

Recording requested by:

**DOC # 2005-0442919**

06/03/2005 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

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

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FOR RECORDER'S OFFICE USE ONLY

Project: LL-P03-0631  
Chicago & Columbia Avenues  
A.P.N. 210-043-038 & 039

**LL - P03-0631**



CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE  
FOR LOT LINE ADJUSTMENT

Property Owner(s): **CHAMPION LUMBER COMPANY, a California corporation.**

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 (1) 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

KEN GUTIERREZ  
PLANNING DIRECTOR

By: [Signature] 7/24/05  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On May 24 2005, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared

Clara Miramontes  
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.

[Signature]  
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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



LEGAL DESCRIPTION FOR PARCEL MERGER

EXHIBIT "A"

**PARCEL 1**

ALL THOSE PORTIONS OF THE RIVERSIDE WATER COMPANY CANAL RIGHT OF WAY AND LOT 7 OF THE ORANGE GROWERS BANK ADDITION, AS SHOWN BY MAP ON FILE IN BOOK 2 OF MAPS, AT PAGE 40, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA WHICH LIE EASTERLY, SOUTHEASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MILTON STREET WITH THE CENTERLINE OF LAUREL AVENUE, WHICH LIES BETWEEN MILTON STREET AND COLUMBIA AVENUE, AS SHOWN BY MAP ON FILE IN BOOK 8 OF MAPS, AT PAGE 82, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89° 40' 02" EAST, ALONG THE CENTERLINE OF MILTON STREET AND THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 345.03 FEET TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE NORTH 04° 25' 57" EAST, A DISTANCE OF 50.95 FEET;

THENCE NORTH 15° 03' 38" EAST, A DISTANCE OF 70.92 FEET;

THENCE NORTH 17° 11' 48" EAST, A DISTANCE OF 62.02 FEET;

THENCE NORTH 26° 00' 39" EAST, A DISTANCE OF 57.65 FEET;

THENCE NORTH 35° 20' 00" EAST, A DISTANCE OF 60.12 FEET;

THENCE NORTH 44° 09' 29" EAST, A DISTANCE OF 84.07 FEET;

THENCE NORTH 48° 39' 59" EAST, A DISTANCE OF 50.35 FEET;

THENCE NORTH 50° 37' 52" EAST, A DISTANCE OF 109.47 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 184.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14° 56' 54", A DISTANCE OF 48.00 FEET;

THENCE SOUTH 89° 55' 24" EAST, A DISTANCE OF 18.28 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 55.00 FEET WESTERLY OF, AS MEASURED AT A RIGHT ANGLE TO THE CENTERLINE OF CHICAGO AVENUE, AS DESCRIBED IN PARCEL 1 AND BEING THE CENTERLINE STRIP OF LAND 110.00 FEET IN WIDTH PER GRANT DEED RECORDED ON MAY 24, 1977 AS INSTRUMENT NO. 93790 OF



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OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND THE END OF THIS LINE DESCRIPTION;

EXCEPTING THEREFROM ANY PORTION LYING EASTERLY OF A LINE THAT IS PARALLEL WITH AND DISTANT 55.00 FEET WESTERLY OF, AS MEASURED AT A RIGHT ANGLE, TO THE SAID CENTERLINE OF CHICAGO AVENUE;

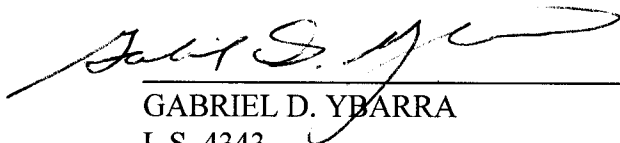
ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MILTON STREET WITH THE CENTERLINE OF LAUREL AVENUE, WHICH LIES BETWEEN MILTON STREET AND COLUMBIA AVENUE, AS SHOWN BY MAP ON FILE IN BOOK 8 OF MAPS, AT PAGE 82, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

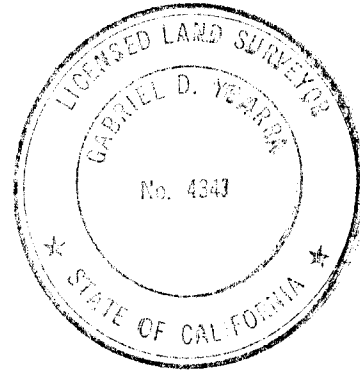
THENCE NORTH 89° 40' 02" EAST, ALONG THE CENTERLINE OF MILTON STREET AND THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 345.03 FEET TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE CONTINUING NORTH 89° 40' 02" EAST, ALONG THE EASTERLY PROLONGATION OF SAID MILTON STREET, A DISTANCE OF 367.32 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND DISTANT 55.00 FEET WESTERLY OF, AS MEASURED AT A RIGHT ANGLE, TO THE HEREIN ABOVE DESCRIBED CENTERLINE OF CHICAGO AVENUE AND THE END OF THIS LINE DESCRIPTION.

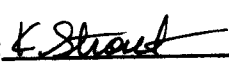
PREPARED UNDER THE SUPERVISION OF:

  
GABRIEL D. YBARRA  
L.S. 4343  
REG. EXP. 06-30-06

4-1-05  
DATE



DESCRIPTION APPROVAL:

BY:  04/21/2005  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

2003-18PMLGL



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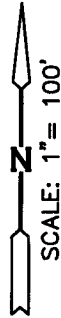
# PLAT

SHOWING THE PARCEL MERGER OF A PORTION OF THE RIVERSIDE WATER COMPANY CANAL RIGHT OF WAY AND A PORTION OF LOT 7 OF ORANGE GROWERS BANK ADDITION AS SHOWN BY MAP ON FILE IN BOOK 2 OF MAPS, AT PAGE 40, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LYING IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.M.

**PREPARED FOR:**  
 GEORGE CHAMPION  
 1600 COLUMBIA AVENUE  
 RIVERSIDE, CA 92507  
 (951) 684-5670

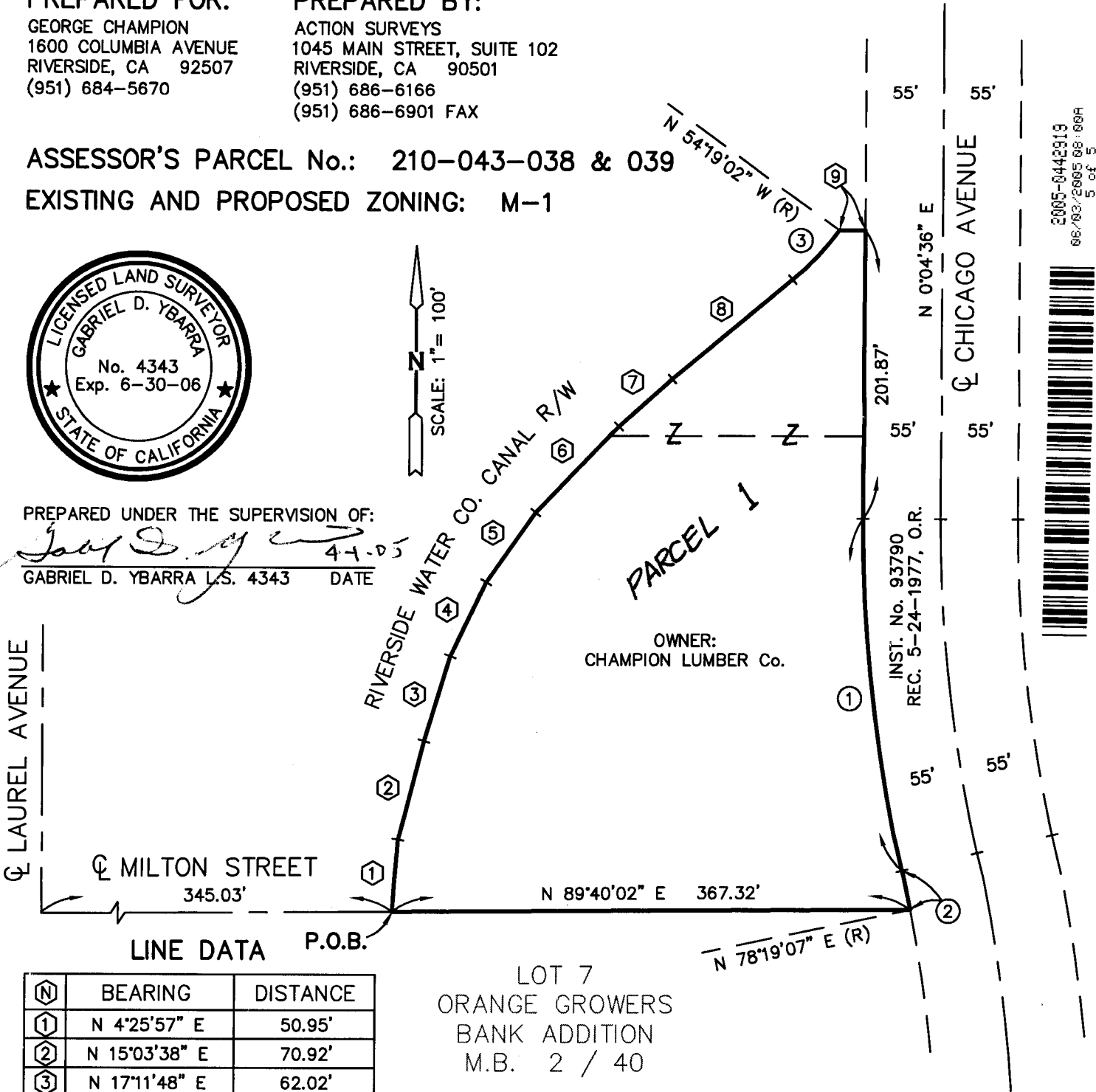
**PREPARED BY:**  
 ACTION SURVEYS  
 1045 MAIN STREET, SUITE 102  
 RIVERSIDE, CA 90501  
 (951) 686-6166  
 (951) 686-6901 FAX

**ASSESSOR'S PARCEL No.:** 210-043-038 & 039  
**EXISTING AND PROPOSED ZONING:** M-1



PREPARED UNDER THE SUPERVISION OF:

*Gabriel D. Ybarra*  
 4-1-05  
 GABRIEL D. YBARRA L.S. 4343 DATE



OWNER:  
 CHAMPION LUMBER Co.

INST. No. 93790  
 REC. 5-24-1977, O.R.

**LINE DATA**

(N)	BEARING	DISTANCE
①	N 4°25'57" E	50.95'
②	N 15°03'38" E	70.92'
③	N 17°11'48" E	62.02'
④	N 26°00'39" E	57.65'
⑤	N 35°20'00" E	60.12'
⑥	N 44°09'29" E	84.07'
⑦	N 48°39'59" E	50.35'
⑧	N 50°37'52" E	109.47'
⑨	N 89°55'24" W	18.28'

LOT 7  
 ORANGE GROWERS  
 BANK ADDITION  
 M.B. 2 / 40

**CURVE DATA**

(N)	DELTA	RADIUS	LENGTH	TANGENT
①	13°28'05"	1055.00'	247.99'	124.57'
②	1°42'37"	945.00'	28.21'	14.10'
③	14°56'54"	184.00'	48.00'	24.14'

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