
3 of 6

LL-035-012

PARCEL B

That portion of the northwest quarter of Section 33, Township 2 South, Range 5 West, San Bernardino Base and Meridian, described as follows:

Commencing at the southwest corner of the northeast quarter of said Section;
Thence north 83 feet;
Thence east parallel with the centerline of Dewey Avenue 332.5 feet to the east boundary of Mountain View Farms, as shown by map on file in book 14 page 24 of Maps, Records of Riverside County, California;
Thence north along the east boundary of said Mountain View Farms 1,269.6 feet;
Thence easterly parallel with the southerly line of Jurupa Avenue 137.9 feet to the west line of that certain 30-foot strip of land conveyed to the City of Riverside by a deed recorded in book 55 page 305 of Deeds Records of said Riverside County (known as Correll Street);
Thence south along the west line of said 30-foot strip of land 250.0 feet to the True Point of Beginning;
Thence south along the west line of said 30-foot strip of land 55.0 feet;
Thence west parallel with said centerline of Dewey Avenue 137.5 feet to said east boundary line of Mountain View Farms;
Thence north along said boundary line of Mountain View Farms 55.0 feet;
Thence parallel with said centerline of Dewey Avenue 137.5 feet to said True Point of Beginning.

Also excepting the easterly 18 feet thereof.

A.P. No.: 226-052-055



DESCRIPTION APPROVAL 7/10/02
for Walter R. Ince by _____
SURVEYOR, CITY OF RIVERSIDE

7-08-02



PARCEL C

That portion of the northwest quarter of Section 33, Township 2 South, Range 5 West, San Bernardino Base and Meridian, described as follows:

Commencing at the southwest corner of the northeast quarter of said Section;
Thence north 83 feet;
Thence east parallel with the centerline of Dewey Avenue 332.5 feet to the east boundary of Mountain View Farms, as shown by map on file in book 14 page 24 of Maps, Records of Riverside County, California;
Thence north along the east boundary of said Mountain View Farms 1,269.6 feet;
Thence easterly parallel with the southerly line of Jurupa Avenue 137.9 feet to the west line of that certain 30-foot strip of land conveyed to the City of Riverside by a deed recorded in book 55 page 305 of Deeds Records of said Riverside County (known as Correll Street);
Thence south along the west line of said 30-foot strip of land 305.0 feet to the True Point of Beginning;
Thence south along the west line of said 30-foot strip of land 60.3 feet to a point on the easterly prolongation of the northerly line of Parcel 1 of Parcel Map No. 15896, as shown by map on file in book 97 pages 28 and 29 of parcel maps, Riverside County Records;
Thence west along said easterly prolongation and the northerly line of Parcel 1, 137.8 feet to the northwesterly corner of said parcel 1 and to the east boundary line of said Mountain View Farms;
Thence north along the east boundary line of said Mountain View Farms 50.0 to a point that is 137.5 feet distant westerly measured parallel with said centerline of Dewey Avenue from said True Point of Beginning;
Thence easterly parallel with said centerline of Dewey Avenue 137.5 feet to said True Point of Beginning.

Also excepting the easterly 18 feet thereof.

A.P. No.: 226-052-043



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Walter R. Ince by _____
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7-08-02

3 of 4



2002-449880
08/15/2002 08:00A
5 of 6

LEGEND

JURUPA AVENUE

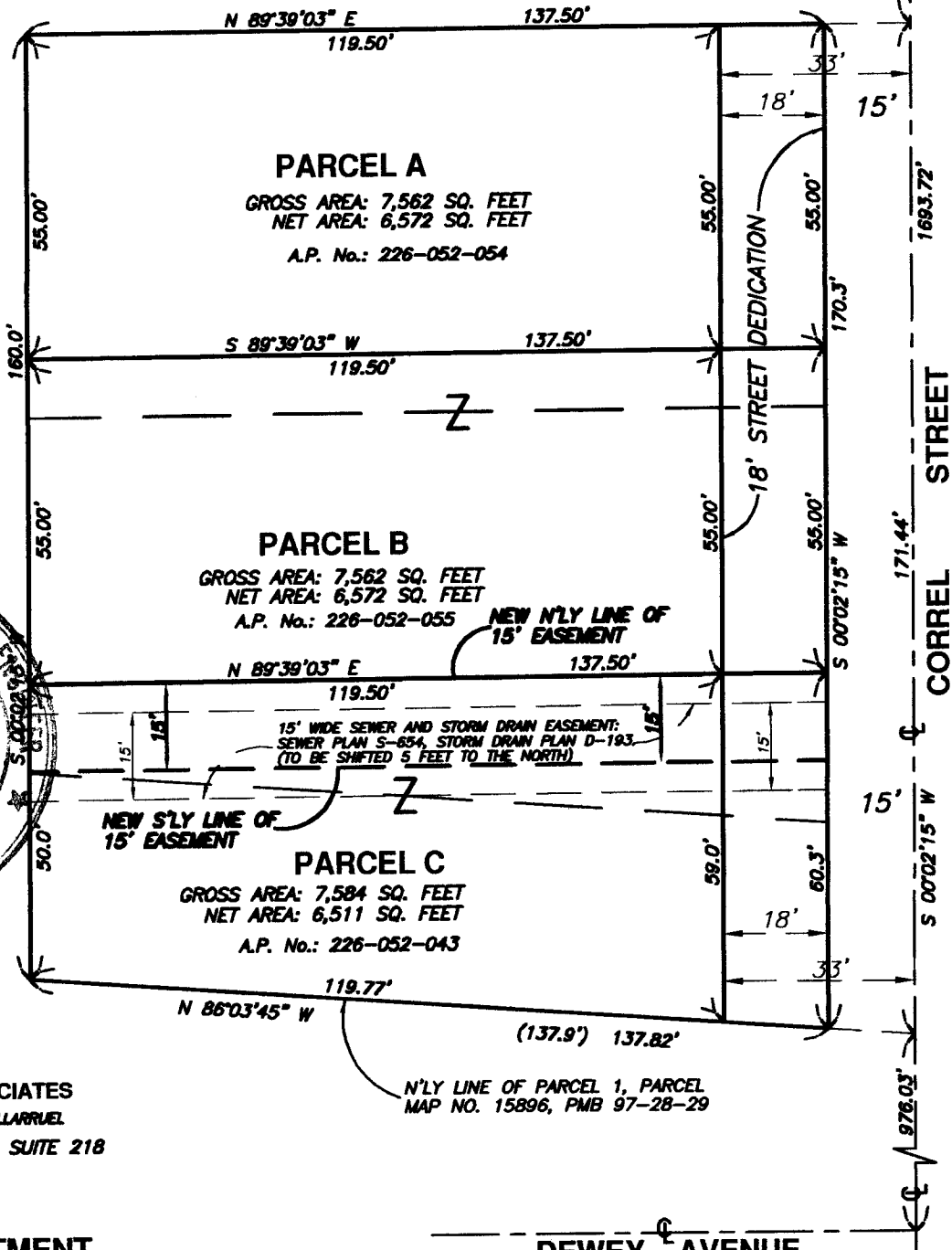
- CENTERLINE
- OLD PROPERTY LINE
- NEW PROPERTY LINE
- (137.9') RECORD DISTANCE

BASIS OF BEARINGS

THE BEARING OF N 0° 02' 15" E FOR THE CENTERLINE OF CORRELL AVENUE AS SHOWN ON MAP OF PARCEL MAP NO. 15896, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 97, PAGES 28 AND 29 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.



SCALE: 1"=30'



PREPARED BY:
VILLARRUEL AND ASSOCIATES
 PROJECT ENGINEER: EDUARDO VILLARRUEL
 7340 FLORENCE AVENUE, SUITE 218
 DOWNEY, CA 90240
 (562) 928-6006 TEL
 (562) 928-6037 FAX

LOT LINE ADJUSTMENT
 SITE ADDRESS:
 6139, 6151 AND 6161 CORRELL STREET
 RIVERSIDE, CA 92504

ENGINEER *Pablo B. Sanchez*
 Pablo B. Sanchez RCE 29664, EXP. 3-31-03
 Date 7-08-02

DEWEY AVENUE



2002-449880
 08/15/2002 03 00A
 6 of 6